



Housing Development Update Grover Beach

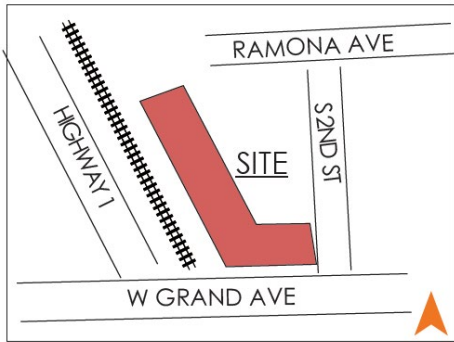
Megan Martin
Community Development Director

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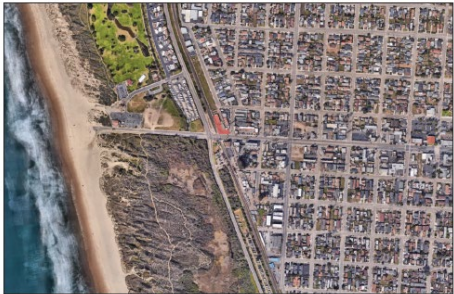


197 West Grand Avenue

VICINITY MAP



ZONING MAP



Construction of two (2) four-story buildings (*50 feet high*)
Approximately 2,080 sf ground-floor commercial lease space, associated outdoor plaza
23-3-bedroom townhomes with attached garage and private roof deck

- 16 – 1,800 sf units
- 4 – 1,900 sf units
- 3 (custom) – 1,800 sf units

- 55 on-site parking spaces
- 37 garage spaces
 - 13 surface spaces
 - 5 on-street spaces



Applicant - Coastal Community Builders 37 residential units and 4,700 square feet of ground-floor commercial space

402 West Grand Avenue



Applicant - COASTAL COMMUNITY BUILDERS - 47 unit, 4-story building

675 West Grand Avenue



Applicant - People's Self Help Housing & Housing Authority of San Luis Obispo -
53-unit affordable housing project

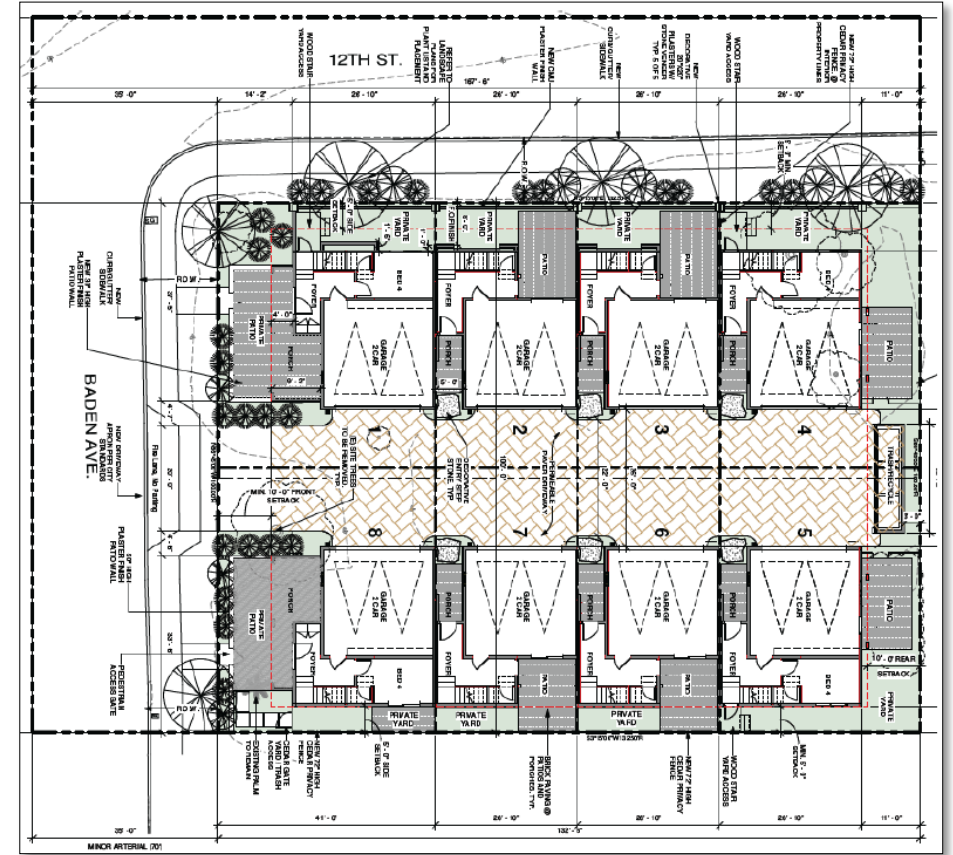
1206 West Grand Avenue



Applicant - Mark Olson

1211 Baden Avenue

Subdivide 2 parcels into 8 lots & 1 common lot, for total 9 lots. • Construct 8 attached multi-unit dwelling units from 1,271 sf - 2,205 sf. • 3 stories in height for max height 32-feet * 3 - 4 bedrooms, with attached 2-car garages • 7,650 sf landscaping with 4,954 sf of impervious surface.



