



City of Grover Beach

July 22, 2021

Judy Gilbert
St. Barnabas Episcopal Church
301 Trinity Avenue
Arroyo Grande, CA 93420

Sent Via Email

RE: Development Application 21-29 – Administrative Development Permit for a Thrift Store at 1328 West Grand Avenue (060-244-015)

Dear Ms. Gilbert

On July 22, 2021, the Community Development Director approved the above referenced entitlement for an Administrative Development Permit (ADP) to establish a “thrift store” as defined by Development Code (DC) section 9.10.020 located at 1328 West Grand Avenue, Suites D and E, subject to the conditions herein. This action will authorize the establishment of a thrift store consistent with DC section 4.10.210. This approval is based upon the following findings per Grover Beach Development Code Section 6.20.20.F:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable.

Fact. The site is located in the Central Business Open zone. The Development Code requires that new thrift stores be located at least 1,000 feet away from each business. The proposed location is located 1,000 feet away from the nearest existing thrift stores. The retail use is consistent with all underlying General Plan, Development Code, and other policies and adopted standards.

2. The subject site is physically suitable in terms of design, operating characteristics, shape, size, and topography.

Fact. The site is located within an existing commercial center with an existing used book store and a laundromat. A proposed thrift store will be a suitable and compatible use for the design and operating characteristics, as well as the size, shape and topography of the site as it is built out, and contains all require infrastructure to support the use.

154 South Eighth Street ❖ Grover Beach, California 93433 ❖ FAX (805) 489-9657 ❖ www.groverbeach.org

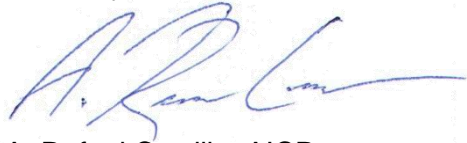
Administrative Services/Water (805) 473-4550 ❖ City Council/City Manager (805) 473-4567 ❖ City Clerk (805) 473-4568
Community Development - Building, Planning & Economic Development (805) 473-4520 ❖ Human Resources (805) 473-4564
Parks & Recreation (805) 473-4580 ❖ Police/Non-Emergency (805) 473-4511 ❖ Public Works (805) 473-4520

In approving an Administrative Development Permit, conditions of approval may be imposed to ensure that the development will comply with the findings above. This approval is subject to the following conditions of approval:

1. This approval authorizes a thrift store to operate at 1328 West Grand Avenue within Suites D and E in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. Prior to occupancy, "No dumping" signage shall be placed in front of proposed "donation" area, as well as, on the roll-up garage door.
3. The site is to remain free of debris, litter, and donation items at all times. Any items dropped off in front of the store shall be disposed of within 24-hours.
4. No donation bins or items for sale shall be displayed or located outside of the store as shown in Exhibit A.
5. The approval granted by this permit shall be valid for 24 months from the decision date (**July 22, 2023**), and shall expire unless the business operations commence. A request for a time extension shall be submitted to the Community Development Department, as provided in Municipal Code Article IX Development Code, Section 6.30.060.
6. The Applicant agrees, as a condition of approval of this Permit, 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 Permit 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 Permit or commencement of construction or operations under this Permit shall be deemed to be acceptance of all conditions contained in this Permit.

Please review the conditions carefully. As the applicant, you are responsible to see that the conditions are implemented. This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of the approval date. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020. If you have questions regarding this Permit or the appeal process, please contact me at (805) 473-4528 or rcastillo@groverbeach.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Rafael Castillo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

A. Rafael Castillo, AICP
Senior Planner

Exhibit A



1328 West Grand Avenue (APN 060-244-015)
GP: Central Business – Mixed Use
Zoning: CBO

Approved Floor Plan

