



City of Grover Beach

August 9, 2021

Norman & Vasquez Associates
via email: design_graphics@sbcglobal.net

Subject: Development Application 21-25: Administrative Development Permit for 702 West Grand Avenue

Dear Mr. Vasquez,

On August 9, 2021, the Community Development Director approved the above referenced project located at 702 West Grand Avenue, subject to the conditions herein. This Permit will authorize the remodel of the existing automotive services building and site, including repainting the structure, installing new landscaping, and restriping the parking lot.

This approval is based upon the following findings:

1. The proposed development is consistent with the General Plan, the Development Code, and other City goals, policies, and standards, as applicable. The site is located in the Central Business Open (CBO) Zone. The project would enhance the aesthetics of the site, consistent with applicable goals, policies, and standards of the Development Code and West Grand Avenue Master Plan.
2. The subject site is physically suitable in terms of design, location, operating characteristics, shape, size, and topography. The existing use is legal non-conforming use, and the use of the property will not be altered by the proposed remodel.

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 the remodel of the existing site in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. Parking lot re-striping shall comply with Municipal Code Article IX Development Code, Section 3.50.
3. Proposed signage shall comply with Municipal Code Article IX Development Code, Section 3.60.
4. All Conditions of Approval shall be provided on a full size drawing sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered


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Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with applicable City, State, and/or Federal codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of submittal.

5. Prior to commencement of construction, construction plans shall be approved and applicable permits obtained. 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.
6. 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.
7. The approval granted by this permit shall be valid for 24 months of the approval date, and shall expire on August 9, 2023 unless a valid 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.
8. 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 loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced 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 loss, liability, costs, damages, claims, 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.
9. Failure to appeal the action or a specific condition imposed as provided in Municipal Code Article IX Development Code, Section 6.30.020 within 10 working days of action shall be deemed as agreement to all conditions of approval.

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) 473-4524 or jreese@groverbeach.org.

Sincerely,



Janet Reese
Associate Planner

