
TO: PLANNING COMMISSION

FROM: BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
JANET REESE, PLANNER II

APPLICATION: DEVELOPMENT PERMIT APPLICATION NUMBER 10-033
(ORIGINAL APPLICATION NO. 06-051)

LOCATION: 1041A RITCHIE ROAD (060-014-061)

SUBJECT: Consideration of a request for a one-year time extension to obtain a building permit and begin construction on approved Site and Architectural Plans for a single family residence located at 1041A Ritchie Road.

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution granting a one-year time extension.

BACKGROUND

Project Description

The applicant has requested a time extension (Attachment 2) to allow additional time to complete the plans and for the construction to begin.

Existing Site Conditions:

The subject property is 21,700 square feet in size and developed with a 930 square foot single family residence with an attached single car garage, carport, playhouse and storage structures.

On January 8, 2008, the Planning Commission approved Site and Architectural Plans for the construction of a two-story single family residence (see Attachments 3 and 4). The ground floor consists of a workshop, garage, and laundry area totaling 1,084 sq. ft. The second floor will consist of a master bedroom and bathroom, guest bathroom/den, living room, and kitchen/dining area. The proposal also includes two upstairs deck areas, one which will be accessible from the master bedroom and the other from the kitchen and living room areas.

On March 9, 2010, the Planning Commission approved a one-year time extension for the proposed project.

Data Summary:

Owner/Applicant Name: Linden & Ava Mackaoui
General Plan Designation: Low-Density Residential
Zoning: Single Family Residential (R-1)

Please Review for the Possibility of a Potential Conflict of Interest:

- | | | |
|--|-------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Alex | <input type="checkbox"/> Evans |
| <input type="checkbox"/> Coleman | <input type="checkbox"/> Blum | <input type="checkbox"/> Laferriere |
| <input type="checkbox"/> Long | | <input type="checkbox"/> Roberson |

DISCUSSION

Staff has reviewed Municipal Code changes since the project was approved and has determined that these changes would not affect the proposed project. Staff is of the opinion that the time extension can be granted.

ALTERNATIVES

The Planning Commission has the following alternatives to consider:

1. Adopt the resolution granting the request; or
2. Approve the request with modified findings or additional conditions; or
3. Deny the request with findings.

RECOMMENDATION

Staff recommends the Planning Commission adopt the resolution granting a one-year time extension.

PUBLIC NOTIFICATION

On February 3, 2011, the public hearing notice was mailed to all property owners within 300 feet of the property and posted as required by City code and published in the Times Press Recorder on February 4, 2011. In addition, the agenda was posted in accordance with the Brown Act.

ATTACHMENTS

1. Resolution granting the time extension
2. Letter from Applicant requesting a time extension
3. January 8, 2008 Planning Commission Staff Report without attachments
4. Resolution No. 08-002 (January 8, 2008)

PLANNING COMMISSION RESOLUTION NO. 11-01

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH,
GRANTING A ONE YEAR TIME EXTENSION FOR APPLICATION NO. 06-051
(1041A RITCHIE ROAD)

WHEREAS, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 10-033, requesting a one-year time extension for Development Permit Application No. 06-051 to obtain building permits and begin construction for a single family residence at 1041A Ritchie Road (APN 060-014-061) in the Single Family Residential (R-1) District, and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach reviewed and approved Development Permit Application No. 06-051 at a Public Hearing on January 8, 2008; and

WHEREAS, the Planning Commission of the City of Grover Beach reviewed and approved a one-year time extension for Development Permit Application No. 06-051 at a Public Hearing on March 9, 2010; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the request for a Time Extension for Development Permit Application No. 06-051 at a Public Hearing on February 15, 2011; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach **DOES HEREBY GRANT** a time extension relating to Development Permit Application No. 06-051 subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

G-1. Approval of this Time Extension is not valid until the Applicant and Property Owner sign this Resolution agreeing to the terms and Conditions of Approval. Failure to sign within 30 calendar days of the Planning Commission action shall constitute non-compliance with said conditions and the Planning Commission action shall be deemed null and void.

