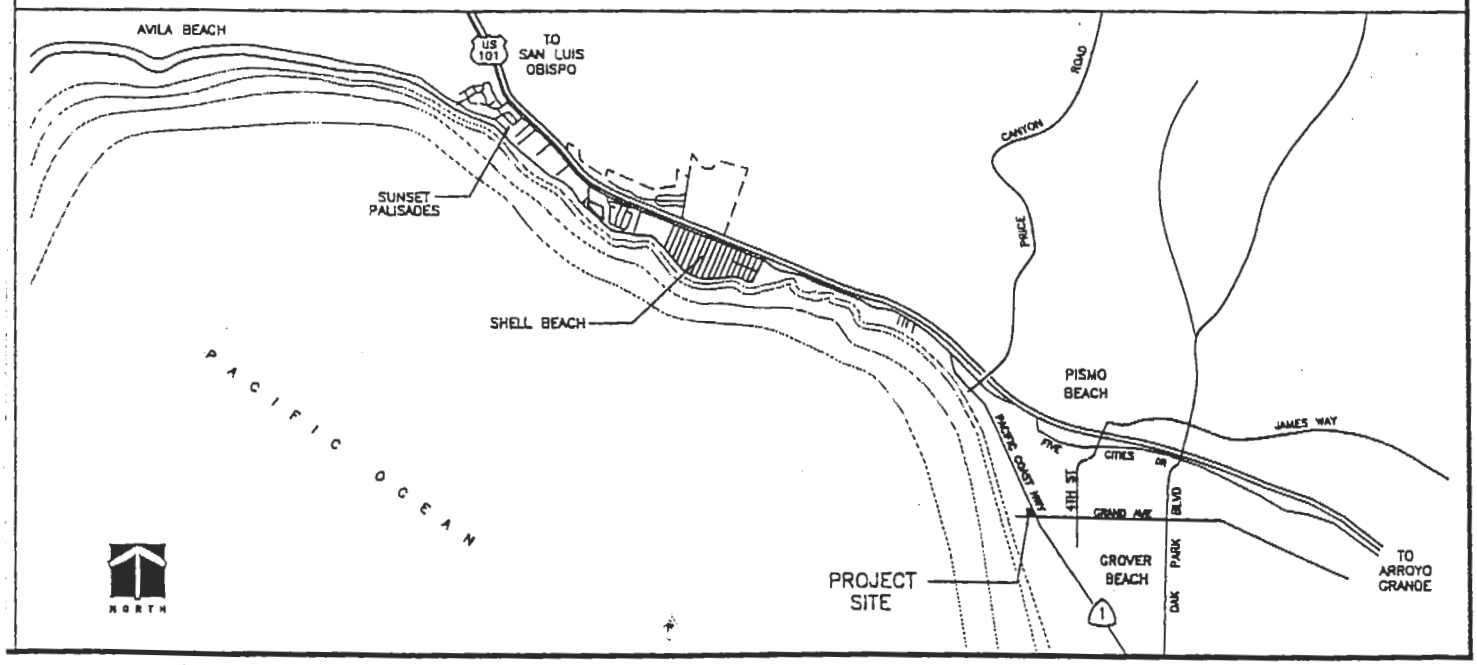
Th29a

Vicinity Map



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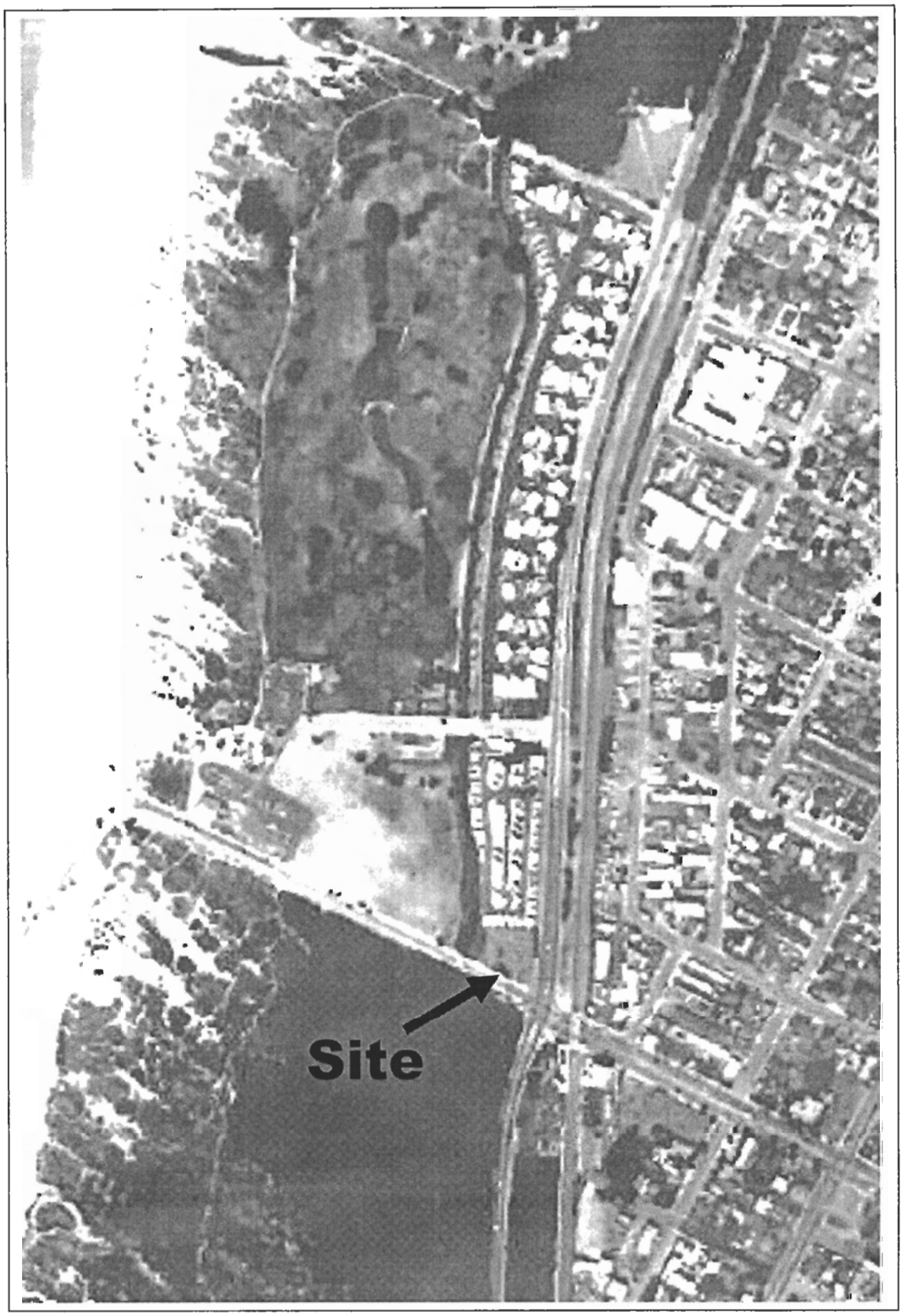

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NOTICE OF FINAL LOCAL ACTION ON COASTAL PERMIT

FINAL LOCAL ACTION NOTICE

REFERENCE # 3-GRB-07-315

APPEAL PERIOD 9/24-10/5/07

City of Grover Beach

Date of Notice:
September 19, 2007

Notice Sent to:
California Coastal Commission Central Coast District Office

Please note the following **Final City of Grover Beach Action** on a coastal permit, coastal permit amendment, or coastal permit extension application (all local appeals have been exhausted for this matter):

Project Information

Application #: 05-025 Pacific Coast Hotel/Commercial Condominium Development
Project Applicant: IGIT, Inc.
Applicant's Rep: Ron Perkins
Project Location: 105 West Grand Avenue (APN 060-201-009)
Grover Beach, CA 93433
Project Description: A proposed mixed use condominium hotel/commercial development, to be located on a 26,270 sq. ft. parcel, to include 20 hotel units, 2,855 sq. ft. of commercial, and a 37 space underground parking garage.

Final Action Information

Final Local Action: Approved with Conditions on September 17, 2007
Final Action Body: ☐ Zoning Administrator ☐ Planning Commission **X** City Council

Required Materials Supporting the Final Action	Enclosed	Previously Sent (date)
Adopted Staff Report	X	
Adopted Findings	X	
Adopted Conditions	X	
Site Plans	X	
Elevations	X	

Additional Materials Supporting the Final Action	Enclosed	Previously Sent (date)
CEQA Document(s)	X	
Geotechnical Report(s)		
Biotic Report(s)	X	
Other: Copy of Permit		
Other: Copy of Public Notice		

Coastal Commission Appeal Information

This Final Action is:

NOT appealable to the California Coastal Commission. An action by the Planning Commission of the City of Grover Beach may be appealed to the City Council of the City of Grover Beach within five (5) working days of the action taken pursuant to the procedures as set forth in Part 44, Section 9144.12. (B) of Chapter 1, Article IX of the City Municipal Code (Development Permits and Renovation of Permits, City Zoning Regulations).

X **Appealable** to the California Coastal Commission. The project site is located westerly of Highway 1, thus the site is appealable. City actions may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and pursuant to the procedures set forth in Part 45, Section 9145.16 of Chapter 1, Article IX of the City Municipal Code (Coastal Development Permit Procedures, City Zoning Regulations). The Coastal Commission's 10-working day appeal period begins the first working day after the Coastal Commission receives adequate notice of this Final Action. The Final Action is not effective until after the Coastal Commission's appeal period has expired and no appeal has been filed. Any such appeal must be made directly to the California Coastal Commission Central Coast District office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact the Central Coast District Office, 725 Front Street, Suite 300, Santa Cruz, CA 95060-4508, (831) 427-4863, FAX (831) 427-4877.

Copies of this notice have also been sent via first-class mail to:

- Applicant

RECEIVED

SEP 21 2007

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

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STAFF REPORT

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **GEORGE HANSEN, COMMUNITY DEVELOPMENT DIRECTOR**
RAY HETHERINGTON, PROJECT PLANNER

SUBJECT: **DEVELOPMENT PERMIT APPLICATION NO. 05-025, CONSIDERATION OF PLANNING COMMISSION RECOMMENDATION FOR ADOPTION OF MITIGATED NEGATIVE DECLARATION, ADOPTION OF A SPECIFIC DEVELOPMENT PLAN, GRANTING OF A COASTAL DEVELOPMENT PERMIT, APPROVAL OF SITE AND ARCHITECTURAL PLANS, AND APPROVAL OF A TENTATIVE TRACT MAP FOR A PROPOSED COMMERCIAL CONDO HOTEL/RETAIL DEVELOPMENT AT 105 WEST GRAND AVENUE**

BACKGROUND

This application is a request for approval of a proposed commercial condominium hotel/retail development. The application comprises five (5) application components requiring City Council approvals which are described below:

i) Adoption of Mitigated Negative Declaration;
ii) Approval of a Specific Development Plan;
iii) Granting of a Coastal Development Permit;
iv) Approval of Site and Architectural Plans; and
v) Approval of a Tentative Tract Map.

The application was initially considered by the Planning Commission at a public hearing held on May 8, 2007. On a 3-2-0-0 vote, subsequent to review and public testimony, the Planning Commission adopted five resolutions, with respective findings and conditions, recommending approval of the proposed development to the City Council.

Subsequently, the City Council conducted a public hearing and considered this Development Permit Application at its meeting of July 16, 2007. Upon completion of its review, due to the fact that the Applicant incorporated certain changes in design after the Planning Commission hearing, the Council referred the Application back to the City Planning Commission to specifically review the new proposed Site and Architectural Plans, the noise impacts to two of the balconies of the hotel units, and adequacy of the proposed buffer between the project and Meadow Creek.

The Planning Commission reconsidered this Application at a public hearing on August 14, 2007. Upon completion of the public hearing, the Commission recommended approval of revised Site

APPROVED FOR FORWARDING

ROBERT PERRAULT
CITY MANAGER

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

☑ **None Identified by Staff** ☐ **Ashton**
☐ **Lieberman** ☐ **Bright**
☐ **Shoals** ☐ **Nicolls**

Meeting Date: September 17, 2007 **Agenda Item No.:**

and Architectural plans and re-confirmed its initial recommendations for approval of the application components to the City Council. Although the City Council directed that the proposed Habitat Restoration Plan (HRP) be completed, it did not direct that the Planning Commission consider the proposed HRP. However, staff did advise the Commission that it was its interpretation of the City Council direction that the Council desired the Commission review the plan.

PROJECT INFORMATION

General Plan Designation:	Planned Commercial (Beach Neighborhood Plan)
Zoning District:	Coastal Planned Commercial (C-P-C) District
Existing Land Uses:	Unimproved/Vacant

Surrounding Land Use and Zoning:

North:	Recreation Vehicle Park (C-P-C)
South:	West Grand Avenue/Open Space (C-O, Coastal Open Space)
East:	State Highway 1/Union Pacific R/R (C-P-C)
West:	Meadow Creek/Vacant (C-P-C)

Property Dimensions:	Irregular
Property Area:	45,590 sq. ft. of gross and area (including half right-of-way for Grand Avenue and Highway 1), 26,270 sq. ft. net land area
Street Improvements:	Current frontage improvements on West Grand Avenue only

CITY COUNCIL AND PLANNING COMMISSION REVIEW

The application was initially considered by the Planning Commission at a public hearing held on May 8, 2007. On a 3-2-0-0 vote, subsequent to review and public testimony, the Planning Commission adopted five resolutions with findings and conditions addressing each of the components, recommending approval of the proposed development to the City Council. As part of its review, the Commission discussed several issues related to the design of the project. Reference is made to an excerpt of the Commission minutes as provided in Attachment 24. These discussion issues are as follows:

- Review of the articulation of the north wall in terms of wall treatment and/or articulation of this 3-story building element.
- Investigate the possibility of reducing the multi-story appearance by incorporating more of the stone-work into the project, specifically at the west, north, and south elevations.
- Review the possibility of adding an alternative entry stair, possible combined signage, and/or a fountain or water feature at the project corner (Grand Ave. & Hwy 1).

As a result of the above discussion issues, the applicant's architect revised the architectural design of the project before it was presented to the City Council at its public hearing on July 16, 2007. At the conclusion of its consideration, the City Council referred the project application back to the Planning Commission for its review and consideration of the following matters:

- The architectural design changes presented to the City Council at its meeting of July 16, 2007.

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- Review of a letter from the environmental consultant documenting the justification of the noise impacts upon two of the project's hotel room exterior balconies.
- Review of a letter from the project biologist documenting the adequacy of the applicant's proposed 50 foot buffer from Meadow Creek and the issue of the submittal of a habitat restoration plan.

The Planning Commission, at its regular meeting of August 14, 2007, conducted a public hearing to consider the architectural design changes to the project. In addition, issues concerning the project noise evaluation and the proposed buffer between Meadow Creek and the project site were considered. It was the consensus of the Planning Commission to re-confirm its initial recommendation for approval of Development Permit Application No. 05-025 and its application components, with the following comments:

- The revised architectural design as presented to the City Council was considered and recommended for approval, with the following changes: 1), the entry stairway at the southeast corner of the project be re-designed to include 3 foot stairways on either side of a wall, with the proposed signage and water feature on both sides of the wall; and 2), the recommended sidewalk along the project's Highway 1 frontage shall be straight and separated with a landscape area between the back of curb and the sidewalk and be included in the project plans.
- The Planning Commission reviewed a letter prepared by Rincon Consultants, the preparer of the noise analysis. This letter, provided as Attachment 26 to this report, addressed the issue of the waiver of the City's noise standards for second story external balconies proposed for two of the hotel units, being Units 201 and 205. With this letter, and staff input, the Commission reconfirmed its original recommendation for the waiver of the City's exterior noise level standard of 60 dBA (Condition CDD-18, PC Resolution No. 07-031).
- The Planning Commission reviewed a letter and received a presentation from the project biologist relating to the adequacy of the proposed 50 foot buffer from Meadow Creek and the requirement for the submittal of restoration plan for the Creek and the buffer area. A copy of the letter is provided as Attachment 27. The Commission further re-confirmed their approval of the site plan with the proposed buffer, subject to the recommended condition that a habitat restoration plan (HRP) be submitted as part of the final landscape plan. The HRP was not prepared by the Applicant for the Commission meeting. It was the consensus of the Commission that under the circumstances, it did not wish to review the restoration plan as part of its consideration of the project application.

The proposed project plans that have been submitted for City Council review and consideration at the September 17, 2007 meeting reflect the architectural design changes that were reviewed by the Planning Commission at its hearing of August 14, 2007. In addition, these plans reflect the two (2) changes as presented in the first bullet above recommended by the Commission at its August 14 hearing.

As to the noise waiver issue, the Planning Commission reconfirmed their earlier recommendation that a waiver of the City's maximum external noise standard of 60 dBA be granted for the exterior balconies for Units 201 and 205. To support this waiver, Finding 6 of the Resolution approving the Specific Development Plan has been presented to provide evidence in support of the waiver of the exterior noise standard. The Planning Commission recommended waiver would be granted with City Council adoption of the Specific Development Plan resolution

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with Condition No. CDD-18. To support this finding and the waiver itself, the following is provided:

- Mitigation for reducing the exterior noise levels for the exterior balconies for Units 201 and 205 include 1) moving the building away from the intersection a considerable distance whereby the noise levels would meet the current 60 dBA standard, 2) eliminating the balconies for these hotel units, and 3) enclosing both the balconies. It has been determined that the recommended mitigations are not feasible in that moving the project away from the intersection could not be accomplished given the location and size of the project parcel, and eliminating or enclosing the balconies would create design inconsistency with the remaining hotel unit balconies, and would deny their use during periods when noise levels may be below the standard.
- The 60 dBA exterior noise standard being utilized for the hotel is an identical standard as that for residential units. A noise level of up to 60 dBA is classified as acceptable, with noise levels of between 60 and 75 dBA being classified as conditional acceptable for hotel and motel rooms. These hotel units are being used for transient housing and are not intended for the same type or extent of occupancy as residential units. The noise levels will only be exceeded at peak traffic periods, which are generally during the day and not during night periods, when stricter noise standards are usually applied.

In addition, the Habitat Restoration Plan text document discussed by the City Council at its July 16, 2007 public hearing is provided as Attachment 28 for review by the City Council. The accompanying landscape map for this Plan is provided as part of Attachment 11.

DISCUSSION

Note: The following discussion and project application analysis represents what was previously presented in the staff report to the City Council for its meeting of July 16, 2007 without any changes.

The project site is addressed at 105 West Grand Avenue and is particularly located at the northwest corner of West Grand Avenue and State Highway 1. Street site frontage occurs along both West Grand Avenue and State Highway 1. Also, the site is located approximately 50 feet east of Meadow Creek.

From a historical perspective, the project site was initially developed and operated as a service station for a number of years. In 1991, the service station was demolished and the site was required to undergo a remediation process to mitigate impacts to water resources from the past on-site usage of petroleum products. These remediation efforts are complete per the Regional Water Control Board requirements.

Since the site is located in the Coastal Planned Commercial (C-P-C) Zoning District, approval of a General Development Plan is necessary prior to consideration of a specific development proposal. This initial step was completed with the Planning Commission action on December 12, 2006, and subsequent City Council action of January 8, 2007.

Overall, this Development Permit Application involves a proposal by IGIT Inc., to develop a commercial facility with a condominium hotel component. The proposed facility is designed as a two and three story structure. It is planned to contain 20 condo/hotel units, 2,855 square feet of commercial (visitor-serving retail space and a 458 sq. ft. café), and a 37 space underground parking garage. Access to the site will be via a driveway onto West Grand Avenue.

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Project Specific Information

Proposed site development includes the following uses:

- A condominium hotel component comprised of twenty (20) condominium hotel rooms, a central lobby reception area, a central guest plaza area, visitor roof deck viewing area, hotel office, administration area, and hotel housekeeping areas.
- First floor visitor-serving commercial space, comprising 2,855 square feet, to include four commercial condominium spaces and a 458 square feet café.
- Subterranean parking facility, providing 37 parking spaces, including 2 ADA accessible spaces.
- Site landscaping and frontage improvements.
- Primary vehicular and pedestrian access to the proposed facility and the parking garage will be off of West Grand Avenue, at the southwest corner of the site.
- Connection to the city water and sewer system, as well as an on-site drainage facility.

Additionally, proposed landscape improvements are planned along the street frontages, in the creek buffer zone, and within the development itself. Public street frontage and sidewalk improvements are planned along West Grand Avenue. Additionally, the applicant will, as a condition of approval, install an underground retention basin to accommodate new project surface runoff.

As designed, the proposed project reflects a coastal parks architectural vernacular, including the addition of low-pitched, sloping roof elements, use of natural materials such as wood and stone complementing an overall softening of the colors and material palette comprised of natural earth-tone hues. The project architect has stated that the design submitted is intended to conform to area design guidelines and be complementary to the project's beach location, entry to the State park, and the proposed beach lodge conference center being proposed by the State and the City. Although the design of this project has been the focus of review by the City, State Parks, and the Coastal Commission, the applicant is of the opinion that they have addressed all the design issues.

Application Component Summary and Purpose

Specific Development Plan
In accordance with the requirements set forth by the C-P-C Zoning District, a Specific Development Plan must be approved prior to any site development. These regulations are provided as Attachment 18. As submitted, the Specific Development Plan for this project is the entire development permit application package. Section 9122.5 sets forth the review elements of a Specific Development Plan, which are consistent with those required for a Use Permit.

The intent of the Specific Development Plan is to allow for a more precise review of a proposed development. It allows the City to review the proposed project to ensure that it meets the requirements of the C-P-C zoning regulations as well as ensuring that the project is consistent with the General Development Plan. This review also requires that the project be reviewed in the context of the Local Coastal Program plan.

Coastal Development Permit
Pursuant to the State Coastal Act, the City has an adopted Local Coastal Program (LCP). The LCP sets forth a plan for properties located within the local coastal plan boundaries and establishes suggested policies and guidelines for proposed development projects.

The proposed project site is planned on a parcel located within the coastal zone pursuant to the adopted Local Coastal Program. It is also within the area identified as appealable, which allows for appeal of a City granted Coastal Development Permit to the State Coastal Commission. In its consideration of a proposed development in the LCP, the City must find that the project is consistent with the Goals, Policies, and Maps of the LCP and that the procedures outlined by the Coastal Commission have been followed.

Architectural and Site Plans
The C-P-C zoning regulations, pursuant to Section 9122.13, require Architectural Approval (Architectural and Site Plans) for any development project as a prerequisite to building permit application submittal. This section also sets forth filing and plan submittal requirements for this review. The C-P-C regulations further (Section 9122.14) set forth development standards required of projects in this District. Consequently, this review affords the City opportunity to ensure that the architectural design standards and requirements as set forth by the C-P-C zoning regulations as well as the applicable requirements of the Local Coastal Program are complied with.

Tentative Tract Map
The application also involves a requested Vesting Tentative Tract Map to re-subdivide the existing parcel into 26 lot common lot subdivision consisting of 25 airspace units (20 hotel room/condominium, hotel support, and 5 commercial units) and a common area lot. This subdivision would allow the individual hotel units as well as the commercial units to be individually owned. According to the program outlined by the applicant, the hotel component of the project is proposed as a condominium hotel. Each owner of the hotel unit will be allowed a maximum number of night's stay per year. The remaining nights will be rented as typical hotel or transient lodging, with the owner obtaining a portion of the after-expenses revenue, and the City collecting the transient occupancy tax (bed tax) for a typical hotel stay.

Project Application Consistency Analysis

General Plan Consistency
The proposed project site is designated by the City's General Plan as Planned Commercial within the Beach Neighborhood Plan area. The intent of the General Plan designation is to promote services and land uses that will enhance the area, provide opportunities for tourism promotion, a major City goal, and be an economic benefit to the City. Also, as part of the City General Plan, the Beach Neighborhood Plan on page 6, under the discussion of Neighborhood Concerns and Potential Solutions, the proposed project site is specifically identified and the following design consideration statement is listed as follows:

> *This site, at the community's visitors crossroads, is highly visible and should create a favorable impression by incorporating a community-theme monument such as a statue, sign, water, landscape or other representative feature at its corner or in the adjacent Grand Avenue right-of-way.*

This design statement, in conjunction with the requirements set forth by the C-P-C zoning regulations, and the applicable sections of the LCP, provided a basis for threshold review of the proposed project architectural and site design.

Additionally, as part of the Initial Study (IS) analysis, a noise assessment was conducted. The project is impacted from roadway noise, specifically from State Highway 1. The Noise Element

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of the City General Plan sets forth City requirements for interior and exterior noise levels. The projected noise levels for all interior spaces are able to be mitigated to meet City requirements. However, there are two balcony areas (Units 201 and 205 as listed in Table 3 of the Initial Study) associated with the condominium hotel where the projected exterior noise levels exceed City requirements. The mitigation identified in the noise assessment to reduce the outdoor noise levels to acceptable levels would be to move the project farther away from the roadway, enclose the balconies, or eliminate them altogether.

In that these areas are outside and are designed to face State Highway 1, there is not a feasible mitigation measure to reduce the noise impacts, short of redesigning the project by moving the buildings a considerable distance away from State Highway 1, eliminating the balconies or fully enclosing them. The City's Noise Element has established implementation Measure 5.5 which allows for flexibility in noise standards when potentially infeasible mitigation measures are required. Measure 5.5 sets forth that:

> *Where mitigation of noise levels in accordance with the policies and standards of the Noise Element is not feasible, the City Council could reduce or waive the applicable policies and standards to the degree needed to allow reasonable use of the property, provided the noise levels are mitigated to the maximum extent feasible.*

It is requested that the City Council, as part of its approval, grant a waiver of the maximum outdoor noise level requirement as set forth in the Noise Element, as authorized by Measure 5.5 of the Element, in that there is not a feasible mitigation measure to reduce the projected noise levels to City standards. This action is provided as Specific Development Plan condition CDD-18. The waiver is also recommended as part of the Initial Study as Mitigation Measure 13.

General Development Plan Consistency
The Coastal Planned Commercial (C-P-C) Zoning District regulations require that a General Development Plan be prepared and approved for any development proposed in this District. A General Development Plan was prepared for this application and was reviewed and recommended for approval by the Planning Commission at its meeting of December 12, 2006. Subsequently, the City Council reviewed the Plan and the Commission recommendation for its approval and approved the Plan at its meeting of January 8, 2007. The Specific Development Plan and associated application components must be found to be consistent with and conform to the General Development Plan. Upon review of the Specific Development Plan submittal, it has been found that it is consistent with and conforms to the conceptual plan approved with the General Development Plan.

Grover Beach Improvement Project Plan Consistency
The proposed project is within the boundaries of the Grover Beach Improvement Project adopted by the Grover Beach Improvement Agency in 1996. This project area comprises approximately 185 acres and generally includes commercial, industrial and residential properties along the Grand Avenue corridor, the industrial area east of Highway 1, a portion of the older residential area southerly of Grand Avenue, as well as a portion of the beach area westerly and northerly of West Grand Avenue. Agency objectives within the project area include efforts to:

- Develop and redevelop properties with a coordinated land use pattern of commercial, industrial, residential, and public facilities in the Project Area consistent with the goals, policies, objectives, programs, and standards of the City General Plan.
- Eliminate blight and problem areas identified in the Project Area.

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- Strengthen the City's image as a tourist destination with visitor-serving businesses and facilities to accommodate expanded tourism.
- Revitalize the commercial core into an identifiable "downtown" that serves as the focus of commerce, cultural activities, and business.
- Increase the availability of housing affordable to low and moderate income households for the City as a whole and for the Project Area in particular.

The project site is located at the westerly terminus of the "Grand Avenue corridor" and would serve as an anchor to the corridor and downtown. The intent of the project proposal is to develop a project that will accommodate visitor-serving commercial/retail businesses as well as a hotel condominium. The proposal is thus found to be consistent with the stated objectives of the Grover Beach Improvement Project and its Plan, specifically to increase commercial business and promote tourism.

Local Coastal Program Consistency
The proposed project site is located in the City's Coastal Zone and thus consistency with the LCP of the proposed design and uses is required as part of the findings to support any approval of the required Coastal Development Permit. This finding is in addition to application of the specific set of standards outlined in the C-P-C zoning district, some of which incorporate the LCP requirements.

As part of the staff's analysis, the district office of the Coastal Commission was consulted and a number of comments and concerns were presented. A copy of the Coastal Commission staff letter is provided as Attachment 20. As a result of the Coastal Commission comments, the applicant's design representative has submitted responses to each of the issues identified. This letter is provided as Attachment 21. Both of these letters, along with a review of the LCP, have been incorporated into the following consistency analysis.

The project site is located contiguous to Meadow Creek. The LCP sets forth policies in regard to the creek. Following is a review of the applicable policies and a review of the project's consistency with the policies.

1. The LCP sets forth a policy that all runoff that may affect the creek must be regulated on site and that the drainage system must be designed to be equipped with oil separators and devices to filter sediment from the runoff. The project plans submitted by the applicant incorporates measures that are intended to mitigate run-off. In addition, the Mitigated Negative Declaration proposes mitigation measures to regulate the runoff. Standard conditions are presented to utilize best management practices in the design of the drainage facility and project as a whole. With the conditions and the mitigation measures, the project will be designed to be consistent with this policy.
2. The LCP, on page 26, sets forth a policy that a minimum 50 foot buffer, or other appropriate buffer as approved by the Department of Fish and Game, occurs on both sides of Meadow Creek north of Grand Avenue. In response to this policy, the applicant has proposed a design for the project that includes a 50 foot buffer from the centerline of the creek. The buffer area includes a flagged portion of the Le Sage recreational park along with a landscaped area on the project site. As part of the consistency analysis for this policy, the Coastal Commission staff was consulted. Coastal Commission staff indicated a concern that the 50 foot buffer is a minimum requirement, and following review by the State Fish and Game Department, a greater setback may be necessary. In addition, it was noted by the Coastal Commission staff that it may be more appropriate to measure the setback from the top of bank.

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In response to the proposed 50 foot buffer, the applicant has prepared a biological report for the project. This report, which supplements the biological assessment in the project Environmental Initial Study, is provided as Attachment 23. It addresses the issues of potential project impacts on biological resources, as well as the adequacy of the 50 foot buffer. The report concludes that there will not be a significant impact upon biological resources, nor will the proposed buffer be a limiting factor to wildlife habitats or movements. Supplemental measures to assist in the reduction of potential project impacts per the report are recommended in the landscaping conditions of approval for the Specific Development Plan.

In addition to the previously discussed policy issues, the LCP includes a Conceptual Coastal Commercial Plan for 22.5 acres area west of Highway 1, northerly of West Grand Avenue, and southerly of the city limits. The applicable section of the LCP is included in Attachment 19. The specific emphasis of this Plan is the planned development of a resort motel/conference center suggested on the overall 22.5 acre area, which involves the combined 7.5 acre State-owned property and the 15 acres of privately-owned land fronting on State Highway 1.

Since preparation of the LCP, the State Department of Parks and Recreation and the City of Grover Beach have entered into a planning process that will result in the potential development of a lodging/conference facility, which is now more focused on the 7.5 acre State-owned land. The Plan provides design requirements that are specifically listed for the proposed lodge/conference facility. As part of the review of this application, the issue of the applicability of the design requirements to this project has been evaluated, and whether or not a LCP amendment would be necessary.

At the request of the project applicant, the City Council, at its meeting of April 2, 2007, reviewed this issue and found that the design requirements apply to a larger 22 acre parcel, and thus a LCP amendment is not necessary for this project regarding LCP design requirements. As part of the report to the City Council, it was stated by staff that this position may not be supported by the Coastal Commission. Given this position, staff, as part of its review of the proposed project, has evaluated the proposed hotel/commercial project as to consistency with the other policies and design criteria not related to a larger, 22 acre facility. The review and evaluation is as follows:

1. The C-P-C Zoning Regulations establish a hotel density requirement at a maximum of 20 rooms per acre. Given the project's 45,590 square feet of gross acreage (which by law includes one half of the contiguous West Grand Avenue and State Highway 1 rights-of-way) the site qualifies for 20 hotel rooms as proposed.

2. The C-P-C District development standards, which are applicable to this project site, set forth a height limit of 40 feet or three stories for 60% of the project, with the remaining 40% limited to 28 feet or two stories. The application project proposes that 31% of the development be at a maximum of 40 feet/3 stories and 69% be at a maximum of 28 feet/2 stories, which is consistent with the C-P-C height requirements.

3. The LCP initially planned 22 acre project requires that access to the area be from Highway 1 and Le Sage Drive. The project application proposes access from West Grand Avenue. While it has been determined that this project is not subject to the LCP access requirement, the proposed access to the site has been evaluated in terms of safety and adequacy. While the project site has frontage on State Highway 1, access to

the site from Highway 1 is very problematic and is not supported by CALTRANS. The project site does not have any access rights to Le Sage (a privately owned roadway), which would be required through the privately owned recreational vehicle park. It has been determined by staff that the proposed vehicular access onto West Grand Avenue is the only feasible and safe means to allow for vehicular access, given that this site when it operated as a service station had access onto West Grand Avenue.

