Subject: Development Application 18-03: Coastal Development Permit for 257 Saratoga Avenue

Dear Applicant,

The Community Development Director approved the above referenced project located at 257 Saratoga Avenue, subject to the conditions herein. This Permit will authorize a new 1,670 square foot, two-story single family residence with a 266 square foot attached garage and a 252 square foot detached garage.

This approval is based upon the following findings for a Coastal Development Permit:

1. The proposed development, as modified by any conditions of approval, is in conformity with the City's Local Coastal Program and will not adversely affect coastal resources.

   Fact. The project is located in a residential zone east of Highway 1 and the Union Pacific Railroad. There are no coastal resources in the project vicinity.

2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).

   Fact. The project is not within this area.

3. Feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment.

   Fact. The development will not have any significant adverse effects on the environment. The project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3: New construction of Small Structures.

4. The proposed use is consistent with the purposes of the zone in which the site is located.

   Fact. The proposed residence is permitted in the CR2 Zone and meets all Development Code standards.

5. The proposed development is in conformance with the City's General Plan.
Fact. The proposed residence is consistent with the Medium Density Residential Land Use Designation.

6. The proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Fact. The proposed residence will not have any detrimental effects to the surrounding neighborhood.

7. Public services are adequate to serve the proposed development.

Fact. The site has access to develop with existing public services.

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

1. This approval authorizes a new 1,670 square foot, two-story single family residence with a 266 square foot attached garage and a 252 square foot detached garage in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.

2. The approval granted by this permit shall be valid for twenty-four (24) months from the decision date, and shall expire unless a valid building permit is issued and construction commenced. A request for a time extension shall be submitted to the Community Development Department as provided in Grover Beach Municipal Code Article IX, Section 6.30.060.

3. The Applicant agrees, as a condition of approval of this permit, to indemnify, defend and hold harmless, at Applicant’s expense, City and City’s agents, officers and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney’s fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant’s acceptance of this Permit or commencement of construction or operations under this permit shall be deemed to be acceptance of all conditions contained in this permit.

4. All Conditions of Approval shall be provided on a full size sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of plan submittal.
5. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1. All construction traffic shall access the site utilizing the truck route(s) closest to the site as defined in the City Circulation Element and as approved by the City’s Police Department. Violations are subject to citation and fines.

6. Failure to appeal the action or a specific condition imposed as provided in Municipal Code Article IX Development Code, Section 6.30.020 within 10 working days shall be deemed as agreement to all conditions of approval.

Please review the conditions carefully. As the applicant, you are responsible to see that the conditions are implemented. This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of this letter. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020. If you have questions regarding this Permit or the appeal process, please contact me at (805) 473-4520 or cmesa@grover.org.

Sincerely,

Cassandra Mesa
Building/Planning Technician
Exhibit A
WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS.

INSTALL A LOW WATER CONSERVATION SYSTEM (CAL GREEN TIER 2) WITH AUTOMATIC ADJUSTMENT TO RESPONSE TO CHANGES IN PLANT NEEDS AS WEATHER CONDITIONS.+ SENSOR INTEGRAL.

IRIGATION SCHEDULES THAT AUTOMATICALLY ADJUST IRRIGATION RESPONSE TO CHANGES IN PLANT NEEDS AS WEATHER CONDITIONS.

Mandatory Controllers for Landscaping Products By 2040. IRRIGATION CONTROLLERS FOR LANDSCAPING PRODUCTS MUST BE WATER CONSERVATION CONSCIOUS. NEW HOUSES MUST UTILIZE OUTDOOR WATER REQUIREMENTS. THIS MEANS INSTALL A PRESSURE REGULATOR REQUIRED.

NOTE:

PREPARATION PRESSURE: 30 PSI

STATIC PRESSURE

IRRIGATION WATER PRESSURE EXCEEDS

IRRIGATION SYSTEMS Install AT TIME OF ANNUAL INSPECTION SHALL COMPLY WITH THE REQUIRED IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PRODUCTS BY MANDATORY TO 2040.

IRRIGATION OUTDOOR WATER REQUIREMENTS:

- NEW RESIDENCE OUTDOOR REQUIREMENTS:
- NEW CONSTRUCTION SHALL COMPLY WITH:
- INSTALL A PRESSURE REGULATOR REQUIRED.
- PROPOSED RATING,
- OPERATING PRESSURE: 30 PSI
- IRON IRRIGATION WATER PRESSURE EXCEEDS

IRRIGATION SYSTEMS INSTALL AT TIME OF ANNUAL INSPECTION SHALL COMPLY WITH THE REQUIRED IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PRODUCTS BY MANDATORY TO 2040.

NEW RESIDENCE OUTDOOR REQUIREMENTS:

- INSTALL A PRESSURE REGULATOR REQUIRED.
- PROPOSED RATING,
- OPERATING PRESSURE: 30 PSI
- IRON IRRIGATION WATER PRESSURE EXCEEDS

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