



# City of Grover Beach

## COMMUNITY DEVELOPMENT DEPARTMENT

June 1, 2026

Dana Hunter  
860 Walnut Street  
San Luis Obispo, CA 93401

**Subject: Development Application DA-26-0002 (632 N 2<sup>nd</sup> Street): Administrative Coastal Development Permit to construct a new two-story single-family residence (Urban Dwelling Unit) and includes a request for a Modification to Standards to allow a reduction to the additional setback requirement for a second-story deck. The project site is located within the Coastal Zone and is not appealable to the Coastal Commission.**

Dear Dana Hunter:

The Community Development Director approved on June 1, 2026, the above-referenced project located at 632 N 2<sup>nd</sup> Street (APN: 060-081-009). This Permit authorizes an Administrative Coastal Development Permit and Modification to Standards to construct a new two-story single-family residence with a reduced setback for the second-story deck, within the Coastal Zone. Development Code Section 3.10.080.D requires upper-story open spaces in residential zones to be set back an additional five feet from required side or rear yard setbacks. The proposed project includes a second-story deck along the north side of the property that complies with the required ground-floor side setback but does not provide the additional five-foot upper-story setback.

Pursuant to Section 3.10.080.F, deviations from the additional setback requirement may be approved through the Modification to Standards process. The applicant is requesting this modification due to site constraints, including an approximately 1,000-square-foot drainage easement on the 3,176-square-foot lot, which limits the buildable area and practical placement of the deck.

This approval is based upon the following findings for an Administrative Coastal Development Permit and Modification to Standards application:

1. The project site is located within the Coastal Zone within the Coastal Low-Density Residential (CR1) zone and is developed within an established residential neighborhood consistent with the City's certified Local Coastal Program (LCP). The site does not contain environmentally sensitive habitat areas, public accessways, or other identified coastal resources. The proposed Urban Dwelling Unit will not adversely affect coastal resources.
2. The project is located in the Coastal Zone but outside the appealable area and is therefore not subject to the public access and recreation policies of Chapter 3 of the Coastal Act (Public Resources Code Section 30200). The proposed development does not involve shoreline protection, public access, or other resources subject to appeal jurisdiction.

3. The project site is located on a legally established lot within an existing low-density residential neighborhood, surrounded by urban development. The proposed Urban Dwelling Unit, including the approved Modification to Standards for the second-story deck, constitutes infill residential development consistent with applicable objective standards. It can be seen with certainty that the proposed residential development on an infill lot within an existing residential development will not have any significant adverse effects on the environment.
4. The proposed development is consistent with the General Plan, certified Local Coastal Program, and Development Code, including the approved Modification to Standards. The Urban Dwelling Unit is a permitted residential use under Government Code Section 65852.21 and conforms to the City's adopted objective development standards, as modified.
5. The proposed Urban Dwelling Unit will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The project will comply with applicable objective standards of the Development Code and LCP, and with all Building and Fire Code requirements verified through the building permit process.
6. The project site is located within an existing developed neighborhood served by public utilities and infrastructure. Public services, including water, sewer, and emergency services, are available and adequate to serve the proposed Urban Dwelling Unit.

#### *Modification to Standards Findings*

7. The requested Modification to Standards is consistent with the General Plan, Development Code, and certified Local Coastal Program. The reduction applies only to the additional setback required for a second-story deck, while maintaining the required first-floor setback. The modification preserves the intent of the setback regulations to ensure adequate light, air, and neighborhood compatibility while allowing reasonable residential use of the property.
8. The proposed reduction will not be detrimental to public health, safety, or general welfare. The deck remains compliant with the required ground-floor setback and will not affect fire separation, emergency access, or building code requirements. The adjacent residence to the north is single-story, and the proposed deck will be approximately 28 feet 6 inches from that structure, minimizing potential privacy or visual impacts.
9. Site characteristics make strict adherence to the additional second-story setback impractical. The parcel is constrained by a large drainage easement of approximately 1,000 square feet on a 3,176-square-foot lot, which substantially limits the buildable area. Requiring full compliance with the additional setback would further restrict usable outdoor area or reduce functional living space, whereas the requested modification allows reasonable residential use of the property consistent with other R1 properties in the neighborhood.