4. The LCP sets forth a general design policy that the initially planned lodge/conference facility be open to the general public, that there be no individual ownership or long term uses of the units. However, the City Council recently determined that this LCP policy was intended to apply to the envisioned 22 acre project. Consequently, this policy does not apply to the proposed mixed use project.

   Recognizing that the proposed project plans on having individual ownership of the proposed hotel units and to ensure maximum availability to the public, staff and the Planning Commission recommended that:
   - Room owners shall be limited to a maximum use of 29 days per calendar year.
   - Room owners will be limited to a maximum of 14 days of use between Memorial Day and Labor Day.
   - When not in residence, owner shall be required to place their unit in the hotel "rent-pool" rotation, which will make all rooms available to the general public.

   While the project site is not currently part of the proposed lodge/conference facility, it has been determined that the proposed project proposal would be consistent with the intent of the LCP with the above use limitations as a condition of approval.

5. The LCP sets forth architectural design elements for the Plan area. While the LCP guidelines have been determined to be applicable to the proposed lodge/conference facility, they have been utilized as a guide for review of this application to provide for area consistency, specifically the intended lodge/conference facility. The C-P-C Zoning Regulations (Section 9122.14 (G)) also set forth design standards requirements for this zoning area, and an application must be found to be consistent with these standards. The project architect has stated that the suggested design is intended to reflect a "coastal state parks" architectural vernacular, including the addition of low-pitched-sloping roof elements, inclusion of natural materials such as wood and stone, and an overall softening of the color and material palette with use of natural earth-tone hues and materials. This effort is intended to be compatible and complementary to the existing vegetation and landforms of the area (LCP goal). In addition, the project has been designed to allow for view corridors from and through the project, including views created by the publicly accessible viewing tower.

   The intent of the required review of Architectural and Site Plans is to ensure conformance to the area general design criteria and to reflect its location at the entrance to the beach area.

Zoning Consistency

The proposed project site is within the Coastal Planned Commercial (C-P-C) Zoning District. This District is established to provide for visitor-serving needs in a manner that is sensitive to the environmental, visual, and archeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures. In addition to the overall intent of the District, the Zoning Regulations provide specific uses that are permitted or may be allowed

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through approval of a Use Permit. The project proposes uses of the property which include a hotel, a café, and retail spaces.

The proposed hotel, café, and the visitor-serving retail facilities are allowed land uses in the C-P-C District. A number of commercial and retail uses are permitted in this district that would be consistent with the design of the project. As additional specific land uses are identified, they will be evaluated by the City for consistency with the Zoning Regulations.

Development Standards Consistency
In addition to a use review, the applicant is required to meet the development standards set forth by the City's Zoning Regulations, specifically that for the Coastal Planned Commercial (C-P-C) District. The chart that follows has been prepared to provide a consistency review of the required standards and the project's conformance to the standards.

Project Statistics-Zoning Consistency Review

Standard	Requirement	Proposed	Review Comment
Building Coverage Maximum	60%	50%	Meets requirement
Landscaping Minimum	10%	17.7%	Meets requirement
Front Yard Setback	10 feet	52 feet from current property line, 30 feet to back of future sidewalk along El Camino Real	Meets requirement
Side Yard Setbacks	None Specified, unless contiguous to residential district, then 10 feet	No requirement, as site is not adjacent to residential	Meets requirement
Rear Yard Setback	None Specified, unless contiguous to residential district, then 10 feet	No requirement, as site is not adjacent to residential	Meets requirement
Parking	33 spaces (1 space per 250 sq. ft. commercial and 1 space per room plus 1 space per 20 rooms)	37 spaces	Meets requirement
Building Height	3 stories not to exceed 40 feet for 60% of project, 2 stories not to exceed 28 feet for remaining 40%	3 stories for 31% of project and 2 stories for remaining 69%	Meets requirement

Density	20 hotel rooms per acre, maximum of 20 rooms	20 condo-hotel units	See Density Review, Coastal Plan consistency analysis

Development Requirements

Additionally, as requirements of this project, fire sprinklers will be installed, and building service utility lines as well as existing site overhead utilities will be required to be underground for the project site. On-site drainage will be retained in a subsurface system. The drainage plan has been reviewed by the City Engineer and has found to be adequate for planning review.

One issue that has been identified by staff is the site's location adjacent to the Meadow Creek/West Grand Avenue bridge. The southern two-lane portion of this bridge is currently not in use due to structural damage. The City, as part of the West Grand Avenue storm drain improvement project, is planning to re-construct the bridge. Design plans for the bridge are currently under preparation. In order to locate the bridge above the Meadow Creek flood plain, the City proposes to increase the elevation of the existing bridge and roadway. This increased elevation will affect the development project's vehicular access and portions of site improvement. At the request of the City Engineer, a condition of approval is provided that requires that the applicant adjust their site elevations to reflect the new design of the bridge and roadway to ensure safe vehicular ingress and egress.

ENVIRONMENTAL DETERMINATION

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and local CEQA procedures, a Mitigated Negative Declaration has been prepared for this application. The Mitigated Negative Declaration was prepared as a result of an Initial Study (IS), provided as Attachment 17. The IS was prepared to evaluate the potential significant environmental effects that may result with construction of the project. When identified, the Study recommended mitigation measures intended to reduce potential significant environmental effects to a level of insignificance. The IS provides an analysis of several project-related issues, including traffic/circulation. This analysis was considered by the Planning Commission as part of the project application review and is recommended for approval.

Notice of the issuance of the draft Mitigated Negative Declaration and IS was prepared under the direction of Rincon Inc. (an environmental planning firm) and was published on November 10, 2006, was posted in accordance with City procedures. The draft Mitigated Negative Declaration and IS were transmitted to interested State and local agencies, including the Governor's Office of Planning and Research (OPR), the State agency responsible for the IS distribution to affected State agencies. The State-required public review period was set from November 9, 2006 to December 8, 2006. At the conclusion of the public review period, six comment letters were received addressing the Draft Mitigated Negative Declaration/Initial Study (MND/IS). These letters are provided in Exhibit D to Attachment 17, with their responses provided as Appendix E to the MND/IS. The comments provided by the letters have been addressed and the comments do not affect the conclusions reached in the IS, nor do they require any changes to the suggested mitigation measures.

CONCLUSION

Staff is recommending adoption of the attached resolutions granting approval of the Development Permit Application in that: (i) the development meets all of the standards and requirements of the Municipal Code; and, (ii) the development will not be detrimental to any of the residents, neighborhood, community, or the City as a whole.

PUBLIC NOTIFICATION

The Public Hearing noticed for the September 17, 2007 City Council meeting was published in The Tribune on September 7, 2007, posted in the City's three Public Hearing posting locations and the project site, was mailed to property owners within 300 feet of the project site, and the agenda was posted in accordance with the Brown Act.

ALTERNATIVES

1. Adopt Resolution No. 07- adopting the Mitigated Negative Declaration prepared for Development Permit Application Number 05-025; adopt Resolution No. 07- adopting the Specific Development Plan for Development Permit Application Number 05-025, pursuant to Planning Commission recommended Conditions of Approval and City Council adopted findings; adopt Resolution No. 07- granting a Coastal Development Permit for Development Permit Application No. 05-025, pursuant to the Planning Commission recommended findings and City Council adopted findings; adopt Resolution No. 07- approving Site and Architectural Plans for Development Permit Application No. 05-025, pursuant to Planning Commission recommended conditions and City Council adopted findings; and, adopt Resolution No. 07- approving the Tentative Tract Map for Development Permit Application Number 05-025, pursuant to Planning Commission recommended Conditions of Approval and City Council adopted findings, or

2. i) Deny adoption of the Mitigated Negative Declaration prepared for Development Permit Application Number 05-025, by making the necessary findings, ii) Deny the Specific Development Plan for Development Permit Application Number 05-025, by making the necessary findings, iii) Deny the Coastal Development Permit for Development Permit application No. 05-025, by making the necessary findings, iv) Deny the Site and Architectural Plans for Development Permit Application No. 05-025, by making the necessary findings, and v) Deny the Tentative Tract Map for Development Permit Application Number 05-025, by making the necessary findings, or

3. Provide direction to staff.

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Adopt Resolution No. 07- , adopting the Mitigated Negative Declaration prepared for Development Permit Application No. 05-025, as recommended by the Planning Commission; and
2. Adopt Resolution No. 07- , adopting the Specific Development Plan for Development Permit Application No. 05-025, pursuant to the Planning Commission recommended Conditions of Approval and City Council adopted findings; and
3. Adopt Resolution No. 07- , granting the Coastal Development Permit for Development

Permit Application No. 05-025, pursuant to Planning Commission recommended Conditions of Approval and City Council adopted findings; and

4. Adopt Resolution No. 07- approving Site and Architectural Plans for Development Permit Application Number 05-025, pursuant to Planning Commission recommended Conditions of Approval and City Council adopted findings;
5. Adopt Resolution No. 07- , approving the Tentative Tract Map for Development Permit Application Number 05-025, pursuant to Planning Commission recommended Conditions of Approval and City Council adopted findings.

FISCAL IMPACT

The project involves a major financial private investment for the development and its associated infrastructure requirements. The project, when completed, will provide an increase in transient occupancy tax revenues to the City. New employment and associated sales taxes associated with the project will also incrementally increase local tax revenues. In that the project site is located in the Grover Beach Improvement Agency (Redevelopment) Project boundary, the Agency will receive an increase in tax increment associated with the development's anticipated property tax increase.

ATTACHMENTS

1. City Council (CC) Resolution No. 07- , Mitigated Negative Declaration
2. CC Resolution No. 07- , Specific Development Plan
3. CC Resolution No. 07- , Coastal Development Permit
4. CC Resolution No. 07- , Architectural Approval
5. CC Resolution No. 07- , Tentative Tract Map
6. Project Data Sheet
7. Vesting Tentative Tract Map
8. Preliminary Parking Level Plan
9. Preliminary Site Plan
10. Preliminary Grading and Drainage Plan
11. Preliminary Landscape Plan, Final Habitat Restoration Plan
12. First Floor Plan
13. Second Floor Plan
14. Third Floor Plan
15. Roof Plan
16. Elevations (Revised)
17. Mitigated Negative Declaration/Initial Study
18. Coastal Planned Commercial (C-P-C) District regulations
19. Excerpt, Local Coastal Program
20. Coastal Commission comment letter
21. Applicant letter re: coastal plan consistency
22. Letter dated January 26, 2007 from the State Department of Parks and Recreation
23. February, 2007 Biological Report
24. Excerpt, May 8, 2007 Planning Commission Minutes
25. Adopted/Signed Planning Commission Resolutions
26. Memorandum dated August 1, 2007 from Rincon Consultants, Inc. addressing the noise waiver issue
27. Letter dated August 14, 2007 from Althouse and Meade, Inc. on the Meadow Creek buffer issue
28. Project habitat restoration plan for Meadow Creek and its buffer area (under separate cover)

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RESOLUTION NO. 07-85

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION RELATING TO DEVELOPMENT PERMIT APPLICATION NO. 05-025, FILED BY IGIT, INC., FOR PROPERTY LOCATED AT 105 WEST GRAND AVENUE

WHEREAS, the City of Grover Beach prepared an Initial Study and draft Mitigated Negative Declaration for Development Permit Application 05-025, involving adoption of a Specific Development Plan, a Coastal Development Permit, Architectural and Site Plans, and a Vesting Tentative Tract Map to allow for the construction of a 29,189 square foot mixed-use commercial/ hotel condominium development project at 105 West Grand Avenue; and

WHEREAS, the notice of the availability and circulation of the draft Mitigated Negative Declaration (environmental determination) was properly advertised in the manner required by law; and

WHEREAS, the Planning Commission of the City of Grover Beach, at its meetings of May 8 and August 14, 2007, conducted duly noticed public hearings on the draft Mitigated Negative Declaration for Development Permit Application No. 05-025 and recommended its adoption; and

WHEREAS, the City Council of the City of Grover Beach, at its meetings of July 16 and September 17, 2007, conducted duly noticed public hearings on the draft Mitigated Negative Declaration for Development Permit Application No. 05-025; and

WHEREAS, the City Council has reviewed and considered the Initial Study, provided as an Attachment to the September 17, 2007 staff report, prepared to support the adoption of the Mitigated Negative Declaration for Development Permit Application No. 05-025; and

WHEREAS, the approval of Development Permit Application No. 05-025 will not have a significant effect on the environment because the mitigation measures included within the Initial Study and as listed in Exhibit "A", and which will be incorporated as project conditions of approval; and

WHEREAS, all mitigation measures will be monitored pursuant to Section 10.5 of the City of Grover Beach Environmental Procedures in accordance with the Mitigation Monitoring Plan prepared for this project and as a provided as Exhibit "B" to this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach **DOES HEREBY ADOPT** the Mitigated Negative Declaration relating to the Development Permit Application No. 05-025.

On motion by Council Member Nicolls, seconded by Council Member Ashton, and on the following roll-call vote, to wit:

AYES:	Council Members Ashton, Bright, Nicolls, Mayor Pro Tem Shoals, and Mayor Lieberman
NOES:	None
ABSENT:	None
ABSTAIN:	None

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The foregoing **RESOLUTION NO. 07-85** was **PASSED, APPROVED, AND ADOPTED** on this 17th day of September, 2007.

_____
STEPHEN C. LIEBERMAN, MAYOR

Attest:

_____
DONNA L. McMAHON, CITY CLERK

Approved as to Form:

_____
MARTIN D. KOCZANOWICZ, CITY ATTORNEY

Exhibit "A"

MM-1 Prior to issuance of building permits, proposed lighting shall be indicated on site plans that demonstrates that spill-over of lighting would not affect adjacent properties. The lighting plan shall incorporate lighting that direct light pools downward to prevent glare on adjacent and surrounding areas. Lights shall have solid sides and reflectors to further reduce lighting impacts by controlling light spillage. Light fixtures that shield adjacent properties from excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used.

MM-2 Prior to issuance of grading and construction permits, the applicant shall submit the results of a geologic evaluation conducted to determine of naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

MM-3 Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive:

1) Portable generators
2) IC Engines
3) Concrete batch plants
4) Rock and pavement crushing
5) Tub grinders
6) Trommel screens.

To minimize delays, the applicant shall contact Gary Willey of the APCD's Engineering Division at (805) 781-5912 prior to the start of the project for specific information regarding permitting requirements.

MM-4 Prior to issuance of grading and construction permits, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

1) Reduce the amount of disturbed area where possible.
2) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
3) All dirt stockpile areas should be sprayed daily as needed.
4) All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
5) All trucks hauling dirt, sand, soil, or other loose materials shall be covered or two feet of freeboard (minimum vertical distance between top offload and top of trailer) shall be maintained in accordance with CVC Section 23114;
6) Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

MM-5 Prior to issuance of construction permits, to reduce the air quality impacts of the project, the following measures shall be considered as part of the final project design and approval:

1) Utilization of low energy parking lot and building exterior lighting
2) Utilization of roof material with a solar reflectance value meeting EPA/DOE Energy Star rating to reduce summer cooling demands
3) Provide on-site banking (ATM)
4) Provide on-site bicycle parking
5) Improve public transit accessibility by providing a transit turnout on Grand Avenue with transit stop amenities (bus shelter, bench)
6) Provide street tree plantings that will enhance the vegetative shading of the south facing building elevation
7) Increase building energy efficiency rating by 10 percent above what is currently required by Title 24 (May be also be necessary to meet interior noise standards)

MM-6 The applicant shall provide preferential parking for carpool and vanpool vehicles, and one bicycle parking space for every 10 car parking spaces.

MM-7 Prior to occupancy clearance, the applicant shall create a Multi-Modal Access Guide, which includes maps and other information on how to walk and cycle to nearby destinations. In addition, the applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy. The applicant shall be responsible for maintaining this board and updating it every two months.

MM-8 Prior to issuance of construction permits, proposed plans shall show that only APCD approved wood burning devices would be installed (if applicable). APCD approved devices include the following:

1) All EPA-Certified Phase II wood burning devices.
2) Catalytic wood burning devices that emit less than or equal to 4.1 grams per hour of particulate matter that are not EPA-Certified but have been verified by a nationally-recognized testing lab.
3) Non-catalytic wood burning devices that emit less than or equal to 7.5 grams per hour of particulate matter that are not EPA-Certified but have been verified by a nationally-recognized testing lab.
4) Pellet-fueled woodheaters.
5) Dedicated gas-fired fireplaces.

MM-9 The following standard construction mitigation measures for construction equipment shall apply during construction activities:

1) Maintain all construction equipment in proper tune according to manufacturer's specifications
2) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel
3) Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines
4) Maximize, to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines
5) All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit

MM-10 In the event archaeological and/or paleontological resources are unearthed or discovered during any construction activities, the following standards apply:

1) Construction activities shall cease, and the City of Grover Beach Community Development Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist/Northern Chumash Tribal Council representative, and disposition of artifacts may be accomplished in accordance with state and federal law.
2) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the City of Grover Beach Community Development Department so that proper disposition may be accomplished.

MM-11 Implement all recommendations provided in the site specific Geotechnical Investigation (GSI Soils Inc. May 24, 2005).

MM-12 Prior to issuing a building permit, the applicant in coordination with City staff shall agree upon restoration and enhancement measures that will be applied to the 0.5-mile reach of Meadow Creek as described with the Grover Beach Local Coastal Plan. These measures could include, but may not be limited to planting riparian and other native plants, removal of non-native invasive vegetation, and in-channel habitat improvements.

MM-13 The City Council of Grover Beach shall adopt Noise Element Implementation Measure 5.5 for this proposed project; allowing relaxation of noise standards to allow the reasonable use of the property.

MM-14 The project shall include the following design components to attenuate noise that may be ex design components to attenuate noise that may be experienced by resident's onsite:

- Exterior Doors: Exterior doors are solid core with superior weatherization packages-including high quality gasketing/weather stripping at jambs, heads, and door bottoms. Doors with a minimum STC of 35 should be used for doorways facing Highway 1 and West Grand Avenue and should be insulated in conformance with California Title 24 requirements.
- Windows: Windows should have a minimum Standard Transmission Class (STC) of 35 and be properly installed, weather-stripped, and insulated. Glass in both windows and doors should not exceed 20% of floor area in a room. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less per ANSI specification).
- Exterior Walls: Exterior walls consist of stucco or brick veneer when possible. These should be framed walls with 7/8" stucco over ½" plywood on the exterior and one layer of ½" gypsum board on the interior (plus R-13 cavity insulation) will be appropriate for sound isolating construction. If wood siding is used anywhere on exterior walls, sub layers of plywood, gypsum board, or backboard are recommended to bring the overall exterior sheathing weight to at least 5 psf. The exterior wall facing material shall be stucco and/or shall be designed for a minimum STC of 45.
- Roof/Ceiling Assembly: Roofs of clay or concrete tile or composition roofing over 5/8" plywood on 2x roof joints and separately-framed ceilings of ½" gypsum board on 2x framing with R-19 above are recommended for sound-isolating construction. Roof vents facing Highway 1 and West Grand Avenue should be baffled.
- Air Conditioning: Air conditioning or a mechanical ventilation system should be installed so that windows may remain closed
- Outside Air Intakes for HVAC Systems: Air intake ducts should include 1"-thick acoustical lining and at least one elbow.
- Kitchen and Bathroom Ventilation: Kitchen and bathroom ventilation ducts should include at least two elbows.
- General Air tightness: All building joints should be carefully detailed and sealed to avoid weakening the exterior envelope. Both exterior and interior surfaces should be sealed at joints and isolating joints. Electrical boxes in framed, exterior walls or ceilings should be backed with sheet caulking outlet box pads (such as "Lowry" pads). For all building "shell" construction, all interior gypsum board joints at dissimilar surfaces (floors, door and window frames, electrical boxes, etc.) should include acoustical sealant. The reference of ASTM E497 (Standard Practice for Installing Sound- Isolating Lightweight Partitions) and ASTM C919 (Practice for Use of Sealants in Acoustical Applications) in construction document is advised.

MM-15 To minimize construction noise impacts, the project applicant shall limit all construction activities to 7:00 a.m. to 7:00 p.m. Mondays through Fridays and 9:00 a.m. to 5:00 p.m. Saturdays, Sundays, and holidays.

MM-16 All stationary construction equipment shall be located at least 300 feet from identified sensitive receptors unless noise reducing engine housing enclosures or noise screens are provided by the contractor. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited.

MM-17 Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of a sensitive receptor.

MM-18 External noise-generating equipment associated with commercial uses (e.g., HVAC units, etc.) shall be shielded from adjacent residential units or enclosed with solid sound barriers.

MM-19 The owners or operators of commercial uses shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes.

MM-20 Common walls between horizontal (side-by-side) and vertical (stacked) mixed use commercial/residential development shall be noise-insulated to provide attenuation of indoor noise levels.

MM-21 Concurrent with plans submitted for building permit review, a landscape plan shall be submitted demonstrating that site landscaping includes low water usage and/or drought resistant plantings.

MM-22 Interior water conservation measures, as required by the State of California, shall be incorporated into the project. These include, but are not limited to:

- Installation of low flow toilets and urinals in all new construction.
- Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures
- Installation of self-closing faucets in all lavatories

Exhibit "B"

CITY OF GROVER BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

MITIGATION MEASURES AND MITIGATION MONITORING PROGRAM
Development Permit Application No. 05-025

Pursuant to the California Environmental Quality Act (CEQA) and Title 14, Chapter 3 of the California Code of Regulations (State CEQA Guidelines), a Mitigated Negative Declaration has been prepared for Application No. 05-025. The application involves a Specific Development Plan that proposes the development of a 29,189 square foot retail commercial/20 unit condominium hotel development on a 26,270 square foot site in the Coastal Planned Commercial (C-P-C) District. The project site is generally located at 105 West Grand Avenue. Pursuant to Article 5, Section 15063, an initial study was prepared to evaluate the potential environmental effects of the proposed development.

As part of the Initial Study prepared for this project, mitigation measures have been identified to reduce potential impacts to a level of insignificance. The mitigation measures are specific to and attributable to the project application and can be conditioned and monitored as part of the project implementation. Pursuant to Article 7, Section 15097, a monitoring program has been prepared that identifies the specific mitigation measures, and its implementation and monitoring responsibility.

Mitigation Measure (MM)-1
As part of the final plans submitted for building permit review, a lighting plan shall be submitted. The proposed lighting shall demonstrate that spill-over of lighting would not affect adjacent properties. The lighting plan shall incorporate lighting that direct light pools downward to prevent glare on adjacent and surrounding areas. Lights shall have solid sides and reflectors to further reduce lighting impacts by controlling light spillage. Light fixtures that shield adjacent properties from excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used.
Implementation Responsibility
Community Development Department (CDD) - The lighting plans shall be reviewed as part of the building permit plan review. The project shall be conditioned and requirements placed on construction plans.
Monitoring Responsibility
CDD-Planning, Building. Monitor during site construction inspections.

Mitigation Measure (MM)-2
The applicant shall submit the results of a geologic evaluation conducted to determine of naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may

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include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

Implementation Responsibility

CDD- The project shall be conditioned and requirements placed on construction plans.

Monitoring Responsibility

CDD-Engineering, Building. Monitor during site construction inspections.

Mitigation Measure (MM)-3

Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive:

1) Portable generators
2) IC Engines
3) Concrete batch plants
4) Rock and pavement crushing
5) Tub grinders
6) Trommel screens.

To minimize delays, the applicant shall contact Gary Willey of the APCD's Engineering Division at (805) 781-5912 prior to the start of the project for specific information regarding permitting requirements.

Implementation Responsibility

CDD- The project shall be conditioned and requirements placed on construction plans prior to site construction.

Monitoring Responsibility

CDD- Building. Monitor during construction inspections and on a complaint basis.

Mitigation Measure (MM)-4

Prior to issuance of grading and construction permits, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

1) Reduce the amount of disturbed area where possible.
2) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
3) All dirt stockpile areas should be sprayed daily as needed.
4) All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
5) All trucks hauling dirt, sand, soil, or other loose materials shall be covered or two feet of freeboard (minimum vertical distance between top offload and top of trailer) shall be maintained in accordance with CVC Section 23114;

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6) Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water shall be used where feasible.

Implementation Responsibility
CDD- Require, as condition of approval, that grading and construction plans reflect requirements set forth in the mitigation measure.
Monitoring Responsibility
CDD-Engineering, Building. Monitor through inspections during site grading and construction, and on a complaint basis.

Mitigation Measure (MM)-5
Prior to issuance of construction permits, to reduce the air quality impacts of the project, the following measures shall be considered as part of the final project design and approval:

1) Utilization of low energy parking lot and building exterior lighting
2) Utilization of roof material with a solar reflectance value meeting EPA/DOE Energy Star rating to reduce summer cooling demands
3) Provide on-site banking (ATM)
4) Provide on-site bicycle parking
5) Provide street tree plantings that will enhance the vegetative shading of the south facing building elevation
6) Increase building energy efficiency rating by 10 percent above what is currently required by Title 24 (May be also be necessary to meet interior noise standards)

Implementation Responsibility
CDD- Applicant shall be notified of the measure, and plans submitted for building permit review shall be evaluated for conformance.
Monitoring Responsibility
CDD-Planning, Building.

Mitigation Measure (MM)-6
The applicant shall provide preferential parking for carpool and vanpool vehicles, and one bicycle parking space for every 10 car parking spaces.
Implementation Responsibility
CDD- Applicant shall be notified of the measure, and plans submitted for building permit review shall be evaluated for conformance.
Monitoring Responsibility
CDD-Planning, Building.

Mitigation Measure (MM)-7
Prior to occupancy clearance, the applicant shall create a Multi-Modal Access Guide, which includes maps and other information on how to walk and cycle to nearby destinations. In addition, the applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy. The applicant shall be responsible for maintaining this board and updating it every two months.

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Implementation Responsibility
CDD- Applicant shall be notified of the measure, and Guide shall be provided to the city prior to final use and occupancy.
Monitoring Responsibility
CDD-Planning, Building.

Mitigation Measure (MM)-8
Prior to issuance of building permits, proposed plans shall show that only
APCD approved wood burning devices would be installed in new residential units (if applicable). APCD approved devices include the following:

1) All EPA-Certified Phase II wood burning devices.
2) Catalytic wood burning devices that emit less than or equal to 4.1 grams per hour of particulate matter that are not EPA-Certified but have been verified by a nationally-recognized testing lab.
3) Non-catalytic wood burning devices that emit less than or equal to 7.5 grams per hour of particulate matter that are not EPA-Certified but have been verified by a nationally-recognized testing lab.
4) Pellet-fueled wood heaters.
5) Dedicated gas-fired fireplaces.

Implementation Responsibility
CDD- Ensure that building plans reflect the any type of wood burning devises proposed meet APCD requirements.
Monitoring Responsibility.
CDD-Building. Inspection of building construction during project development to ensure compliance with approved plans..

Mitigation Measure (MM)-9
The following standard construction mitigation measures for construction equipment shall apply during construction activities:

1) Maintain all construction equipment in proper tune according to manufacturer's specifications
2) Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel
3) Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines
4) Maximize, to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines
5) All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas to remind drivers and operators of the 5 minute idling limit

Implementation Responsibility
CDD- Require, as condition of approval, that grading and construction plans reflect requirements set forth in the mitigation measure.

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Monitoring Responsibility
CDD-Engineering, Building. Monitor through inspections during site grading and construction, and on a complaint basis.

Mitigation Measure (MM)-10
In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:

1) Construction activities shall cease, and the City of Grover Beach Community Development Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist/Northern Chumash Tribal Council representative, and disposition of artifacts may be accomplished in accordance with state and federal law.
2) In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the City of Grover Beach Community Development Department so that proper disposition may be accomplished.

Implementation Responsibility
CDD- The project shall be conditioned and notes placed on construction plans reflecting mitigation measure.
Monitoring Responsibility
CDD- Site will be monitored during site inspections.

Mitigation Measure (MM)-11
Implement all recommendations provided in the site specific Geotechnical Investigation (GSI Soils Inc., May 24, 2005)
Implementation Responsibility
CDD- The project shall be conditioned and the department shall ensure that the report is submitted with building and grading plans. Through plan review, the department shall ensure that site construction conforms to the requirements of the report.
Monitoring Responsibility
CDD-Engineering, Building. Monitor through inspections during site construction.

Mitigation Measure (MM)-12
Prior to issuance of a building permit, the applicant in coordination with City staff shall agree upon restoration and enhancement measures that will be applied to the 0.5-mile reach of Meadow Creek as described with the Grover Beach Local Coastal Plan. These measures could include, but may not be limited to planting riparian and other native plants, removal of non-native invasive vegetation, and in-channel habitat improvements.
Implementation Responsibility
CDD- The Department shall ensure that the Plan is submitted to the City Engineer as part of the building permit review requirements.
Monitoring Responsibility
CDD-Planning, Engineering,

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Mitigation Measure (MM)-13
The City Council of Grover Beach shall adopt Noise Element Implementation Measure 5.5 for this proposed project; allowing relaxation of noise standards to allow the reasonable use of the property.
Implementation Responsibility
CDD-Planning. Measure 5.5 shall be recommended for adoption as part of the project application approval.
Monitoring Responsibility
CDD-Planning.

Mitigation Measure (MM)-14
The project shall include the following design components to attenuate noise that may be ex design components to attenuate noise that may be experienced by resident's onsite:

- Exterior Doors: Exterior doors are solid core with superior weatherization packages-including high quality gasketing/weather stripping at jambs, heads, and door bottoms. Doors with a minimum STC of 35 should be used for doorways facing Highway 1 and West Grand Avenue and should be insulated in conformance with California Title 24 requirements.
- Windows: Windows should have a minimum Standard Transmission Class (STC) of 35 and be properly installed, weather-stripped, and insulated. Glass in both windows and doors should not exceed 20% of floor area in a room. Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less per ANSI specification).
- Exterior Walls: Exterior walls consist of stucco or brick veneer when possible. These should be framed walls with 7/8" stucco over ½" plywood on the exterior and one layer of ½" gypsum board on the interior (plus R-13 cavity insulation) will be appropriate for sound isolating construction. If wood siding is used anywhere on exterior walls, sub layers of plywood, gypsum board, or backboard are recommended to bring the overall exterior sheathing weight to at least 5 psf. The exterior wall facing material shall be stucco and/or shall be designed for a minimum STC of 45.
- Roof/Ceiling Assembly: Roofs of clay or concrete tile or composition roofing over 5/8" plywood on 2x roof joints and separately-framed ceilings of ½" gypsum board on 2x framing with R-19 above are recommended for sound-isolating construction. Roof vents facing Highway 1 and West Grand Avenue should be baffled.
- Air Conditioning: Air conditioning or a mechanical ventilation system should be installed so that windows may remain closed
- Outside Air Intakes for HVAC Systems: Air intake ducts should include 1"-thick acoustical lining and at least one elbow.
- Kitchen and Bathroom Ventilation: Kitchen and bathroom ventilation ducts should include at least two elbows.
- General Air tightness: All building joints should be carefully detailed and sealed to avoid weakening the exterior envelope. Both exterior and interior surfaces should be sealed at joints and isolating joints. Electrical boxes in framed, exterior walls or ceilings should be backed with sheet caulking outlet box pads (such as "Lowry" pads). For all building "shell" construction, all interior gypsum board joints at dissimilar surfaces (floors, door and window frames, electrical boxes, etc.) should include acoustical sealant. The reference of ASTM E497 (Standard Practice for Installing Sound- Isolating Lightweight Partitions) and ASTM

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C919 (Practice for Use of Sealants in Acoustical Applications) in construction document is advised.

Implementation Responsibility
CDD-Planning, Building. Building plans shall be reviewed for conformance.
Monitoring Responsibility
CDD- Building. Verification shall be made during building inspections.

Mitigation Measure (MM)- 15
To minimize construction noise impacts, the project applicant shall limit all construction activities to 7:00 a.m. to7:00 p.m. Mondays through Fridays and 9:00 a.m. to 5:00 p.m. Saturdays, Sundays, and holidays.
Implementation Responsibility
CDD- Project shall be conditioned and notes limiting construction hours placed on plans.
Monitoring Responsibility
CDD-Building. During site construction monitor through building inspections and on a complaint basis.

Mitigation Measure (MM)- 16
All stationary construction equipment shall be located at least 300 feet from identified sensitive receptors unless noise reducing engine housing enclosures or noise screens are provided by the contractor. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited.
Implementation Responsibility
CDD- Project shall be conditioned and notes placed on construction plans.
Monitoring Responsibility
CDD-Building. During site construction monitor through building inspections.

Mitigation Measure (MM)- 17
Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of a sensitive receptor.
Implementation Responsibility
CDD- Project shall be conditioned and notes placed on construction plans.
Monitoring Responsibility
CDD-Building. During site construction monitor through building inspections.

Mitigation Measure (MM)-18
External noise-generating equipment associated with commercial uses (e.g., HVAC units, etc.) shall be shielded from adjacent residential units or enclosed with solid sound barriers.
Implementation Responsibility
CDD- Planning, Building. The project shall be required to comply with this measure, and building plans shall be reviewed for conformance.
Monitoring Responsibility
CDD- Verify compliance during site inspections and final conformance check prior to building final/occupancy release.

