

AUP RESOLUTION NO. 18-03

**A RESOLUTION APPROVING DEVELOPMENT APPLICATION 18-11
FOR AN ADMINISTRATIVE USE PERMIT TO OPERATE A GYMNASTICS FACILITY
(1548 AND 1554 WEST GRAND AVENUE)**

WHEREAS, the Community Development Director for the City of Grover Beach has received for review and consideration a Staff Report and presentation in connection with Development Application 18-11, requesting approval for an Administrative Use Permit to establish a gymnastics facility located at 1548 and 1554 West Grand Avenue in the Retail Commercial (RC) Zone (APN 060-252-005); and

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

WHEREAS, the Community Development Director of the City of Grover Beach has reviewed and considered the request at a Public Hearing on May 16, 2018; and

WHEREAS, the proposed project qualifies for an Categorical Exemption consistent with CEQA Guidelines Section 15301: Existing Facilities; and

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Grover Beach **HEREBY** makes the following findings and determinations with respect to Development Application 18-11 for an Administrative Use Permit:

SECTION 1. Findings of Environmental Exemption. The Community Development Director finds as follows:

1. The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities, based on the proposed project consisting of a 4,923 square foot gymnastics facility in an existing commercial development (approximately 41,000 square feet) in the City's Retail Commercial zone. The proposed project will not expand the existing building footprint.
2. The proposed project is not located in an environmentally sensitive area, nor impact an environmental resource.
3. The proposed project will not have a cumulative impact of successive projects of the same type, in the same place, over a period of time. The proposed project is located within an commercial zone with similar uses.
4. The proposed project will not have a significant effect on the environment based on the project record, which is on file at the City of Grover Beach Community Development Department.
5. The proposed project is not located on a designated scenic highway nor scenic resource.

6. The proposed project is not located on any list pursuant to Section 65962.5 of the Government Code.
7. The proposed project is not a designated historical resource.

SECTION 2. Findings for approval of Administrative Use Permit. The Community Development Director finds as follows in accordance with Grover Beach Municipal Code (GBMC) Article IX, Section 6.20.030(F):

1. The proposed development is consistent with the General Plan, this Development Code, and other City goals, policies, and standards, as applicable.

Fact. The project meets all applicable development standards of the Development Code except for minimum landscaping as discussed in the staff report. The location of the existing structure and parking spaces inhibits the site from complying with the current landscaping requirements and it is impractical to add landscaping as it would eliminate parking. As noted in the staff report, the site complies with parking standards with applicable parking reductions applied.

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

Fact. The site is a fully improved commercial site with a 41,000 square foot building with an existing parking lot containing 147 parking spaces. The site has appropriate circulation allowing for public access to parking.

SECTION 3. Administrative Use Permit Approval. The Community Development Director of the City of Grover Beach, at a Public Hearing on May 16, 2018 resolved to approve an Administrative Use Permit subject to the following:

GENERAL

- G-1. Failure to appeal the action or a specific condition imposed as provided in Municipal Code Article IX, Section 6.30.020 within 10 working days of action shall be deemed as agreement to all conditions of approval.
- G-2. The approval granted by this Resolution shall be valid for twenty-four (24) months of the final approval date, and shall expire unless the proposed use, as conditioned, is 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. This approval may be revoked consistent with Municipal Code Article IX, Section 6.30.080.
- G-3. 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 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 resolution 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 resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions contained in this resolution.

- G-5. All operations shall comply with City Municipal Code Article III, Chapter 1.01 Noise Standards.