The proposed development is being processed pursuant to Government Code Section 65852.21 (SB 9), which requires ministerial approval of qualifying residential development projects and limits local agency discretion. The City's review of this application is therefore confined to

objective standards applicable to the Coastal Zone and the CR1 zoning district. Consistent with State law, this Coastal Development Permit does not impose discretionary conditions of approval, and compliance with all applicable objective requirements shall be verified through the building permit plan check and inspection process.

### **Eligibility Determination**

The City has reviewed the proposed Urban Dwelling Unit pursuant to Government Code Section 65852.21 and determined that the project satisfies all statutory eligibility criteria. The project complies with all applicable objective standards, and no discretionary review or conditions are permitted under State law.

1. *Eligible Parcel* - The project site is located within a single-family residential zoning district and is within an urbanized area or urban cluster, as defined by the U.S. Census Bureau. The parcel is not located within an area excluded from ministerial approval pursuant to Government Code Section 65852.21(a)(6).
2. *Prior Urban Lot Split* – The parcel was created through an Urban Lot Split pursuant to Government Code Section 66411.7 (DA-22-00028), the lot split was approved and recorded in compliance with the Subdivision Map Act and all applicable objective standards (GB 22-0010).
3. *Hazardous Areas* – The project site is not located within prime farmland, wetlands, a very high fire hazard severity zone, a special flood hazard area or regulatory floodway, a hazardous waste site, or land identified for conservation or habitat preservation, as specified in Government Code Section 65852.21(a)(6) and cross-referenced Government Code Section 65913.4(a)(6)(B)-(K).
4. *Maximum Number of Dwellings* – The proposed development does not result in more than two (2) dwelling units of any kind on the parcel, inclusive of primary dwelling units, accessory dwelling units (ADUs), and junior accessory dwelling units (JADUs), consistent with Government Code Section 65852.21(e).
5. *Historic Properties* – The parcel is not located within a designated historic district and is not included on the State Historic Resources Inventory pursuant to Public Resources Code Section 5020.1, nor is it otherwise designated or listed as a historic resource.
6. *Demolition Restrictions* – The project does not propose the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law restricting rents to affordable levels for moderate-, low-, or very low-income households, nor does it involve the demolition of housing that has been occupied by a tenant within the past three years, consistent with Government Code Section 65852.21(a)(3).
7. The proposed Urban Dwelling Unit complies with all applicable objective zoning and design standards in accordance with Development Code Section 4.25.060, and as permitted by Government Code Section 65852.21, including height, setbacks, lot coverage, and building separation requirements.
8. *Rental Term* – Any dwelling unit created pursuant to Government Code Section 65852.21 shall not be rented for a term of 30 days or less.

In approving the Modification to Standards application, 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:

1. This approval authorizes the construction of two-story single-family residence with an reduced setback for an upper-story deck, 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. Prior to issuance of building permits, the project plans shall be revised to modify the second-story north-facing deck to incorporate additional privacy protections. Revisions shall include reduction of the deck depth to approximately fifty percent (50%) of the width of the building elevation and oriented toward the street-facing portion of the structure, and replacement of the rear portion of the proposed deck area with a sloped roof element, subject to the satisfaction of the Community Development Director.
4. Plans submitted for a building permit shall include a railing system for the balconies that provides a design that visually obscures views of storage on the balconies and provides additional privacy between properties in accordance with Development Code Section 3.10.080.E.6, subject to the satisfaction of the Community Development Director.
5. 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.
6. 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.

7. Prior to building permit submittal, the applicant shall pay all outstanding balances due under the project's deposit account (if any). No building permits shall be accepted for processing until the account is brought current to the satisfaction of the Community Development Director.
8. 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.

Following the end of the appeal period, the applicant shall submit an application for building permits to construct the approved Urban Dwelling Unit (see [Major Building Permit Checklist](#)). All building permit submittals must demonstrate compliance with applicable objective standards of the Municipal Code, the certified Local Coastal Program, and all other applicable State and local regulations.