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Mitigation Measure (MM)- 19
The owners or operators of commercial uses shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes.
Implementation Responsibility
CDD- Planning, Building.. The project shall be required to comply with this measure, and building plans shall be reviewed for conformance.
Monitoring Responsibility
CDD- Verify compliance with fire requirements during site inspections and final conformance check prior to building final/occupancy release.

Mitigation Measure (MM)- 20
Common walls between horizontal (side-by-side) and vertical (stacked) development shall be noise-insulated to provide attenuation of indoor noise levels.
Implementation Responsibility
CDD- Planning, Building. Building plans shall be reviewed for conformance.
Monitoring Responsibility
CDD- Building. Verification shall be made during building inspections.

Mitigation Measure (MM)- 21
Concurrent with plans submitted for building permit review, a landscape plan shall be submitted demonstrating that site landscaping includes low water usage and/or drought resistant plantings.
Implementation Responsibility
CDD- The project shall be conditioned to submit, as part of the building permit submittal, a final landscaped plan. The department shall ensure that the plans reflect the requirements of the mitigation measure.
Monitoring Responsibility
CDD- Plantings and requirements to be monitored during site inspections and conformance with the final approved landscape plan to be made prior to building final/occupancy release.

Mitigation Measure (MM)-22
Interior water conservation measures, as required by the State of California, shall be incorporated into the project. These include, but are not limited to:

- Installation of low flow toilets and urinals in all new construction.
- Installation of water heating system and pipe insulation in all new construction to reduce water used before water reaches equipment or fixtures
- Installation of self-closing faucets in all lavatories

Implementation Responsibility
CDD-Planning, Building. Building plans shall be reviewed for conformance.
Monitoring Responsibility
CDD- Building. Verification shall be made during building inspections.

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RESOLUTION NO. 07-86

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA ADOPTING A SPECIFIC DEVELOPMENT PLAN FOR DEVELOPMENT PERMIT APPLICATION NO. 05-025, FILED BY IGIT, INC., FOR PROPERTY LOCATED AT 105 WEST GRAND AVENUE

WHEREAS, the Planning Commission of the City of Grover Beach, at its meetings of May 8 and August 14, 2007, recommended to the City Council adoption of a Specific Development Plan for Development Permit Application No. 05-025, filed by IGIT, Inc., for the construction of a new mixed-use retail commercial/hotel condominium development at 105 West Grand Avenue; and

WHEREAS, the City Council of the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 05-025 requesting approval of a Specific Development Plan to allow for the construction of a 29,189 square foot mixed-use retail commercial/ hotel condominium development to be located at 105 West Grand Avenue (APN No. 060-201-009) in the Coastal Planned Commercial (C-P-C) Zoning District; and

WHEREAS, a Mitigated Negative Declaration has been prepared for Development Permit Application No. 05-025 to meet state and local environmental law requirements, and the City Council reviewed and considered the Mitigated Negative Declaration along with its Initial Study and Mitigation Measures; and

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

WHEREAS, the City Council of the City of Grover Beach has reviewed and considered Development Permit Application No. 05-025 at Public Hearings on July 16 and September 17, 2007; and

WHEREAS, the City Council for the City of Grover Beach makes the following findings:

FINDINGS: In accordance with Municipal Code Section 9122.5, Specific Development Plan, and Municipal Code Section 9144.5, Use Permits, Subsection (B) Approval, the City Council finds the following:

1. **The proposed development will not be detrimental to the health, safety, welfare, morals, comfort and general welfare of the persons residing in the neighborhood of the use.** As conditioned and with the mitigation measures required of the Mitigated Negative Declaration, the project proposed by the Specific Development Plan will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons located in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property or improvements in the neighborhood of such proposed use or to the general welfare of the City.** The development proposed by the Specific Development Plan will provide lodging and visitor-serving commercial uses which will enhance the use of the neighborhood and its coastal resources. The project is designed to be compatible with its surrounding uses. The project will provide an economic incentive to the area and the City. The proposed development, as conditioned and mitigated, will not be injurious or detrimental to property

or improvements in the area and will not impair the desirability of investment or occupation in the Beach Neighborhood. The development, once completed and in operation, will provide transient occupancy and sales taxes to the City, and tax increment to the Grover Beach Improvement Agency, both of which will improve the financial condition of the City.

3. **The project is consistent with the text and maps of the Grover Beach General Plan.** The establishment of the mixed use retail commercial/hotel condominium development project, with the General Plan consistency analysis provided in the September 17, 2007 staff report to the City Council, is consistent with the goals, policies and maps of the Grover Beach General Plan, specifically the Beach Neighborhood Plan.

4. **The project is consistent with the City Zoning Ordinance, specifically the Coastal Planned Commercial (C-P-C) District Regulations.** As referenced in the report to the City Council dated September 17, 2007, and as conditioned, the project satisfies applicable provisions of the Zoning Regulations of the City of Grover Beach.

5. **The Specific Development Plan Is consistent with the approved General Development Plan.** The Specific Development Plan will allow for a development that is consistent with the conceptual design and parameters of the General Development Plan, as approved by the City Council on January 8, 2007.

6. **Mitigation of the Noise Levels for the exterior balconies for Hotel units 201 and 205 to acceptable levels is not feasible.** It is not feasible to reduce the noise impacts to acceptable levels, given that the project cannot be re-located to reduce the noise levels and the re-design of the project to eliminate the balconies or enclose them would create a design inconsistency for the project. The noise impact has been reduced to the lowest feasible level and is within a range considered conditionally acceptable level. The hotel units involved are for transient use, not full time occupancy, and the noise levels involved will only occur during day hours and not evening or night hours, where stricter noise standards are generally applied.

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Grover Beach **DOES HEREBY ADOPT** a Specific Development Plan for Development Permit Application No. 05-025, subject to the following conditions:

CONDITIONS OF APPROVAL:

G-1. This Specific Development Plan Approval will not take effect until it is approved by the City Council and the Applicant and Property Owner sign the adopted Resolution agreeing to the terms and Conditions of Approval. Failure to sign within thirty (30) calendar days of the City Council's action shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.

G-2. 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-3. All notes and specifications as shown on the plans shall be considered Conditions of Approval.

G-4. This Resolution shall expire if not used within two (2) years of the date of City Council approval. "Used" shall mean that a building permit has been issued and construction begun, or that all conditions of approval of the Resolution have been met and the purpose for which the Resolution was granted has been executed. If the Resolution will not be used within this time, the applicant is advised to apply for an extension of time a minimum of 30 days prior to the expiration of the Resolution. Said extension of time shall be reviewed by the Planning Commission.

G-5. 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."

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. Any substantial change to the site and development plans that are not consistent with the General Development Plan and/or the Specific Development Plan shall require an amendment to said plan(s) in accordance with the amendment requirements set forth by the Coastal Planned Commercial (C-P-C) zoning regulations.

CDD-2. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. Saturday, Holidays, and Sunday, in accordance with Municipal Code Section 3101.1.

CDD-3. The project shall comply with all City zoning regulations, standards, and 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. A temporary fence shall be constructed on the property lines prior to the footing inspections to ensure there is no encroachment into the public right-of-way during construction in order to maintain a neat, clean and safe construction site. No materials or equipment may be stored in the public right-of-way unless specifically approved by the City.

CDD-6. A final landscape and irrigation plan for the entire site, prepared by a licensed landscape contractor or landscape architect, shall be submitted and approved by the Community Development Director, prior to issuance of any building permits. Said plan to be consistent with the City's adopted *Landscape Standards for Water Conservation.* The plan must contain a note that requires all specified plant material be consistent with *Nursery Standards.* The plan shall include all planting material proposed or required in adjacent public areas, including street trees. Landscaping shall be installed accordance with the approved landscaping plan prior to the final building inspection. In addition, the final landscape plan shall include the requirements set forth by Measures BR-1 and BR-2 as identified in the Biological Report for the Proposed Pacific Coast Hotel (dated February, 2007) prepared by Althouse and Meade, Inc.

CDD-7. All landscape areas shall be separated from paved areas by a six (6) inch concrete curb.

CDD-8. In addition to requirements as set forth by CDD-6, street trees shall be planted at a ratio of one tree per 25 foot of frontage in locations approved by the Community Development Department. Said trees to be maintained by the Property Owner. All street trees shall be of 15-gallon size and consistent with *Nursery Standards.*

CDD-9. An engineered grading plan shall be approved by the City Engineer and grading permit obtained before issuance of a building permit. Prior to pouring any forms or foundations, the applicant's engineer shall certify the grades.

CDD-10. The project proponent shall pay Development Impact Fees in effect at the time building permits are submitted. Said fees shall be paid as a requirement of the issuance of a building permit(s).

CDD-11. Any signage for the proposed development must meet the requirements of the City' sign ordinance and must be approved by the city prior to installation.

CDD-12. A trash enclosure(s) shall be provided on-site to meet City standard specifications and drawings. Said enclosure(s) must be surrounded on three sides with a six (6) foot high solid fence, and on the fourth side with self-closing gates. The enclosure(s) shall be located away from the adjoining residential uses. Enclosure design and located shall be approved by the Community Development Department.

CDD-13. All outside mechanical equipment shall be sound-proofed to minimize noise upon

adjoining residential uses.

CDD-14. All existing and proposed utilities on site, and in the public right of way, running parallel to the entire length of the street frontage, shall be installed underground. Said utilities shall include but are not limited to PG&E, cable television, and telephone. As an option to converting any existing overhead utilities and consistent with City Council Resolution No. 07-62 adopted June 4, 2007, and prior to issuance of any building permits or grading permits, the developer may, by written request, ask the City to consider payment of a cash deposit in lieu of performing the underground conversion that would otherwise be required by City regulations. The amount of said deposit will be Three Hundred Dollars ($300.00) per lineal foot of street frontage, measured at the right-of-way lines where overhead utilities exist.

CDD-15. Lowering or relocation of utilities as well as any street reconstruction that is required as a result of relocation of utilities shall be accomplished at the applicant's expense.

CDD-16. Convents, Conditions, and Restrictions (CC&R's) shall be prepared for the project development and submitted to the City for review. Said organization documents shall include, but not be limited to, the maintenance of all buildings and site improvements, the use or uses authorized on the property, as well as use and operations of the condominium hotel as required by this approval. The CC&R's shall include a provision that does not allow conversion of the hotel units to permanent residential uses. Said CC&R's shall be approved by the City prior to use and occupancy, and subsequent amendments that affect City regulations or requirements shall be first approved by the City.

CDD-17. The hotel condominium units are subject to the following limitations:

a. Unit owners, including any individual, family, or group, shall be limited to a maximum use of 84 days per calendar year.
b. Unit owners will be limited to a maximum of 14 days of use between Memorial Day and Labor Day.
c. When not in residence, owner shall be required to place their unit in a hotel "rent-pool" rotation, which will make all rooms available to the general public for rent.
d. No individual, family or group shall be allowed to rent or occupy any room for more than 29 consecutive days.
e. On a fiscal year basis, the unit owners on an individual or group basis, shall provide an accounting of room usage to the City. This provision is intended to supplement the report requirements as set forth by Section 10606 of Chapter 6, Article X of the City Municipal Code.
f. This condition shall be recorded on the title of the hotel condominium units.

CDD-18. A waiver of the exterior noise requirements for the exterior balconies of Units 201 and 205 is hereby granted pursuant to Noise Element Implementation Measure 5.5.

FIRE DEPARTMENT

FD-1. All required fire suppression requirements of the City Fire Department, as identified in their letter dated July 6, 2006, shall be installed.

FD-2. The project elevator shall be sized and rated to accommodate emergency personnel and an ambulance gurney, and shall be marked as such.

FD-3. Fire sprinklers shall be required for the project pursuant to City Ordinance 04-16.

FD-4. A fire hydrant shall be installed on the south side of the project, at a location approved by the City Fire Department, and equipped with one 4 inch and two 2.5 inch fire hose connections. The Fire Department connection shall be located within 50 feet of the fire hydrant.

FD-5. All driveways shall be signed, marked, and/or posted as a fire lane and shall not be utilized for parking.

PUBLIC WORKS/CITY ENGINEER

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. The Plan shall include the extension and installation of all public utilities to serve the project site.

PWCE-2. All paved areas shall be a minimum of two (2) inches of AC paving over approved base or other City approved driveway material. All driveways and shall be installed in accordance with City specifications.

PWCE-3. All water from new impervious surfaces shall be retained in on-site drainage basins. The design of the basins 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 a subterranean on-site drainage system and future property owners shall be responsible for the maintenance and continued effectiveness of the system.

PW/CE-4. An engineered drainage plan shall be approved by the City Engineer prior to issuance of building permit. Said plan shall be in accordance with City specifications and shall comply with all Mitigation Measures as adopted by the Mitigated Negative Declaration and as required by Federal, State, and local agencies. Included in the design shall be Low Impact Development (LID) design techniques to mitigate stormwater runoff pollution as outlined in the MND comment letter from the Regional Water Quality Control Board.

PW/CE-5. 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-6. Curb, gutter and sidewalk, and applicable street pave out for the entire project street frontage of West Grand Avenue and State Highway 1 to City/CALTRANS standard specifications shall be designed and improved as depicted on the approved plans, and constructed at the applicant's expense. The applicant shall be responsible for obtaining all required encroachment permits for the roadway improvements.

PW/CE-7. The development shall be connected to the City of Grover Beach water and sewer facilities. The applicant shall be responsible for the installation of extensions of water and sewer facilities to serve the site, to the requirements and specifications of the Public works Superintendent and City Engineer.

PW/CE-8. The applicant shall be responsible for adjusting the height of the project entrance driveway and project site as a result of the final design improvements to the West Grand Avenue/Meadow Creek bridge replacement project.

PW/CE-9. West Grand Avenue be designed and striped to provide for a double left hand turn lane for the east bound traffic, to the satisfaction of the City Engineer.

STORM WATER PROGRAM

SWP-1. Temporary drainage control measures shall be in place on the construction site during the months of November through April. Downhill cuts or fill shall be lined utilizing Best Management Practices (BMP) and Low Impact Development (LID) techniques to control erosion from runoff.

SWP-2. Rain gutters and down spouts shall be provided on all roof areas, and splash boxes provided under down spouts [Municipal Code Section 9140.2 (L)] and shall be directed to the subterranean on-site drainage system.

SCHOOL DISTRICT

SD-1. Building Permits shall not be issued until clearance is received from the School Districts that school impacts have been mitigated.

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 be relocated on private property unless there is a lawful right for them to remain in the public right-of-way.

MITIGATED NEGATIVE DECLARATION

MND-1. Specific Development Plan Approval is conditioned upon acceptance and compliance with all mitigation measures provided in the adopted Mitigated Negative Declaration. A note to this effect shall be placed on all building permit and

construction plans.

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 – Public Works Department Condition
APCD – Air Pollution Control District Condition
SWP – Storm Water Program Condition

On motion by Council Member Nicolls, seconded by Council Member Ashton, and on the following roll-call vote, to wit:

AYES:	Council Members Ashton, Bright, Nicolls, and Mayor Lieberman
NOES:	Mayor Pro Tem Shoals
ABSENT:	None
ABSTAIN:	None

the foregoing **RESOLUTION NO. 07-86** was **PASSED, APPROVED, AND ADOPTED** on this 17th day of September, 2007.

STEPHEN C. LIEBERMAN, MAYOR

Attest:

DONNA L. McMAHON, CITY CLERK

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 Council.

_____ _____

Applicant Date

_____ _____

Property Owner or Authorized Agent Date

RESOLUTION NO. 07-87

RESOLUTION OF CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA GRANTING A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT PERMIT APPLICATION NO.05-025, FILED BY IGIT, INC., FOR PROPERTY LOCATED AT 105 WEST GRAND AVENUE

WHEREAS, the Planning Commission of the City of Grover Beach, at its meetings of May 8 and August 14, 2007, recommended to the City Council the granting of a Coastal Development Permit for Development Permit Application No. 05-025, filed by IGIT, Inc., for the construction of a new mixed-use retail commercial/hotel condominium development at 105 West Grand Avenue; and

WHEREAS, the City Council of the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 05-025 requesting the granting of a Coastal Development Permit to allow for the construction of a 29,189 square foot mixed-use retail commercial/ hotel condominium development to be located at 105 West Grand Avenue (APN No. 060-201-009) in the Coastal Planned Commercial (C-P-C) 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, a Mitigated Negative Declaration has been prepared for Development Permit Application No. 05-025 to meet state and local environmental requirements, and the Planning Commission reviewed and considered the Mitigated Negative Declaration along with its Initial Study and Mitigation Measures; and,

WHEREAS, the City Council has reviewed and considered the Coastal Development Permit for Development Permit Application No. 05-025 at Public Hearings on July 16 and September 17, 2007; and

WHEREAS, the City Council for the City of Grover Beach makes the following findings:

In accordance with Municipal Code Part 45-Coastal Development Permit Procedures, the City Council finds the following:

1. The project is an appealable Development and a public hearing has been conducted in accordance with the Grover Beach Municipal Code (GBMC) Section 9145.7.

2. The project was noticed 10 days prior to the public hearing in the Tribune, notice was given by first class mail to property owners within three hundred feet and residents within one hundred feet, the notice was transmitted to the district office of the California Coastal Commission, and the notice was posted in three places in the City as prescribed by Section 9145.6.

3. The project will provide visitor serving lodging and commercial uses that will provide increased access to coastal resources and uses consistent with the intent of the state Coastal Act. The project is hereby found to be consistent with the policies, standards, and design guidelines of the City of Grover Beach Local Coastal Program, as stated the

Coastal Plan consistency analysis as presented in the September 17, 2007 staff report to the City Council.

4. The project will not modify or significantly impact existing public access to coastal resources, but will provide for lodging facilities to enhance access to the coastal resources. It has been determined that the project will be in conformity with the Public Access and recreation Policies of Chapter 3 of the State Coastal Act.

NOW, THEREFORE, BE IT RESOLVED that City Council for the City of Grover Beach **DOES HEREBY GRANT** a Coastal Development Permit for Development Permit Application No. 05-025, subject to the following conditions:

CONDITIONS OF APPROVAL:

G-1. This Coastal Development Permit will not take effect until it is granted by the City Council and the Applicant and Property Owner sign the adopting Resolution agreeing to the terms and Conditions of Approval. Failure to sign within thirty (30) days shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.

G-2. 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-3. All notes and specifications as shown on the plans shall be considered Conditions of Approval.

G-4. 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."

G-5. This Resolution shall be subject to approval of a Specific Development Plan and to the conditions sets forth by Resolution No. 07-86 as well as the Mitigation Measures of the

adopted Mitigated Negative Declaration.

On motion by Council Member Nicolls, seconded by Council Member Ashton, and on the following roll-call vote, to wit:

AYES:	Council Members Ashton, Nicolls, and Mayor Lieberman
NOES:	Council Member Bright and Mayor Pro Tem Shoals
ABSENT:	None
ABSTAIN:	None

the foregoing **RESOLUTION NO. 07-87** was **PASSED, APPROVED, AND ADOPTED** on this 17th day of September, 2007.

STEPHEN C. LIEBERMAN, MAYOR

Attest:

DONNA L. McMAHON, CITY CLERK

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 Council.

Applicant _____ Date _____

Property Owner or Authorized Agent _____ Date _____

RESOLUTION NO. 07-88

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING SITE AND ARCHITECTURAL PLANS FOR DEVELOPMENT PERMIT APPLICATION NO. 05-025, FILED BY IGIT, INC., FOR PROPERTY LOCATED AT 105 WEST GRAND AVENUE

WHEREAS, the Planning Commission of the City of Grover Beach, at its meetings of May 8 and August 14, 2007 recommended to the City Council approval of Site and Architectural Plans for Development Permit Application No. 05-025, filed by IGIT, Inc., for the construction of a new mixed-use retail commercial/hotel condominium development at 105 West Grand Avenue; and

WHEREAS, the City Council of the City of Grover Beach has received for its review and consideration a Staff Report and presentation in connection with Development Permit Application No. 05-025, filed by IGIT, Inc., requesting approval of Architectural and Site Plans to allow for the construction of a 29,189 square foot mixed-use retail commercial/ hotel condominium development to be located at 105 West Grand Avenue (APN No. 060-201-009) in the Coastal Planned Commercial (C-P-C) 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, a Mitigated Negative Declaration has been prepared for Development Permit Application No. 05-025 to meet state and local environmental requirements, and the Planning Commission reviewed and considered the Mitigated Negative Declaration along with its Initial Study and Mitigation Measures; and,

WHEREAS, the City Council of the City of Grover Beach has reviewed and considered Development Permit Application No. 05-025 at Public Hearings on July 16 and September 17, 2007; and,

WHEREAS, the City Council for the City of Grover Beach makes the following findings:

FINDINGS: In accordance with Municipal Code Section 9144.3 Architectural Approval, Subsection (B) Purpose and Intent, the City Council finds the following:

1. **The architecture and general appearance of the buildings and grounds are in keeping with the character of the neighborhood.** The project has been designed to be consistent with and complimentary to Beach Neighborhood.

2. **The proposed design is not detrimental to the orderly and harmonious development of the City.** The project, as proposed and as designed, is consistent with existing commercial development in the West Grand Avenue corridor and is compatible with proposed visitor-serving commercial in the Beach Neighborhood.

3. **The development does not impair the desirability of investment or occupation in the neighborhood.** The project will compliment existing and planned projects visitor-serving uses in the area and in the Grand Avenue corridor.

4. **The proposal is consistent with applicable guidelines or standards for the project**

area. The project, as designed, is consistent with overall intent of the Beach Neighborhood and with the design standards set forth for the project area.

5. **The project is consistent with the text and maps of the Grover Beach General Plan.** The establishment of the mixed use hotel/commercial development project, with the General Plan consistency analysis provided in the September 17, 2007 staff report to the City Council, is consistent with the goals, policies and maps in the Land Use Element of the Grover Beach General Plan, specifically the Beach Neighborhood Plan.

6. **The project is consistent with the City Zoning Ordinance, specifically the Coastal Planned Commercial (C-P-C) District Regulations.** As referenced in the report to the City Council dated September 17, 2007 and as conditioned, the project satisfies applicable provisions of the Zoning Regulations of the City of Grover Beach.

NOW, THEREFORE, BE IT RESOLVED that the City Council for the City of Grover Beach **DOES HEREBY APPROVE** Architectural and Site Plans for Development Permit Application No. 05-025, subject to the following conditions:

CONDITIONS OF APPROVAL:

All conditions of approval as set forth in Resolution No. 07-86 approving the Specific Development Plan are applicable to this Resolution.

On motion by Council Member Nicolls, seconded by Council Member Ashton, and on the following roll-call vote, to wit:

AYES:	Council Members Ashton, Nicolls, and Mayor Lieberman
NOES:	Council Member Bright and Mayor Pro Tem Shoals
ABSENT:	None
ABSTAIN:	None

The foregoing **RESOLUTION NO. 07-88** was **PASSED, APPROVED, AND ADOPTED** on this 17th day of September, 2007.

STEPHEN C. LIEBERMAN, MAYOR

Attest:

DONNA L. McMAHON, CITY CLERK

Approved as to Form:

_____
MARTIN D. KOCZANOWICZ, CITY ATTORNEY

RESOLUTION NO. 07-89

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING A TENTATIVE TRACT MAP FOR DEVELOPMENT PERMIT APPLICATION NO. 05-025, FILED BY IGIT, INC., FOR PROPERTY LOCATED AT 105 WEST GRAND AVENUE

WHEREAS, the Planning Commission of the City of Grover Beach, at its meetings of May 8 and August 14, 2007, recommended to the City Council approval of a Tentative Tract Map for Development Permit Application No. 05-025, filed by IGIT, Inc., for the construction of a new mixed-use retail commercial/hotel condominium development at 105 West Grand Avenue; and

WHEREAS, the City Council of the City of Grover Beach has received for its review and consideration a staff report in connection with Development Permit Application No. 05-025, filed by IGIT, Inc., that proposes the subdivision of an existing parcel into a twenty-eight (28) unit condominiums and one (1) common area lot to allow for the construction of a commercial/hotel development at 105 West Grand Avenue (APN 060-201-009) in the Coastal Planned Commercial (C-P-C) Zoning District; and

WHEREAS, the Notice of Public Hearing was properly advertised and publicly posted in the manner required by law; and

WHEREAS, a Mitigated Negative Declaration has been prepared for Development Permit Application No. 05-025 to meet state and local environmental law, and the City Council reviewed and considered the Mitigated Negative Declaration along with its Initial Study and Mitigation Measures; and,

WHEREAS the City Council reviewed and considered the Tentative Tract Map for Development Permit Application 05-025 at Public Hearings conducted on July 16 and September 17, 2007; and

WHEREAS, the City Council for the City of Grover Beach makes the following findings:

FINDINGS: In accordance with Municipal Code Article IX, Chapter 2, Subdivision Regulations, Section 9201.2 Purpose, the City Council finds the following:

1. Public Hearing notification has been given in the time and in the manner required by State Law and City Code.

2. The proposed Tentative Tract Map for the 26 hotel room/condominium, hotel support, and commercial airspace units and a common area lot for a commercial development, as referenced in the September 17, 2007 staff report to the City Council, as designed, and with the conditions of approval, is in conformity with both the intent and provisions of the General Plan and Zoning Ordinance, Article IX, Chapter 1 of the City of Grover Beach Municipal Code.

3. With the drainage design submitted as part of the application and with the conditions of approval, drainage from the proposed subdivision would not result in the violation of existing requirements prescribed by the City of Grover Beach Storm Water Management Plan.

4. As referenced in the staff report to the City Council, the site is physically suitable for the proposed type and intensity of development and, with the approval process for Tentative Tract Map, there is sufficient opportunity provided to review the proposed development and ensure minimal impacts on surrounding properties.

5. The approval of Tentative Tract Map creating twenty-six (26) commercial/ hotel room condominium, hotel support, and commercial airspace units and one (1) common lot will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in that the proposed uses are similar to and compatible with neighboring uses in the area.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach **DOES HEREBY APPROVE** a Tentative Tract Map for Application No. 05-025, subject to the following conditions:

CONDITIONS OF APPROVAL

GENERAL

1. Approval of this Tentative Tract Map is not valid until it is approved by the City Council and the Applicant and Property Owner sign the adopting Resolution agreeing to the terms and Conditions of Approval. Failure to sign within 30 calendar days of the City Council's action shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.

2. 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.

3. All notes and specifications as shown on the plans shall be considered Conditions of Approval

COMMUNITY DEVELOPMENT DEPARTMENT

CDD-1. Prior to issuance of Certificate of Occupancy and finalization of building permits, the applicant shall provide to the Community Development Department two (2) copies of the final map, one hard-copy and the other a computer diskette in a format compatible with the City's GIS system.

CDD-2. The Final Map shall include the following Certificate:

CITY COUNCIL CERTIFICATE

This is to certify that this final tract map substantially conforms to the tentative map approved by the City Council at a duly authorized meeting held on the 17th day of September, 2007.

_____
City Clerk

CDD-3. This map shall expire if not recorded within 24 months of the date of City Council approval. If the map will not be recorded within this time, the applicant is advised to apply for an extension of time a minimum of 30 days prior to the expiration of the map. Said extension of time shall be reviewed by the Planning Commission.

CDD-4. A Mylar copy of the improvement plans shall be submitted to and approved by the City Engineer and Community Development Director.

CDD-5. Prior to recordation, either monuments shall be set or a cash bond be presented to the City guaranteeing their setting within one year.

CDD-6. The final map shall be prepared by a licensed engineer or licensed land surveyor.

CDD-7. Prior to recordation of the final map, the engineering plan check fees shall be paid.

CDD-8. On-site drainage sites and all required drainage easements established benefiting all properties shall be shown on the recorded parcel map.

CDD-9. A shared maintenance agreement, including but not limited to a property owners association or equivalent for driveway, on-site water retention, and any common parking areas and landscaping, shall be established benefiting all condominium lots, and causing said properties to share in the cost of maintenance and repair of all facilities.

CDD-10. Conditions, Covenants, and Restrictions and/or organizational documents shall be presented to the City 30 days prior to a request to review and process to allow the City to review the documents for conformance with the conditions of approval prior to map recordation.

CDD-11. The final map submitted for review and approval shall provide all data and information as required by the City's subdivision regulations including defined easements for all existing and proposed public utilities and access, easements for drainage, and required survey data. The final map submittal shall include a condominium plan, as defined by Section 1351 of the State Civil Code.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

PW/CE-1. All properties to be connected to the City of Grover Beach water and sewer facilities shall individually be serviced with water and stubbed out to each unit prior to recordation, or a cash bond shall be posted with the City, the amount to be determined by the City Engineer and the Community Development Director.

PW/CE-2. Each condominium lot shall be individually serviced with underground utilities including PG&E, gas, cable television, and telephone and shall be stubbed out to each lot prior to map recordation, or a cash bond shall be posted with the City, the amount to be determined by the City Engineer and the Community Development Director.

PW/CE-3. The applicant shall install full curb, gutter and sidewalks along the project's West Grand Avenue and State Highway 1 frontages, including the return at State Highway 1, to the specifications of the Public Works Superintendent and City Specifications and CALTRAN'S standards. The applicant shall be responsible for obtaining a State encroachment permit prior to construction of frontage improvements within the State right-of-way.

PW/CE-4. The applicant shall be responsible for adjusting the height of the project entrance driveway and project site as a result of the final design improvements to the West Grand Avenue/Meadow Creek bridge replacement project.

PW/CE-5. Prior to final map recordation, the applicant shall complete all required public improvements to the satisfaction of the City Engineer, or shall post a cash bond with the City in the amount of 150% of the City Engineer's estimate.

PW/CE-6. Subsequent to completion of all required public improvements, as finaled by the Public Works Department and prior to release of bonds for said improvements, the contractor shall file standard contractor public works guarantee with the City to the satisfaction of the City Engineer. Said public works improvement guarantee shall be for a period of one (1) year.

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 be relocated on private property unless there is a lawful right for them to remain in the public right-of-way.

MITIGATED NEGATIVE DECLARATION

MND-1. Approval of the Tentative Tract Map is conditioned upon acceptance and compliance with all mitigation measures provided in the adopted Mitigated Negative Declaration. A note to this effect shall be placed on all building permit and construction plans.

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

G- General Condition
CDD- Community Development Department Condition
PW/CE- Public Works/City Engineer Condition
U-Utilities Condition

On motion by Council Member Nicolls, seconded by Council Member Ashton, and on the following roll-call vote, to wit:

AYES:	Council Members Ashton, Nicolls, and Mayor Lieberman
NOES:	Council Member Bright and Mayor Pro Tem Shoals
ABSENT:	None
ABSTAIN:	None

the foregoing **RESOLUTION NO. 07-89 was PASSED, APPROVED, AND ADOPTED** on this 17th day of September, 2007.

_____
STEPHEN C. LIEBERMAN, MAYOR

Attest:

_____
DONNA L. McMAHON, CITY CLERK

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 Council.

_____ _____

Applicant Date

_____ _____

Property Owner or Authorized Agent Date

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Coastal Commissioners Patrick Kruer & April Vargas

Mailing Address: 45 Fremont St., Suite 2000

City: San Francisco, CA Zip Code: 94105-2219 Phone: (415) 904-5200

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Grover Beach

2. Brief description of development being appealed:

Proposed mixed use condominium hotel/commercial development.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

105 West Grand Avenue, Grover Beach APN 060-201-009

RECEIVED
OCT 0 5 2007
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

4. Description of decision being appealed (check one.):

☐ Approval; no special conditions

☒ Approval with special conditions:

☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-GRB-07-051

DATE FILED: October 5, 2007

DISTRICT: Central Coast

CCC Exhibit C
(page 1 of 8 pages)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

- ☐ Planning Director/Zoning Administrator
- ☒ City Council/Board of Supervisors
- ☐ Planning Commission
- ☐ Other

6. Date of local government's decision: September 17, 2007

7. Local government's file number (if any): 05-025

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Ron Perkins
IGIT, Inc.
166 S. 10th St.
Grover Beach, CA 93433

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Ray Heatherington, Project Planner
George Hansen, Community Development Director
City of Grover Beach
154 S. Eighth Street
Grover Beach, CA 93433

(2)

(3)

(4)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT
Page 3

State briefly your reasons for this appeal. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)

See Attached.

Note: The above description need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signed: _____
Appellant or Agent

Date: October 5, 2007

Agent Authorization: I designate the above identified person(s) to act as my agent in all matters pertaining to this appeal.

Signed: _____

Date: _____

CCC Exhibit C
(page 4 of 8 pages)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Signature of Appellant(s) or Authorized Agent

Date: 10.05.07

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize _____
to act as my/our representative and to bind me/us in all matters concerning this appeal.

