



# City of Grover Beach Planning Division

## CHECKLIST FOR MULTI-UNIT ATTACHED AND MIXED-USE DEVELOPMENTS (LARGE 10+ UNITS)

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 a multi-unit attached dwelling (large/10+ units) or mixed-use development with 10+ units, 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 once Checklist is complete. 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 if submitting concurrently with a building permit. Checklist can be found here: <https://grover.org/DocumentCenter/View/6370>. If submitting as a “Pre-Application”, please utilize this checklist, in addition to the Pre-application checklist.

Please refer to Development Code Section 4.25.010 (Purpose and Applicability) and Section 4.25.050 (Multi-Unit Attached Dwellings [Large/10+ Units] and Mixed-Use Developments [10+ Units] Design Standards) to ensure compliance with all applicable standards for the zone in which the development is located. The objective design standards in Development Code Section 4.25 supersede any other standards to the contrary that may be provided in the Development Code as they pertain to residential and mixed-use developments.

<b>Massing (Only applies to developments three stories in height or taller)</b> See Attachment for additional details/graphic examples.			
Applicant		City Staff	<b>Massing Requirements</b>
Complete	N/A	Complete	
			<b>Menu of Massing Options</b> Buildings that are three stories in height or taller have incorporated one or more of the following three options:
<b>Check Mark Only The One(s) That Apply</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Upper-floor step back</b> The street facing façade(s) of all stories above the third floor have a minimum horizontal step back of five feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Setbacks</b> A minimum of 20 percent of the street facing façade is set back a minimum of two feet (maximum of five feet).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Cut outs</b> The street facing façade(s) are setback a minimum of two feet, for a width of five feet, for at least every 50 feet of the building façade.
<b>If Applicant checked “N/A”, additional detail may be provided here:</b>			

**Façade Articulation** (Only applies to developments three stories in height or taller or more than 100 feet in length (street-facing frontage))

See Attachment for additional details/graphic examples.

Applicant		City Staff	Façade Articulation Requirements
Complete	N/A	Complete	
			<b>Menu of Façade Articulation Options</b> Buildings that are three stories in height or taller have incorporated one or more of the following three options (A, B, or C):
<b>Check Mark Only The One(s) That Apply</b>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>A. Façade Articulation</b> Façade articulation could include the following:</p> <p><b>Regresses Features and/or Extrusions</b> Patterns of regressed features and/or extrusions (four inches minimum) (e.g., window trim, building panels, eaves, overhangs, awnings (not over doorways or as an entry feature), habitable projections, etc.).</p> <p><b>Window Patterns</b> Including but not limited to in window size, proportions, pattern, and depth or projection.</p> <p><b>Continuous Architectural Features</b> Continuous architectural features, such as parapets or cornices, that run the length of the building and are:</p> <ul style="list-style-type: none"> <li>- Minimum four inches in height, or;</li> <li>- Minimum two inches in depth.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>B. Variation in Façade Materials</b> Variation in façade materials, which could include a change in the following:</p> <ul style="list-style-type: none"> <li>- Material,</li> <li>- Texture/pattern, and/or</li> <li>- Color</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>C. Variety in Height and Roof Forms</b> Rooflines are vertically articulated at a maximum of 50-foot linear intervals along the primary street frontage through one of the following techniques:</p> <ul style="list-style-type: none"> <li>- A change in height of a minimum four feet;</li> <li>- A change in roof pitch, plane, or form; or</li> <li>- The inclusion of dormers, gables, parapets, varying cornices, and/or clerestory windows.</li> </ul>

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

**Entrances**

See Attachment for additional details/graphic examples.