Applicant - Cabrillo Construction Company

738 Rockaway Avenue

Subdivide the existing parcel into six (6) lots. ☉ Construction of six (6) detached, approximately 1,142 square feet (sf) multi-unit dwellings. ☉ Residential units 3-stories in height for a maximum height of 32-feet, as measured from average natural grade to the top plate, with 3 bedrooms, 1.5 bathrooms, each with attached two-car garages. ☉ Approximately 5,550 sf of project landscaping and a total of 4,835 sf of impervious surface.



Springhill suites by Marriott

950 El Camino Real



135 rooms in 4 levels: basement, 1st, 2nd, & 3rd levels. Total paved area 39,102 square feet - 22 percent of the 4.09-acre site. Landscaped areas cover 79,226 square feet- 44 percent of the site. 135 parking spaces & 6 additional spaces to serve the development. The highest point of the hotel would be an architectural feature that rises 68 feet above ground level. A large part of the site in permanent open space.

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Applicant - Ram Kupra Real Estate

1598 El Camino Real



Two hotels (176 Rooms), and seven single family homes with incorporation of a lot that preserves existing riparian habitat area along Meadow Creek

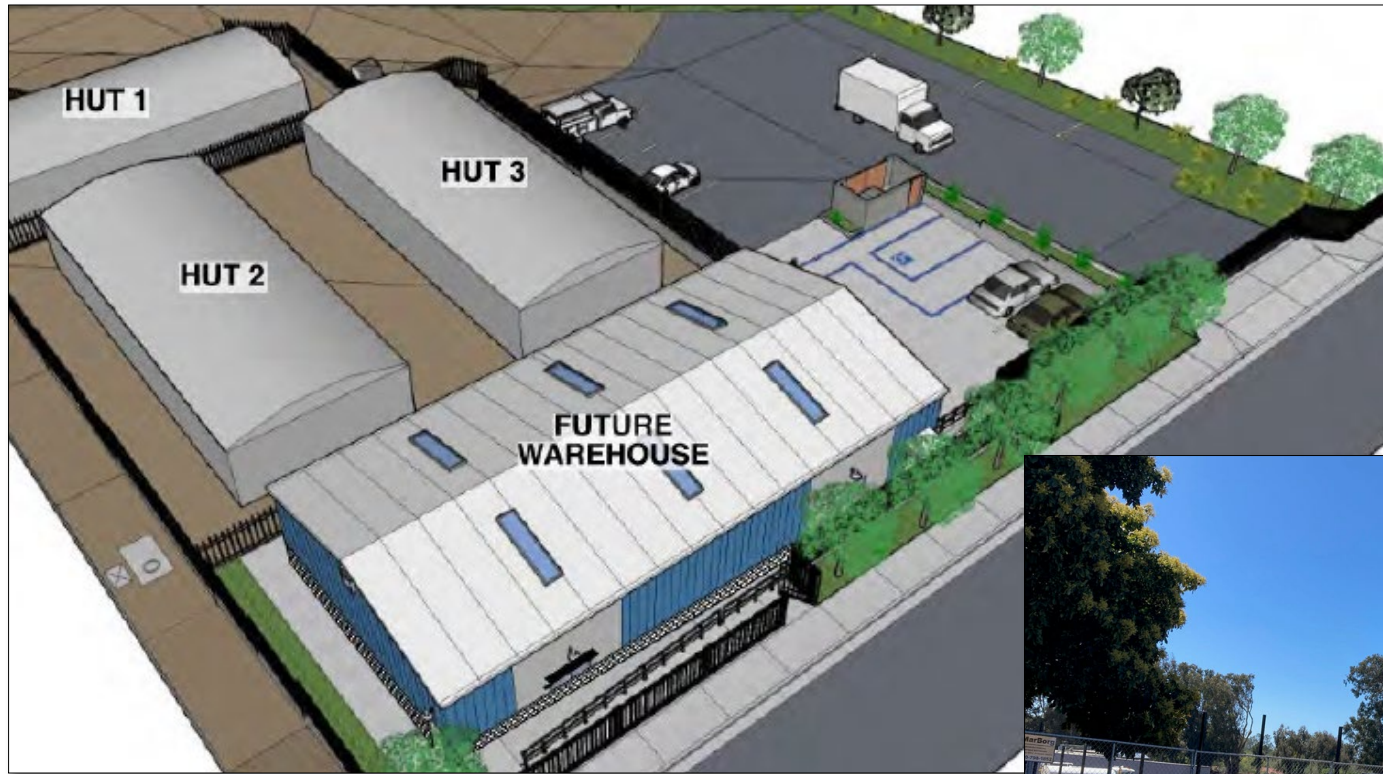


City-purchased lot for 5-Cities Homeless Coalition to provide 30 Cabins to temporarily house the homeless