Signature of Appellant(s)

Date:

CCC Exhibit C
(page 5 of 8 pages)

Reasons for Appeal: City of Grover Beach Coastal Development Permit Application No. 05-025/Approval Resolution No. 07-87 (Pacific Coast Hotel)

The City of Grover Beach approved a mixed-use 20 unit condominium hotel/commercial development, located adjacent to Meadow Creek at the corner of Highway One and Grand Avenue, in the Coastal Planned Commercial (C-P-C) Zoning District of Grover Beach. The City approved project raises Local Coastal Program (LCP) and Coastal Act conformance issues as follows:

1) Allowable Uses/Public Access/Visitor-Serving Recreation

The proposed condominium hotel project is located in the LCP designated C-P-C Zoning District and Beach Neighborhood. The LCP intends that these areas maintain and enhance public access to and along the shoreline and provide visitor-serving needs. Under the LCP, mixed-use developments that combine dwelling units with commercial uses are not permitted in the C-P-C Zoning District (Table 1 – Uses Permitted Within Commercial Districts). Thus, allowing the private ownership of condominium units (quasi-residential dwellings) is inconsistent with the LCP and is not an appropriate use within the C-P-C Zoning District. In addition, the City approved project raises issues regarding consistency with the LCP and Coastal Act public access and recreation policies (including LCP zoning ordinance section 9122.14(M) and Coastal Act Section 30213). The City's LCP and Coastal Act both require that development in this area maintain or enhance public access to and along the shoreline. The Coastal Act requires the protection, encouragement, and where feasible, the provision of lower-cost visitor and recreational facilities. The City's approval does not include an analysis of the feasibility of providing lower cost visitor and recreation facilities at this site, nor does the City's approval include provisions to ensure that such opportunities are provided with the project. Thus, the LCP and Coastal Act public access and recreation policies and ordinances have not been adequately addressed.

2) Environmentally Sensitive Habitat Areas (Meadow Creek)

The LCP requires the protection and enhancement of Meadow Creek and its riparian corridor, including requiring minimum buffer distances. The approved project locates new development in close proximity to these sensitive habitat areas, and it appears that the City's approval lacks adequate measures to avoid impacts and significant disruptions to the resources as required by the LCP such as, adequate buffers, native landscaping, water quality protection facilities, screening and attenuation for noise, lights, and activities, etc. (including Policy 5 for the western branch of Meadow Creek and Zoning Regulations Sections 9122.14 (E), (F), (I), and (J)). The LCP also includes a specific setback standard for projects adjacent to the western branch of Meadow Creek. The LCP requires a minimum buffer distance of 50 feet or other appropriate buffer established by a habitat restoration plan approved by the Department of Fish and Game (CDF&G). The City approved the project based on a 50-foot creek setback measured from the centerline of the creek; there is not evidence of CDF&G review. However, setbacks are meant to be measured from the resource being buffered, and in this case the top of bank/edge of riparian vegetation defines the creek. The approved project includes drainage apparatus within approximately 20 feet of top of bank and approximately 12 feet from the upland edge of riparian vegetation in this sense, and includes the main building itself within approximately 35 feet of the top of bank and approximately 25 feet from the upland edge of riparian vegetation. These structures impinge on the creek, and do not appear appropriately sited to avoid significant

degradation of the creek resource. The Meadow Creek buffer distance and method of measurement used by the City appear to be inadequate to protect Meadow Creek ESHA. In sum, the approved project locates new development adjacent to a sensitive habitat area and extends development into the requisite Meadow Creek buffer area. In addition, impacts to ESHA and/or riparian corridors have not clearly been avoided and/or mitigated where unavoidable.

3) Marine and Coastal Water Quality

The LCP requires that new development be sited and designed to protect and enhance the filtration capabilities of Meadow Creek, including requiring that drainage be filtered and treated to address urban pollutants prior to any discharge. In addition, retention basins must be capable of retaining the first two hours of a fifty-year storm (including LCP Policy 2, 3, and Action Standard #1 for the western branch of Meadow Creek and Zoning Regulations Sections 9122.14 (C) and (H)). The project proposes to use a stormwater detention facility located within the 50-foot creek buffer to handle runoff. It is not clear to what degree the units approved are capable of appropriately filtering and treating runoff in this situation. Moreover, additional analysis of rainfall levels, the amount of impervious surfacing, soil types, facility storage volumes and flow-through rates are needed to ensure that site runoff can be adequately controlled. Thus, it is unclear if marine resource and coastal water quality protection measures included in the project are sited and designed adequately to meet the LCP standards, including to the degree such issues engender LCP creek/ESHA issues as well (as cited above).

4) Scenic Resources and Community Character

The LCP requires that new development in this area be designed compatible and complimentary to the existing natural vegetation and landforms, and that it contribute to an attractive, beach-oriented, visual theme which enhances the quality of the recreational experience within the Coastal Zone (including LCP Policy F.1.b, and Zoning Regulations Sections 9122.14 (A), (B), and (G)). The project is located in a visually sensitive area by virtue of its shoreline location and its visibility from Highway 1 and other major public view corridors. The project has 3-story elements and features a large tower at the corner of the highly visible intersection. It also essentially fills the site with structures that block shoreline views, and loom over public viewing areas. The project will have a significant impact on public views to and along the shoreline and will substantially alter the visual character of the surrounding beach community. The City approved project did not provide a comprehensive visual analysis that considered the community character of the C-P-C Zoning District and Beach Neighborhood, nor did it evaluate through photo simulations all views to and along the shoreline from Highway One, Grand Avenue, the adjacent beach and dunes, and other important public view corridors. It appears that the mass, scale, and development intensity of the approved project is too large and intense at this "gateway" location along the shoreline at Meadow Creek.

In addition and in relation to such questions of appropriate mass and scale, the project appears to be inconsistent with LCP density limits. In the C-P-C Zoning District, the LCP allows a maximum of 20 units per acre. Although the City has indicated that a gross lot size of about 1-acre would allow for 20 units, this calculation includes land within the existing public right-of-way of Highway One and Grand Avenue. In other words, the density calculations were based not just on the developable site area, but also included about 19,300 square feet of right-of-way area. The result is a project that appears too

dense for the size of the developable areas of the parcel. It is not clear how or why the street areas were applied to this calculation and questions are raised as to whether this method of calculating allowable density can be legally applied (including with respect to right-of-way ownership).

5) Development and Public Services

The LCP places requirements on the manner in which public services are distributed within the City. Specifically, the LCP requires that at least 20 percent of the City's total annual water supply capacity and 20 percent of the City's total average daily sewer treatment capacity be reserved and available for new and existing land uses within the City's portion of the coastal zone. The approved development does not provide information on the City's public service capacities, nor does it contain any analysis of the project's anticipated demand on public services. Thus, it is not clear if adequate water and sewer service is available to serve the project consistent with the LCP.

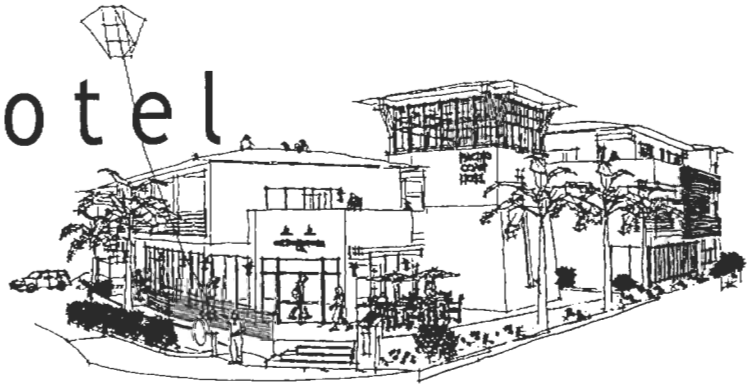
In sum, the City approved project appears to result in overdevelopment of a sensitive "gateway" site adjacent to Meadow Creek ESHA along Highway One with a use that is not allowed under the LCP (and one that it is not conducive to fostering public access and recreation through visitor-serving amenities, including lower-cost visitor-serving amenities) inconsistent with the LCP and the access and recreation policies of the Coastal Act. The approved project appears to be inconsistent with the Coastal Act and LCP use priorities designated for this location, and would appear to significantly and adversely affect community character, coastal views, and ESHA/creek resources. These issues warrant further analysis and review of the project by the Coastal Commission.

Specific Development Plans For:

Pacific Coast Hotel

105 West Grand Avenue

Grover Beach, California 93433



Symbols / Legend

GRID LINE REFERENCE

- GRID LINE TO CENTER OF WALL
- GRID NUMBER OR LETTER
- GRID LINE TO EDGE OF CONCRETE AND STEEL

DETAIL REFERENCE

- DETAIL NUMBER
- SHEET ON WHICH DETAIL IS DRAWN

BUILDING SECTION REFERENCE

- SECTION NUMBER
- SHEET ON WHICH SECTION IS DRAWN

WALL SECTION DETAIL

- DETAIL NUMBER
- SHEET ON WHICH DETAIL IS DRAWN

REVISION REFERENCE

- REVISION REFERENCE NUMBER

ELEVATION DETAIL

- INTERIOR ELEVATION NUMBER

Req'd Special Inspections

Deferred Submittals

THE FOLLOWING [illegible] MATERIALS ARE DEFERRED PER UBC SECTION 106.3.4.2:

1. PREFAB ROOF TRUSS DRAWINGS & CALCS (IF REQUIRED)
2. FIRE SPRINKLER DRAWINGS & CALCS (IF REQUIRED)

NOTE, PER SECTION 106.3.4.2:

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

Project Data

DESCRIPTION: NEW 20 ROOM CONDO-HOTEL, WITH RETAIL AND CAFE SPACE, AND ON-SITE PARKING

APPLICANT: RON PERKINS / COBALT CONSTRUCTION
166 S. 10TH STREET
GROVER BEACH, CA 93433

SITE INFORMATION:
GENERAL PLAN: VISITOR SERVICES / COMMERCIAL
ZONING: C-P-C COASTAL PLANNED COMMERCIAL DISTRICT
JURISDICTION: CITY OF GROVER BEACH
A.P.N.: 060-061-008
FIRE ZONE: NOT REQUIRED
USE PERMIT: SPECIFIC PLAN OR CONDITIONAL USE PERMIT (CUP)
STREET ADDRESS: 935 GRAND AVENUE, GROVER BEACH, CA 93443

LOT SIZE (NET): 26,270 S.F.
LOT SIZE (GROSS): 45,590 S.F. (TO STREET CENTERLINES)

LOT COVERAGE: 83% ALLOWED (15,760 S.F.)
50% PROPOSED (13,085 S.F.)

BUILDING AREAS:
COMMERCIAL = 2,855 S.F.
LODGING = 20,149 S.F.
PARKING GARAGE = 19,070 S.F. (SEMI-SUBTERRANEAN)
STAIRWAYS/MECH = 6,185 S.F.

BUILDING SETBACKS:
PCH HWY 1 = 0'
GRAND AVENUE = 10'
NORTH BOUNDARY = 0'
WEST BOUNDARY = 50' BUFFER TO CREEK C.L.

YARD SETBACKS:
PCH HWY 1 = 0'
GRAND AVENUE = 10'
NORTH BOUNDARY = 0'
WEST BOUNDARY = 50' BUFFER TO CREEK C.L.

HEIGHT ALLOWED: 40'/3 STORIES @ 80% max & 28'/2 STORIES @ 40%
HEIGHT PROPOSED: 40'/3 STORIES @ 31% & 28'/2 STORIES @ 69%

BLDG ENCROACHMENTS: ARCHITECTURAL FEATURES UP TO 36" INTO PUBLIC RIGHT-OF-WAY, PROVIDING MIN 8' CLEARANCE

ENCROACHMENT PERMIT: REQUIRED FOR NEW SIDEWALK, DRIVEWAYS, AND/OR UTILITY TIE-INS

LOT COVERAGE: (1ST FLOOR)	AREA	%	% COVERED/OPEN
BUILDING FOOTPRINT	11,728 S.F.	44.6%	49.7% COVERED
COVERED PATIOS	1,335 S.F.	5.1%	
PAVING (DRIVEWAYS, TRASH ENCL.)	498 S.F.	1.9%	
OPEN PATIOS/BALCONIES	784 S.F.	3.0%	50.3% OPEN
PAVING/FLATWORK	7,274 S.F.	27.7%	
LANDSCAPING	4,651 S.F.	17.7%	
TOTALS	26,270 S.F.	100.0%	100.0%

BUILDING INFORMATION
NUMBER OF STORIES: THREE
OCCUPANCY GROUP(S): M (RETAIL/CAFE)
R-1 (HOTEL)

CONSTRUCTION TYPE:
"M" OCCUPANCY: TYPE V-N
"R-1" OCCUPANCY: TYPE V-N

SPRINKLERED: YES
ROOF RATING: CLASS 'C' MINIMUM
OCCUPANCY SEPARATION: 1 HR BETWEEN UNITS

UTILITY INFORMATION
ELECTRICITY: PACIFIC GAS & ELECTRIC
NATURAL GAS: THE GAS COMPANY
WATER: CITY OF GROVER BEACH
SEWER: CITY OF GROVER BEACH
TELEPHONE: SBC
CABLE: CHARTER CABLE SERVICE

COMPLIANCE:
THE PLANS OF THIS PROJECT SHALL COMPLY WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 1997 UBC.

Building Area Summary

FIRST FLOOR (RETAIL COMMERCIAL/HOTEL ROOMS/SUPPORT)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
LOBBY/ADMIN	HOTEL SUPPORT	898 S.F.	N/A
HOUSEKEEPING	HOTEL SUPPORT	424 S.F.	N/A
UNIT 101	COMMERCIAL CAFE	840 S.F.	458 S.F.
UNIT 102	COMMERCIAL RETAIL	954 S.F.	N/A
UNIT 103	COMMERCIAL RETAIL	450 S.F.	N/A
UNIT 104	COMMERCIAL RETAIL	335 S.F.	N/A
UNIT 105	COMMERCIAL RETAIL	408 S.F.	N/A
UNIT 106	HOTEL ROOM (1B/1BA)	682 S.F.	226 S.F.
UNIT 107	HOTEL ROOM (1B/1BA)	705 S.F.	295 S.F.
UNIT 108*	HOTEL ROOM (1B/1BA)	455 S.F.	80 S.F.
UNIT 109	HOTEL GYM/SPA	872 S.F.	139 S.F.
UNIT 110	HOTEL ROOM (2B/2BA)	1000 S.F.	306 S.F.
UNIT 111	HOTEL ROOM (1B/1BA)	780 S.F.	490 S.F.
UNIT 112	HOTEL ROOM (2B/2BA)	950 S.F.	230 S.F.
UNIT 113	HOTEL ROOM (1B/1BA)	884 S.F.	492 S.F.
CIRCULATION	STAIRS/CIRCULATION	1198 S.F.	N/A
TOTAL FIRST FLOOR AREA:		11,354 S.F.	2,718 S.F.

*INDICATES "COMMON" UNIT, UPPER FLOOR AREAS INCLUDED BELOW

SECOND FLOOR (HOTEL ROOMS)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
UNIT 201	HOTEL ROOM (1B/1BA)	850 S.F.	438 S.F.
UNIT 202	HOTEL ROOM (1B/1BA)	454 S.F.	80 S.F.
UNIT 203	HOTEL ROOM (1B/1BA)	692 S.F.	132 S.F.
UNIT 204	HOTEL ROOM (1B/2BA)	930 S.F.	117 S.F.
UNIT 205	HOTEL ROOM (2B/2BA)	1,022 S.F.	205 S.F.
UNIT 206	HOTEL ROOM (2B/2BA)	1,022 S.F.	205 S.F.
UNIT 207	HOTEL ROOM (STUDIO)	824 S.F.	133 S.F.
UNIT 208	HOTEL ROOM (1B/1BA)	780 S.F.	314 S.F.
UNIT 209	HOTEL ROOM (2B/2BA)	955 S.F.	230 S.F.
UNIT 210	HOTEL ROOM (1B/1BA)	884 S.F.	394 S.F.
CIRCULATION	STAIRS/CIRCULATION	3080 S.F.	N/A
TOTAL SECOND FLOOR AREA:		12,201 S.F.	2,372 S.F.

THIRD FLOOR (HOTEL ROOMS)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
UNIT 301	HOTEL ROOM (1B/1BA)	973 S.F.	655 S.F.
UNIT 302	HOTEL ROOM (2B/2BA)	1,311 S.F.	880 S.F.
UNIT 303	HOTEL ROOM (2B/2BA)	1,383 S.F.	958 S.F.
CIRCULATION	STAIRS/CIRCULATION	1,957 S.F.	N/A
TOTAL THIRD FLOOR AREA:		5,634 S.F.	2,493 S.F.

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Parking Analysis

PARKING ANALYSIS:

COMMERCIAL USE: 1 SPACE PER 250 S.F. GENERAL COMMERCIAL
HOTEL USE: 1 SPACE PER UNIT + 1 PER 20 UNITS

REDUCTIONS: 5% FOR EACH NON-RESIDENTIAL USE
10% IF 1/2 OF PARKING IS BENEATH STRUCTURE...OR
10% IF WITHIN 300' OF TRANSIT ROUTE

PARKING REQUIRED:

A. COMMERCIAL USES
RETAIL/CAFE SPACE: 2,855 S.F. X 1/250 = 11.4 SPACES

B. HOTEL USE
HOTEL UNITS: 20 UNITS X 1 SPACE/UNIT = 20 SPACES
1 SPACE/20 UNITS = 1 SPACES

SUB-TOTAL REQUIRED PARKING: = 32.4 SPACES

TOTAL REQUIRED PROJECT PARKING: = 33 SPACES

PARKING PROVIDED:

STANDARD SPACES = 35
VAN ACCESSIBLE INC. SPACE = 2

TOTAL PARKING PROVIDED: = 37 SPACES

Density Analysis

DENSITY ANALYSIS:

C-P-C ZONE ALLOWS 20 HOTEL UNITS PER ACRE (GROSS AREA)

GROSS AREA: 45,590 S.F. X 43,560 S.F./ACRE = 1.05 ACRES
DENSITY ALLOWED: 20 UNITS PER ACRE X 1.05 ACRES = 20.93 DU
DENSITY PROPOSED: 20 HOTEL UNITS = 20.00 DU

20.93 DU > 20.00 DU ... DENSITY O.K.

Sheet Index

CONDITIONAL USE PERMIT DRAWINGS

SDP-1 TITLE SHEET / SHEET INDEX / PROJECT DATA
SDP-2 VESTING TENTATIVE MAP
SDP-3 PRELIMINARY PARKING LEVEL PLAN
SDP-4 PRELIMINARY SITE PLAN
SDP-5 PRELIMINARY GRADING & DRAINAGE PLAN
SDP-5.1 PRELIMINARY RAINWATER DETAILS
SDP-6 PRELIMINARY LANDSCAPE PLAN
SDP-6.1 FINAL HABITAT RESTORATION PLAN
SDP-7 PRELIMINARY FIRST FLOOR PLAN
SDP-8 PRELIMINARY SECOND FLOOR PLAN
SDP-9 PRELIMINARY THIRD FLOOR PLAN
SDP-10 PRELIMINARY ROOF PLAN
SDP-11 PRELIMINARY SECTIONS
SDP-12 PRELIMINARY ELEVATIONS
SDP-13 PRELIMINARY ELEVATIONS / SECTIONS
SDP-14 PRELIMINARY ELEVATIONS / SECTIONS

Project Directory

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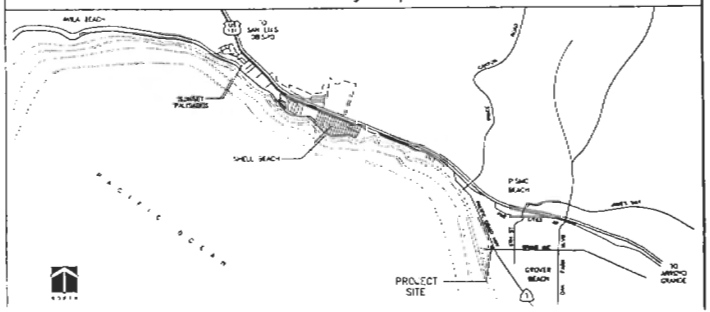
CONTACT: RON PERKINS

ARCHITECT: GARCIA ARCHITECTURE + DESIGN
1037 MILL STREET
SAN LUIS OBISPO, CA 93401
PH: 805.786.4440 FAX: 805.783.1881
CONTACT: GEORGE F. GARCIA, AIA

Vicinity Map



CCC Exhibit D (page 1 of 76 pages)

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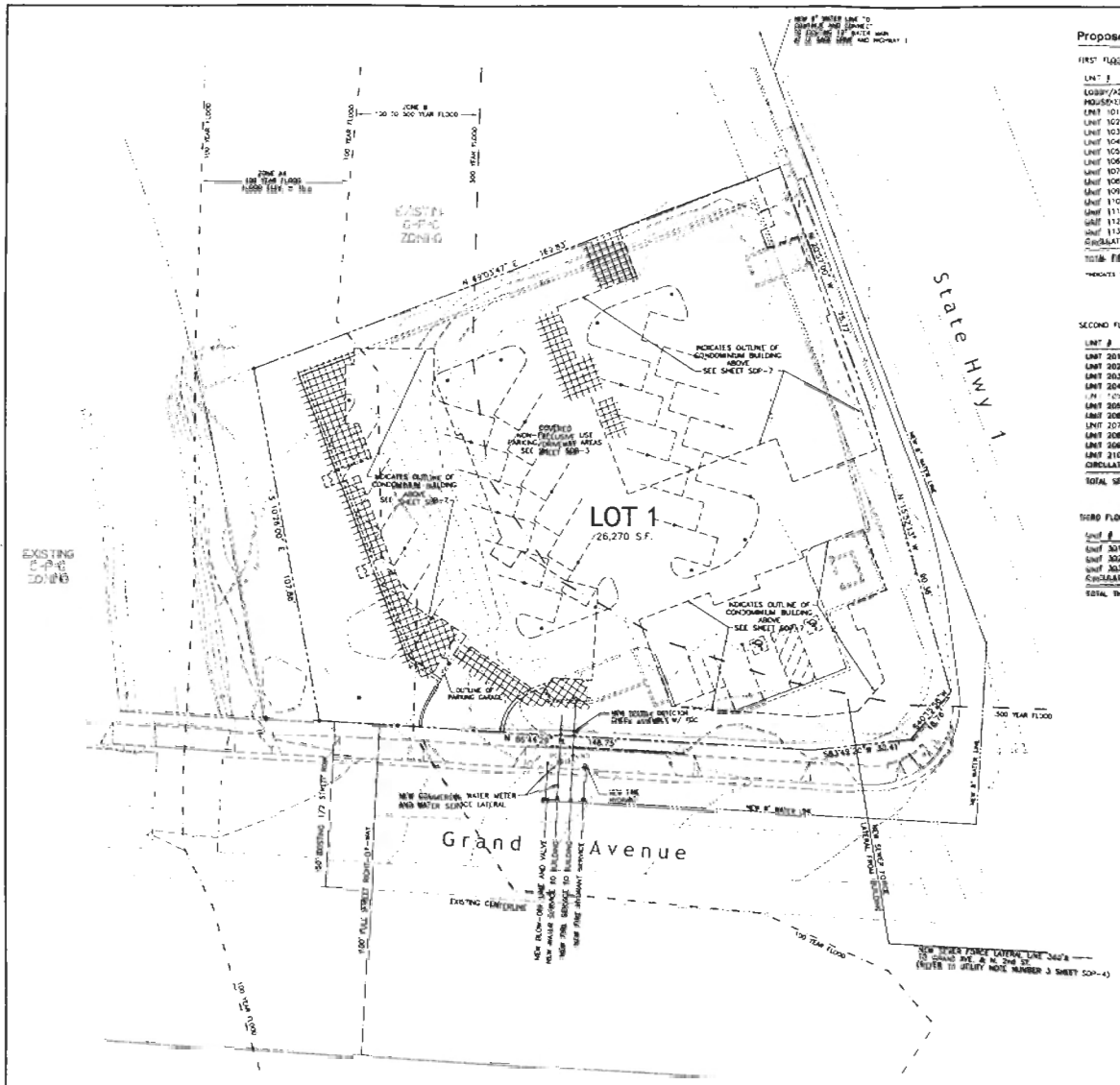
sheet title:
Title Sheet
Project Data

revisions:

key plan:

sheet:
SDP-1



Vesting Tentative Map

NORTH SCALE: 1/16"=1'-0"

Proposed Building / Unit Area Matrix

FIRST FLOOR (RETAIL, COMMERCIAL/HOTEL ROOMS/SUPPORT)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
LOBBY/ADMIN	HOTEL SUPPORT	818 S.F.	N/A
HOUSEKEEPING	HOTEL SUPPORT	466 S.F.	N/A
UNIT 101	COMMERCIAL CAFE	640 S.F.	458 S.F.
UNIT 102	COMMERCIAL RETAIL	934 S.F.	N/A
UNIT 103	COMMERCIAL RETAIL	460 S.F.	N/A
UNIT 104	COMMERCIAL RETAIL	395 S.F.	N/A
UNIT 105	COMMERCIAL RETAIL	406 S.F.	N/A
UNIT 106	HOTEL ROOM (1B/1BA)	982 S.F.	228 S.F.
UNIT 107	HOTEL ROOM (1B/1BA)	705 S.F.	295 S.F.
UNIT 108*	HOTEL ROOM (1B/2BA)	455 S.F.	80 S.F.
UNIT 109	HOTEL GYM/SPA	870 S.F.	139 S.F.
UNIT 110	HOTEL ROOM (2B/2BA)	1,000 S.F.	306 S.F.
UNIT 111	HOTEL ROOM (1B/1BA)	780 S.F.	690 S.F.
UNIT 112	HOTEL ROOM (2B/2BA)	955 S.F.	230 S.F.
UNIT 113	HOTEL ROOM (1B/1BA)	884 S.F.	492 S.F.
CIRCULATION	STAIRS/CIRCULATION	1168 S.F.	N/A
TOTAL FIRST FLOOR AREA:		11,354 S.F.	2,718 S.F.

*INDICATES "DOWNSIDE UNIT, UPPER FLOOR AREAS INCLUDED BELOW

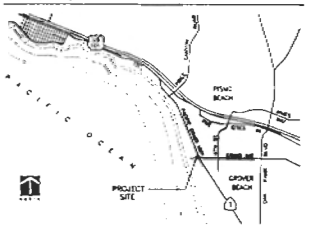
SECOND FLOOR (HOTEL ROOMS)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
UNIT 201	HOTEL ROOM (1B/1BA)	853 S.F.	122 S.F.
UNIT 202	HOTEL ROOM (1B/1BA)	854 S.F.	80 S.F.
UNIT 203	HOTEL ROOM (1B/1BA)	892 S.F.	132 S.F.
UNIT 204	HOTEL ROOM (1B/2BA)	830 S.F.	117 S.F.
UNIT 205*	HOTEL ROOM (1B/1BA)	565 S.F.	458 S.F.
UNIT 206	HOTEL ROOM (2B/2BA)	1,022 S.F.	205 S.F.
UNIT 208	HOTEL ROOM (2B/2BA)	1,622 S.F.	205 S.F.
UNIT 207	HOTEL ROOM (STUDIO)	824 S.F.	133 S.F.
UNIT 208	HOTEL ROOM (1B/1BA)	760 S.F.	316 S.F.
UNIT 209	HOTEL ROOM (2B/2BA)	955 S.F.	230 S.F.
UNIT 210	HOTEL ROOM (1B/1BA)	884 S.F.	384 S.F.
CIRCULATION	STAIRS/CIRCULATION	3080 S.F.	N/A
TOTAL SECOND FLOOR AREA:		12,701 S.F.	2,372 S.F.

THIRD FLOOR (HOTEL ROOMS)

UNIT #	UNIT TYPE	UNIT SIZE	DECK AREA
UNIT 301	HOTEL ROOM (1B/1BA)	973 S.F.	855 S.F.
UNIT 302	HOTEL ROOM (2B/2BA)	1,311 S.F.	880 S.F.
UNIT 303	HOTEL ROOM (2B/2BA)	1,393 S.F.	858 S.F.
CIRCULATION	STAIRS/CIRCULATION	1,857 S.F.	N/A
TOTAL THIRD FLOOR AREA:		5,634 S.F.	2,493 S.F.

Vicinity Map



Project Data

1. PROJECT ADDRESS: 105 GRAND AVENUE, GROVER BEACH, CA
2. LOT SIZE: 43,560 S.F. GROSS / 28,270 S.F. NET
3. GENERAL PLAN:
   EXISTING GP: VISITOR SERVICES / COMMERCIAL
   PROPOSED GP: VISITOR SERVICES / COMMERCIAL
4. ZONING:
   EXISTING ZONING: C-P-D
   PROPOSED ZONING: C-P-C
5. ASSESSOR'S PARCEL NO: 060-201-009
6. WATER SUPPLY: CITY OF GROVER BEACH
7. SEWAGE DISPOSAL: CITY OF GROVER BEACH
8. GAS: SOUTHERN CALIFORNIA GAS COMPANY
9. ELECTRICITY: PACIFIC GAS & ELECTRIC
10. TELEPHONE: SBC PACIFIC BELL
11. PROPOSED LOT AREAS:
    LOT 1 = 26,270 S.F. PARCEL
12. PROPOSED UNIT AREAS:
    SEE UNIT AREA MATRIX THIS SHEET AND/OR REFER TO SHEET SDP-7 FOR FLOOR PLANS

Notes

1. ALL IMPROVEMENTS SHOWN ON THE ACCOMPANING PLANS ARE TO BE CONSTRUCTED AS PART OF THIS CONDO-HOTEL SUBDIVISION.
2. COMMON ACCESS, PARKING, UTILITY AND DRAINAGE EASEMENTS SHALL BE SECURED AS PART OF THIS CONDOMINIUM SUBDIVISION.
3. ALL CONDOMINIUM UNITS SHALL BE PROVIDED WITH INDIVIDUAL WATER AND GAS METERS AS PART OF THIS DEVELOPMENT.
4. PRIVATE DRIVEWAY AND PARKING AREAS SHALL CONSIST OF AC PAVING, CONCRETE, OR OTHER DURABLE SURFACE APPROVED BY THE CITY ENGINEERING DEPARTMENT.
5. ALL NEW CONSTRUCTION SHALL CONFORM TO CITY OF GROVER BEACH STANDARDS AND SPECIFICATIONS.
6. ALL NEW PUBLIC IMPROVEMENTS SHALL CONFORM TO CITY OF GROVER BEACH ENGINEERING STANDARDS AND SPECIFICATIONS.

