



# City of Grover Beach Planning Division

## OBJECTIVE DESIGN STANDARDS SUBMITTAL CHECKLIST FOR ADUs/JADUs

**154 South Eighth Street | Grover Beach, CA 93433 | Phone (805) 473-4520 | [www.groverbeach.org](http://www.groverbeach.org)**

If choosing to comply with the City of Grover Beach objective design standards for an accessory dwelling unit or junior accessory dwelling unit development, the information on this Checklist **must** be submitted with your project to be accepted for review. These are the minimum requirements and additional information and plans may be required to evaluate your application following initial review by staff. A copy of this list will be used to check your application for completeness after it is submitted. **Applications not containing the necessary information as shown on this Checklist will not be accepted for review. Check each “Complete” box under “Applicant” to indicate that the information has been provided and sign below. If you believe an item is not applicable to your application, check the “N/A” box under “Applicant” and provide justification why the standard does not apply.** If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the planning staff at (805) 473-4520 or via email at [comdev@groverbeach.org](mailto:comdev@groverbeach.org).

The objective development standards listed below are in addition to information, plans, etc. required per the Major Permits Checklist for Projects with Improvements if submitting concurrently with a building permit. If submitting as a “Pre-Application”, please utilize this checklist, in addition to the Pre-application checklist.

Please refer to Development Code Section 4.10.010 (Purpose and Applicability) and Section 4.10.015 (Accessory Dwelling Units (ADUs) to ensure compliance with all applicable standards for the zone in which the development is located. The objective design standards in Development Code Section 4.10 supersede any other standards to the contrary that may be provided in the Development Code as they pertain to Multi-family residential and mixed-use developments.

Size			
Applicant		City Staff Complete	Size Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Minimum Floor Area</b> An accessory dwelling unit (detached or attached) has a minimum floor area of 150 square feet and maximum floor area of 1,200 square feet, or less than the square footage of the primary dwelling, whichever is less.
If Applicant checked “N/A”, additional detail may be provided here:			
Building Height			
Applicant		City Staff Complete	Building Height Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Detached</b> A detached accessory dwelling unit does not exceed 16 feet in height.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Attached</b> An attached accessory dwelling unit or an accessory dwelling unit constructed over a garage or carport does not exceed 25 feet in height. 4-foot setback is permitted if any portions of the accessory dwelling unit constructed does not exceed 16 feet in height. Structure heights greater than 16 feet must be consistent with underlying zoning setbacks.
If Applicant checked “N/A”, additional detail may be provided here:			

**Limitation on Number (ADU/JADU)**

Applicant		City Staff Complete	Number of Units Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Single-Unit Dwelling</b> A maximum of one accessory dwelling unit and/or one junior accessory dwelling unit is allowed per lot with an existing or proposed single-unit dwelling, consistent with Government Code Section 65852.2.(e).
	<input type="checkbox"/>	<input type="checkbox"/>	<b>Multi-Unit or Mixed-Use Development</b> Accessory dwelling units within multi-unit and mixed-use developments comply with the following:
<b>Check Mark Only One(s) That Apply</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The maximum number of accessory dwelling units does not exceed 25% of the number of existing or proposed multi-unit dwellings but shall not be less than one unit.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The accessory dwelling unit(s) are located in converted portions of a structure that are not used as livable space, (e.g., garages, laundry rooms, etc.).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A maximum of two detached accessory dwelling units, in addition to the converted portions of a structure, are permitted per lot.

If Applicant checked "N/A", additional detail may be provided here:

**Limitation on Use**

Applicant		City Staff Complete	Use Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Short-Term Rental</b> No accessory dwelling unit is being used as a short-term rental.

If Applicant checked "N/A", additional detail may be provided here:

**Utility Connections**

Applicant		City Staff Complete	Utility Connection Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Water and Sewer</b> Show location of water and sewer connections on site plan. Separate utility connections and meters are not required if the ADU complies with Government Code Section 65852.2 (1)(A).