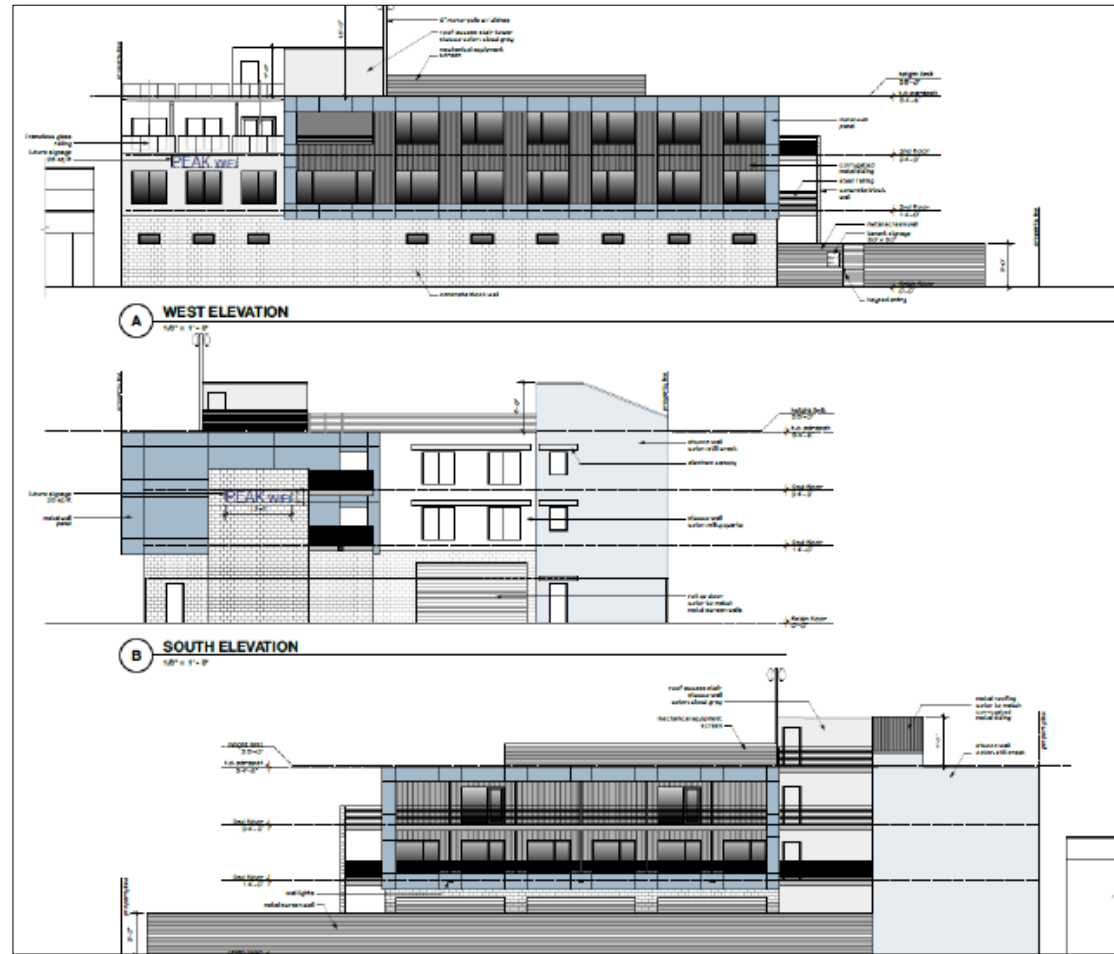
955 South 4th Street – Barca Shelter



550 Farroll – Astound Broadband



301 Long Branch - Peak Wifi



Applicants – Master Capital Venture LLC, Classic Capital Venture LLC, Huston Capital Venture, LLC, Farroll Capital Venture LLC, Expo Capital Venture, LLC, Mega Capital Venture LLC - MASTER-PLANNED CAMPUS (Initiated by Bobby Dayspring - Natural Healing Center) The Huston Street Campus - A planned cannabis facility of 6 separate facilities - more than 120,000 square feet of cannabis grow-houses, processing facilities, and warehousing.