Flood Information

FIRM COMMUNITY PANEL NUMBER 060308 0001C

ZONE	EXPLANATION
AH	AREAS OF 100-YEAR FLOOD WHERE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

VESTING TENTATIVE MAP

FOR

TRACT 2740

PACIFIC COAST HOTEL

BEING A 1 LOT, 28 UNIT AIRSPACE CONDOMINIUM SUBDIVISION OF PARCEL "B" OF PARCEL MAP OAK-73-420 (10 PM 64), OF THE CITY OF GROVER BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED JANUARY 28, 1974 IN BOOK 10, PAGE 64 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

GROVER BEACH CALIFORNIA

PREPARED FOR:
Owner/Applicant:

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Ron Perkins
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Grover Beach, CA 93433
805.481.8882

PREPARED BY:
Representative

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George P. Garcia, C-24840

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Project Manager

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project
Pacific Coast Hotel
105 Grand Avenue
Grover Beach, CA
93433

owner
Ron Perkins
IGIT, Inc.
166 S. 10th Street
Grover Beach, CA
93433

sheet title:
Vesting
Tentative Map

revisions

legal stuff:

sheet data:
job # 00-0321
CAD file SDP-4.dwg
drawn by pgd
check date 07.18.07
plot date

sheet
SDP-2

CCC Exhibit D
(page 2 of 16 pages)

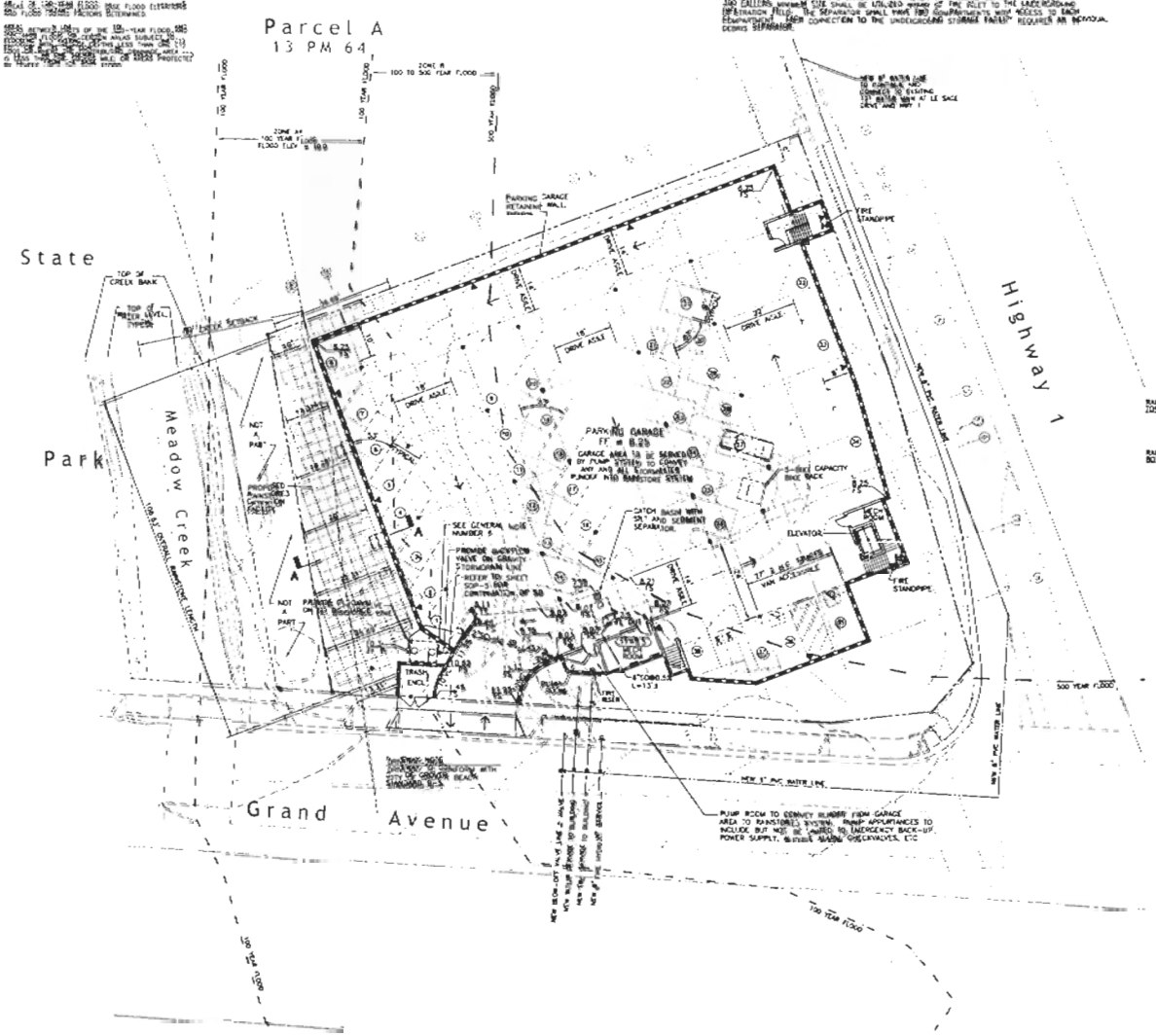
Flood Information

FIRM FLOOD INSURANCE RATE NUMBER 0602C

ZONE	EXPLANATION
AE	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD ZONES ESTABLISHED
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD

General Notes

1. RAINSTORE3 STORMWATER STORAGE FACILITIES SHALL BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS.
2. ALL DRAINAGE RUNOFF FROM NEW IMPERVIOUS AREAS SHALL BE DIRECTED TO NEW DRAINAGE FACILITIES UTILIZING UNDERGROUND PIPING. ADDITIONALLY, ALL ROOF DRAIN AND DOWNSPOUTS SHALL BE CONNECTED AND DIRECTED TO THE NEW DRAINAGE FACILITIES.
3. A 64 GAL 600 DEBRIS SEPARATOR, SIMILAR IN CHARACTER TO A CARLE SEPTIC TANK OF APPROXIMATELY 360 GALLONS MINIMUM SIZE SHALL BE UTILIZED UPSTREAM OF THE INLET TO THE UNDERGROUND INFILTRATION FIELD. THE SEPARATOR SHALL HAVE TWO COMPARTMENTS WITH ACCESS TO EACH COMPARTMENT. "ANY CONNECTION TO THE UNDERGROUND STORAGE FAILED" REQUIRES AN REMOVAL DEBRIS SEPARATOR.
4. THE UNDERGROUND INFILTRATION SYSTEM SHALL BE OUTSIDE THE ZONE OF INFLUENCE FROM ADJACENT BUILDING FOOTINGS AS DEFINED AS A 30 DEGREE ANGLE BETWEEN THE BOTTOM OF ADJACENT FOOTING AND THE BOTTOM OF THE ADJACENT INFILTRATION FIELD. IN THE EVENT THAT THIS SEPARATION CANNOT BE ACHIEVED, A REPORT FROM A LICENSED GEOTECHNICAL ENGINEER SHALL BE SUPPLIED TO JUSTIFY THE PROPOSED LOCATIONS.
5. UNDERGROUND DRAINAGE SYSTEMS SHALL BE DESIGNED TO RETAIN THE AMOUNT OF DRAINAGE SHOWN ON THESE PLANS. IN THE EVENT THAT ROCK FILL IS USED AS PART OF AN UNDERGROUND RETENTION FACILITY, THE VOLUME OF THE POROSITY OF THE ROCK MAY BE UTILIZED. IN THE ABSENCE OF LABORATORY TESTS, 20% POROSITY SHALL BE USED.
6. FINAL PLANS WILL REQUIRE AN OVERFLOW STRUCTURE THAT IS DEPRESSED IN A MANNER THAT IF THE SYSTEM FAILS, A VISUAL WARNING IS APPEARENT TO ALERT THE PROPERTY OWNER OF A SYSTEM FAILURE. REFER TO DESIGN CRITERIA ITEM NUMBER 4 OF THE MEMO "DESIGN OF UNDERGROUND DRAINAGE DETENTION BASINS," DATED MAY 29 2002 FROM THE CITY OF GROVER BEACH ENGINEERING DEPARTMENT.
7. ALL STORM DRAIN PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR35 WITH FLEXIBLE GASKET JOINTS OR EQUAL.

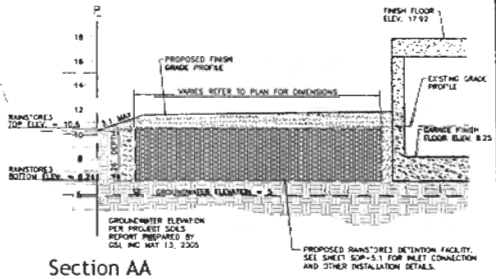


Preliminary Parking Level Plan

SCALE: 1/16"=1'-0"

Preliminary Rainstore^3 Calculation and Detail

EXISTING IMPERVIOUS AREA	0 S.F.
PROPOSED IMPERVIOUS AREA	22,800 S.F.
NET IMPERVIOUS AREA INCREASE	22,800 S.F.
VOLUME TO RETAIN:	22,800 x 0.325 = 7,410 C.F.
RAINSTORE SYSTEM:	ONE (1) UNIT YIELDS 3.2 CF OF STORAGE
REQUIRED RAINSTORE UNITS	7,410 CF / 3.2 CF/UNIT = 2315 UNITS
RAINSTORE DIMENSIONS:	SURFACE AREA = 1800 SF, DEPTH = 4.26 FT (7,670 CF)

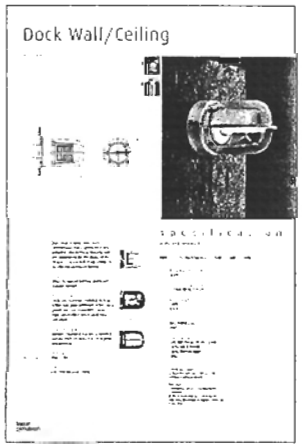


Section AA

NO SCALE

Lighting Legend

▲ LOUIS POULSEN DOCK RAIL LIGHT



garcia architecture + design

consultant:

project:
Pacific Coast Hotel
105 Grand Avenue
Grover Beach, CA
93433

owner:
Ron Perkins
IGIT, Inc.
166 S. 10th Street
Grover Beach, CA
93433

sheet title:
Preliminary Parking Level Plan

legal stuff:

sheet data:

sheet:
SDP-3

CCC Exhibit D (page 3 of 16 pages)

Flood Information

Firm COMMUNITY PANEL NUMBER 060306 0001 C

ZONE	EXPLANATION
AH	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

Legend

ROW	RIGHT OF WAY	SS	SANITARY SEWER
EXIST'G	EXISTING	WL	WATERLINE
AC	ASPHALTIC CONCRETE	SSMH	SANITARY SEWER MANHOLE
TBR	TO BE REMOVED	H.C.	HANDICAP
TYP.	TYPICAL	PVC	POLYVINYL CHLORIDE
CONC.	CONCRETE	FDC	FIRE DEPT CONNECTION
C.&G.B&SW	CURB, GUTTER & SIDEWALK		NEW CONCRETE FLATWORK
BLDG	BUILDING		
DWY	DRIVEWAY		
REQ'D	REQUIRED		
W/CH	WITH/CHANNEL		

General Notes

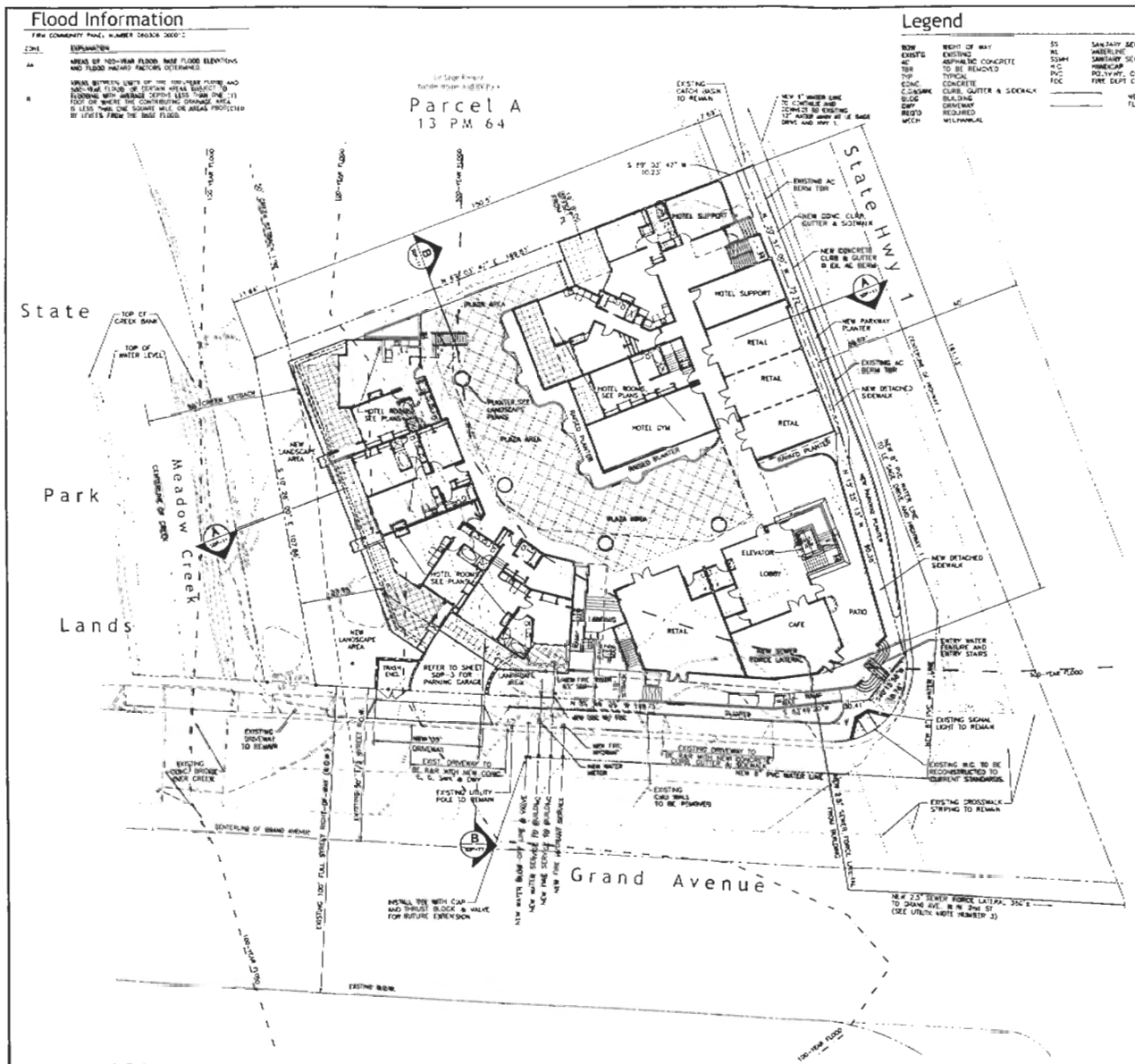
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN ON ALL SHEETS HEREIN.
2. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
3. VERIFY PROPERTY CORNERS PRIOR TO BUILDING LAYOUT AND FOUNDATION WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY OF GROVER BEACH, ITS OFFICIALS, THE ARCHITECT AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
5. ALL WORK SHOWN ON THESE PLANS BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING BUILDING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT EFFECT OR ENHANCE THE WORK DESCRIBED HEREIN SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S OWN EXPENSE.
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSTALLED PER THE LATEST VERSION OF THE STANDARDS, SPECIFICATIONS AND ORDINANCES OF THE CITY OF GROVER BEACH AND THE UNIFORM BUILDING CODE LATEST EDITION. SOLE DISCRETION OF THE CITY BUILDING OFFICIAL SHALL BE FINAL REGARDING SPECIFIC STANDARDS THAT SHALL APPLY AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY BUILDING OFFICIAL.
7. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY BUILDING DEPARTMENT. THE CITY OF GROVER BEACH SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY BUILDING DEPARTMENT WILL BE REJECTED AND WILL BE DONE AT THE CONTRACTOR'S AND/OR OWNER'S OWN RISK.

Utility Notes

1. PROPOSED NEW WATER AND NEW SEWER LINES CROSSING UNION PACIFIC RAILROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED TO UNION PACIFIC GUIDELINES FOR HORIZONTAL DIRECTIONAL DRILLING (HDD) METHODS.
2. AN EASEMENT FROM UNION PACIFIC RAILROAD FOR THE NEW SEWER CROSSING UNION PACIFIC RIGHT-OF-WAY IS REQUIRED AND SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
3. APPLICANT RESERVES THE OPTION TO PROVIDE SEWER UTILITY TO THIS PROJECT THROUGH AN AGREEMENT WITH ADJACENT PROPERTY OWNER TO THE NORTH (LE SAGE). SHOULD A SUFFICIENT PROGRESS LETTER OF INTENT TO BE SUBMITTED TO THE CITY PRIOR TO FINAL IMPROVEMENT PLANS.
4. NEW WATER LINE CONNECTION AT LE SAGE DRIVE AND HIGHWAY 1 SHALL INCLUDE BUT NOT BE LIMITED TO 16 INCH TEE AND THREE VALVES.
5. ALL NEW WATER AND FIRE SERVICES TO BUILDING SHALL BE PROVIDED WITH PROPER BACKFLOW PREVENTION DEVICES ACCORDING TO THE SAN LUIS OBISPO COUNTY CROSS CONNECTION INSPECTION REQUIREMENTS.

Fire Department Notes

1. SPRINKLERS WILL NEED TO BE INSTALLED PER ORDINANCE 04-016
2. A MONITORED FIRE ALARM SYSTEM WITH AUDIBLE AND VISUAL DEVICES WILL NEED TO BE INSTALLED AS WELL AS AN ENUNCIATOR PANEL IN THE LOBBY.
3. HEAT AND SMOKE DETECTORS WILL NEED TO BE INSTALLED IN THE ELEVATOR SHAFT
4. AN HVAC SHUT-OFF WILL BE REQUIRED WHEN THE ALARM IS ACTIVATED
5. A DEDICATED ELECTRICAL CIRCUIT WILL NEED TO BE USED FOR THE ALARM SYSTEM AND A LOCK ON THE DEVICE SHALL BE USED.



Preliminary Site Plan

Sewer Connection at Grand Avenue and North 2nd Street

garcia architecture + design

project:
Pacific Coast Hotel
105 Grand Avenue
Grover Beach, CA
93433

owner:
Ron Perkins
IGIT, Inc.
166 S. 10th Street
Grover Beach, CA
93433

sheet title:
Preliminary Site Plan

sheet data:

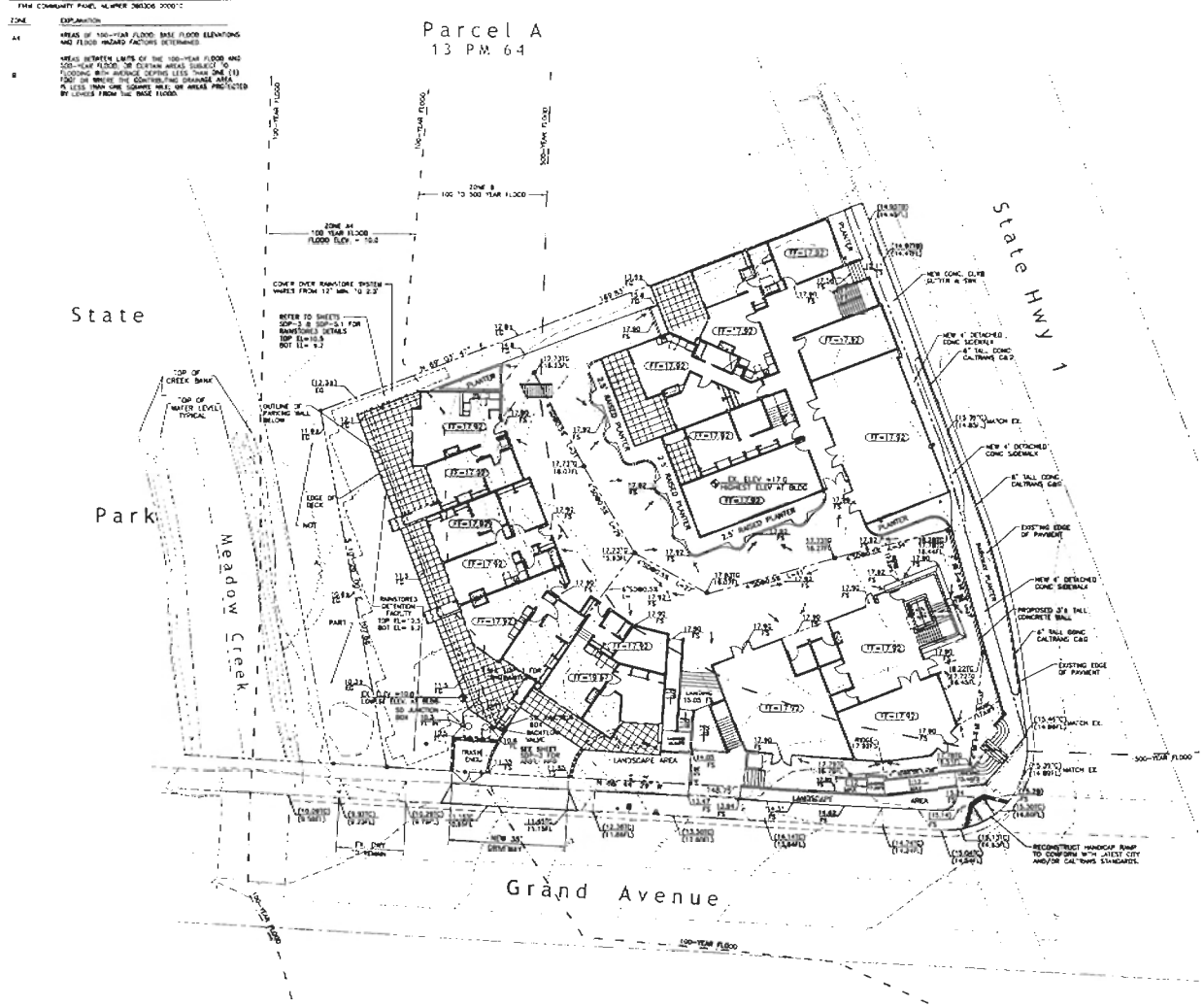
sheet:
SDP-4

CCC Exhibit D (page 4 of 16 pages)

Flood Information

FIRM COMMUNITY PANEL NUMBER 060306 0001 C

ZONE	EXPLANATION
AE	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED
B	AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.



Preliminary Grading and Drainage Plan

NORTH SCALE: 1/16" = 1'-0"

Grading and Drainage Notes

1. REFER TO SHEETS SDP-3 AND SDP-5.1 FOR PROJECT DETENTION FACILITIES
2. TOPOGRAPHIC INFORMATION SHOWN WAS PROVIDED BY TCC SURVEYING, BASED ON A FIELD SURVEY PERFORMED FEBRUARY 2005. CONTOURS SHOWN HAVE BEEN ADJUSTED TO CONFORM WITH THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29)
3. BOUNDARY DATA SHOWN IS BASED ON FOUND MONUMENTS AS SHOWN ON CAL 71-420 (13 PM 64) AND CALTRANS MONUMENT MAP
4. ALL DRAINAGE RUNOFF FROM NEW IMPERVIOUS AREAS SHALL BE DIRECTED TO NEW DRAINAGE FACILITIES UTILIZING UNDERGROUND PIPING. ADDITIONALLY, ALL ROOF DRAIN AND DOWNSPOUTS SHALL BE "TIGHT-LINED" AND CONVEYED TO THE NEW DRAINAGE FACILITIES
5. A SILT AND DEBRIS SEPARATOR, SIMILAR IN CHARACTER TO A SMALL SEPTIC TANK OF APPROXIMATELY 300 GALLONS MINIMUM SIZE SHALL BE UTILIZED AHEAD OF THE INLET TO THE UNDERGROUND INFILTRATION FIELD. THE SEPARATOR SHALL HAVE TWO COMPARTMENTS WITH ACCESS TO EACH COMPARTMENT. EACH CONNECTION TO THE UNDERGROUND STORAGE FACILITY REQUIRES AN INDIVIDUAL DEBRIS/SILT SEPARATOR
6. THE UNDERGROUND INFILTRATION SYSTEM SHALL BE OUTSIDE THE ZONE OF INFLUENCE FROM ADJACENT BUILDING FOOTINGS AS DEFINED AS A 30 DEGREE ANGLE BETWEEN THE BOTTOM OF ADJACENT FOOTING AND THE BOTTOM OF THE ADJACENT INFILTRATION FIELD. IN THE EVENT THAT THIS SEPARATION CANNOT BE ACHIEVED, A REPORT FROM A LICENSED GEOTECHNICAL ENGINEER SHALL BE SUPPLIED TO JUSTIFY THE PROPOSED LOCATIONS
7. UNDERGROUND DRAINAGE SYSTEMS SHALL BE DESIGNED TO RETAIN THE AMOUNT OF DRAINAGE SHOWN ON THESE PLANS. IN THE EVENT THAT ROCK FILL IS USED AS PART OF AN UNDERGROUND RETENTION FACILITY, THE VOLUME OF THE POROSITY OF THE ROCK MAY BE UTILIZED. IN THE ABSENCE OF LABORATORY TESTS, 30% POROSITY SHALL BE USED
8. FINAL PLANS WILL REQUIRE AN OVERFLOW STRUCTURE "AS A DEPRESSED IN A MANNER THAT IF THE SYSTEM FAILS, A VISUAL WARNING IS APPARENT TO ALERT THE PROPERTY OWNER OF A SYSTEM FAILURE. REFER TO DESIGN CRITERIA ITEM NUMBER 4 OF THE MEMO "DESIGN OF UNDERGROUND DRAINAGE INFILTRATION BASINS", DATED MAY 29 2002 FROM THE CITY OF GROVER BEACH ENGINEERING DEPARTMENT
9. ALL STORM DRAIN PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR35 WITH FLEXIBLE GASKET JOINTS OR EQUAL

Average Grade/Height Calculation

AVERAGE NATURAL GRADE = $\frac{\text{LOWEST NATURAL ELEVATION} + \text{HIGHEST NATURAL ELEVATION}}{2}$

$= \frac{10.0 + 17.0}{2}$ (SEE ◇ ON PLAN)

AVERAGE NATURAL GRADE = 13.50

SEE SHEETS SDP 11, 12, 13 AND 14 FOR PROPOSED BUILDING HEIGHTS FROM AVERAGE NATURAL GRADE

Legend

ROW	RIGHT OF WAY
EX.STG. EX.	EXISTING
AC	ASPHALTIC CONCRETE
TG	TOP OF GRATE
TYP	TYPICAL
CONC	CONCRETE
PL	PROPERTY LINE
BLDG	BUILDING
FF	FINISH FLOOR
TC	TOP OF CURB
FS	FINISH SURFACE
ELEV	ELEVATION

NEW CONCRETE CURB AND GUTTER

NEW CONCRETE CURB ONLY

NEW CONCRETE FLATWORK

DIRECTION OF SURFACE FLOW

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1637 Main Street, Suite B
Cambria, CA 93428
PH 805.927.1900
www.gercisarchitecture.com

Design Series, ©

Project:
Pacific Coast Hotel
105 Grand Avenue
Grover Beach, CA
93433

Owner:
Ron Perkins
IGIT, Inc.
166 S. 10th Street
Grover Beach, CA
93433

Sheet title:
Preliminary Grading and Drainage Plan

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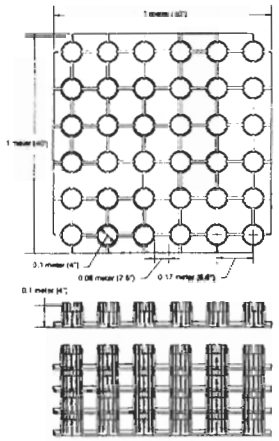
Legal stuff

Sheet data:
Drawn by: gmc

Sheet:
SDP-5

CCC Exhibit D (page 5 of 16 pages)

Rainstore3 Unit Dimensions



1 Rainstore3 Unit Detail

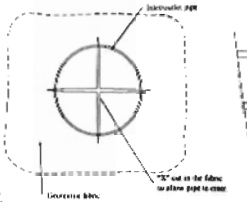
Single Rainstore3 injection molded unit geometry and dimensions

NOT TO SCALE

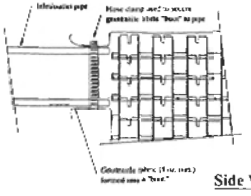
Invisible Structures, Inc.

1967 Cole Blvd., Suite 210
Golden, Colorado 80401
800-324-1918 FAX 800-324-1919
www.invisiblestructures.com

End view of pipe/fabric connection. Cut an X in the fabric slightly larger than pipe, pull the fabric around the pipe to create the "boot" and then secure with a hose clamp.



End View

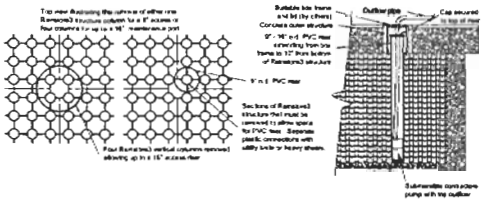


Side View

ACCEPTABLE PERMEABLE LINERS MUST BE AT LEAST 8 OUNCE, NON-WOVEN, FABRIC SEAMS MUST HAVE A 24" MINIMUM OVERLAP.

2 Rainstore3 Inlets/Outlets With Fabric

Connecting pipe to the Rainstore3 structure



3 RS3 Maintenance Port

Method for providing inspection and cleanout access

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Golden, Colorado 80401
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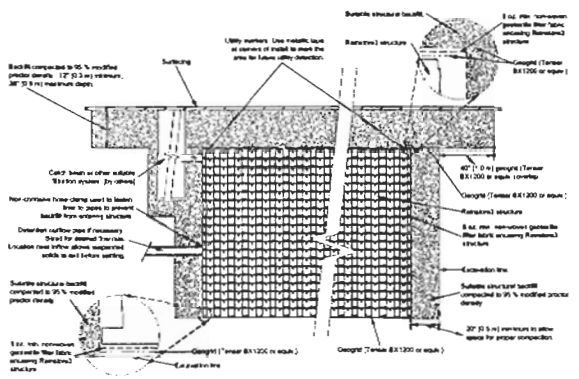

4 Rainstore3 System

Typical WLS installation before paving

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sheet title:
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Drainage Details

revisions:

legal stuff:

sheet data:
gandis job no. 0603
CAD file SDP-5.1.dwg
drawn by gpd
issue date 27.06.07
plot date

SDP-5

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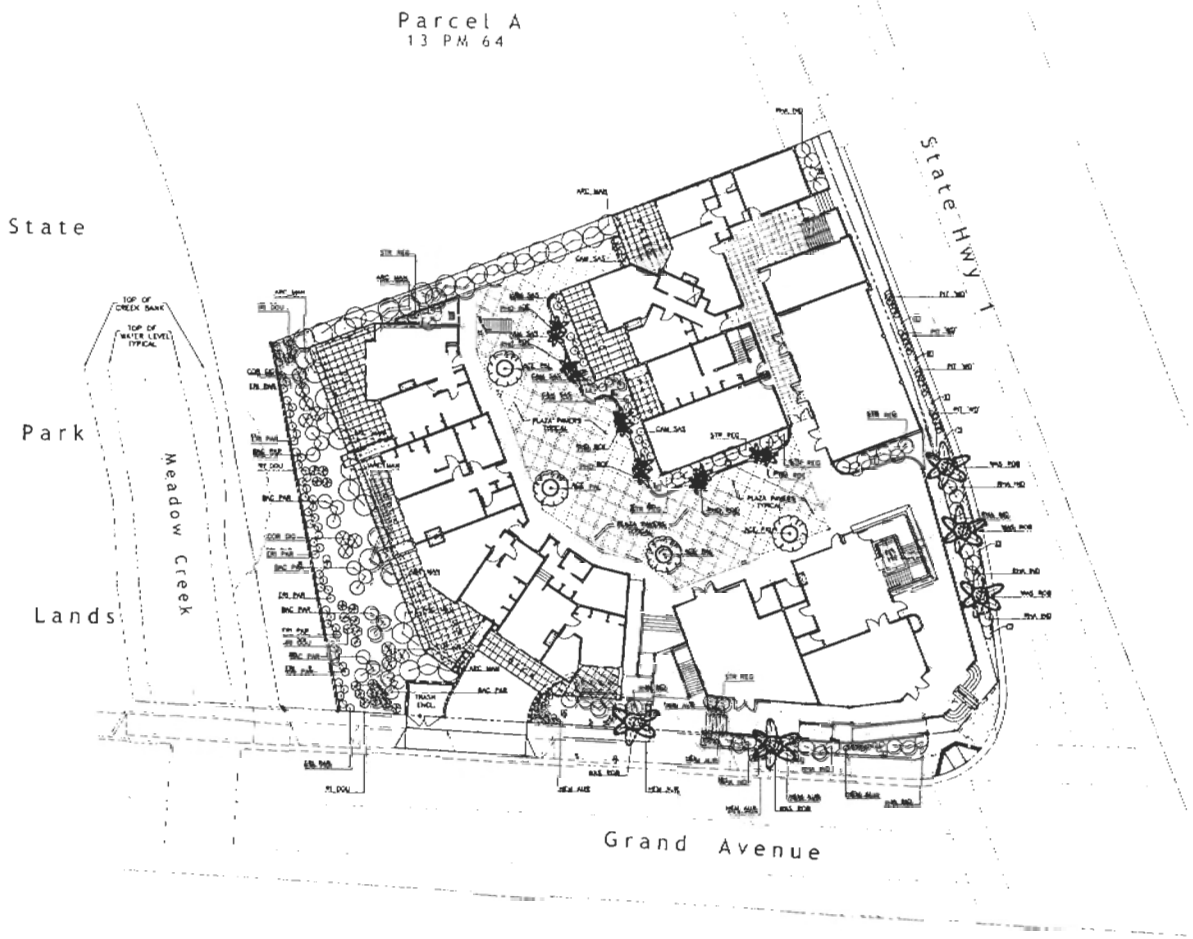
(page 6 of 16 pages)



Preliminary Landscape Plan

NORTH SCALE: 1/16"=1'-0"

Preliminary Landscape Plant List

TREES

WAS FIL	WASHINGTONIA FILIFERA / "CALIFORNIA FAN PALM"
ACE PAL	ACER PALMATUM / "JAPANESE MAPLE"
PHO ROE	PHOENIX ROEBELENII / "PYGMY DATE PALM" (MULTI-TRUNK)

SHRUBS - CREEKSIDE PLANTS (COASTAL SAGE SCRUB) — REFER TO SHEET SDP-6.1 FOR FINAL PLANTING PLANT MATERIAL AND PLAN

ARC MAN	ARCTOSTAPHYLOS MANZANITA "PARY BEAR MANZANITA BUSH"
BAC PIL	BACCHARIS PILULARIS CONSANGUINEA / "BUSH BACCHARIS
COR DIG	CORIOPSIS GRANDIFLORA / "GIANT COREOPSIS
ERI FAS	ERIOGONUM FASCICULUM / "CLYTE BUCKWHEAT"
ERI SQU	ERIOGONUM SQUAMOSUM

SHRUBS

CAM SAS	CAMELLIA SASANQUA
NAP BID	NAPHOLEPIS INDICA
PIT TOB	PITTOSPORUM / WHEELERS DWARF / PITTOSPORUM
PHO ROB	PHOENICOLEPIS RUBICUM / GAYLAY
STR REG	STRELITZIA REGINAE / "BIRD OF PARADISE"

GROUND COVER

	ROSA "CARPET RED" / RED CARPET ROSE
	ROSMARINUS "PURPINGTON BLUE" / ROSEMARY
	SEASONAL COLOR ANNUALS
	DRIFTING ROUGANVILLEA
	LIRIOPE MUSCARI / "BIG BLUE LILY TURF"

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sheet title:
Preliminary Landscape Plan

revisions

detail stuff

sheet data:
project no: mon231
CAD file: SDP-6.dwg
drawn by: gar
date: 07.10.07
plot date:

sheet:
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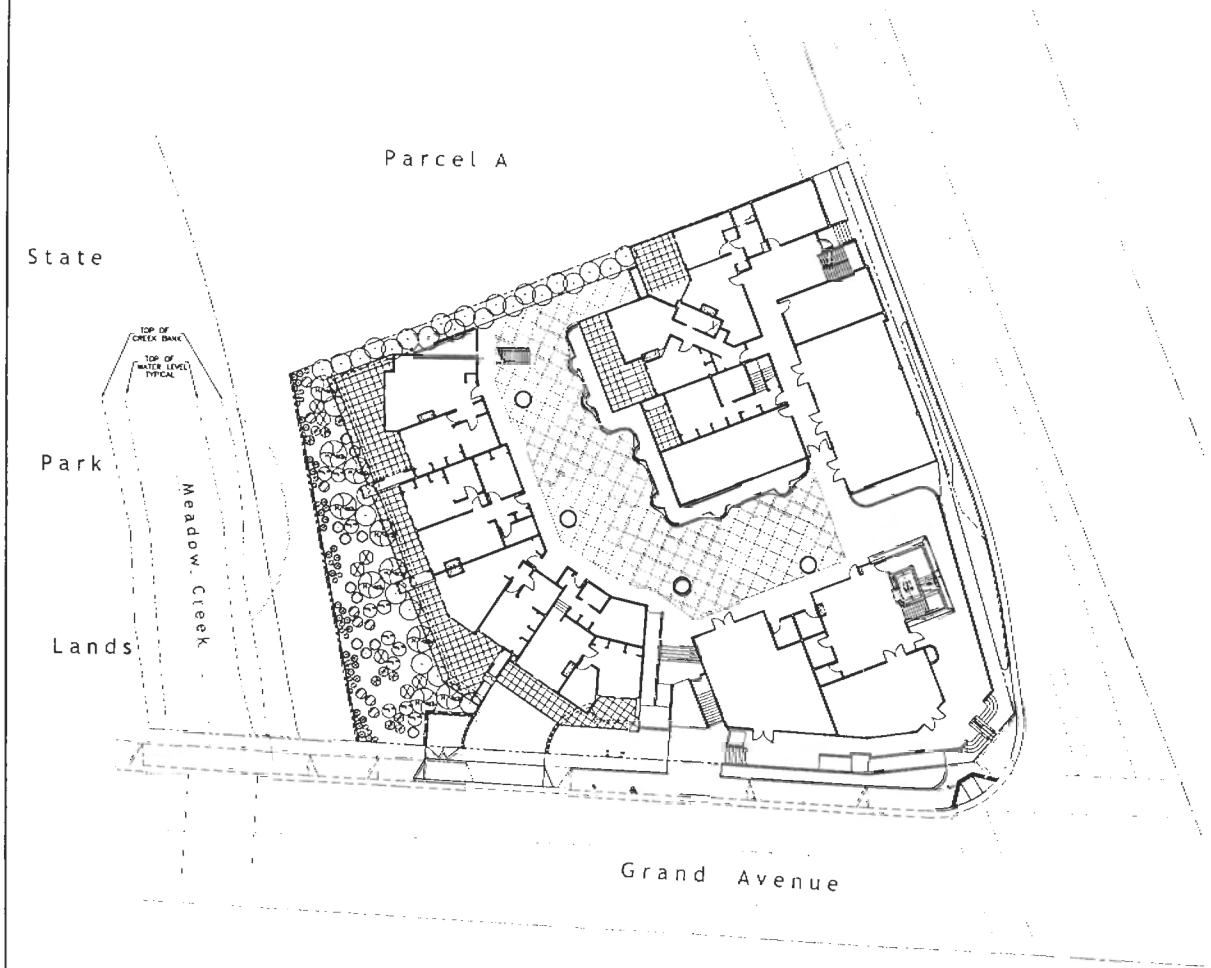
CCC Exhibit D
(page 7 of 16 pages)



Final Habitat Restoration Plan

SCALE: 1/16"=1'-0"

Final Restoration Plant Palette

SYMBOL	SPECIES	QUANTITY	CONTAINER SIZE
	Agrarius [illegible]	25	4 inch or 1 gal
	Arctostaphylos mezzanita "Ruby Beer"	11	1 gal
	Baccharis pilularis	11	1 gal
	Ceraceus gigantea	7	1 gal
	Encomaria ericoides	10	1 gal
	Eriogonum parvifolium	35	1 gal
	Heteromeles arbutifolia	10	1 gal
	Leptodactylon californicum	11	1 gal
	Lupinus chamissonis	8	1 gal

Final Restoration Plan Notes

1. ALL PLANT MATERIAL AND/OR SPECIES NOTED ARE PER THE HABITAT RESTORATION PLAN FOR PACIFIC COAST HOTEL, PREPARED BY ALTHOUSE & MEADE, INC. DATED AUGUST 2007.
2. ALL HABITAT RESTORATION REQUIREMENTS, SITE PREPARATION, PLANTING, IRRIGATION AND MAINTAINENCE SCHEDULE SHALL COMPLY WITH THE HABITAT RESTORATION PLAN REPORT.