COMMUNITY DEVELOPMENT DEPARTMENT

CDD-1. This one-year time extension shall expire on January 8, 2012. If project construction has not commenced by January 8, 2012, the applicant may submit a request for a time extension prior to January 8, 2012.

CDD-2. FD-1 is reworded as follows: A Fire Protection System approved by the Fire Chief shall be installed in both the existing dwelling and proposed dwelling, or meet the City's Fire Code requirements at the time of building permit approval.

CDD-3. All conditions contained in resolution 08-002 shall remain in full force and effect.

On motion by _____, seconded by _____, and on the following roll-call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

the foregoing RESOLUTION NO. 11-01 was **PASSED, APPROVED**, and **ADOPTED** at a Regular Meeting of the City of Grover Beach Planning Commission on this 15th day of February, 2011.

CHRIS LONG, CHAIR

Attest:

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR
SECRETARY TO THE PLANNING COMMISSION

Approved as to Form:

MARTIN D. KOCZANOWICZ, CITY ATTORNEY

ACCEPTANCE OF CONDITIONS

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant and Property Owner or Authorized Agent. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions within the recommended time frames approved by the City Planning Commission.

Applicant

Date

Property Owner or Authorized Agent

Date

Linden and Ava Mackaoui
1041 A Ritchie Road
Grover Beach, CA 93433
805-489-9545
805-440-7651

December 3, 2010

City of Grover Beach
Community Development Department and
City of Grover Beach Planning Commission

Re: Development Permit Application Number 06-051
1041 A Ritchie Road (06-014-061)

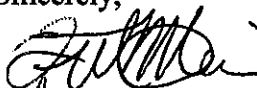

Dear concerned parties,

This letter is to respectfully request an extension of time in which to process our permit application and related planning documents as approved by resolution number 08-002 at the January 8, 2008 Planning Commission meeting regarding the above-referenced application.

This request is being made due to difficulties within the financial market and the inability to obtain financing. As we indicated in our previous request, the bank we had previously obtained financing from was seized by the Federal Government and our loan funds were frozen. We anticipate we will be able to continue with our plans in the near future but we request as much time as possible to complete the permit process.

If you need any further information please contact Linden at the numbers listed above.

Sincerely,



Linden Mackaoui
Ava Mackaoui



**CITY OF GROVER BEACH
PLANNING COMMISSION AGENDA REPORT**

DATE: JANUARY 8, 2008
ITEM #: 3

**FROM: COMMUNITY DEVELOPMENT DEPARTMENT
GEORGE HANSEN, COMMUNITY DEVELOPMENT DIRECTOR
CASSANDRA MESA, PROJECT PLANNER *cmw***

APPLICATION: DEVELOPMENT PERMIT APPLICATION NUMBER 06-051

PROJECT ADDRESS (APN): 1041A RITCHIE ROAD (060-014-061)

SUBJECT: Consideration of an application to construct a two-story, 2,084 square foot (sq. ft.) single family residence, including a garage and workshop, in the R-1 zoning district north of Grand Avenue.

RECOMMENDATION

Adopt the Planning Commission Resolution #08-002 approving the Site and Architectural Plans for Development Permit Application No. 06-051.

BACKGROUND

Existing Condition

The subject property is improved with a 930 sq. ft. single family home with an attached single car garage. This residence was constructed prior to the City's incorporation in December 1959. There are several other buildings on the site including a carport, playhouse and two storage buildings.

Data Summary:

Owner and/or Applicant Name: Linden and Ava Mackaoui

Representative: Penny Sandman

Zoning: Single Family Residential (R-1)

General Plan Designation: Low-Density Residential, Northern Hillside Neighborhood Plan

Site Description

The subject property is located within the Northern Hillside Neighborhood Plan. The lot is rectangular in shape, measures 104 ft. x 208.75 ft. and comprises approximately 21,700 sq. ft. The project site is surrounded by residential uses with R-1 zoning designation. The project site is accessed via a granted easement, which also allows access to the other three parcels considered to be part of this subdivision.

