



City of Grover Beach Planning Division

CHECKLIST FOR MULTI-UNIT DETACHED DWELLINGS/CLUSTER DEVELOPMENT

154 South Eighth Street | Grover Beach, CA 93433 | Phone (805) 473-4520 | www.groverbeach.org

If choosing to comply with the City of Grover Beach objective design standards for a multi-unit detached dwelling or cluster 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 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.

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 4.25.010 (Purpose and Applicability) and Section 4.25.030 (Multi-Unit Detached Dwellings/Cluster Development 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.

Massing (Only applies to developments with upper stories) <i>See Attachment for additional details/graphic examples.</i>			
Applicant		City Staff	Massing Requirements
Complete	N/A	Complete	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Two or More Stories Upper story floor area does not exceed 80 percent of the floor area of the first floor.</p> <p>First Story: Floor Area Calculations First floor calculations include all interior living areas, including interior and exterior staircases, attached garages, and covered porches connected to the first floor.</p> <p>Upper Stories: Floor Area Calculations Upper floor calculations include 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.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If Applicant checked “N/A”, additional detail may be provided here:			

Building Orientation

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Building Orientation Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Building Orientation Buildings with street-facing frontages have front entry features oriented to the street, framing and facing the public realm. Direct pedestrian access between the public sidewalk and the primary building entry has been provided.

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

Façade Articulation

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Façade Articulation Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street-Facing Walls No street-facing wall runs in a continuous plane of more than 15 feet without a window or a front entry feature (compliant with Primary Entrance Requirements below).

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

Primary Entrances

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Primary Entrance Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Front Entry Feature Entryways consist of:</p> <p>Porch 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</p> <p>Recess or Stoop A 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.</p>

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

Building Materials

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Building Material Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Street-Facing Façades A minimum of two exterior building materials, or a different application of the same material, has been used on the front and street side façades.</p> <p>Glass for windows shall not be considered one of the two materials.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prohibited Materials No prohibited materials were 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:

Roofs

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Roof Requirements
Complete	N/A		
			Variety in Height and Roof Forms Articulation has been provided through:
Check Mark Only The One(s) That Apply			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eaves and Parapets Eaves and decorative parapets or other modern roof structures and lines (except for roof types that comply with Roof/Architectural Style or Flat Roof below).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof/Architectural Style Roof style is consistent with the building architectural style used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Flat Roof A rooftop deck may be provided on a flat roof (otherwise flat roofs are prohibited).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofline Variation Changing roof heights, roof slope angles, and dormers have been used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prohibited Materials No prohibited materials were used (Corrugated metal, galvanized metal, or similar sheets and panels).

If Applicant checked "Roof/Architectural Style", please describe application used here:

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

Laundry Facilities

Applicant		City Staff Complete	Laundry Facility Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry Area Each dwelling has a laundry area to accommodate a washer and dryer. Common laundry facilities are prohibited.

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

Common Areas and Shared Maintenance

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Common Areas and Shares Maintenance Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Lanes All common driveways shall be marked as fire lanes. Notations are shown on plans.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Change in Materials, Drive Isle In the drive aisle, decorative materials such as pavers or scored or colored concrete have been used from the back of sidewalk for a minimum of five feet in depth.

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 Complete	Privacy Consideration Requirements
Complete	N/A		
			Upper Stories Where a new interior residential space will have an uninterrupted line of sight to windows of a primary interior space at the same floor level within 20 feet, select one of the following three options:
			Check Mark Only The One(s) That Apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Glazing The glazing of the new building is offset horizontally from the existing glazing by a minimum of 12 inches (Provide Section to verify this has been complete. Section to include adjacent building(s)).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Type Opaque or clerestory windows have been used.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Location Windows have been 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:

Parking and Vehicle Access

See Attachment for additional details/graphic examples.

Applicant		City Staff Complete	Parking and Vehicle Access Requirements
Complete	N/A		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Street-Facing Garages and Carports One of the following two applications is provided: Multiple Garage Doors/Carports The maximum number of garage doors/carports adjacent to one another is limited to three unless there is a break in the building façade between garage doors. The break shall contain a major architectural or landscape feature, such as a building entrance or landscaped area measuring at least six feet wide. Detached Garages Perimeter garages that face and are visible from a public right-of-way or private property have been designed to avoid long blank walls through use of at least one of the following options:
			Check Mark Only The One(s) That Apply
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Detailing around doors with trim widths at least four inches in width
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Mix of at least two materials
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	- Windows or other fenestration
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Driveway Curb Cuts Curb cuts do not exceed one for every 50 feet of street frontage.

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"/>	5 Units or More 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