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sheet title:
Final Habitat Restoration Plan

revisions:

legal stuff:

sheet date:

sheet:

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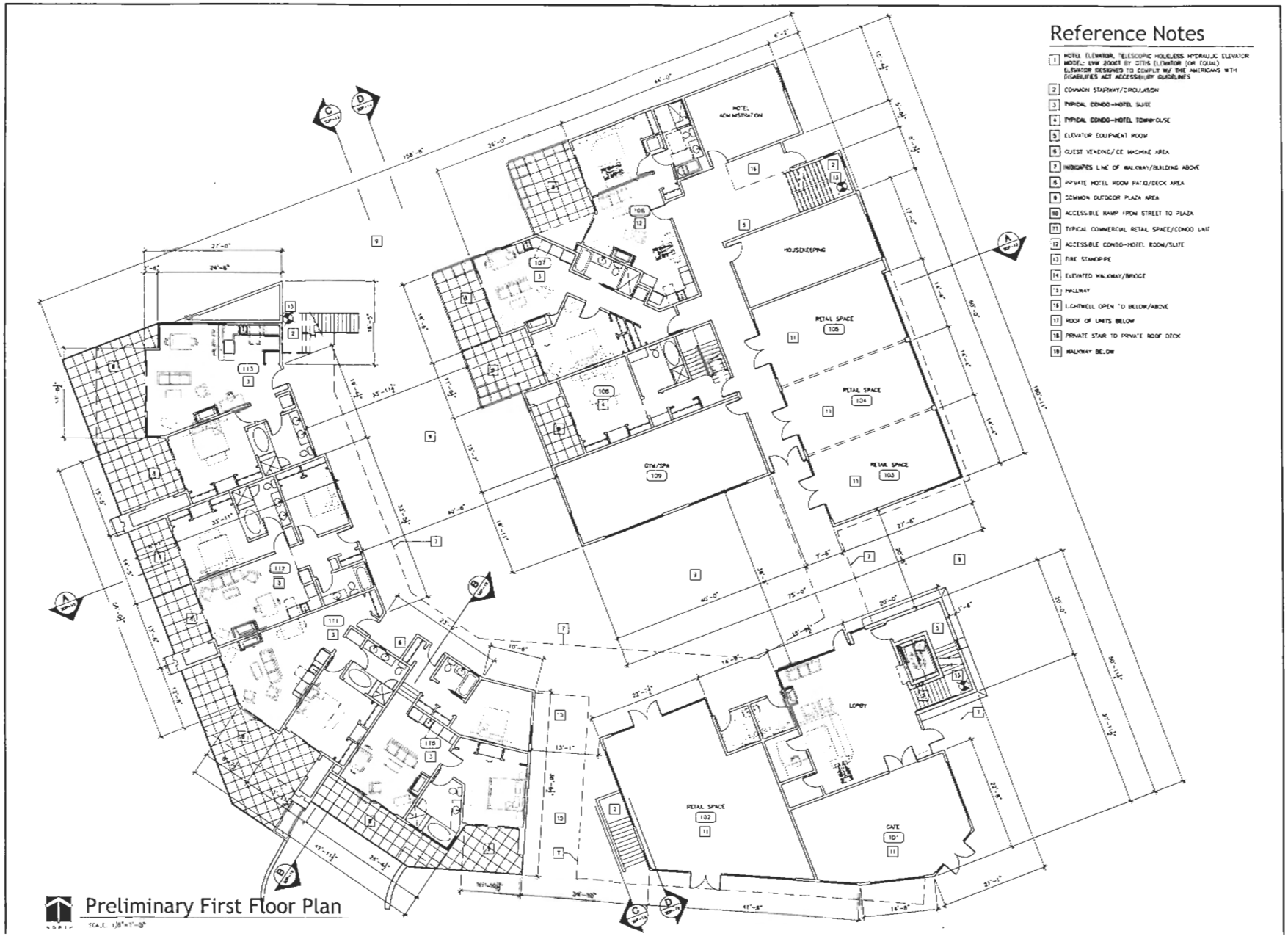
(page 8 of 16 pages)



Preliminary First Floor Plan

SCALE: 1/8"=1'-0"

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Project:
Pacific Coast Hot
105 Grand Avenu
Grover Beach, CA
93433

Owner:
Ron Perkins
IGIT, Inc.
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93433

Sheet Title:
Preliminary
First Floor Plan

Sheet:
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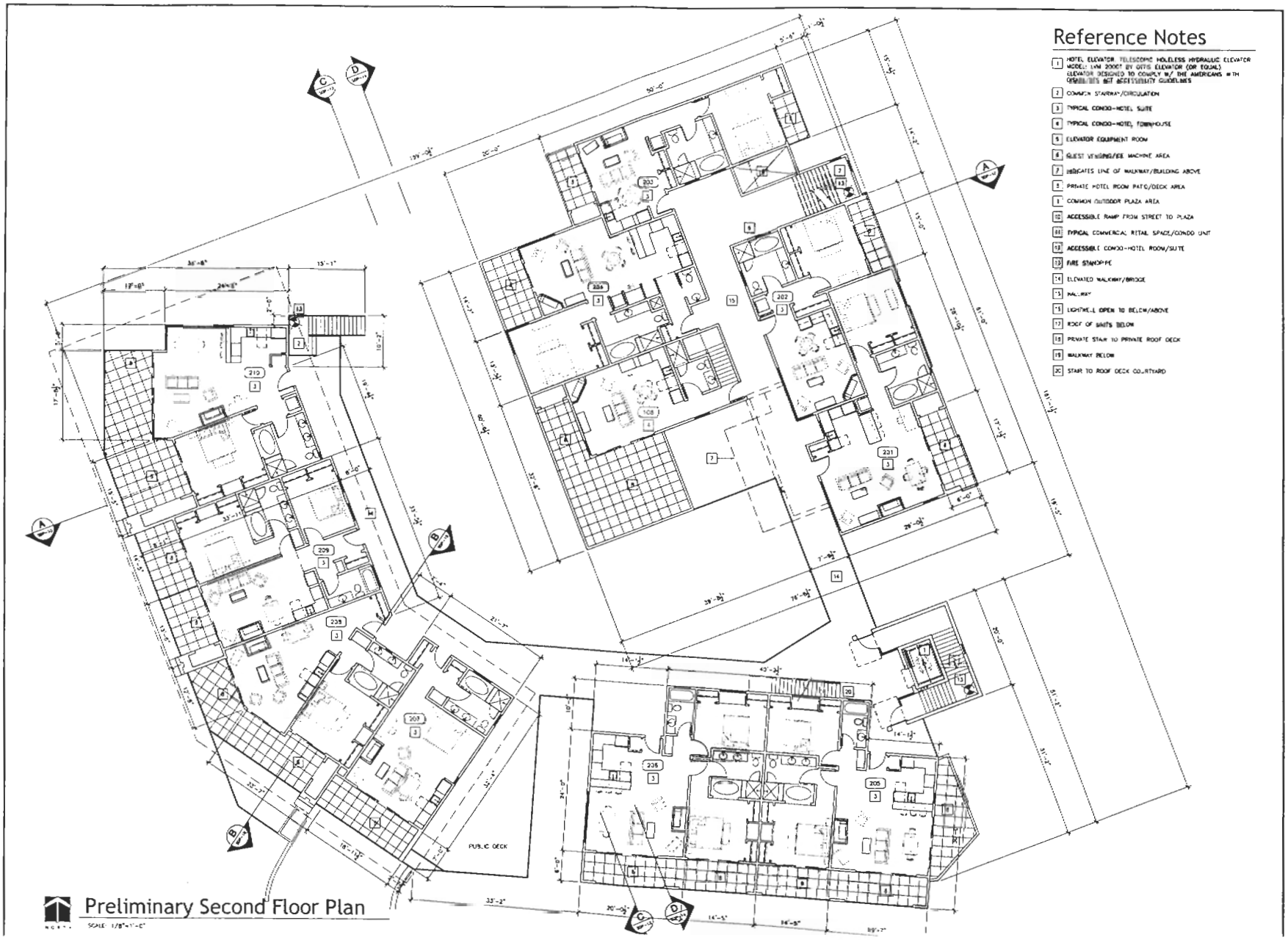
CCC Exhibit D (page 9 of 16 pages)



Preliminary Second Floor Plan

SCALE: 1/8"=1'-0"

CCC Exhibit D
(page 10 of 16 pages)

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Grover Beach, C
93433

Ron Perkins
tGIT, Inc.
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Grover Beach, C
93433

Sheet title:
Preliminary
Second Floor
Plan

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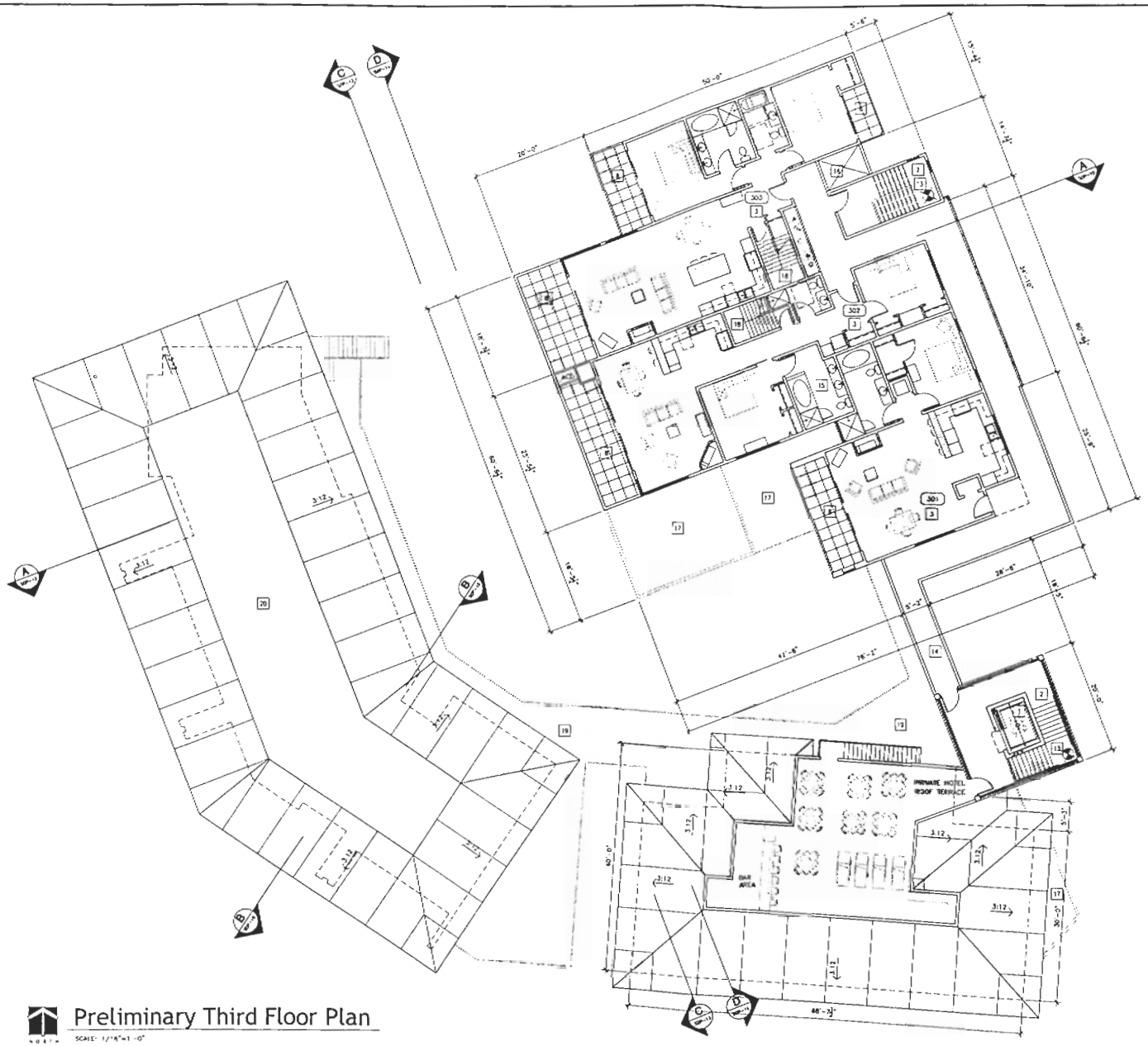

Reference Notes

1. HOTEL ELEVATOR TELESCOPIC HOLELESS HYDRAULIC ELEVATOR MODEL LVM 2000T BY OTTIS ELEVATOR (OR EQUAL). ELEVATOR DESIGNED TO COMPLY W/ THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
2. COMMON STAIRWAY/CIRCULATION
3. TYPICAL CONDO-HOTEL SUITE
4. TYPICAL CONDO-HOTEL TOWNHOUSE
5. ELEVATOR EQUIPMENT ROOM
6. GUEST VENDING/ICE MACHINE AREA
7. INDICATES LINE OF WALKWAY/BUILDING ABOVE
8. PRIVATE HOTEL ROOM PATIO/DECK AREA
9. COMMON OUTDOOR PLAZA AREA
10. ACCESSIBLE RAMP FROM STREET TO PLAZA
11. TYPICAL COMMERCIAL RETAIL SPACE / CONDO UNIT
12. ACCESSIBLE CONDO-HOTEL UNIT
13. FIRE STANDPIPE
14. ELEVATED WALKWAY/BRIDGE
15. HALLWAY
16. LIGHTWELL OPEN TO BELOW/ABOVE
17. ROOF/DECK OF UNITS BELOW
18. PRIVATE STAIR TO PRIVATE ROOF DECK
19. WALKWAY BELOW
20. ROOFTOP MECHANICAL AREA

Preliminary Third Floor Plan

SCALE: 1/16"=1'-0"

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owner:
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93433

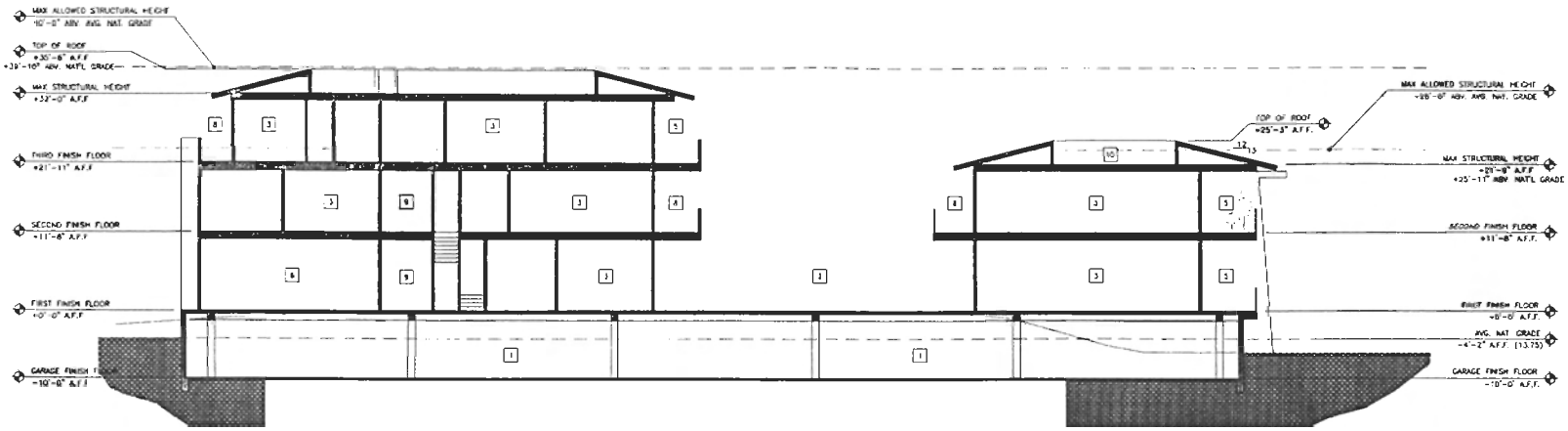
sheet title:
Preliminary
Third Floor/
Roof Deck Plan

legal stuff

sheet data:

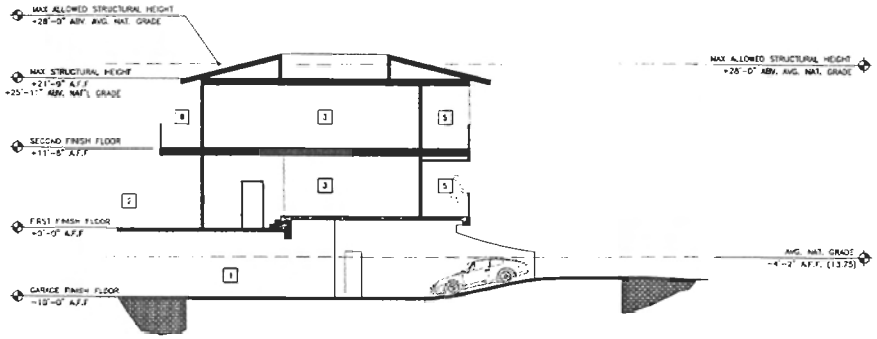
SDP-9

CCC Exhibit D
(page 12 of 16 pages)



Section A

SCALE: 1/8"=1'-0"



Section B

SCALE: 1/8"=1'-0"

Reference Notes

1. SUBTERRANEAN PARKING GARAGE
2. COMMON OUTDOOR PLAZA AREA
3. TYPICAL HOTEL ROOM / CONDO UNIT
4. TYPICAL HOTEL SUITE / CONDO UNIT
5. PRIVATE HOTEL ROOM PATIO/DECK AREA
6. TYPICAL COMMERCIAL RETAIL SPACE / CONDO UNIT
7. TYPICAL PLANTERS
8. ELEVATED WALKWAY/BRIDGE
9. COVERED HALLWAY
10. ROOF MECHANICAL AREA

Elevation Note

ELEVATIONS HAVE BEEN ADJUSTED TO REPRESENT NATIONAL GEODECTIC VERTICAL DATUM 1929 (NGVD 29)

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owner:
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sheet title:
Preliminary Sections

revision

legal stuff

sheet data:

sheet

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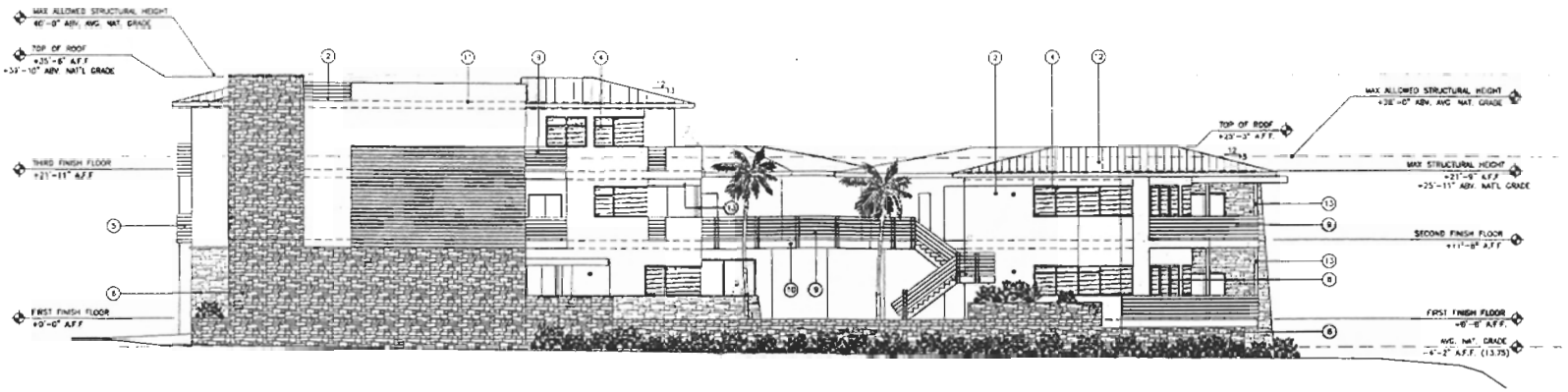
(page 13 of 16 pages)

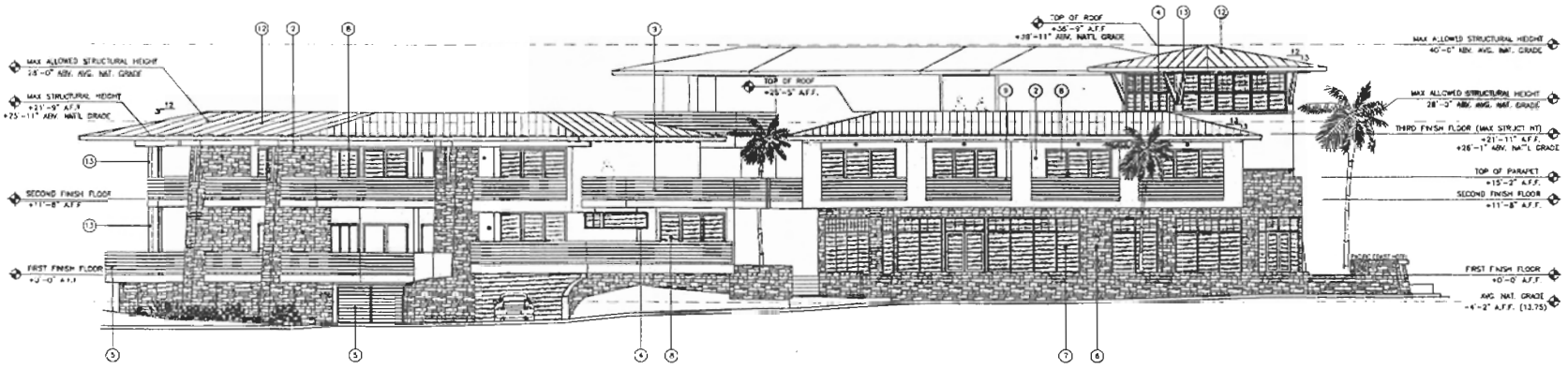


North Elevation

SCALE: 1/8"=1'-0"

Material & Color Schedule

1. BUILT UP ROOFING/ROOF DECK MATERIAL
2. CEMENT PLASTER (COLOR: SHERWIN WILLIAMS NACRE SW 6154)
3. NATURAL CORTEN STEEL
4. WINDOWS & PATIO SLIDING DOORS (COLOR: "ANODIZED ALUMINUM")
5. 1x8 IPE WOOD CLADDING; SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
6. CULTURED STONE CARAMEL LEDGESTONE
7. COMMERCIAL STOREFRONT SYSTEM (COLOR: KAWNEER "ANODIZED ALUMINUM")
8. HOTEL ROOM DOORS (COLOR: "ALUMINUM CLAD")
9. 1x8 IPE WOOD RAILING; SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
10. GALVANIZED STEEL ELEMENT
11. EXPANSION JOINT/STUCCO SCREED
12. MCELROY COPPER STANDING SEAM ROOF
13. EXPOSED WOOD ELEMENTS. SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD



South Elevation

SCALE: 1/8"=1'-0"

CCC Exhibit D (page 14 of 16 pages)

garcia architecture + design
1037 mill street
san luis obispo, ca 93401
t: 805.783.1863
f: 805.783.1865
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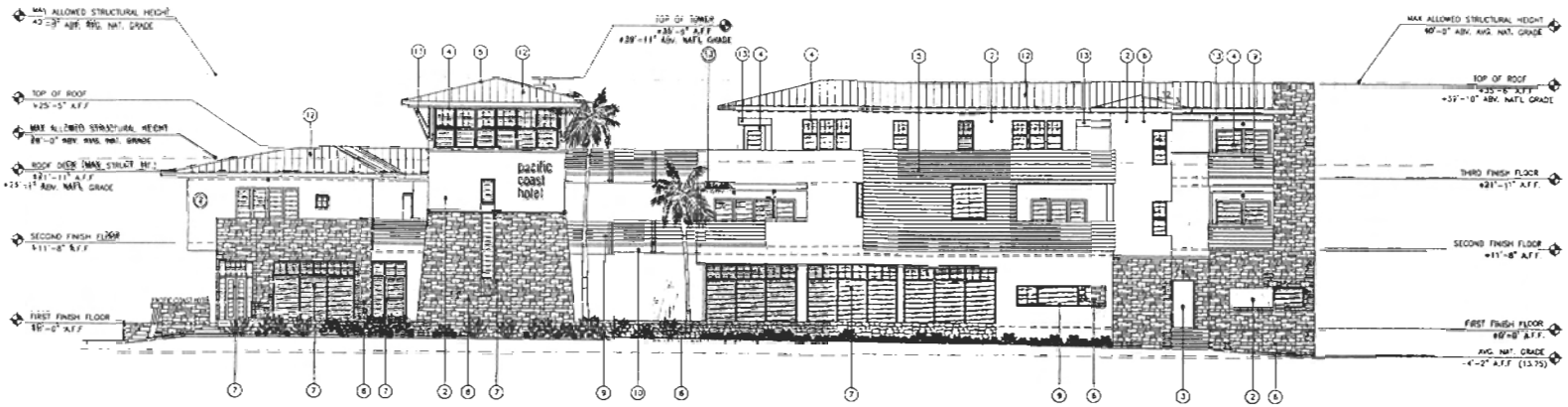
sheet title:
Preliminary Elevations

revisions:

legal stuff:

sheet data:
garc job no: 0000328
CAD file: SDP-11.dwg
drawn by: jm
issue date: 01.18.07
plot date:

sheet:
SDP-11

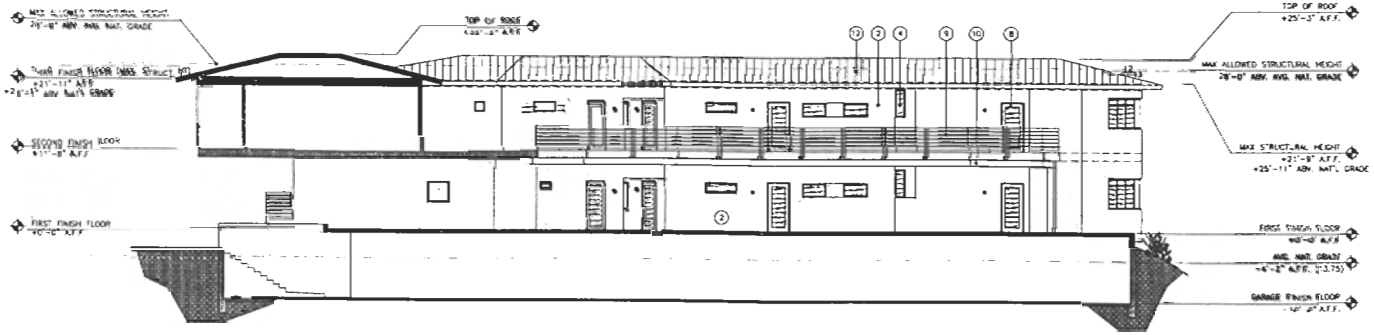


East Elevation

SCALE: 1/8"=1'-0"

Material & Color Schedule

1. BUILT UP ROOFING/ROOF DECK MATERIAL
2. CEMENT PLASTER (COLOR: SHERWIN WILLIAMS NACRE SW 6154)
3. NATURAL CORTEN STEEL
4. WINDOWS & PATIO SLIDING DOORS (COLOR: "ANODIZED ALUMINUM")
5. 1x6 IPE WOOD CLADDING, SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
6. [illegible] STONE: CARAMEL LEDGESTONE
7. COMMERCIAL STOREFRONT SYSTEM (COLOR: KAWNEER "ANODIZED ALUMINUM")
8. HOTEL ROOM DOORS (COLOR: "ALUMINUM CLAD")
9. 1x6 IPE WOOD RAILING, SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
10. GALVANIZED STEEL ELEMENT
11. EXPANSION JOINT/STUCCO SCREED
12. McELROY COPPER STANDING SEAM METAL ROOF
13. EXPOSED WOOD ELEMENTS, SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD



Courtyard East Elevation/Section C

SCALE: 1/8"=1'-0"