Applicant		City Staff	Entrance Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Primary Pedestrian Entrance</b> (All residential and nonresidential uses) At least one primary entrance to a ground-floor use has been provided and faces the primary street right-of-way. Individual residential entries may face a secondary/side street or be accessed through the interior of the building. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Mixed-Use Developments</b> Separate entrances have been provided for the nonresidential and residential portions of a mixed-use building.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Nonresidential Entrances</b> Building entrances incorporate at least one of the following entry features:</p> <ul style="list-style-type: none"> <li>- Shopfront</li> <li>- Gallery, minimum width of 10 feet</li> <li>- Forecourt</li> <li>- Commercial Terrace</li> </ul>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Residential Entrances</b> New residential buildings provide transitional spaces between public areas fronting the primary street and entrances. This type of element or equivalent shall be required for each unit or group of units; but no less than one of this type of element shall be provided. Residential building entrances incorporate at least one of the following transitional space entry features:</p> <ul style="list-style-type: none"> <li>- Stoop (at least four feet by four feet and no higher than five feet in height)</li> <li>- Porch (at least six feet by eight feet for common entries and at least five feet by eight feet for individual entries)</li> <li>- Overhang (if building has a shared lobby) with a recessed depth of at least three feet.</li> </ul>
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If Applicant checked "N/A", additional detail may be provided here:

### Minimum Ground Floor Height

See Attachment for additional details/graphic examples.

Applicant		City Staff	Minimum Ground Floor Height Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Nonresidential Development</b> The minimum interior floor-to-ceiling height of nonresidential ground floor spaces is at least 15 feet for nonresidential spaces with building frontage on West Grand Avenue and 12 feet for nonresidential spaces with building frontage on other streets.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Residential Development</b> The minimum height of residential and live/work ground-floor floor-to-ceiling spaces is 10 at least feet. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of roof.</p>

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

### Building Transparency

See Attachment for additional details/graphic examples.

Applicant		City Staff	Building Transparency Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Nonresidential Ground Floor Uses</b></p> <p>Windows and openings of non-residential uses on the ground floor facing West Grand Avenue constitute a minimum of 60 percent transparency of the street-facing building face.</p> <p>Windows and openings of non-residential uses on the ground floor facing a street other than West Grand Avenue constitute a minimum of 40 percent transparency of the street-facing building face.</p> <p>Windows provide a clear and transparent view into ground-floor nonresidential uses or shall display merchandise to reinforce a pedestrian scale.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Nonresidential Upper-Floor Uses</b> Windows and openings of nonresidential uses on upper floors facing streets constitute a minimum of 35 percent transparency of street-facing building faces.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Residential Ground-Floor Uses</b> Windows and openings of residential uses on the ground floor facing streets constitute a minimum of 25 percent transparency of street-facing building faces.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>Residential Upper-Floor Uses</b> Windows and openings of residential uses on upper floors facing streets constitute a minimum of 20 percent transparency of street-facing building faces.</p>

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

### Building Orientation

See Attachment for additional details/graphic examples

Applicant		City Staff	Building Orientation Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Building Orientation</b> All structures adjacent to primary streets are oriented toward the public right-of-way, framing and facing the public realm. Direct pedestrian access is provided between the public sidewalk and the primary building entry.

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

### Blank Walls

See Attachment for additional details/graphic examples.

Applicant		City Staff	Blank Wall Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Ground Floor</b> No ground floor unarticulated or blank walls adjacent to streets run in a continuous plane of more than 15 feet without incorporating at least one of the following design features: <ul style="list-style-type: none"> <li>- An opening with transparent glazing that provides views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep;</li> <li>- Raised planter;</li> <li>- Public art;</li> <li>- Outdoor dining or temporary display space; and/or</li> <li>- Change in material or different application of same material.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Upper Stories</b> No upper-story street-facing wall runs in a continuous plane of more than 20 feet without a window, or balcony, or without a projection, offset, or recess of the building wall at least 18 inches in depth.

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

### Building Materials

See Attachment for additional details/graphic examples.

Applicant		City Staff	Building Material Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Prohibited Materials</b> No prohibited materials are used (vinyl and aluminum siding, T-111 plywood, and exterior insulation finishing system (EIFS)).

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

### Gateway Intersections/Corner Treatments

See Attachment for additional details/graphic examples.

Applicant		City Staff	Gateway Intersections/Corner Treatment Requirements
Complete	N/A	Complete	
			<b>Menu of Corner Treatment Options</b> Buildings located on parcels that front any portion of the major intersections of West Grand Avenue and Highway 1, West Grand Avenue and Fourth Street, and West Grand and Oak Park Boulevard have incorporated one or more of the following four options (A, B, C, or D):

			<b>Check Mark Only The One(s) That Apply</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>A. <i>Setback</i></b> Building is set back six feet from back of sidewalk to allow for outdoor dining;
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>B. <i>Corner Entrance</i></b> Corner entrances are provided;
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>C. <i>Open Space</i></b> An open space with a minimum dimension of 20 feet and minimum area of 500 square feet is provided that includes one of the following: - A publicly accessible open space/plaza, and/or; - A space used for outdoor seating for public dining
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>D. <i>Windows and Openings</i></b> Windows and openings constituting a minimum of 80 percent of the street-facing building face for a length of 15 feet along both street frontages are provided.