Project Description

The applicant is proposing to construct a two-story, 2,084 sq. ft. single family residence at the rear of the project site. The ground floor consists of a workshop, garage, and laundry area totaling 1,084 sq. ft. The second floor will consist of a master bedroom and bathroom, guest

Please Review for the Possibility of a Potential Conflict of Interest:

- | | | |
|---|----------------------------------|-----------------------------------|
| <input type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Blum | <input type="checkbox"/> Long |
| <input checked="" type="checkbox"/> Peterson | <input type="checkbox"/> Coleman | <input type="checkbox"/> Marshall |
| <input type="checkbox"/> Snow | | <input type="checkbox"/> Nielsen |

bathroom/den, living room, and kitchen/dining area. Two upstairs deck areas are also proposed, one which will be accessible from the master bedroom and the other from the kitchen and living room areas. The proposed architectural style will be compatible with the existing on-site dwelling.

The existing dwelling will be retained and considered the secondary unit, since it will be smaller in size than the proposed new unit. This secondary dwelling unit designation is consistent with Grover Beach Municipal Code Section 9137.22(B)(9) which states that the second dwelling unit shall be subordinate in size and appearance to the single family dwelling unit. No improvements are proposed for this unit other than to install fire sprinklers per Grover Beach Ordinance 04-16. The unit will also be painted in similar color to the proposed unit.

Table 1, shown below, provides relevant project statistics.

Table 1: Project Statistics

Development Standard	Requirement	Proposed
Lot Coverage	Maximum 35%	10.2%
Landscaping	Minimum 40%	75.6%
Front Yard Setback	At least 20 ft.	160 ft.
Side Yard Setbacks	At least 5 ft.	North: 5 ft. South: 43 ft.
Rear Yard Setback	At least 10 ft. to dwelling; 7 ft. to an architectural feature	10 ft. to dwelling, 7.25 ft. to deck
Parking	Main Dwelling: 2 car garage Secondary Dwelling: 2 spaces	2 car garage & 2 uncovered spaces
Building Height (from average natural grade)	Maximum of 2 stories, not to exceed 25 ft.	25 ft.

In order to address on-site drainage, an infiltration system is proposed in the southeast area of the project site. The infiltration system will retain drainage from new impervious surfaces constructed as part of this project.

A new 18 ft. driveway will be constructed on the north side of the property in order to provide access to the proposed single family residence. This new driveway will be connected to the existing property access through an existing granted easement. The driveway material will be determined prior to the issuance of the building permit, and will need to be approved by the Fire Chief and City Engineer. Because the site fronts a private easement/driveway, installation of curb, gutter and sidewalk are not required.

Several segments of this proposed driveway will be located adjacent to Coast Live Oaks. In order to minimize root damage to these trees, the Fire Department has approved a reduction in the driveway width to 16 ft. in the segments immediately adjacent to the Coast Live Oaks. All other segments of the driveway are required to be 18 ft. wide.

A view impact analysis was required on this property since the applicant proposes to construct a two-story residence in the R-1 zone north of Grand Avenue. As part of this required view analysis, story poles were erected on the site. Proper pole placement has been confirmed by a licensed surveyor.

Staff is of the opinion that while some views may be affected, the proposed dwelling will not needlessly or substantially affect views from adjacent properties. Since the existing neighborhood is developed with other two-story structures, the scale and mass of the proposed project are consistent with surrounding development.

DISCUSSION

The Planning Commission reviews all site and architectural plans for development permit applications. The focus of this review is to ensure compliance with current Grover Beach Municipal Code Requirements, assess neighborhood compatibility and to determine whether or not the proposed project will have detrimental effects on the existing residences, neighborhood, community or the City as a whole.

This project has been reviewed by the City Engineer, City Fire Department, the City Public Works Department and the Community Development Director for compliance with applicable regulations and requirements. Conditions of project approval have been included in the attached resolution reflect this review. Staff is of the opinion that the necessary findings to approve the Site and Architectural Plans can be made. Thus, Staff supports the proposed project, subject to the conditions of approval contained in the attached resolution.