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owner:
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sheet title:
Preliminary
Elevations and
Sections

revisions

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sheet data

sheet:
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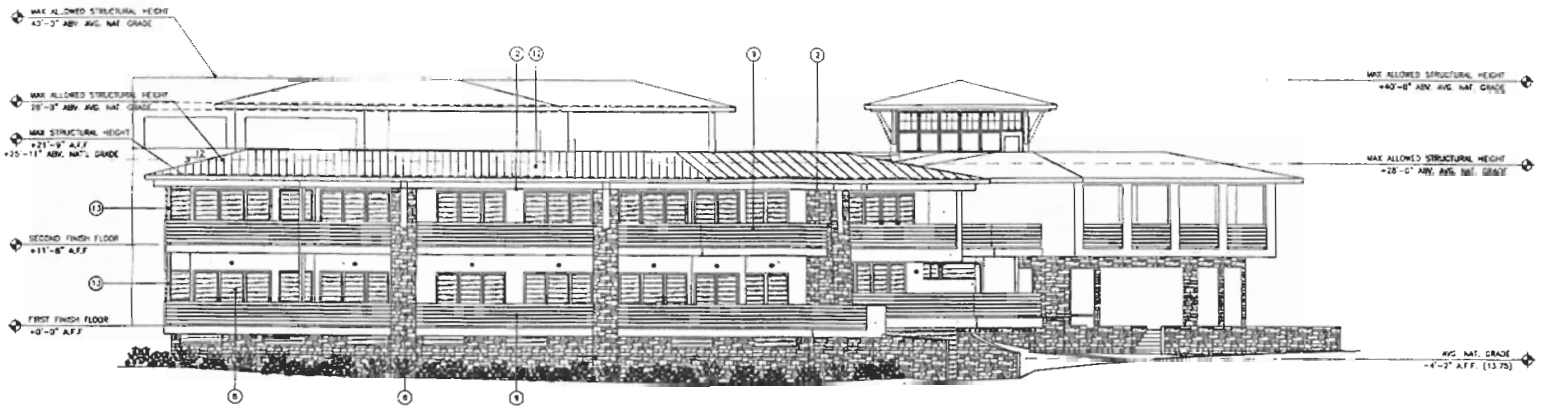
(page 15 of 16 pages)

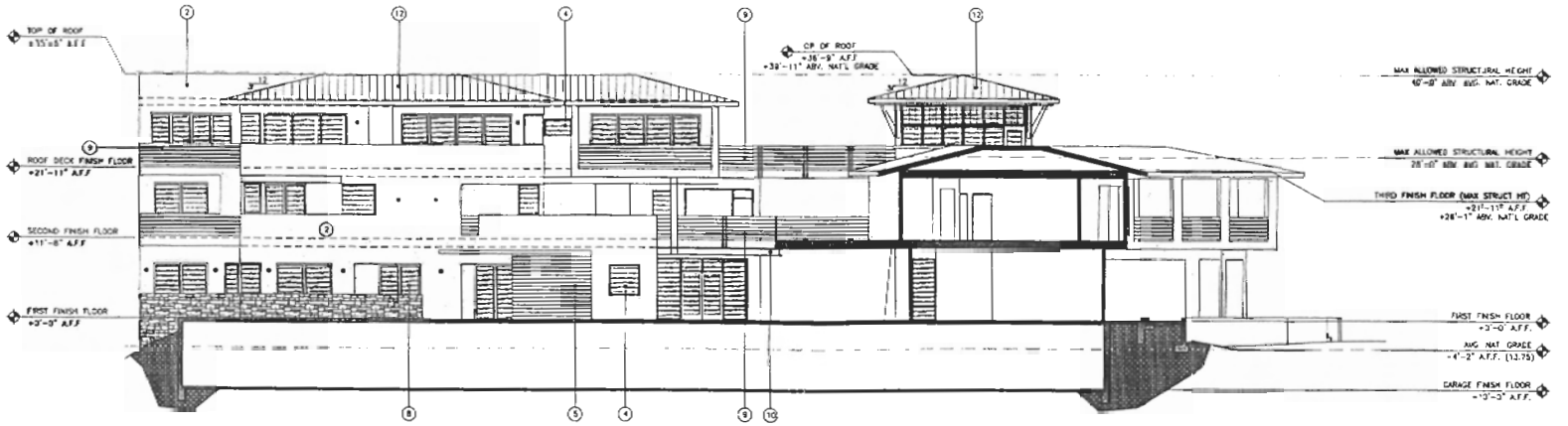


West Elevation

SCALE: 1/8"=1'-0"

Material & Color Schedule

1. BUILT UP ROOFING/ROOF DECK MATERIAL
2. CEMENT PLASTER (COLOR: SHERWIN WILLIAMS NACRE SW 6154)
3. NATURAL CORTEN STEEL
4. WINDOWS & PATIO SLIDING DOORS (COLOR: "ANODIZED ALUMINUM")
5. 1x8 IPE WOOD GLADDING; SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
6. CULTURED STONE: CARAMEL LEDGESTONE
7. COMMERCIAL STOREFRONT SYSTEM (COLOR: KAWNEER "ANODIZED ALUMINUM")
8. HOTEL ROOM DOORS (COLOR: "ALUMINUM CLAD")
9. 1x5 IPE WOOD RAILING; SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD
10. GALVANIZED STEEL ELEMENT
11. EXPANSION JOINT/STUCCO SCREED
12. McELROY COPPER STANDING SEAM ROOF
13. EXPOSED WOOD ELEMENTS: SHERWIN WILLIAMS WOOD STAIN COLOR: RIVERWOOD



Courtyard West Elevation/Section D

SCALE: 1/8"=1'-0"

garcia architecture + c

consultant:

project:
Pacific Coast Ho
105 Grand Avenu
Grover Beach, C
93433

owner:
Ron Perkins
IGIT, Inc.
166 S. 10th Stree
Grover Beach, C
93433

sheet title:
Preliminary Elevations and Sections

revisions:

legal stuff:

sheet data:

sheet:

SDP-1

CCC Exhibit D
(page 16 of 16 pages)

TABLE 1
USES PERMITTED WITHIN COMMERCIAL DISTRICTS

LEGEND

P = PERMITTED
UP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF A USE PERMIT
AUP = PERMITTED SUBJECT TO OBTAINING APPROVAL OF AN ADMINISTRATIVE USE PERMIT
TUP = PERMITTED SUBJECT OBTAINING APPROVAL OF A TEMPORARY USE PERMIT
NP = NOT PERMITTED

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
OFFICE AND RELATED USES							
accountant office	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
architect's office	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
attorney	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
bookkeeping offices	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
business consultant	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
counseling centers	UP	UP	P	NP	P	NP	NP
employment agency	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
engineer or surveyor	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
general office	AUP/P[2]	UP	P	P/NP[3]	P	NP	NP
hospitals	NP	NP	UP	NP	NP	NP	NP
mailing services and telegram offices	P	NP	P	P	P	NP	NP
massage therapists[4]	P	NP	P	P	P	NP	NP
medical/dental laboratories[5]	NP	NP	AUP	NP	AUP	NP	NP
medical/dental offices and clinics	AUP/P[2]	UP	P	P/NP[3]	P	NP	NP
mental health/alcohol or chemical dependency treatment offices	UP	P	UP	NP	UP	NP	NP
optician	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
pharmacies	P	P	P	AUP	P	NP	NP
private detective or security service	AUP	P	P	NP	P	NP	NP
professional offices	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
real estate office	AUP/P[2]	P	P	P	P	NP	NP
taxicab service offices	UP	NP	NP	UP/NP[6]	P	NP	NP
travel agencies	P	P	P	P	P	NP	NP
veterinary offices and hospitals	NP	NP	AUP	AUP	AUP	NP	NP

CCC Exhibit E (page 1 of 2 pages)

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
FINANCIAL SERVICES							
banks	P	NP	NP	AUP	P	NP	NP
credit institutions	P	NP	NP	P/NP[3]	P	NP	NP
financial institutions	P	NP	NP	UP	P	NP	NP
insurance offices	P	P	P	P/NP[3]	P	NP	NP
mortgage bankers, brokers, and services	AUP/P[2]	NP	P	P/NP[3]	P	NP	NP
savings and loan offices	P	NP	NP	AUP	P	NP	NP
stock brokerages	AUP/P[2]	NP	P	NP	P	NP	NP
FOOD/BEVERAGE SERVICE USES							
cafes	P	AUP	AUP	P	P	P	P
cocktail lounges/bars/microbreweries - access. to restaurant	P	UP	UP	P	P	P	P
cocktail lounges/bars	UP	NP	NP	UP	UP	NP	NP
delicatessens	P	P	AUP	P	P	P	P
donut shops	P	P	AUP	P	P	P	P
ice cream/frozen yogurt shops	P	P	AUP	P	P	P	P
refreshment stands	AUP	NP	NP	AUP	AUP	P	P
restaurants	P	AUP	AUP	P	P	P	P
GENERAL COMMERCIAL USES							
adult-oriented recreational businesses	P[7]	NP	NP	NP	NP	NP	NP
ambulance services	NP	UP	UP	NP	UP	NP	NP
animal grooming salons	AUP/P[2]	UP	NP	AUP/P[8]	P	NP	NP
antenna sales and service	P	NP	NP	NP	PP	NP	NP
antique stores	AUP	NP	NP	AUP/P[8]	P	NP	NP
apparel shops	P	P	NP	P	P	P	P
appliance repair and service - access. to retail	P	P	NP	NP	P	NP	NP
appliance repair and service	AUP	UP	NP	NP	AUP	NP	NP
appliance sales	P	UP	NP	NP	P	NP	NP
art galleries	P	NP	AUP	P	P	P	P
art studios	AUP	UP	AUP	P	P	NP	NP
bakeries - retail	P	P	NP	P	P	P	P
barber and beauty shops	AUP/P[2]	P	AUP	P	P	P	P
beach equipment rental (excluding vehicles)	P	NP	NP	P	P	NP	P
bicycle sales, rental, service	P	UP	NP	P	P	P	P
billiard and pool establishments	UP	NP	NP	AUP	UP	UP	UP

CCC Exhibit E (page 2 of 7 pages)

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
bookstores	P	P	NP	P	P	P	P
building materials sales entirely w/in building	NP	NP	NP	NP	AUP	NP	NP
camera shops	P	P	NP	P	P	P	P
candy stores	P	P	NP	P	P	P	P
carpet and flooring stores	P	NP	NP	NP	P	NP	NP
catering shops	P	AUP	AUP	P	P	NP	NP
computer software sales	P	NP	P	AUP/P[8]	P	NP	NP
convenience food stores	UP	P	NP	UP	P	NP	NP
copying and duplicating services	P	P	P	P/NP[3]	P	NP	NP
craft shops making articles for retail sale on premises	P	NP	NP	P	P	P	NP
craft studios	NP	NP	AUP	AUP/P[8]	AUP	NP	NP
dance studios	UP	NP	NP	NP	AUP	NP	NP
department stores	P	NP	NP	NP	P	NP	NP
drapery stores	P	NP	NP	NP	P	NP	NP
dressmaking shops	P	P	NP	NP	P	NP	NP
drug stores	P	AUP	AUP	P	P	P	P
electronic equipment parts and supplies	P	NP	NP	UP	P	NP	NP
electronic equipment repair and service - access. to retail	P	NP	NP	NP	P	NP	NP
electronic equipment repair and service	UP	UP	NP	NP	UP	NP	NP
electronic equipment sales	P	NP	NP	NP	P	NP	NP
fabric, yardage, yarn and sewing stores	P	P	NP	P	P	P	P
florists/flower shops	P	P	AUP	P	P	P	P
food or grocery stores	P	P	NP	P	P	NP	NP
fur shops	P	NP	NP	P	P	NP	NP
furniture stores - new	P	NP	NP	NP	P	NP	NP
furniture stores - used	UP	NP	NP	NP	UP	NP	NP
general retail, not classified in table	P	UP	NP	UP	P	NP	NP
gift shops	P	NP	NP	P	P	P	P
gun shops	UP	NP	NP	NP	UP	NP	NP
hardware stores w/no outside storage	AUP	P	NP	NP	AUP	NP	NP
hobby stores	P	NP	NP	P	P	NP	NP
home improvement stores w/no outdoor storage	AUP	NP	NP	NP	AUP	NP	NP
homeware stores	P	NP	NP	P	P	NP	NP

CCC Exhibit E
(page 3 of 3 pages)

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
interior decorating shops	AUP/P[2]	NP	AUP	NP	P	NP	NP
janitorial services and supplies	P	NP	AUP	NP	P	NP	NP
jewelry stores	P	NP	NP	P	P	P	P
laundry and cleaning/pressing agencies	AUP	P	AUP	UP/P[9]	P	NP	NP
laundry - coin operated	UP	P	NP	AUP	P	NP	NP
liquor sales	UP	UP	NP	UP	UP	NP	NP
locksmith shops	P	NP	NP	P	P	NP	NP
meat markets[10]	P	AUP	NP	P	P	NP	NP
millinery shops	P	NP	NP	P	P	NP	NP
music and record stores	P	NP	NP	P	P	NP	NP
music studios	UP	NP	NP	NP	UP	NP	NP
nurseries (plant)	NP	UP	NP	UP	UP	NP	NP
office equipment repair	NP	NP	NP	NP	P	NP	NP
office supplies	P	NP	NP	NP	P	NP	NP
paint and wallpaper shops	P	NP	NP	P/NP[3]	P	NP	NP
pet shops	UP	NP	NP	NP	AUP	NP	NP
photographic studios	P	AUP	NP	P	P	P	P
photographic supplies and film processing	P	P	NP	P	P	P	P
produce markets	P	AUP	NP	P	P	NP	NP
radio SEE electronic equipment							
second-hand sales	UP	NP	NP	NP	UP	NP	NP
shoe stores	P	NP	NP	P	P	NP	NP
shoe repair - access. to retail	P	NP	NP	P	P	NP	NP
shoe repair	P	P	NP	AUP/P[8]	P	NP	NP
shopping centers	UP	UP	NP	UP	UP	NP	NP
sickroom supplies sales/rental	NP	NP	NP	NP	P	NP	NP
smoke shops	P	P	NP	P	P	NP	NP
souvenir shops	P	P	NP	P	P	P	P
specialized food stores	P	AUP	NP	P	P	P	P
specialty stores	P	P	NP	P	P	P	P
sporting goods	P	P	NP	P	P	P	P
stamp and coin shops	P	NP	NP	P	P	NP	NP
stationery supplies	P	P	NP	P	P	NP	NP
supermarket	NP	NP	NP	NP	P	NP	NP
swimming pool and spas sales and service	P	NP	NP	UP	AUP	NP	NP
tailor shops	P	P	NP	NP	P	NP	NP

CCC Exhibit E (page 4 of 7 pages)

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
tanning salons	AUP/P[2]	P	NP	P	P	P	P
television SEE electronic equipment							
toy stores	P	NP	NP	P	P	NP	NP
upholstery repair	NP	NP	NP	NP	AUP	NP	NP
upholstery repair w/retail fabric store	AUP	NP	NP	NP	AUP	NP	NP
video rental and sales	P	P	NP	P	P	NP	NP
visitor-serving retail uses	P	NP	NP	P	P	P	P
VEHICLE RELATED USES							
car wash	NP	NP	NP	NP	UP	NP	NP
car wash - access. to service station	NP	NP	NP	UP	UP	NP	NP
gasoline service stations[11]	NP	NP	NP	UP	UP	UP	NP
tire sales and service	NP	NP	NP	NP	UP	NP	NP
vehicle parts sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	AUP	P	NP	NP
vehicle rental (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP	UP	NP	NP
vehicle rental - beach related	NP	NP	NP	UP	NP	NP	UP
vehicle sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP/NP[12]	UP	NP	NP
vehicle service and repair (auto, light truck, boat, camper, motorcycle	NP	NP	NP	NP	UP	NP	NP
RESIDENTIAL/LODGING USES							
bed and breakfast inns	NP	NP	NP	P	NP	P	P
convalescent hospitals and congregate care homes	NP	NP	UP	NP	NP	NP	NP
homeless shelters	NP	UP	UP	NP	UP	NP	NP
hotels and motels	NP	NP	NP	P	NP	P	P
* mixed-use developments (dwelling units + commercial use)[13]	UP	UP	UP	UP	UP	NP	NP *
recreation vehicle/travel trailer parks[14]	NP	NP	NP	UP/NP[12]	NP	NP	NP
rest homes and sanitariums not including mental institutions	NP	NP	P	NP	NP	NP	NP
PUBLIC/QUASI-PUBLIC USES							
aquariums	NP	NP	NP	UP	NP	NP	P
child care facilities	UP	UP	UP	UP	UP	NP	NP
churches	UP	UP	UP	UP	UP	NP	NP
clubs	NP	NP	UP	UP	UP	NP	NP
community centers	UP	UP	UP	NP	UP	NP	NP
golf courses (miniature)	NP	NP	NP	UP	NP	P	P

CCC Exhibit E (page 5 of 7 pages)

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
lodges	NP	NP	UP	NP	UP	NP	NP
museums	UP	NP	NP	UP	UP	P	P
parking garages	UP	NP	UP	UP	UP	P	P
parking lots - private or public	UP	UP	UP	UP	UP	P	P
parks and playgrounds	UP	UP	UP	UP	UP	P	P
philanthropic and social service assistance centers (non-profit)	UP	UP	UP	NP	UP	NP	NP
public utility offices/uses not including yards	P	UP	UP	UP	UP	P	P
quasi-public buildings and uses	UP	UP	UP	UP	UP	NP	NP
schools - commercial/vocational	UP	NP	UP	NP	UP	NP	NP
schools - K - 12	NP	NP	UP	NP	NP	NP	NP
schools - nursery	UP	UP	UP	NP	UP	NP	NP
OTHER UNCLASSIFIED USES							
architectural feature exceeding maximum	UP	UP	UP	UP	UP	UP	UP
arts and crafts shows	TUP	NP	TUP	TUP	TUP	TUP	TUP
athletic, health or fitness clubs	UP	UP	NP	UP/NP[15]	UP	NP	NP
auctions within a building	NP	NP	NP	UP	UP	NP	NP
farmers' markets	UP	NP	UP	UP	UP	P	P
mortuaries	NP	NP	UP	NP	NP	NP	NP
open air markets	UP	NP	NP	UP	UP	P	P
outdoor sales w/permitted use	UP	NP	NP	UP	UP	P	P
radio and television broadcasting stations	UP	NP	UP	NP	UP	NP	NP
recreational centers, private	UP	UP	NP	UP	UP	UP	P
theaters	UP	NP	NP	UP	UP	UP	P
transportation facilities	UP	NP	UP	P	UP	P	P
uses similar to, and no more objectionable to permitted or conditional uses identified above, as determined by the Planning Commission	UP	UP	UP	UP	UP	UP	UP

1. At least 50 percent of the uses in Coastal Visitor Services (C-C-V) District shall be visitor serving.

2. This use requires approval of an Administrative Use Permit if located on the first floor of a commercial building, but is a permitted use on the second floor.

CCC Exhibit E
(page 6 of 7 pages)

3. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

4. Subject to Section 3900 et. al. of the Municipal Code.

5. Must not include product manufacture for general sale or distribution.

6. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

7. Subject to Section 9117.13 of the Municipal Code.

8. Use requires approval of an Administrative Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

9. Use requires approval of a Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

10. Butchering is prohibited.

11. Subject to Section 3112 of the Municipal Code.

12. Use is permitted subject to obtaining approval of a Use Permit in the C-V District. Use is not permitted in the C-C-V District.

13. See development standards for applicable Zoning District for regulations on location and size of dwelling unit.

14. Storage of vehicles is prohibited.

15. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

CCC Exhibit E
(page 7 of 7 pages)

RECEIVED
APR 2 8 2008
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

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April 25, 2008

Jonathan Bishop
Coastal Planner
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Re: Pacific Coast Hotel - Grover Beach, California
1) Low-cost visitor serving facilities in the Grover Beach Vicinity
2) Allowable Uses in Coastal Planned Commercial Zoning

Dear Mr. Bishop:

Thank you for meeting with the project team on April 3 to discuss California Coastal Commission staff's concerns about the Pacific Coast Hotel project in Grover Beach, California.

Lower-Cost Visitor Serving Facilities

We understand that your staff has raised concerns that a condominium-financed hotel project in Grover Beach may not protect, encourage, or provide lower-cost visitor and recreational facilities.

Whatever currency such concerns may have with respect to "condo-hotels" in other circumstances, they have no basis here. The Pacific Coast Hotel will offer all coastal visitors the opportunity to visit a panoramic viewing platform with educational panels about the local coastal biology and history as a no-cost visitor and recreational facility. Moreover, the project will contribute an *increase* to the existing pool of low-cost accommodation available in Grover Beach. Plainly then, the project protects, encourages, and provides lower-cost visitor and recreational facilities.

With respect to any mitigation fees, we observe that, under the governing law, there should not be any mitigation fees proposed simply on the bases of the project's hotel rates.

Section 30213 of the Coastal Act specifically provides that "[t]he commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands."

Even if some such mitigation fees were appropriate in some limited circumstances, they would not be appropriate for a 20-room hotel or motel project in the Grover Beach vicinity since adequate low-cost visitor serving facilities exist in the area and this project will not reduce or adversely impact those facilities, but rather will add to the number and availability of such facilities. In short, there is no "impact" to be "mitigated."

San Luis Obispo County, where Grover Beach is located, is home to 25% of the California State Parks' coastal campsites (approximately 1,488 campsites.) (See Tab 1 – Table 6 of California Coastal Commission Hotel-Condominium Workshop, August 8, 2006, p. 10). Approximately 1,185 of these campsites are located in the immediate vicinity of Grover Beach. (See Tab 1 – Table of Carrying Capacity of Individual Area). In addition to the State-owned campsites, there are approximately 1,261 campsites and RV parks owned by San Luis Obispo County and private individuals. (See Tab 2 – Camping Statistics chart). At full capacity during the peak season, these campsites could host approximately 16,580 visitors. Only during the busiest days of the years such as Fourth of July do these sites ever reach capacity.

Building more camp sites to meet the use demand for the peak days of the year is not the solution to generating more low-cost coastal opportunities. The State Beach and Vehicular Recreation Area – the coastal resources that draw the visitors to Grover Beach and Pismo Beach – simply lack additional carrying capacity for more vehicles and persons. The current maximum carrying capacity for the Pismo State Beach and State Vehicular Recreation Area is approximately 37,450 people. (See Tab 1).

Assuming that all 200 state beach sites, 185 inland sites, 120 dune-primitive sites, 300 back dune sites, and 380 overflow back dune sites were filled to a capacity of 8 persons per site and the hike-in campground accommodated its full capacity of 80 individuals, then 9,560 daily visitors could be accommodated in state-owned very low-cost accommodations with prices ranging from $10 to $20 per night. Another 7,756 daily visitors could stay in privately owned low-cost accommodations at campgrounds and RV parks with prices ranging from $18 to 34 a night in the low season. This means that 46% of the possible carrying capacity of visitors to the area would have very low-cost overnight options.

Between the towns of Grover Beach, Pismo Beach, and Oceano there are 2,705 hotel rooms available that could accommodate around 10,820 additional daily visitors based on room occupancy of two adults and two children. Of these hotels, 1,461 offer rooms for less than $100 a night off-season. (See Tab 3 – Spreadsheet of Grover Beach, Pismo Beach, And Oceano Hotel/Motel Data, April 2008). The benchmark of $100 a night was selected to reflect the Coastal Commission's Hotel-Condominium Workshop Memorandum which indicated that "low cost accommodations are those with costs of less than or equal to $100 per night, and include hostels, campsites, RV parks, and low cost hotels." (See Hotel-Condominium Workshop Memorandum, p. 8). At least 62% of the potential visitors to the State Beaches would have access to very-low cost or low cost accommodations. It should be noted that a certain proportion of the visitors to the beaches will be local residents or visitors passing through the area and will not require overnight accommodations.

Of all rooms and campsites available to the public in the Grover Beach, Pismo Beach and Oceano vicinity, 75% of the available accommodations are very-low cost or low cost. This number indicates that there is more than sufficient low cost and very-low cost accommodations available in the Grover Beach area, as contrasted to the 7.9% of overnight accommodation considered affordable in the nine popular coastal counties reviewed by the Coastal Commission. (Hotel-Condominium Workshop, August 8, 2006, p. 7).

The San Diego Area Coastal Commission staff in its March 2008 Imperial Beach staff report suggested that an appropriate methodology to determine low-cost is to identify any hotel where the average room rate is less than the statewide average daily room rate. A glaring omission from this formula is the availability of camping and RV parks as low cost accommodation. This omission must be corrected in future staff reports because the Coastal Commission has specifically labeled such accommodations as low cost accommodations. (Hotel-Condominium Workshop, August 8, 2006, p 8). Even if we were to apply the San Diego Area Coastal Commission staff's formula, it would only mean that more hotels in the Grover Beach vicinity would be included as low-cost visitor facilities since the statewide average room rate for 2008 is $125.28. At least 30 of the 39 hotels in the Grover Beach area advertise rates below $125.

We also disagree with the San Diego Area Coastal Commission staff's unsubstantiated interpretation that the visitor services formula should only be applied to peak season room rates in July and August rather than any other period. Nothing in the Coastal Act requires private business owners to fix their rates to a statewide average room rate during the peak season when the demand is the highest. Even if we were to use this formula, 58% of the available overnight

visitor facilities (including hotel rooms, RV parks, and campsites) would still be considered low-cost.

The Grover Beach vicinity has ample low-cost visitor facilities. This project will provide *additional* low-cost visitor facilities. There is no factual or legal basis for "mitigation" of any impact.

Allowable Uses in Coastal Planned Commercial Zoning

The staff has expressed concern that the inclusion of condominium ownership is inconsistent with the intent of the LCP to ensure public access. The project is not a condominium project but is a hotel project requiring condominium financing. Hotels, cafes, and visitor-serving retail facilities are all permitted uses within the Coastal Planned Commercial Zone (C-P-C). The Pacific Coast Hotel has been approved as a hotel, café, and retail spaces under the Grover Beach C-P-C Zoning Designation. The City of Grover Beach staff concluded that:

> The proposed hotel, café, and the visitor-serving retail facilities are allowed land uses in the C-P-C District. A number of commercial and retail uses are permitted in this district that would be consistent with the design of the project. As additional specific land uses are identified, they will be evaluated by the City for consistency with the Zoning Regulations.

(See Tab 4 – City Council Staff Report, 105 Grand Avenue, September 17, 2007, p. 11, a copy of the pages on Zoning Consistency is attached. See also Tab 5 – Uses Permitted Within Commercial Districts, pp. ix-84, ix-87, ix-88).

As we have indicated to the staff, condominium hotel financing is necessary for this project to succeed in Grover Beach. The Grover Beach community is a high risk area for project financing because it does not have the strong tourist base of Pismo Beach or San Luis Obispo, does not attract hotel chains, and suffers from a lack of redevelopment. It is difficult, especially in the current lukewarm real estate market, to attract well-capitalized investors to build visitor service facilities in Grover Beach. Even when all 20 units of the project are sold to owners, the project applicant will still need to finance above and beyond the price of the units to cover the expenses associated with the other features and amenities of the project. Without condominium financing, this project will not be funded in Grover Beach. Projects such as the Pacific Coast Hotel are needed in Grover Beach to attract other investment to the City.

The project is appropriately zoned because it will increase the visitor services available at the project site from zero to serving between 11,240 to 22,480 visitors overnight annually (based on double occupancy and four-person family occupancy) as well as the many visitors who will stop by to see the panoramic view from the project and use the commercial services such as the project café and other retail services.

If every room was always available to the public, the facility would have 7300 days (365 days multiplied by 20 units) available rather than 5620 days of rental (281 days multiplied by 20 units). With the current condominium financing of the project, project rooms will be available to the public 75% of the time. Even a larger percentage of rooms is available during the peak season between Memorial Day and Labor Day. During the 128 day period peak season, unit owners are only permitted to use their unit for 14 days. If every room was always available to the public, the facility would have 2650 days of hotel usage rather than 2280 days of hotel usage. The difference of 370 days is negligible. Even with the condominium financing, project hotel rooms will still be available to the public during the prime beach season 86% of the time.

The Commission staff has expressed concerns that if the financial return on a condo-hotel project is not satisfactory, there may be pressure among the unit owners to convert the property to private residential use. An examination of the Grover Zoning Code should allay such concerns regarding this possibility here. Under the C-P-C zoning designation, residential use is simply not an option. To convert to full-time residential usages, project unit owners would have to approach both the City of Grover Beach and the Coastal Commission for an approval of a rezoning.

Condo-hotels have been previously approved by Grover Beach as permitted uses in visitor-service zoning designations. In December 2006, the City of Grover Beach approved commercial and residential condominium units for Beach Place Enterprises LLC at 260 West Grand Avenue. Five of these units were approved as "vacation rentals" even though there is no specific line item in the Coastal Visitor Services (C-C-V) zoning table for "vacation rentals." To ensure that the units would function as "vacation rentals", the City required the same conditions on the rental units as they have placed on the Pacific Coast Hotel's 20 units including a maximum use of 84 days per calendar year, a maximum of 14 days between Memorial Day and Labor day, the requirement to put the unit into a hotel "rent-pool" when not used by owners, the prohibition on owner occupancy for more than 29 consecutive days, and the requirement to record the conditions on the title of the vacation units. (See Tab 6 – City of Grover Beach Resolution No. 06-99).

In summary, a project that offers overnight availability for public visitors during 86% of the peak season is an appropriate use to be permitted within the Coastal Planned Commercial zone.

We appreciate the opportunity to provide you with additional data for consideration in making your recommendations. We look forward to speaking with you at length about the project during your site visit on May 1.

Sincerely yours,

BRISCOE IVESTER & BAZEL LLP

Anastasia Telesetsky

Anastasia M. Telesetsky

Encl.

CARRYING CAPACITY OF INDIVIDUAL AREAS

Type of Use	Type of Area	Linear Ft. of Beach Frontage	Linear Ft. of Beach / Person	No. Of Sites	Est. No. Of People / Car*	No. Of Vehicles	Instantaneous Capacity (People)	×	Turnover Factor	Daily Capacity (People)
OVERNIGHT USE	SB BEACH	8,000	8	200	5	200+	1,000	×	1.0	1,000
	SB INLAND	---	---	185	5	185+	920	×	1.0	920
	SVRA HIKE-IN	---	---	---	---	---	80	×	1.0	80
	SVRA DUNE-PRIMITIVE	---	---	120	5	120+	600	×	1.0	600
	SVRA BACK DUNES	---	---	300	5	300+	1,500	×	1.0	1,500
	SVRA BACK DUNES OVERFLOW	---	---	380	5	380+	1,900	×	1.0	1,900
	TOTAL					1,185+	6,000			6,000
DAY USE	SB BEACH, NON-VEHICLE	10,000	1	---	4	1,280 **	10,000	×	1.5	15,000
	SB BEACH VEHICLE	28,000	5	---	4	1,400	5,600	×	2.0	11,200
	SB INLAND, PICNIC & OTHER	---	---	80 Picnic	4	200 ***	800	×	1.5	1,200
	SVRA OHV STAGING & DUNES	---	---	50 Picnic	2	1,200	2,400	×	1.25	3,000
	SVRA NATURAL AREAS & OTHER NON-OHV AREAS	---	---	30 Picnic	4	100	700	×	1.5	1,050
	TOTAL					4,280	26,800			31,450

Figure 3-2: Carrying Capacity of Individual Areas

LEGEND

SB State Beach
SVRA State Vehicular Recreation Area

* Maximum of 8 Persons Per Unit for Overnight Use
** 50 Percent Off-Beach Parking Provided
*** Not Including Off-Beach Parking

ATTACHMENT 2

CAMPING STATISTICS

Campground	Location	Phone	Sites	Fee	Totals
Pismo Sands RV Park	2220 Cienaga, Oceano	481-3225	133	$33 - $47 per night - 4 people max. per site, can pay for more= estimate 8 total	1,064
Coastal Dunes RV Park (Sand & Surf)	1001 Pacific Blvd., Oceano	781-5930 option 8	232	$23 - $43 per night - 4 people, but can pay for two more= 6 total	1,392
Pismo Coast Village	165 S. Dolliver, Pismo Beach	773-1575	400	$34 - $49 per night - 6 people max. per site	2,400
Pismo State Beach North Beach Campground	Dolliver, Pismo Beach	800-444-7275	103	$20 per site - 3 VEHICLE maximum per site= estimate 8 total	824
Beach Camping (State)	Beach area from Pismo Beach to Oceano	473-7230	1,000	$10 per night - 8 people max. per site	8,000
Holiday Rec. Veh. Park	100 S. Dolliver, Pismo Beach	773-1121	195	$30 - $40 per night - 6 people max. per site	1,170
LeSage Riviera	319 Hwy 1, Grover Beach	489-5506	62	$25 - $55 per night - 4 people max. per site	248
Pacific Dunes RV Resort	1207 Silver Spur Place, Oceano	489-7787	215	$36 - $53 per night - 6 people max. per site	1,290
Oceano Memorial Campground	Airpark Drive, Oceano	781-5930 option 1	24	$18 - $29 per night - 8 people max. per site	192
Pismo Creekside RV Resort	98 S. Dolliver St, Pismo Beach	773-4434		PRIVATE CAMPGROUND	0
Pismo Dunes Travel Trailer Park	200 South Dolliver, Pismo Beach	773-4807		PERMANENT RESIDENCES ONLY	0
				TOTAL POSSIBLE CAMPERS PER NIGHT	16,580

Compiled on 4/25/2007 from information furnished by Campground Personnel or website information

GROVER BEACH, PISMO BEACH, and OCEANO HOTEL/MOTEL DATA 4/21/2008

UNITS	HOTEL/MOTEL	STREET	PHONE	PEAK	LOWEST OFF-PEAK
HOTELS/MOTELS UNDER $150 IN SUMMER, UNDER $100 IN OFF SEASON					
22	Ocean Palms	Price	773-4669	$69- $89	$55
19	Beachwalker	Doliver	773-2725	$69- $199	$59
26	Blue Seal	Doliver	773-2403	$99- $169	$59
33	Ocean Breeze	Main	773-2070	$124- $229	$59
15	Palomar	Shell Beach	773-4204	$70- $80	$60
25	Tides Motel	Price	773-2493	$62- $81	$62
77	Sea Gypsy	Cypress	773-1801	$80- $190	$65
114	Casa Grande	Oak Park	481-7398	$100- $249	$66
100	Quality Suites	Five Cities	773-1841	$119	$69
18	Oceano Inn	Pacific	473-0032	$79- $89	$69
99	Edgewater	Wadsworth		$149- $175	$79
21	Dolphin Cove	Main	773-4706	$90- $130	$80
132	Oxford Suites	Five Cities	773-3773	$129- $179	$89
78	Holiday Inn	Oak Park	481-4448	$139- $189	$89
7	Beach Comber	Cypress	773-5505	$159- $199	$89
156	Sea Crest Resort	Price	773-4608	$189- $279	$90
86	Kon Tiki Inn	Doliver	773-4833	156- $180	$92
56	Pacific Plaza Resort	Pier	473-6989	$115- $250	$94
35	Pismo Beach Hotel	Pomeroy	773-4445	$119- $179	$99
22	Grover Beach Inn	5th Street	481-7931	$110	$93
136	Motel 6	4th Street	773-2665	$95	$52
110	Quality Inn	Five Cities	773-1841	$154	$85
56	Oceano Inn	Pacific	473-0032	$99	$79

18	Pacific Plaza Resort	Pier	473-6989	$250	$89
1461	UNDER $100 OFF PEAK				

OVER $100 IN OFF SEASON

120	Mission Inn	James	773-6020	$199- $239	$139
70	Pismo Lighthouse Suites	Price	773-2411	$229- $299	$104
155	The Cliffs Resort	Shell Beach	773-5000	$209- $259	$139
53	Shelter Cove	Price	773-3511	$194- $294	$144
80	Cottage Inn	Price	773-4617	$199- $329	$145
100	Shore Cliff	Price	773-4671	$229- $369	$149
75	Sandcastle	Stimson	773-2422	$249- $379	$149
14	Beach House Inn	Main	773-7476	$249- $299	$159
50	Sea Venture	Ocean View	773-4994	$199- $399	$159
82	Spyglass Inn	Price	773-4855	$179- $229	$109
150	Seacrest	Price	773-4608	$170	$109
132	Oxford Suites	Five Cities	773-3773	$181	$121
78	Holiday Inn Express	N. Oak	481-4448	$168	$104
23	Seaview Inn	5th Street	473-1433	$110	$119
62	Dolphin Bay	Price	773-4300	$425- $695	$325
1244	OVER $100 OFF PEAK				

Prices were calculated in 2008 based on information from proprietors, from the websites of the hotels, and from independent travel websites. Where possible, prices were calculated for two adults and two children.

