



# City of Grover Beach

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June 29, 2021

Duke and Lori Sterling  
1300 Price Street  
Pismo Beach, CA 93449

*Sent Via Email*

**RE:** Development Application 21-01 – Administrative Development Permit (ADP) for façade improvements located at 480 West Grand Avenue (060-215-018)

Dear Mr. and Mrs. Sterling

On June 29, 2020, the Community Development Director approved the above referenced entitlement for façade improvements that include the installation of French doors and other improvements at 480 West Grand Avenue, subject to the conditions herein. This action will authorize the ability to apply for and be issued a building permit for improvements.

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 Coastal Visitor Serving and is a minor façade enhancement improvement to a mixed-use building. No new building square footage or impervious surface will be added. The project is consistent with all applicable development standards.

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

**Fact.** The 7,724 square feet and has an existing mixed-use building that will remain in operation. Improvements to the façade will not effect the operating characteristics of the existing building.

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154 South Eighth Street ♦ Grover Beach, California 93433 ♦ FAX (805) 489-9657 ♦ [www.groverbeach.org](http://www.groverbeach.org)

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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. The approval granted by this permit shall be valid for 24 months from the decision date (**June 29, 2023**), and shall expire unless the required Building Permit is issued and construction commenced. 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.
2. This approval authorizes the installation of French doors, outdoor pergolas, and other improvements in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
3. A building permit is required to be obtain prior to the commencement of any construction. Plans shall conform to the building code in effect at the time of building permit submittal. Prior to the issuance of applicable Building Permits, plans complying with the California Building Codes (e.g. Building, Electrical, Energy, Fire, Plumbing) and City Municipal Codes shall be approved by the City.
4. 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.
5. 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.
6. 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.

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](mailto: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 at the end.

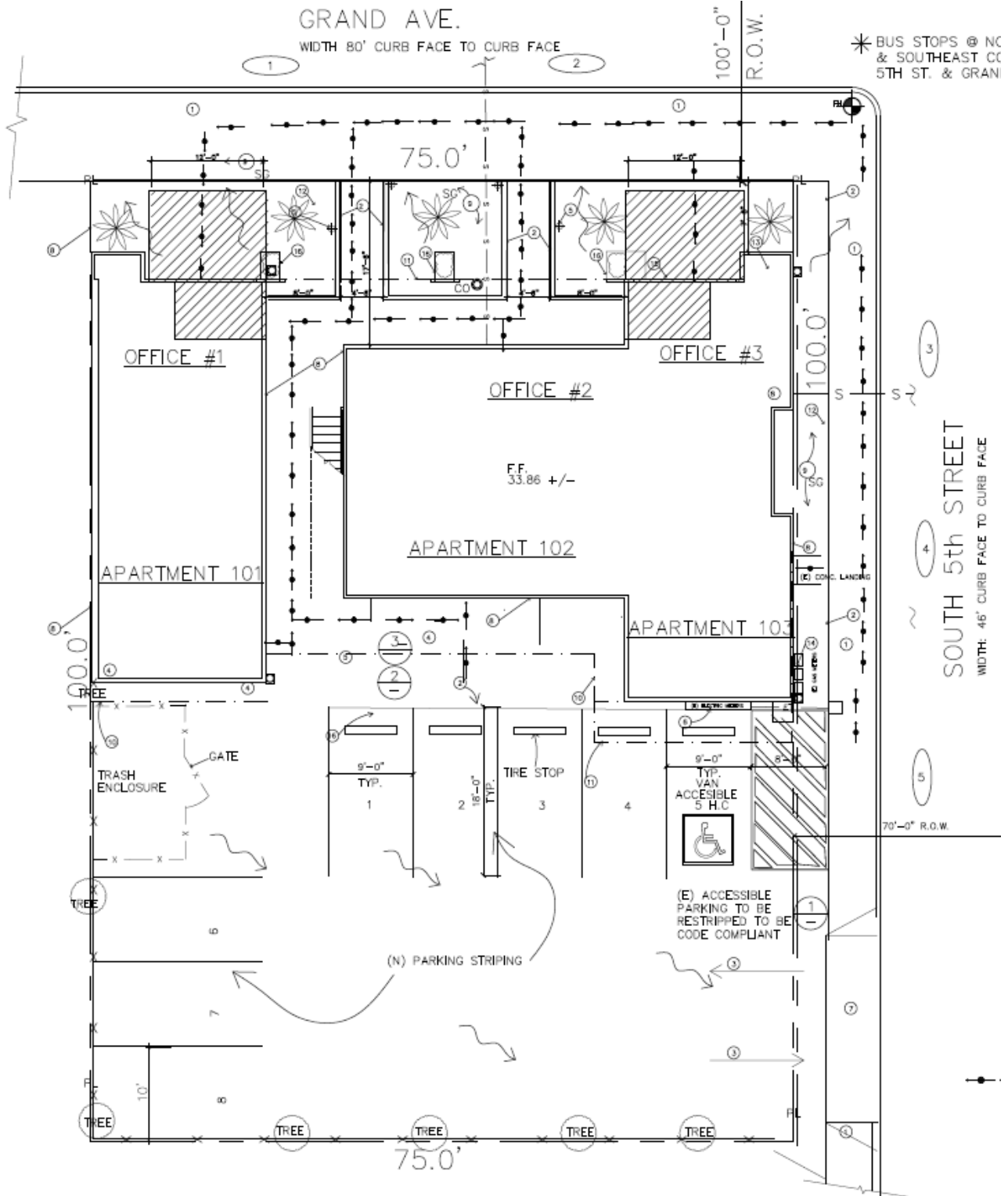
A. Rafael Castillo, AICP  
Senior Planner