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

**Privacy Considerations** *(Only applies to developments with upper stories)*  
See Attachment for additional details/graphic examples.

Applicant		City Staff	<b>Privacy Consideration Requirements</b>
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Upper Stories</i></b> Where a new interior residential space will have an uninterrupted line of sight to windows of a primary interior space of another building on an adjacent property at the same floor level within 20 feet, select one of the following three options below. <u>City staff recommends the use of a section to of existing adjacent buildings and proposed buildings to ensure compliance.</u>
Applicant		City Staff	<b>Check Mark Only The One(s) That Apply</b>
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Glazing</i></b> The glazing of the new building is offset horizontally from the existing glazing by a minimum of 12 inches.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Window Type</i></b> Opaque or clerestory windows are used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Window Location</i></b> Windows are located at least five feet above the finished floor, as measured from the bottom of the window/windowsill.

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

**Public and Quasi-Public Open Space**

See Attachment for additional details/graphic examples.

Applicant		City Staff	<b>Public and Quasi-Public Open Space Requirements</b>
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Minimum Dimensions</i></b> The minimum horizontal dimension of any public or quasi-public open space area is 15 feet.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b><i>Accessibility</i></b> Any public or quasi-public open space provided is accessible and visible from the public right-of-way.

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

**Roof Decks**

See Attachment for additional details/graphic examples.

Applicant		City Staff	<b>Roof Deck Requirements</b>
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Roof Decks</b> Roof deck (if proposed) complies with Section 3.10.080 (Upper Story/Rooftop Decks and Open Space).
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If Applicant checked "N/A", additional detail may be provided here:

### Parking and Vehicle Access

See Attachment for additional details/graphic examples.

Applicant		City Staff	Parking and Vehicle Access Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Vehicle Access</b> Vehicle access is located on alleys and side streets where available.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Prohibited Vehicle Access</b> Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Change in Materials, Drive Isle</b> In the drive aisle, decorative materials such as pavers or scored or colored concrete is provided from the back of sidewalk for a minimum of five feet in depth.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Street-Facing Garages/Carports</b> When multiple garage doors/carports are located within one building and visible from the public right-of-way, the maximum number of garage doors/carports adjacent to one another is three or fewer unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature or design treatment, such as a building entrance or landscaped area measuring at least six feet wide.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Garages</b> Perimeter garages that face and are visible from a public right-of-way or private property are designed to avoid long blank walls through use of at least one of the following options: <ul style="list-style-type: none"> <li>- Detailing around garage doors that is similar or complementary to detailing on the primary structure, with trim widths at least four inches in width;</li> <li>- Mix of at least two additional materials; or</li> <li>- Windows or other fenestration.</li> </ul>

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

### Pedestrian Access and Circulation

See Attachment for additional details/graphic examples.

Applicant		City Staff	Pedestrian Access and Circulation Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Required Pedestrian Connections</b> An internal system of pedestrian walkways has been designed to provide direct access connections to and between the following: <ul style="list-style-type: none"> <li>- Entrances to each primary structure;</li> <li>- Off-street parking areas or parking structures;</li> <li>- All site amenities or public gathering spaces; and</li> <li>- The public sidewalk system along the perimeter streets abutting the development.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Minimum Walkway Width</b> Internal walkways are a minimum of six feet wide where located adjacent to any common open space areas. Internal walkways elsewhere on the property are a minimum of four feet wide.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Walkways through Vehicle Areas</b> At each point that the on-site pedestrian walkway system crosses a parking lot, internal street, or driveway, the walkway or crosswalk is clearly marked by a change in paving materials distinguished by color, texture, or height.

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

**Trash Enclosures**

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Trash Enclosure Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>5 Units or More</b> For development projects of five units or more, a common trash enclosure is required in compliance with Section 3.10.075 (Trash Enclosures).

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