COMMUNITY DEVELOPMENT DEPARTMENT

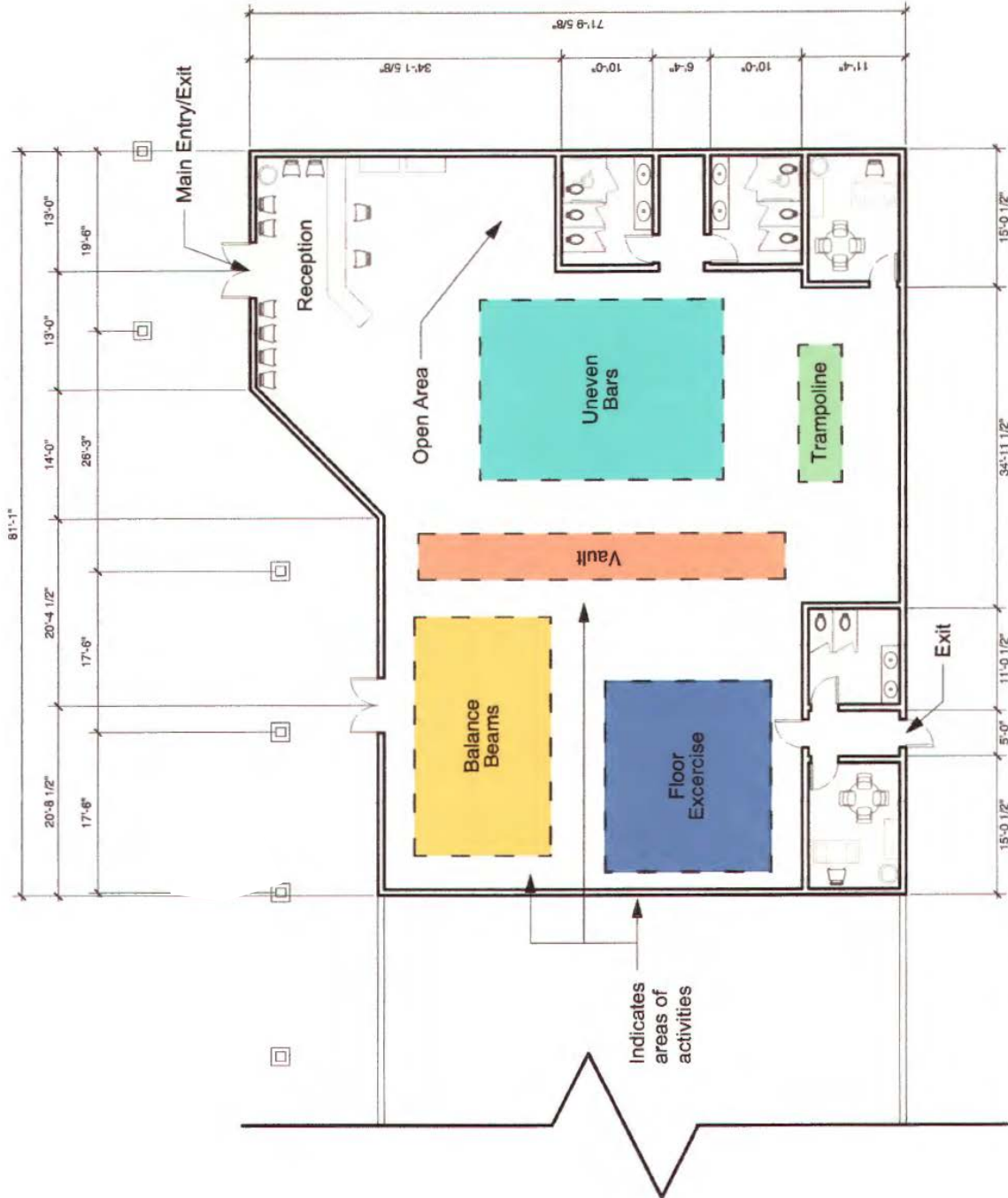
- CDD-1. This approval authorizes the operation of a 4,923 square foot gymnastics facility as shown in Exhibit A. Hours of operation are allowed from 6:00 a.m. to 11:00 p.m. Operations are prohibited off-site or in the parking area.

The foregoing ADMINISTRATIVE USE PERMIT RESOLUTION NO. 18-03 was **PASSED, APPROVED, and ADOPTED** at a Public Hearing of the City of Grover Beach Community Development Director on this 16th day of May, 2018.