**Exhibit A**

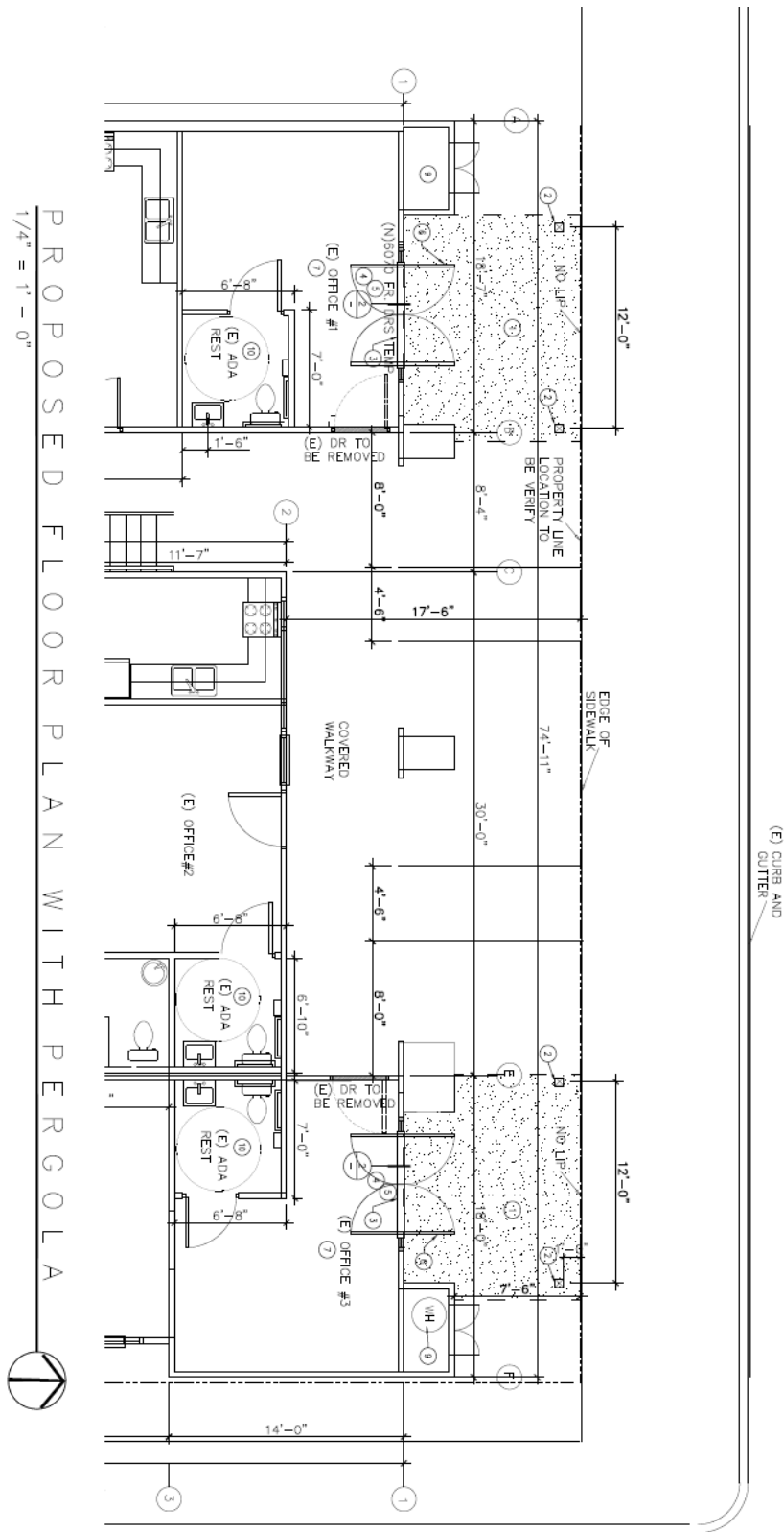


**480 West Grand Avenue (APN 060-215-018)**  
**GP:** Visitor Serving – Mixed Use  
**Zoning:** CVS

### Approved Site Plan



Approved Floor Plan



**Approved Colors and Materials Board**  
480 WEST GRAND AVENUE, GROVER BEACH  
EXTERIOR IMPROVEMENTS  
**COLOR BOARD**



**Sandstone**  
*X-86 (Base 200)*

**STUCCO**

LaHabra Sandstone Color (X-86) (Stucco color to match building)



**LUMBER TYPE (AND COLOR) FOR PERGOLA**

LUMBER - DOUGLAS FIR

COLOR – MISSION BROWN (Lumber and color to match existing lumber on building and color of lumber)



**EXTERIOR FRENCH DOORS**

MILGARD – MISSION BROWN (Color of french doors to match other doors at property)