



APPROVED

POLICY NO. 20-02

DATE: 10/22/2020

City of Grover Beach

Community Development Department Policy 20-02

The following determination is effective on October 22, 2020 and applies to all development applications not deemed as a complete application and all new building permit applications not associated with an approved development application on or after this date.

Subject: Clarification of Development Code Section 4.30.050.A.1.

Grover Beach Municipal Code (GBMC) Article IX (Development Code), Section 4.30.050. regulates the development of Planned Unit Developments (PUDs) and other common area developments. This section includes design standards contained in Section 4.30.050 including the following:

- 4.30.050.A.2. The design of the units shall promote architectural as well as visual relief, thereby reducing the overall structural bulk, especially on the second floor.
- 4.30.050.A.3. Consistent with consideration of bulk, scale, and design, the project shall minimize any cantilevering of the second floor over the first floor.

Section 4.30.050.A.1 defines the design of dwelling units as follows:

- The square footage of the second floor of each dwelling shall not be more than 80 percent of the first floor inclusive of the garage.

The intent of Section 4.30.050.A is to limit bulk and mass on the second floor in relationship to the first floor. As PUDs utilize outdoor living space including patios/decks, staircases to access roof decks, and other outdoor living amenities, this has diminished the intent of the regulation. To ensure the intent of the regulation to limit the second story to 80% of the first floor, the first and second story floor area shall be calculated as follows:

The first floor area calculation shall include the following:

- All interior living areas, including staircases within the wall of the first floor;
- Attached garages; and
- All porches, decks, balconies that are covered by a roof structure connected to the first floor.

The second story floor and above area calculation shall include the following:

- All interior living area with walls including staircases;
- All porches, decks, and balconies that are covered by a roof structure; and
- All cantilevered structures that extend beyond the first floor footprint that do not extend to the ground, including but not limited to living area, roof decks, bay windows, chimneys, and staircases.



Consistent with Development Code Section 3.10.070.C, cornices, eaves, awnings, or roof overhangs are not included in the calculation for first and second floor area.

Bruce Buckingham

10/22/2020

By: Bruce Buckingham, Community Development Director
Community Development Department

Date



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Community Development Department

10/27/2020