



City of Grover Beach

Mayor John P. Shoals

Mayor Pro Tem Mariam Shah

Council Member Jeff Lee, Council Member Barbara Nicolls, Council Member Debbie Peterson

Matthew Bronson
City Manager

September 13, 2017

Brandi Bobrowski
1733 Ramona Ave, #6
Grover Beach, CA 93433
Via email: BrandiwyneBodyworks@gmail.com

Subject: Development Permit 17-30: Administrative Development Permit for 480 West Grand Avenue, Suite A

Dear Bobrowski,

On September 13, 2017, the Community Development Director approved the above referenced project located at 480 West Grand Avenue, Suite A, subject to the conditions herein. This Permit will authorize massage therapy as an accessory use to the retail sales of healthcare products.

This approval is based upon the following findings per Grover Beach Development Code Section 4.10.020.E:

1. There will be no adverse effects on adjacent uses from excessive traffic, noise or other adverse effects of the accessory use.
2. The accessory use is clearly incidental to the primary use and does not use a significant area of the building or site, and does not account for a significant amount of the business activity or use based on the project description and floor plan submitted.

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 massage therapy as an accessory use to the primary retail use for the sale of healthcare products at 480 West Grand Avenue, Suite A ("office #3" as indicated on the project Site Plan), totaling 250 square feet, in substantial conformance with the project description and plans attached as Exhibit A and as amended by conditions contained herein.
2. 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

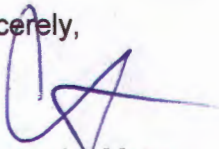
154 South Eighth Street ♦ Grover Beach, California 93433 ♦ FAX (805) 489-9657 ♦ www.groverbeach.org

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.

3. The approval granted by this permit shall be valid for 24 months from the decision date, and shall expire unless the business operations are 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.
4. The applicant shall comply with all local, state and/or federal laws, rules, regulations and/or standards as they may pertain to this Permit, whether specified herein or not.

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) 473-4520 or cmesa@groverbeach.org.

Sincerely,



Cassandra Mesa
Building/Planning Technician

Exhibit A

Subject Site



Proposed Project **DESCRIPTION**

BRANDIWYNE BODYWORKS

480 W. Grand Avenue Ste A. Grover Beach, CA 9433

BUSINESS PLAN / BUSINESS OVERVIEW

RETAIL SALES FOR HOLISTIC HEALTHCARE INDUSTRY *Estimated 70%*

Body Aides:

- Pain Creams (such as Biofreeze)
- Automobile Lumbar Support
- Cervical Neck Pillows
- Contour Knee Pillows
- Foam Rollers
- Core Ball
- Scar Reduction Creams and Oils
- Resistance Bands
- Q-Flex
- Kinesio Tape

Meditation Aides:

- Notebooks/Journals
- Yoga Mats
- Music
- Candles (locally made)
- Bells, Singing Bowls

Alternative Healing and Affirmation:

- Herbal Tea Blends (locally made)
- Herbal Bath Blends (locally made)
- Soap, Lotion, Sunscreen (locally made)
- Sugar/Salt/Coffee Scrubs
- Affirmation Charms
- Angel Coins
- Worry Stones
- Essential Oils

MASSAGE THERAPY *Estimated 30%*

- Massage used as tool for assessment for retail sales
- Recommendations are made upon the client's needs
- Table can be stored when not in use

**Please Refer To Attached Floorplan To Demonstrate That Brandiwine Bodyworks
Complies With Findings In Section 4.10.01Q E2**

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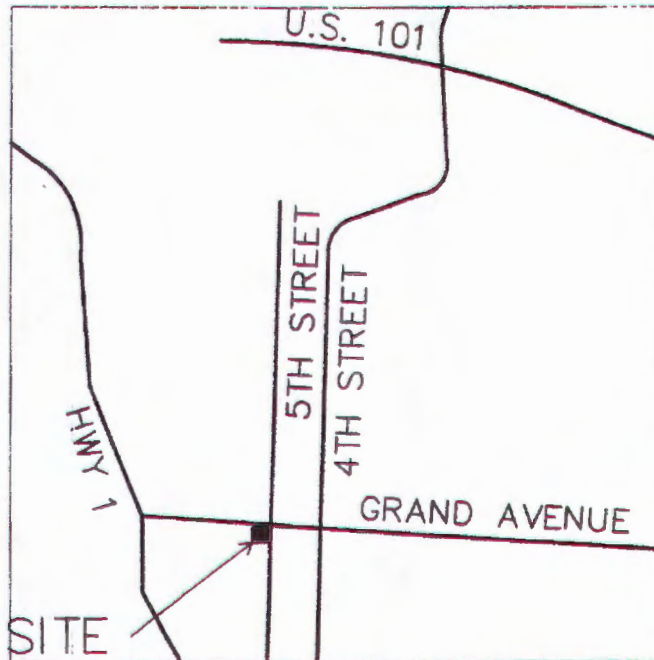
CITY OF GROVER BEACH

480 WEST GRAND AVENUE, SUITE A
GROVER BEACH, CA

PROJECT STATISTICS

VICINITY MAP	PLEASE REFER BELOW
ADDRESS & APN	480 WEST GRAND AVENUE, SUITE A, GROVER BEACH, CA 060-215-018
DATE PLANS PREPARED	09/06/17
APPLICANT & OWNER CONTACT INFO	PLEASE REFER TO DEVELOPMENT APPLICATION
ZONING	CVS
TOTAL AREA OF PROJECT	250 ^{sq}
PROPOSED INTERIOR/EXTERIOR USES	RETAIL INTERIOR - 0 EXTERIOR
PARKING SPACES	1 PER DEVELOPMENT CODE SECTION 3.50

VICINITY MAP



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SEP 06 2017

CITY OF GROVER BEACH

