



City of Grover Beach

COMMUNITY DEVELOPMENT DEPARTMENT

April 1, 2026

Trudi Tatum
415 Atlantic City Ave.
Grover Beach, CA 93433

Subject: Development Application DA-26-0001 (415 Atlantic City Ave): Request for a Modification to Standards to allow up to a 20 percent reduction of the required front yard setback to accommodate construction of an attached accessory dwelling unit (ADU) on a corner lot in the R1 zone.

Dear Trudi Tatum:

The Community Development Director approved on April 1, 2026, the above-referenced project located at 415 Atlantic City (APN: 060-087-0007), subject to the conditions herein. This Permit authorizes a Modification to Standards (Development Code Section 6.20.072) to allow a 20% reduction to the front yard setback requirement for a corner lot located at the intersection of Atlantic City Ave and N 4th Street, resulting in a 12-foot setback where 15 feet is normally required. Pursuant to the City's corner lot definitions, N 4th Street (shorter frontage) is designated as the front yard and Atlantic City Avenue (longer frontage) is designated as the street side yard. The Development Code requires a 15-foot front yard setback and a 5-foot street side yard setback; the existing residence provides a 20-foot front yard setback and a 26.75-foot street side yard setback.

The applicant proposes a single-story, 735-square-foot attached ADU at the rear of the residence and requests a Modification to Standards pursuant to Section 6.20.072 to allow up to a 20 percent reduction of the required front yard setback. The project also includes a covered porch located eight feet from the front property line, consistent with Section 3.10.010.C, Table 3-3, which permits porches in the R-1 zone to encroach up to five feet into a required front yard setback.

This approval is based upon the following findings for a Modifications to Standards Permit:

1. The proposed project is consistent with the General Plan land use designation and the purposes and intent of the Development Code. The property is zoned R-1, where single-family residences and ADUs are permitted uses. The requested setback reduction is expressly authorized under Section 6.20.072 and remains consistent with the overall intent of setback regulations.
2. The project site is an existing legal lot within a low-density residential neighborhood. The proposed Modification to Standards will not be detrimental to the health, safety, or general welfare of persons within the vicinity. The ADU is single-story and complies with applicable building and fire code requirements. The reduced setback maintains adequate separation from the public right-of-way and surrounding properties.

3. Site characteristics and existing improvements make strict adherence to the development standard impractical. The corner lot configuration and designation of the shorter frontage as the front yard, combined with the existing 26.75-foot street side setback, constrain the buildable area of the property. The modification allows reasonable development of the site while maintaining compliance with minimum property line setbacks.

In approving a Modification to Standards Permit, conditions of approval may be imposed to ensure that the development will comply with the findings above. The conditions of approval are in addition to, and do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to the project. This approval is subject to the following conditions of approval:

General Conditions and Standards:

1. This approval authorizes a 20% reduction to the front yard setback requirement for a corner lot located at the intersection of Atlantic City Ave and N 4th Street, resulting in a 12-foot setback where 15 feet is normally required, in substantial conformance with the plans attached as Exhibit A and as amended by conditions contained herein.
2. The approval granted by this permit shall be valid for twenty-four (24) months from the decision date and shall expire unless a valid building permit has been submitted. A request for a time extension shall be submitted to the Community Development Department as provided in Grover Beach Municipal Code Article IX, Section 6.30.060.
3. The Applicant agrees, as a condition of approval of this permit, to indemnify, defend and hold harmless, at Applicant's expense, City and City's agents, officers, attorneys and employees from and against any loss, liability, costs, damages, claims, action or proceeding of any kind including also any proceeding commenced to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify Applicant of any such loss, liability, costs, damages, claims, action or proceeding to which City receives notice, and City will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligations of this condition. Applicant's acceptance of this Permit or commencement of construction or operations under this permit shall be deemed to be acceptance of all conditions contained in this permit.
4. All Conditions of Approval shall be provided on a full-size sheet as part of the construction plan set. All notes and specifications as shown on the plans shall be considered Conditions of Approval. If there is a conflict between the approved plans and the Conditions of Approval, the Conditions of Approval shall prevail. The project shall comply with all Federal, State, Local and City codes, regulations, and standards. Construction plans shall comply with applicable California Building Codes in effect at the time of plan submittal.
5. The hours of construction shall be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. Saturday, Sunday, and holidays, in accordance with Municipal Code Section 3120.1. All construction traffic shall access the site utilizing the truck route(s) closest

to the site as defined in the City Circulation Element and as approved by the City's Police Department.

This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of this letter. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020.

Please review the conditions carefully. As the applicant, you are responsible for ensuring that the conditions are implemented. This Permit approved by the Community Development Director is appealable to the Planning Commission within 10 working days of this letter. Appeals shall be filed as provided in Municipal Code Article IX Development Code Section 6.30.020. If you have questions regarding this Permit or the appeal process, please contact the Community Development Department at (805) 473-4520 or comdev@groverbeach.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Megan Martin', is positioned below the closing 'Sincerely,'.

Megan Martin
Community Development Director

Exhibit A

