



# City of Grover Beach

## COMMUNITY DEVELOPMENT DEPARTMENT

April 1, 2026

Ryan Brockett  
104 S Main St, Unit B  
Templeton, CA 93465

**Subject: Development Application DA-25-0024 (886/888 N 1<sup>st</sup> Street): Administrative Coastal Development Permit for a 746 square foot single-story accessory dwelling unit (ADU), consistent with the City's Pre-Designed ADU Program. The project site is located within the Coastal Zone and is not appealable to the Coastal Commission.**

Dear Ryan Brockett:

The Community Development Director approved on April 1, 2026, the above-referenced project located at 886/888 N 1<sup>st</sup> Street (APN: 060-483-008). This Permit authorizes an Administrative Coastal Development Permit to construct a 746 square foot single-story ADU within the Coastal Zone. The Project will result in development of the entire lot with associated on- and off-site improvements, and utilities.

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

1. The project site is located within the Coastal Zone in the Coastal Low-Density Residential (CR1) zone. The site is currently developed with a single-family residence in an established residential neighborhood. The proposed Pre-Designed ADU is located on a lot that does not contain environmentally sensitive habitat, public accessways, or other identified coastal resources. The project will not adversely affect coastal resources.
2. The project is located in the Coastal Zone and is outside the appealable area, therefore, not subject to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code).
3. The project site is located on a legal lot in a low-density residential neighborhood. The proposed 746-square-foot single-story ADU follows the City's Pre-Designed ADU Program, which has established compliance with objective development standards. It can be seen with certainty that the project will not result in any significant adverse environmental effects.
4. The proposed ADU is consistent with the General Plan, certified Local Coastal Program, and the Development Code. The project follows the City's Pre-Designed ADU Program, which provides pre-approved design standards for size, height, setbacks, and other development requirements, ensuring the project meets all applicable objective standards.

5. The proposed ADU will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. Compliance with the Pre-Designed ADU Program standards and all applicable building and fire codes will be verified through the building permit process.
6. The project site is located within an existing residential neighborhood with available and adequate public services, including water, sewer, and emergency services, to serve the proposed ADU.

The proposed development is being processed pursuant to Government Code Section 66314, which provides for ministerial approval of qualifying ADUs and limit local agency discretion. The City's review of this application is therefore confined to objective standards applicable to the Coastal Zone, the CR1 zoning district, and the City's Pre-Designed ADU Program. Consistent with State law, this Coastal Development Permit does not impose discretionary conditions of approval, and compliance with all applicable objective requirements will be verified through the building permit plan check and inspection process.

The Administrative Coastal Development Permit shall expire two years from the date of approval if building permits have not been submitted for the approved project. Upon request, the Community Development Director may grant renewals for successive periods in accordance with Municipal Code Article IX, Section 6.30.060, or as otherwise determined to be consistent with State law.

Following the end of the appeal period, the applicant may submit an application for building permits to construct the approved Pre-Designed ADU (see [Pre-Reviewed ADU Permit Checklist](#)). All building permit submittals must demonstrate compliance with applicable objective standards of the Municipal Code, the certified Local Coastal Program, and all other applicable State and local regulations, including height, setbacks, lot coverage, and fire and safety requirements.

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 the Community Development Department at (805) 473-4520 or [comdev@groverbeach.org](mailto:comdev@groverbeach.org).

Sincerely,



Megan Martin  
Community Development Director

Exhibit A