General Plan Consistency

The Planning Commission must make a finding that the proposed development permit application is consistent with the General Plan. Planning Staff completed an analysis of project consistency with affected General Plan policies and is of the opinion that the necessary findings of consistency with the text and maps of the City of Grover Beach General Plan and City Zoning Ordinance can be made.

Environmental Review

This project has been found to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA), Class 3: New Construction or Conversion of Small Structures (Section 15303 (a), State CEQA Guidelines). This exception allows up to three single-family residences to be developed or converted from one use to another under this exception. This project proposes development of one new single-family residence, and as such, is categorically exempt from CEQA.

PUBLIC NOTIFICATION

On December 28, 2007, the property owners within 300 feet of the property were mailed a notice of the public hearing scheduled for January 8, 2008. In addition, the public hearing notice was published in The Tribune on December 28, 2007, and the agenda was posted (City Hall, Chamber of Commerce and Post Office) in accordance with the Brown Act.

ALTERNATIVES

1. The Planning Commission may approve the project with modified findings or conditions.
2. The Planning Commission may deny the proposed project. Should this action occur, it will be necessary for the Planning Commission to direct Staff to prepare the appropriate resolution to be acted on at the next meeting.

3. The Commission may continue review of the project if more information is needed. Direction should be given to staff and applicants.

ATTACHMENTS

1. Vicinity Map
2. Project Plans:
 - a. Elevations
 - b. Site Plan
 - c. Drainage Plan
 - d. Topographic Map
 - e. Floor Plans
3. Site photographs
4. R-1 Zoning Regulations
5. Secondary Dwelling Unit Regulations
6. Draft Planning Commission Resolution No. 08-002

PLANNING COMMISSION RESOLUTION NO. 08-002

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING SITE AND ARCHITECTURAL PLANS FOR DEVELOPMENT PERMIT APPLICATION NO. 06-051 (1041A RITCHIE ROAD)

WHEREAS, the Planning Commission for the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 06-051 filed by Linden and Ava Mackaoui, requesting approval of Site and Architectural Plans for the construction of a two-story single family residence at 1041A Ritchie Road (APN 060-014-061) in the Single Family Residential (R-1) Zoning District; and

WHEREAS, the notice of Public Hearing was sent to adjoining property owners and advertised in the manner required by law; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3: New construction or conversion of small structures; and

WHEREAS, the Planning Commission of the City of Grover Beach has reviewed and considered the Development Permit Application No. 06-051 at a Public Hearing on January 8, 2008; and

WHEREAS, the Planning Commission for the City of Grover Beach makes the following findings in accordance with Municipal Code Section 9144.3 Architectural Approval, Subsection (B):

1. The design of the proposed development and grounds are in keeping with the character of the North Grover Beach Neighborhood.
2. The proposed design is not detrimental to the orderly and harmonious development of the surrounding area and the City of Grover Beach.
3. The proposed project does not impair the desirability of investment or occupation in the North Grover Beach Neighborhood.
4. The proposed development is found to comply with the architectural standards of the area.
5. The development complies with the text and maps of the Grover Beach General Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission for the City of Grover Beach **DOES HEREBY GRANT** approval of Site and Architectural Plans relating to Development Permit Application No. 06-051, subject to the following conditions:

CONDITIONS OF APPROVAL:

GENERAL

- G-1. This Architectural Approval will not take effect until it is approved by the Planning Commission and the Applicant and Property Owner sign this Resolution agreeing to the

terms and Conditions of Approval. Failure to sign within thirty (30) calendar days shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.

- G-2. Failure to appeal the Planning Commission action or a specific condition imposed as provided in Section 9144.12 within five (5) working days of Planning Commission action shall be deemed as agreement to all conditions of approval.
- G-3. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.
- G-4. All notes and specifications as shown on the plans shall be considered Conditions of Approval.
- G-5. The approval granted by this Resolution shall be valid for twenty-four (24) months of the Planning Commission final approval date, and shall expire unless a valid building permit is issued and construction commenced.
- G-6. All Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: "The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which it is their usual and customary responsibility to perform, and which are within their authority to perform."