If Applicant checked "N/A", additional detail may be provided here:

<b>Access and Entries (ADU/JADU)</b>			
Applicant		City Staff Complete	Access and Entries Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Direct Exterior Access</b> ADU and/or JADU shall have direct exterior access independent of the exterior access of the primary dwelling.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Interior Lots: Orientation</b> On interior lots if an ADU is abutting the street, the primary entrance is oriented towards the street and directly accessible from an adjacent sidewalk (where no sidewalk exists, the connection shall be to the abutting public street).
			<b>Interior Lots: Entryways</b> Entryways shall consist of:
<b>Check Mark Only One(s) That Apply</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Porch</b> A front porch with a minimum depth of five feet, as measured from the building façade to the posts, and a minimum length of eight feet; or
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Portico, Recess, or Stoop</b> A portico, recess, or stoop measuring at least four feet by four feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.
	<input type="checkbox"/>		<b>Corner Lots, Entryways</b> On corner lots, if an ADU entry is facing the street, entryways shall consist of:
<b>Check Mark Only One(s) That Apply</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Porch</b> A front porch with a minimum depth of five feet, as measured from the building façade to the posts, and a minimum length of eight feet; or
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Portico, Recess, or Stoop</b> A portico, recess, or stoop measuring at least four feet by four feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			
<b>Massing (Only applies to developments with upper stories)</b>			
Applicant		City Staff Complete	Massing Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Two or More Stories</b> The square footage of any story of an ADU constructed above the first story (and not a conversion of existing space) shall have a maximum floor area that is no more than 80 percent of the floor area of the first story.  <b>First Story: Floor Area Calculations</b> First floor calculation shall include all interior living areas, including interior and exterior staircases, attached garages, and covered porches connected to the first floor.  <b>Upper Stories: Floor Area Calculations</b> The floor area of upper stories is inclusive of all interior living area with walls; all staircases; 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; as well as any mezzanines, lofts, or other partial floor areas. Maximum cantilevered area shall not exceed three feet.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			
<b>Façade Articulation</b>			
Applicant		City Staff Complete	Façade Articulation Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Primary Materials and Colors</b> New detached or attached accessory dwelling units shall carry the same theme on all elevations. For the purposes of this standard, a theme includes

			primary (non-accent) materials and colors.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Blank Walls</b> New detached or attached ADUs shall not include blank walls (e.g., without doors or windows) greater than 25 feet in length if visible from the public right-of-way.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Window and Door Details</b> New detached or attached accessory structures shall provide trim at all exterior window and door openings. In lieu of exterior window trim, windows shall be recessed from a wall plane by a minimum of three inches.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Prohibited Materials</b> For new detached or attached ADUs, vinyl and aluminum siding, T-111 plywood, and exterior insulation finishing system (EIFS) are prohibited.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			

**Development Standards for Junior Accessory Dwelling Units** Junior accessory dwelling units shall comply with the requirements above, except to the extent they are inconsistent with the following development standards which shall govern when applied to junior accessory dwelling units.

<b>Limitation on Use</b>			
Applicant		City Staff	Use Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Existing or Proposed Single-Unit Dwelling</b> Junior accessory dwelling units are located/allowed only where the use is limited to an existing or proposed single-unit dwelling.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			

<b>Location</b>			
Applicant		City Staff	Location Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Location</b> A junior accessory dwelling unit has been constructed within the walls of the primary unit, including an attached garage.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			

<b>Size</b>			
Applicant		City Staff	Size Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Maximum Floor Area</b> A junior accessory dwelling unit has a maximum floor area of 500 square feet.
<b>If Applicant checked "N/A", additional detail may be provided here:</b>			

<b>Interior</b>			
Applicant		City Staff	Interior Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Interior Requirements</b> A junior accessory dwelling unit includes at least the following:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A cooking facility, a sink, and food preparation counter of no less than 30 inches in width.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A separate or shared bathroom with the primary residence.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A separate entrance from the main entrance to the primary residence.

If Applicant checked "N/A", additional detail may be provided here:

**Occupancy**

Applicant		City Staff	Occupancy Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Owner Occupied</b> Either the junior accessory dwelling unit or the primary dwelling unit shall be owner occupied. <i>A covenant agreement shall be recorded prior to occupancy and will be provided at the time of permit approval.</i>

If Applicant checked "N/A", additional detail may be provided here:

I, the undersigned Applicant/Representative, have verified that all the submittal items required on this Checklist are included in the application materials and/or plans.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name