Huston Street - Cannabis Warehouses



1053 Highland Way – Catalyst GB



PERMANENTLY CLOSED

923 Huber - SLO Cal Roots Dispensary



*Applicant - Pacifica Hosts, Inc. 1785 Hancock Street, Ste 100 San Diego, CA 92110 - 150 room beach lodge
Joint Powers Authority - CA State Parks, City of Grover Beach, & Pacifica*

CA State Parks – Grover Beach Lodge



Projects Under Construction

Residential (orange)

- A. 1206 W Grand
 - 53 Units (Affordable)
- B. 528 W Grand
 - 6 Units
- C. 955 S 4th
 - Emergency Shelter

Mixed-Use (blue)

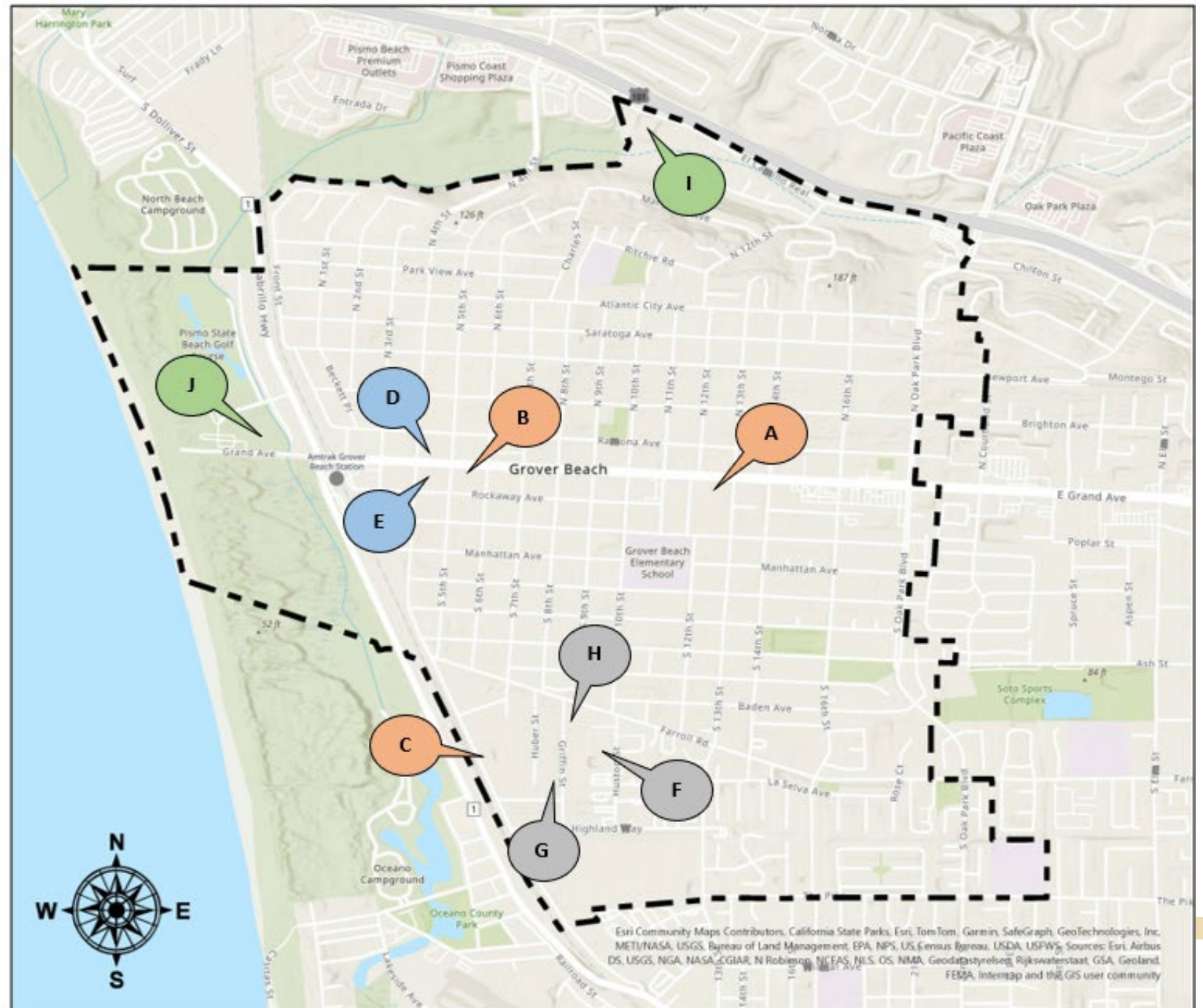
- D. 401 W Grand
 - 59 Units & 6,900 sf (commercial)
- E. 402 W Grand
 - 37 Units & 3,154 sf (commercial)