Signed:

 2-5-08

Property Owner Date

Contractor Date License No.

Architect Date License No.

Engineer Date License No.

COMMUNITY DEVELOPMENT DEPARTMENT

- CDD-1. Up to five (5) minor changes to the site or development plans may be approved by the Community Development Director. The Community Development Department shall report any minor modifications of the project to the Planning Commission.
- CDD-2. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1.
- CDD-3. The project shall comply with all City zoning regulations, standards, and codes, including building codes.
- CDD-4. The plans submitted for a building permit shall be in substantial conformance with the plans approved by the City Council, and signed by a person qualified under the California Business and Professions Code.
- CDD-5. The use shall comply with all City rules and regulations as established within the Municipal Code.
- CDD-6. To maintain a neat, clean and safe construction site and to ensure that there is no encroachment into the public right-of-way during construction, there shall be no equipment or materials stored in the public right-of-way unless approved by the City and an encroachment permit is obtained.
- CDD-7. Prior to the issuance of a building permit, an engineered grading plan shall be approved by the City Engineer and a grading permit shall be. Prior to pouring any forms or foundations, the applicant's engineer shall certify the grades.
- CDD-8. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City's Police Department. Violations are subject to citation and fines.
- CDD-9. All trees referenced in the Arborist Report within twenty-five (25) feet of construction shall be fenced prior to any construction activities. The fence shall be placed at the drip line. The fence shall be a minimum of four (4) to five (5) feet in height and supported by stakes at least every ten feet on center. Fencing shall be maintained during construction.
- CDD-10. Encroachment (grade changes-cuts, fills, or trenching) within the drip line shall be inspected by the Arborist of Record prior to filling.
- CDD-11. Roots one and a half inches to two inches in diameter and over shall be cut by hand.
- CDD-12. Drainage of any impermeable surfaces, such as driveways and roofs, shall be directed away from the oaks.
- CDD-13. No soil sterilants shall be used within 50 feet plus of the drip line of any oak tree. No

pruning is recommended.

CDD-14. No staging, storage, or parking is allowed under any of the oak trees.

CDD-15. All new landscaping plant material shall be drought tolerant. Selected plants shall not have a mature height that will grow into and compete with the canopy. No planting shall occur within 10 feet of the trunk of any oak tree.

CDD-16. All new landscaping plant material should survive with no supplemental irrigation once established, after two to three years. Plant material should be planted in the fall to avoid the summer heat and reduce the irrigation needed for establishment.

CDD-17. Drip irrigation shall be used and installed to ensure no over watering of oak trees occurs. No trenching for irrigation lines shall occur within the drip line of existing oaks. Manual valves should be used to prevent over watering. The irrigation schedule shall not exceed once a week the first year, twice a month the second year, and no more than once a month the third year.

FIRE DEPARTMENT

FD-1. A Fire Protection System approved by the Fire Chief shall be installed in both the existing dwelling and proposed dwelling.

FD-2. The driveway width may be narrowed to 16 feet in the areas adjacent to the oak trees. The remainder of the driveway must be a minimum width of 18 feet.

FD-3. Due to the installation of a Fire Protection System, the driveway width may be reduced to 18', and to 16' adjacent to the oak trees. However driveway must remain at an unobstructed height of 13'6", as per CFC 902.2.2.1.

FD-4. Driveway material shall be approved by the Fire Chief and City Engineer prior to installation.

FD-5. Driveway must be designated and posted as "Fire Lane, No Parking".

PUBLIC WORKS DEPARTMENT

PW/CE-1. A site utility plan prepared by a person qualified under the state Business and Professions Code shall be submitted and approved prior to issuance of the building permit.

PW/CE-2. All water from new impervious surfaces shall be retained in an on-site drainage system. The design of the system shall be approved by the Community Development Director and City Engineer according to the following formula: *Area of Lot (square feet) x % Impervious Area x 0.33 feet = Cubic Feet of Retention Needed.* The applicant shall install the on-site drainage system and future property owners shall be responsible for the maintenance and continued effectiveness of the system.