/s/

BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBIT A



Schematic Floor Plan
Pacific Flips

EXHIBIT B

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:30		Spinners Twisters	Wigglers	Flippers Spinners	Baby Class	Spinners Twisters Warriors	
10:30	Spinners Wigglers	Baby Class	Spinners Twisters	Spinners Twisters	Spinners Twisters	Spinners Twisters Wigglers	
11:30		Home- school Team		Home- school Team		Level A Level B Level C	
12:30	Twinkle					Level A Level B	
1:30						Level C Warriors	
2:30							
3:30	Level A Level B	Level B Level C	Level A Level C	Level A Level B	Level C Warrior		
4:00		Team		Team			
4:30	Warrior Team	Level A Level B	Level B Team	Warrior Level C	Level A Team		
5:00	Level C		Level D		Level D		
5:30	Level A T&T	Team	Level B Warrior	Level A Level B	Level B Warrior		
6:00				Team			
6:30	Level A Level B	Level B Warrior	Level A Level B	Level A Warrior	Level A Level B		
7:00							
7:30							
8:00							

EXHIBIT C

UNIT	TENANT	USE	SF	NUMBER OF PARKING SPACES REQUIRED PER SF	SEATS	TOTAL PARKING SPACES REQUIRED	RESTRICTIONS
1508	Nurtured Families	general retail, services, offices	1000	1 per 250	46	4.00	
1514	Sam's Giant Manhattan Pizza	restaurant/bar	1514	1 per 200	n/a	7.57	Restaurant: 1 per 3 seats but not less than 1 per 200 sf
1520	All Goody's Smoke Shop	general retail, services, offices	2321	1 per 250	n/a	9.28	
1526	Mayflower Spa	general retail, services, offices	1035	1 per 250	n/a	4.14	
1528	RV World	general retail, services, offices	1366	1 per 250	n/a	5.46	
1530	RV World	general retail, services, offices	1590	1 per 250	n/a	6.36	
1536	Creative Rents	general retail, services, offices	4196	1 per 250	n/a	16.78	
1540	office suites	general retail, services, offices	2000	1 per 250	n/a	8.00	
1544	Pardon My Frech Bakery	restaurant/bar	1508	1 per 200	n/a	7.54	Restaurant: 1 per 3 seats but not less than 1 per 200 sf
1548	Proposed Gymnastics	studio - art, dance, etc	2166	1 per 200	n/a	12.83	Health/Fitness: 1 per 200 sf plus 1 per employee
1550	McDonald's	restaurant/bar	3163	1 per 200	60	15.82	Restaurant: 1 per 3 seats but not less than 1 per 200 sf
1554	Proposed Gymnastics	studio - art, dance, etc	2757	1 per 200	n/a	15.79	Health/Fitness: 1 per 200 sf plus 1 per employee
1558	Grover Dental	medical/dental offices	1728	1 per 250	n/a	8.91	
1560	Oasis Church	church	1728	1 per 250	n/a	6.91	Conditioned to not exceed 17 prior to 6pm M-Sa (office)
1562	Oasis Church	church	2645	1 per 250	150	10.58	Church: 1 per 4 seats or 1 per 30 sf of gross area
1564	ATM					1.00	
1566	5Cities Homeless Coalition	general retail, services, offices	2552	1 per 250	n/a	10.21	
1570	vacant	general retail, services, offices	2494	1 per 250	n/a	9.98	
1572	La Casita Restaurant	restaurant/bar	2520	1 per 200	75	12.60	Restaurant: 1 per 3 seats but not less than 1 per 200 sf
1590	Tantrum Fitness	health & fitness facility	3088	1 per 200	n/a	16.44	Health/Fitness: 1 per 200 sf plus 1 per employee

TOTAL PARKING PROVIDED 147

TOTAL PARKING REQUIRED BEFORE REDUCTIONS 206.79

PARKING REDUCTION 41.36 space reduction

5% per use x 5 uses = 20% (not to exceed 20%)

general retail, services, offices
restaurant/bar
medical/dental offices
health & fitness facility
church

10% if development is located within 300 feet of a transit route or within 1000 feet of a bikeway

TOTAL PARKING REDUCTION 62.04

TOTAL PARKING REQUIRED 145

- 62.04

145