Ranges were provided for the high season (summer) and the lowest available price was provided for off-peak. Off-peak includes spring, fall, and winter outside of holiday times.

the site from Highway 1 is very problematic and is not supported by CALTRANS. The project site does not have any access rights to Le Sage (a privately owned roadway), which would be required through the privately owned recreational vehicle park. It has been determined by staff that the proposed vehicular access onto West Grand Avenue is the only feasible and safe means to allow for vehicular access, given that this site when it operated as a service station had access onto West Grand Avenue.

4. The LCP sets forth a general design policy that the initially planned lodge/conference facility be open to the general public, that there be no individual ownership or long term uses of the units. However, the City Council recently determined that this LCP policy was intended to apply to the envisioned 22 acre project. Consequently, this policy does not apply to the proposed mixed use project.

   Recognizing that the proposed project plans on having individual ownership of the proposed hotel units and to ensure maximum availability to the public, staff and the Planning Commission recommended that:

   - Room owners shall be limited to a maximum use of 29 days per calendar year.
   - Room owners will be limited to a maximum of 14 days of use between Memorial Day and Labor Day.
   - When not in residence, owner shall be required to place their unit in the hotel "rent-pool" rotation, which will make all rooms available to the general public.

   While the project site is not currently part of the proposed lodge/conference facility, it has been determined that the proposed project proposal would be consistent with the intent of the LCP with the above use limitations as a condition of approval.

5. The LCP sets forth architectural design elements for the Plan area. While the LCP guidelines have been determined to be applicable to the proposed lodge/conference facility, they have been utilized as a guide for review of this application to provide for area consistency, specifically the intended lodge/conference facility. The C-P-C Zoning Regulations (Section 9122.14 (G)) also set forth design standards requirements for this zoning area, and an application must be found to be consistent with these standards. The project architect has stated that the suggested design is intended to reflect a "coastal state parks" architectural vernacular, including the addition of low-pitched-sloping roof elements, inclusion of natural materials such as wood and stone, and an overall softening of the color and material palette with use of natural earth-tone hues and materials. This effort is intended to be compatible and complementary to the existing vegetation and landforms of the area (LCP goal). In addition, the project has been designed to allow for view corridors from and through the project, including views created by the publicly accessible viewing tower.

   The intent of the required review of Architectural and Site Plans is to ensure conformance to the area general design criteria and to reflect its location at the entrance to the beach area.

Zoning Consistency

The proposed project site is within the Coastal Planned Commercial (C-P-C) Zoning District. This District is established to provide for visitor-serving needs in a manner that is sensitive to the environmental, visual, and archeological resources within and adjacent to the boundaries of the District by sensitively siting and designing structures. In addition to the overall intent of the District, the Zoning Regulations provide specific uses that are permitted or may be allowed

through approval of a Use Permit. The project proposes uses of the property which include a hotel, a café, and retail spaces.

The proposed hotel, café, and the visitor-serving retail facilities are allowed land uses in the C-P-C District. A number of commercial and retail uses are permitted in this district that would be consistent with the design of the project. As additional specific land uses are identified, they will be evaluated by the City for consistency with the Zoning Regulations.

Development Standards Consistency

In addition to a use review, the applicant is required to meet the development standards set forth by the City's Zoning Regulations, specifically that for the Coastal Planned Commercial (C-P-C) District. The chart that follows has been prepared to provide a consistency review of the required standards and the project's conformance to the standards.

Project Statistics-Zoning Consistency Review

Standard	Requirement	Proposed	Review Comment
Building Coverage Maximum	60%	50%	Meets requirement
Landscaping Minimum	10%	17.7%	Meets requirement
Front Yard Setback	10 feet	52 feet from current property line, 30 feet to back of future sidewalk along El Camino Real	Meets requirement
Side Yard Setbacks	None Specified, unless contiguous to residential district, then 10 feet	No requirement, as site is not adjacent to residential	Meets requirement
Rear Yard Setback	None Specified, unless contiguous to residential district, then 10 feet	No requirement, as site is not adjacent to residential	Meets requirement
Parking	33 spaces (1 space per 250 sq. ft. commercial and I space per room plus 1 space per 20 rooms)	37 spaces	Meets requirement
Building Height	3 stories not to exceed 40 feet for 60% of project, 2 stories not to exceed 28 feet for remaining 40%	3 stories for 31% of project and 2 stories for remaining 69%	Meets requirement

TABLE 1
USES PERMITTED WITHIN COMMERCIAL DISTRICTS

LEGEND

P	=	PERMITTED
UP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF A USE PERMIT
AUP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF AN ADMINISTRATIVE USE PERMIT
TUP	=	PERMITTED SUBJECT TO OBTAINING APPROVAL OF A TEMPORARY USE PERMIT
NP	=	NOT PERMITTED

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
OFFICE AND RELATED USES							
accountant office	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
architect's office	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
attorney	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
bookkeeping offices	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
business consultant	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
counseling centers	UP	UP	P	NP	P	NP	NP
employment agency	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
engineer or surveyor	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
general office	AUP/P[2]	UP	P	P/NP[3]	P	NP	NP
hospitals	NP	NP	UP	NP	NP	NP	NP
mailing services and telegram offices	P	NP	P	P	P	NP	NP
massage therapists[4]	P	NP	P	P	P	NP	NP
medical/dental laboratories[5]	NP	NP	AUP	NP	AUP	NP	NP
medical/dental offices and clinics	AUP/P[2]	UP	P	P/NP[3]	P	NP	NP
mental health/alcohol or chemical dependency treatment offices	UP	P	UP	NP	UP	NP	NP
optician	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
pharmacies	P	P	P	AUP	P	NP	NP
private detective or security service	AUP	P	P	NP	P	NP	NP
professional offices	AUP/P[2]	P	P	P/NP[3]	P	NP	NP
real estate office	AUP/P[2]	P	P	P	P	NP	NP
taxicab service offices	UP	NP	NP	UP/NP[6]	P	NP	NP
travel agencies	P	P	P	P	P	NP	NP
veterinary offices and hospitals	NP	NP	AUP	AUP	AUP	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
FINANCIAL SERVICES							
banks	P	NP	NP	AUP	P	NP	NP
credit institutions	P	NP	NP	P/NP[3]	P	NP	NP
financial institutions	P	NP	NP	UP	P	NP	NP
insurance offices	P	P	P	P/NP[3]	P	NP	NP
mortgage bankers, brokers, and services	AUP/P[2]	NP	P	P/NP[3]	P	NP	NP
savings and loan offices	P	NP	NP	AUP	P	NP	NP
stock brokerages	AUP/P[2]	NP	P	NP	P	NP	NP
FOOD/BEVERAGE SERVICE USES							
cafes	P	AUP	AUP	P	P	P	P
cocktail lounges/bars/microbreweries - access to restaurant	P	UP	UP	P	P	P	P
cocktail lounges/bars	UP	NP	NP	UP	UP	NP	NP
coffee shops				P			
delicatessens	P	P	AUP	P	P	P	P
donut shops	P	P	AUP	P	P	P	P
ice cream/frozen yogurt shops	P	P	AUP	P	P	P	P
refreshment stands	AUP	NP	NP	P	AUP	P	P
restaurants	P	AUP	AUP	P	P	P	P
GENERAL COMMERCIAL USES							
adult businesses	NP	NP	NP	NP	P[7]	NP	NP
ambulance services	NP	UP	UP	NP	UP	NP	NP
animal grooming saloons	AUP/P[2]	UP	NP	AUP/P[8]	P	NP	NP
antenna sales and service	P	NP	NP	NP	P	NP	NP
antique stores	AUP	NP	NP	AUP/P[8]	P	NP	NP
apparel shops	P	P	NP	P	P	P	P
appliance repair and service - access to retail	P	P	NP	NP	P	NP	NP
appliance repair and service	AUP	UP	NP	NP	AUP	NP	NP
appliance sales	P	UP	NP	NP	P	NP	NP
art galleries	P	NP	AUP	P	P	P	P
art studios	AUP	UP	AUP	P	P	NP	NP
bakeries - retail	P	P	NP	P	P	P	P
barber and beauty shops	AUP/P[2]	P	AUP	P	P	P	P

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
beach equipment rental (excluding vehicles)	P	NP	NP	P	P	NP	P
bicycle sales, rental, service	P	UP	NP	P	P	P	P
billiard and pool establishments	UP	NP	NP	AUP	UP	UP	UP
bookstores	P	P	NP	P	P	P	P
building materials sales entirely w/in building	NP	NP	NP	NP	AUP	NP	NP
camera shop	P	P	NP	P	P	P	P
candy stores	P	P	NP	P	P	P	P
carpet and flooring stores	P	NP	NP	NP	P	NP	NP
catering shops	P	AUP	AUP	P	P	NP	NP
computer software sales	P	NP	P	AUP/P[8]	P	NP	NP
convenience stores	UP	P	NP	P	P	NP	NP
copying and duplicating services	P	P	P	P/NP[3]	P	NP	NP
craft shops making articles for retail sale on premises	P	NP	NP	P	P	P	NP
craft studios	NP	NP	AUP	AUP/P[8]	AUP	NP	NP
dance studios	UP	NP	NP	NP	AUP	NP	NP
department stores	P	NP	NP	NP	P	NP	NP
drapery stores	P	NP	NP	NP	P	NP	NP
dressmaking shops	P	P	NP	NP	P	NP	NP
drug stores	P	AUP	AUP	P	P	P	P
electronic equipment parts and supplies	P	NP	NP	UP	P	NP	NP
electronic equipment repair and service - access to retail	P	NP	NP	UP	P	NP	NP
electronic equipment repair and service	UP	UP	NP	NP	UP	NP	NP
electronic equipment sales	P	NP	NP	NP	P	NP	NP
fabric, yardage, yarn and sewing stores	P	P	NP	P	P	P	P
florist/flower shops	P	P	AUP	P	P	P	P
food or grocery shops	P	P	NP	P	P	NP	NP
fur shops	P	NP	NP	P	P	NP	NP
furniture stores - new	P	NP	NP	NP	P	NP	NP
furniture stores - used	UP	NP	NP	NP	UP	NP	NP
general retail	P	UP	NP	P	P	NP	NP
gift shops	P	NP	NP	P	P	P	P
gun shops	UP	NP	NP	NP	UP	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
hardware stores w/no outside storage	AUP	P	NP	NP	AUP	NP	NP
hobby stores	P	NP	NP	P	P	NP	NP
home improvement stores w/no outdoor storage	AUP	NP	NP	NP	AUP	NP	NP
homeware stores	P	NP	NP	P	P	NP	NP
interior decorating shops	AUP/P[2]	NP	AUP	NP	P	NP	NP
janitorial services and supplies	P	NP	AUP	NP	P	NP	NP
jewelry shops	P	NP	NP	P	P	P	P
laundry and cleaning/pressing agencies	AUP	P	AUP	UP/P[9]	P	NP	NP
laundry - coin operated	UP	P	NP	AUP	P	NP	NP
liquor sales	UP	UP	NP	UP	UP	NP	NP
locksmith shops	P	NP	NP	P	P	NP	NP
meat and fish markets[10]	P	AUP	NP	P	P	NP	NP
millinery shops	P	NP	NP	P	P	NP	NP
music and record stores	P	NP	NP	P	P	NP	NP
music studios	UP	NP	NP	NP	UP	NP	NP
newsstands				P			
nurseries (plant)	NP	UP	NP	UP	UP	UP	NP
office equipment repair	NP	NP	NP	NP	P	NP	NP
office supplies	P	NP	NP	NP	P	NP	NP
paint and wallpaper shops	P	NP	NP	P/NP[3]	P	NP	NP
pet shops	UP	NP	NP	NP	AUP	NP	NP
photographic studios	P	AUP	NP	P	P	P	P
photographic supplies and film processing	P	P	NP	P	P	P	P
produce markets	P	AUP	NP	P	P	NP	NP
radio SEE electronic equipment							
second-hand stores	UP	NP	NP	NP	UP	NP	NP
shoe stores	P	NP	NP	P	P	NP	NP
shoe repair - access to retail	P	NP	NP	P	P	NP	NP
shoe repair	P	P	NP	AUP/P[8]	P	NP	NP
shopping centers	UP	UP	NP	UP	UP	NP	NP
sickroom supplies sales/rental	NP	NP	NP	NP	P	NP	NP
smoke shops	P	P	NP	P	P	NP	NP
souvenir shops	P	P	NP	P	P	P	P
specialized food stores	P	AUP	NP	P	P	P	P

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
specialty stores	P	P	NP	P	P	P	P
sporting goods	P	P	NP	P	P	P	P
sports equipment rental				AUP			
stamp and coin shops	P	NP	NP	P	P	NP	NP
stationary supplies	P	P	NP	P	P	NP	NP
supermarket	NP	NP	NP	NP	P	NP	NP
swimming pool and spas sales and service	P	NP	NP	UP	AUP	NP	NP
tailor shops	P	P	NP	NP	P	NP	NP
tanning salons	AUP/P[2]	P	NP	P	P	P	P
television SEE electronic equipment							
toy stores	P	NP	NP	P	P	NP	NP
upholstery repair	NP	NP	NP	NP	AUP	NP	NP
upholstery repair w/ retail fabric store	AUP	NP	NP	NP	AUP	NP	NP
video rental and sales	P	P	NP	P	P	NP	NP
visitor - serving retail uses	P	NP	NP	P	P	P	P
wine tasting facilities				P			
VEHICLE RELATED USES							
car wash	NP	NP	NP	NP	UP	NP	NP
car wash - access to service station	NP	NP	NP	UP	UP	NP	NP
gasoline service stations[11]	NP	NP	NP	UP	UP	UP	NP
taxicabs				AUP			
tire sales and service	NP	NP	NP	NP	UP	NP	NP
vehicle parts sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	AUP	P	NP	NP
vehicle rental (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	AUP	UP	NP	NP
vehicle rental - beach related	NP	NP	NP	AUP	NP	NP	UP
vehicle sales (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	UP/NP[12]	UP	NP	NP
vehicle service and repair (auto, light truck, boat, camper, motorcycle)	NP	NP	NP	NP	UP	NP	NP
RESIDENTIAL/LODGING USES							
bed and breakfast inns	NP	NP	NP	P	NP	P	P
convalescent hospitals and congregate care homes	NP	NP	UP	NP	NP	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
homeless shelters	NP	UP	UP	NP	UP	NP	NP
hotels and motels	NP	NP	NP	P	NP	P	P
mixed-use developments (dwelling units + commercial use)[13]	UP	UP	UP	UP	UP	NP	NP
recreation vehicle/travel trailer parks[14]	NP	NP	NP	UP/NP[12]	NP	NP	NP
rest homes and sanitariums not including mental institutions	NP	NP	P	NP	NP	NP	NP
PUBLIC/QUASI-PUBLIC USES							
aquariums	NP	NP	NP	UP	NP	NP	P
child care facilities	UP	UP	UP	UP	UP	NP	NP
churches	UP	UP	UP	UP	UP	NP	NP
clubs	NP	NP	UP	UP	UP	NP	NP
community centers	UP	UP	UP	NP	UP	NP	NP
golf courses (miniature)	NP	NP	NP	UP	NP	P	P
lodges	NP	NP	UP	NP	UP	NP	NP
museums	UP	NP	NP	UP	UP	P	P
parking garages	UP	NP	UP	UP	UP	P	P
parking lots - private or public	UP	UP	UP	UP	UP	P	P
parks and playgrounds	UP	UP	UP	UP	UP	P	P
philanthropic and social service assistance centers (non-profit)	UP	UP	UP	NP	UP	NP	NP
public utility offices/uses not including yards	P	UP	UP	UP	UP	P	P
quasi-public buildings and uses	UP	UP	UP	UP	UP	NP	NP
schools - commercial/vocational	UP	NP	UP	NP	UP	NP	NP
schools - K - 12	NP	NP	UP	NP	NP	NP	NP
schools - nursery	UP	UP	UP	NP	UP	NP	NP
OTHER UNCLASSIFIED USES							
architectural feature exceeding maximum	UP	UP	UP	UP	UP	UP	UP
arts and crafts shows	TUP	NP	TUP	TUP	TUP	TUP	TUP
athletic, health or fitness clubs	UP	UP	NP	UP/NP[15]	UP	NP	NP
auctions within a building	NP	NP	NP	UP	UP	NP	NP
farmers' market	UP	NP	UP	UP	UP	P	P
mortuaries	NP	NP	UP	NP	NP	NP	NP

USES	C-B-D	C-N	C-P	C-V and C-C-V[1]	C-S	P-C	C-P-C
open air markets	UP	NP	NP	UP	UP	P	P
outdoor sales w/ permitted use	UP	NP	NP	UP	UP	P	P
radio and television broadcasting stations	UP	NP	UP	NP	UP	NP	NP
recreational centers, private	UP	UP	NP	UP	UP	UP	P
theaters	UP	NP	NP	UP	UP	UP	P
transportation facilities	UP	NP	UP	P	UP	P	P
uses similar to, and no more objectionable to permitted or conditional uses identified above, as determined by the Planning Commission	UP	UP	UP	UP	UP	UP	UP

1. At least 50 percent of the uses in Coastal Visitor Services (C-C-V) District shall be visitor serving.

2. This use requires approval of an Administrative Use Permit if located on the first floor of a commercial building, but is a permitted use on the second floor.

3. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grant Avenue and is located greater than 20 feet from the Grand Avenue property line.

4. Subject to Section 3900 et. al. of the Municipal Code.

5. Must not include product manufacture for a general sale or distribution.

6. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

7. Subject to Part 37 - General Provisions, Conditions and Exceptions, Section 9137.3a.

8. Use requires approval of an Administrative Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

9. Use requires approval of a Use Permit in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

10. Butchering is prohibited.

11. Subject to Section 3112 of the Municipal Code.

12. Use is permitted subject to obtaining approval of a Use Permit in the C-V District. Use is not permitted in the C-C-V District.

13. See development standards for applicable Zoning District for regulations on location and size of dwelling unit.

14. Storage of vehicles is prohibited.

15. Use is not permitted in any unit whose entrance fronts on Grand Avenue or has an entrance within 20 feet of the Grand Avenue property line. Use is permitted subject to obtaining approval of a Use Permit on lots with frontage on other streets in the District or in any unit whose entrance does not directly front onto Grand Avenue and is located greater than 20 feet from the Grand Avenue property line.

RESOLUTION NO. 06-99

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH, CALIFORNIA APPROVING OF A TENTATIVE TRACT MAP FOR DEVELOPMENT PERMIT APPLICATION NO. 06-020, FILED BY BEACH PLACE ENTERPRISES, LLC, LOCATED AT 260 WEST GRAND AVENUE

WHEREAS, the City Council of the City of Grover Beach has received for their review and consideration a staff report in connection with Development Permit Application No. 06-020, filed by Beach Place Enterprises, LLC, that proposes the subdivision of an existing one parcel mixed use commercial/residential development into twenty-two (22) commercial and residential condominium units at 260 West Grand Avenue (APN 060-206-028) in the Coastal Visitor Services (C-C-V) Zoning District (C-P); and

WHEREAS, the Notice of Public Hearing was properly advertised and publicly posted in the manner required by law; and

WHEREAS, a Mitigated Negative Declaration was reviewed and adopted for the mixed use commercial/residential development which adequately address the environmental effects of the development and this subdivision; and

WHEREAS, the Planning Commission reviewed and considered the Tentative Tract Map for Application 06-020 at Public Hearings on October 10, 2006 and November 14, 2006, and recommended approval to the City Council; and

WHEREAS, the City Council reviewed and considered the Tentative Tract Map for Development Permit Application No. 06-020 at a Public Hearing on December 18, 2006; and

WHEREAS, the City Council of the City of Grover Beach HEREBY APPROVES the Tentative Tract Map based upon the following findings and conditions of approval.

FINDINGS: - In accordance with Municipal Code Article IX, Chapter 2, Subdivision Regulations, Section 9201.2 Purpose, the City Council finds the following:

1. Public Hearing notification has been given in the time and in the manner required by State Law and City Code.

2. The proposed Tentative Tract Map to allow the re-subdivision of an existing one parcel mixed use development into twenty-two residential/commercial condominium units and a common area lot, as referenced in the staff report to the Planning Commission, as designed, and with the conditions of approval, is in conformity with both the intent and provisions of the General Plan and Zoning Ordinance, Article IX, Chapter 1 of the City of Grover Beach Municipal Code.

3. With the site improvement drainage design constructed, drainage from the proposed subdivision would not result in the violation of existing requirements prescribed by the City of Grover Beach Storm Water Management Plan.

4. As referenced in the staff report to the City Council, the site is physically suitable for the

5. proposed type and intensity of development and, with the approval process for Tentative Tract Map, there is sufficient opportunity provided to review the proposed development and ensure minimal impacts on surrounding properties.

6. The approval of Tentative Tract Map creating twenty-two (22) residential/commercial condominiums and with a common area will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood in that the proposed uses are similar to and compatible with neighboring uses in the area.

CONDITIONS OF APPROVAL

GENERAL

1. Approval of this Tentative Tract Map is not valid until it is approved by the City Council and 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 City Council's action shall constitute non-compliance with said conditions resulting in an automatic withdrawal of the approval.

2. 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.

3. All notes and specifications as shown on the plans shall be considered Conditions of Approval

COMMUNITY DEVELOPMENT DEPARTMENT

CDD-1. Upon map recordation, the applicant shall provide to the Community Development Department two (2) copies of the final map, one hard-copy and the other a computer diskette in a format compatible with the City's GIS system.

CDD-2. The Final Map shall include the following Certificate:

CITY COUNCIL CERTIFICATE

This is to certify that this final tract map substantially conforms to the tentative map approved by the City Council at a duly authorized meeting held on the 18th of

December, 2006.

_____

Secretary of the City Council

CDD-3. This map shall expire if not recorded within 24 months of the date of City Council approval. If the map will not be recorded within this time, the applicant is advised to apply for an extension of time a minimum of 30 days prior to the expiration of the map. Said extension of time shall be reviewed by the Planning Commission.

CDD-4. A Mylar copy of the improvement plans shall be submitted to and approved by the City Engineer and Community Development Director.

CDD-5. Prior to recordation, either monuments shall be set or a cash bond be presented to the City guaranteeing their setting within one year.

CDD-6. The final map shall be prepared by a licensed engineer or licensed land surveyor.

CDD-7. Prior to recordation of the final map, the engineering plan check fees shall be paid.

CDD-8. On-site drainage sites and all required drainage easements established benefiting all properties shall be shown on the recorded parcel map.

CDD-9. A shared maintenance agreement for driveway, on-site water retention, and any common parking areas and landscaping, shall be established benefiting Units 1-22, and causing said properties to share in the cost of maintenance and repair of all facilities.

CDD-10. Any required Conditions, Covenants, and Restrictions and/or organizational documents shall be presented to the City 30 days prior to a request to review and process to allow the City to review the documents for conformance with the conditions of approval prior to map recordation.

CDD-11. The final map submitted for review and approval shall provide all data and information as required by the City's subdivision regulations including defined easements for all existing and proposed public utilities and access, easements for drainage, and required survey data. The final map shall indicate in the legal description that it is a "22 condominium unit 1 lot subdivision" and that the map indicate the individual units being created are condominium units.

CDD-12. Units 8, 9, 18, 19, and 20 are approved as vacation rental units. These units are subject to the following limitations:

a. Unit owners will be limited to a maximum use of 84 days per calendar year.
b. Unit owners will be limited to a maximum of 14 days of use between Memorial Day And Labor Day.
c. When not in residence, owner shall be required to place their unit in a hotel "rent-pool" rotation, which will make all rooms available to the general public for rent.
d. No individual, family, or group shall be allowed to rent or occupy any unit for more than 29 consecutive days.
e. This condition shall be recorded on the title of the vacation units.

PUBLIC WORKS DEPARTMENT/CITY ENGINEER

PW/CE-1. All properties to be connected to the City of Grover Beach water and sewer facilities shall individually be serviced with water and stubbed out to each unit prior to recordation, or a cash bond shall be posted with the City, the amount to be determined by the City Engineer and the Community Development Director.

PW/CE-2. Each lot shall be individually serviced with underground utilities including PG&E, gas, cable television, and telephone and shall be stubbed out to each lot prior to recordation, or a cash bond shall be posted with the City, the amount to be determined by the City Engineer and 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
U-Utilities Condition
AH-Archeological and Historical Condition

NOW, THEREFORE, BE IT RESOLVED that City Council of the City of Grover Beach **DOES HEREBY APPROVE** the Tentative Tract Map for Application No. 06-020.

On motion by Mayor Pro Tem Shoals, seconded by Council Member Nicolls, and on the following roll-call vote, to wit:

AYES:	Council Members Nicolls and Versaw, Mayor Pro Tem Shoals, Mayor Lieberman
NOES:	Council Member Ashton
ABSENT:	None
ABSTAIN:	None

the foregoing **RESOLUTION NO. 06-99** was **ADOPTED** on this 18th day of December, 2006.

STEPHEN C. LIEBERMAN, MAYOR

Attest:

DONNA L. McMAHON, CITY CLERK

Approved as to Form:

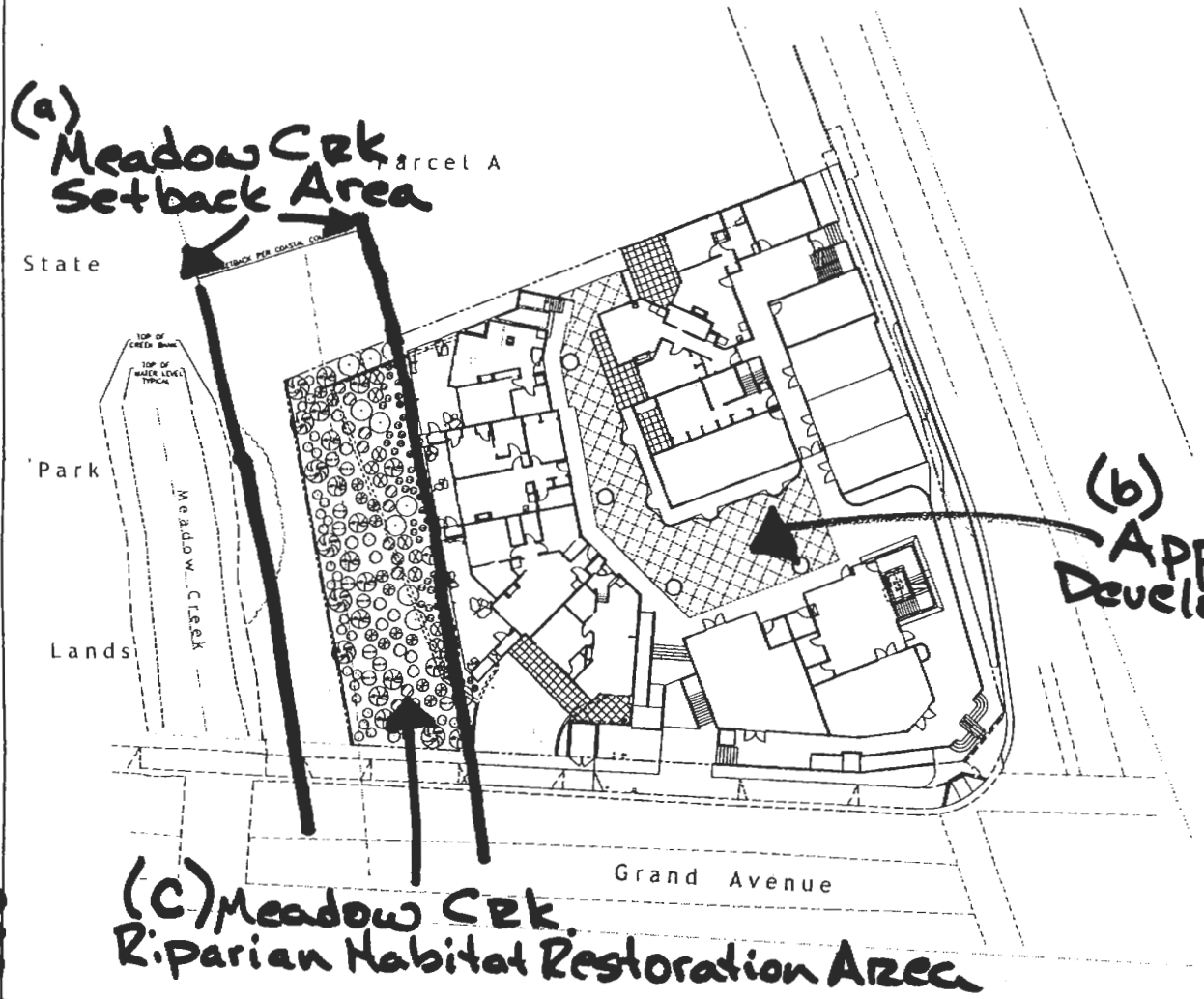
_____
MARTIN D. KOCZANOWICZ, CITY ATTORNEY

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 Council.

_____ _____
Applicant Date

_____ _____
Property Owner or Authorized Agent Date



Final Restoration Plant Palette

SYMBOL	SPECIES	QUANTITY	CONTAINER SIZE
		32	
		10	
		10	
		10	
		15	
		17	
		33	
		15	
		12	
		16	
		28	
		7	

Final Restoration Plan Notes

1. ALL PLANT MATERIAL AND/OR SPECIES NOTED ARE PER THE HABITAT RESTORATION PLAN FOR PACIFIC COAST HOTEL PREPARED BY ALTHOUSE & MEADE, INC. UPDATED JULY 2008.
2. ALL HABITAT RESTORATION REQUIREMENTS, SITE PREPARATION, PLANTING, IRRIGATION AND MAINTENANCE SCHEDULE SHALL COMPLY WITH THE HABITAT RESTORATION PLAN REPORT.

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

g + d
garcia architecture + design

project:
Pacific Coast Hotel
105 Grand Avenue
Grover Beach, CA
93433

owner:
Ron Perkins
tGIT, Inc.
166 S. 10th Street
Grover Beach, CA
93433

sheet title:
Final Habitat Restoration Plan

sheet data:

sheets:
SDP-6.1

CCC Exhibit G (page 1 of 1 pages)