- PW/CE-3. An engineered grading and drainage plan shall be approved by the City Engineer and Community Development Director prior to issuance of building permit.
- PW/CE-4. All mechanical equipment including electrical meters and gas meters shall be located so they are not visible from the street. Screens shall be provided, if necessary.
- PW/CE-5. Prior to issuance of a building permit, a soils report is required. In some cases an existing Soils Report may be available from the original tract construction which covers the specific site and/or retaining wall conditions envisioned in the project. In either case, the new or existing Soils Report must be reviewed and approved by the City Engineer prior to issuance of the building permit. Alternate certification may be accepted at the discretion of the City Engineer in lieu of a soils report.

AIR POLLUTION CONTROL DISTRICT

- APCD-1. Temporary dust control shall be employed during all construction. Watering down methods used to control dust shall not erode the soil. Downhill cuts or fill shall be lined with best management practices to control erosion from runoff.

STORM WATER PROGRAM

- SWP-1. Temporary drainage and erosion control measures shall be in place on the construction site during the months of November through April.

UTILITIES

- U-1. Prior to the issuance of any building permits, all existing non-public facilities and/or utilities that do not have a lawful authority to occupy the road right-of-way shall be relocated on private property unless there is a lawful right for them to remain in the public right-of-way.

ARCHEOLOGICAL AND HISTORICAL:

- AH -1. Should any archaeological remains or artifacts be encountered during any phase of improvement of the subdivision, land alteration activity within fifty (50) feet of the find shall be halted; the City of Grover Beach Community Development Director shall be notified immediately, and; a qualified archaeologist shall be retained at the project proponent's expense to prepare an immediate evaluation of the find. Land alteration within fifty (50) feet of the find shall not be resumed until clearances are received from the Community Development Director.

The abbreviations reflect the agency and departmental requirements for the conditions stated above:

G - General Condition
CDD - Community Development Department Condition
FD - Fire Department Condition
PW/CE - Public Works/City Engineer Condition
APCD - Air Pollution Control District Condition
SWP - Storm Water Program Condition
SD - School District Condition

U – Utilities Condition
AH – Archeological and Historic Condition

On motion by Commissioner Nielsen, seconded by Commissioner Blum, and on the following roll-call vote, to wit:

AYES: Commissioners Nielsen, Blum, Long and Acting Chair Marshall
NOES: None
ABSENT: Commissioners Coleman and Snow
ABSTAIN: None
RECUSED: Chair Peterson

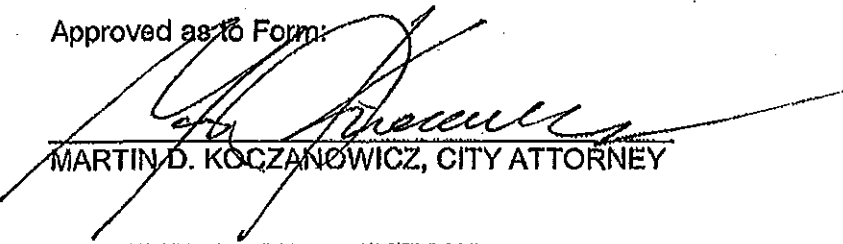
the foregoing RESOLUTION NO. 08-003 was **PASSED, APPROVED, and ADOPTED** at a Regular Meeting of the City of Grover Beach Planning Commission on this 8th day of January, 2008.


DEBRA PETERSON, CHAIR

Attest:


DIANA GOULD-WELLS, PLANNING MANAGER
SECRETARY TO THE PLANNING COMMISSION


Approved as to Form:


MARTIN D. KOCZANOWICZ, CITY ATTORNEY

ACCEPTANCE OF CONDITIONS

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant and Property Owner or Authorized Agent. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions within the recommended time frames approved by the City Planning Commission.


Applicant 2-5-08
Date


Property Owner or Authorized Agent 2-5-08
Date