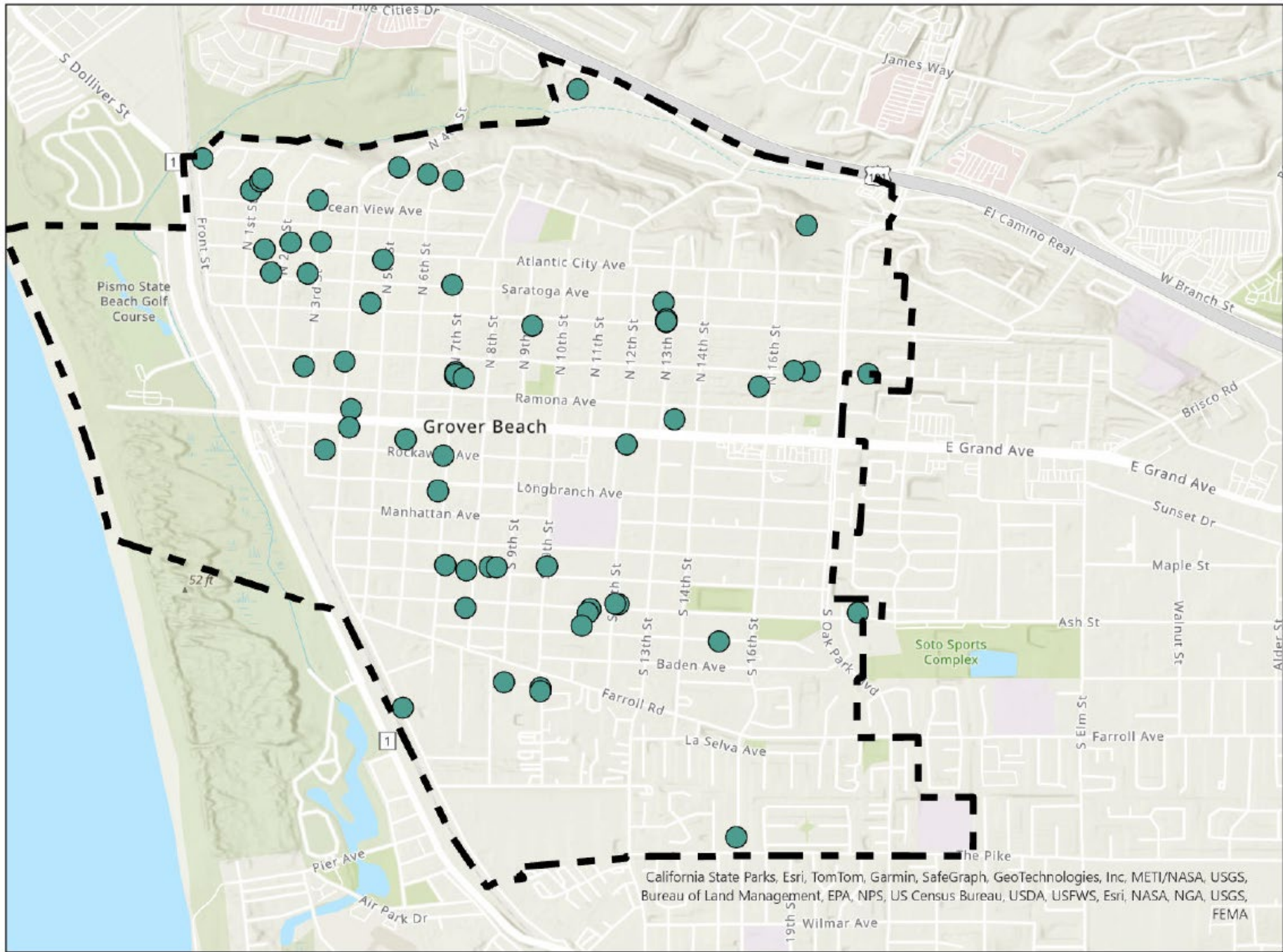
Non-Residential (grey)

- F. 928 & 938 Huston
 - 35,142 sf (industrial)
- G. 986 & 978 Griffin
 - 33,840 sf (industrial)
- H. 911 Griffin
 - 5,000 sf (industrial)

Hotel (green)

- I. 950 El Camino Real
 - 135 rooms
- J. 55 W Grand
 - 144 Rooms





California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