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](mailto:comdev@groverbeach.org).

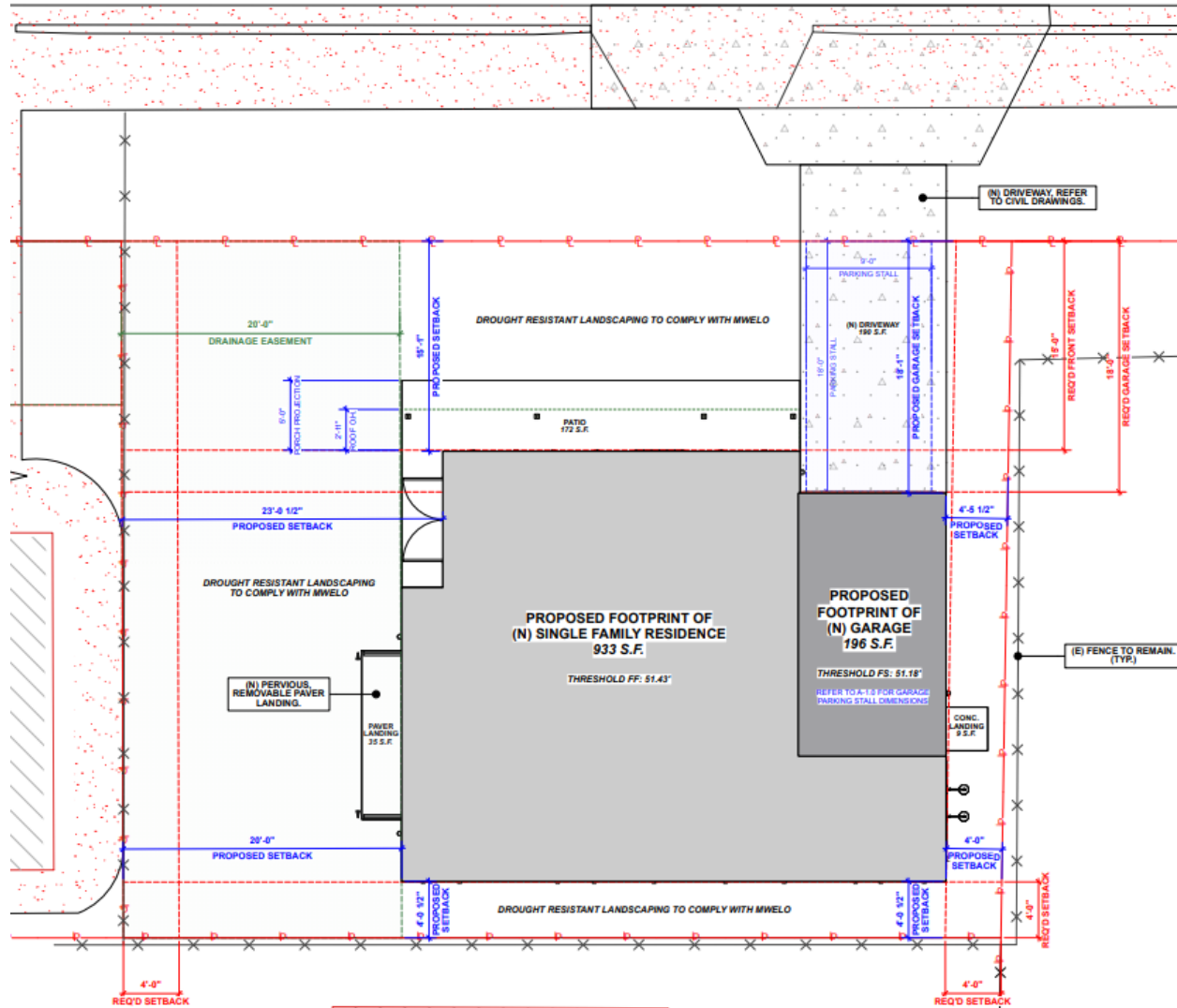
Sincerely,

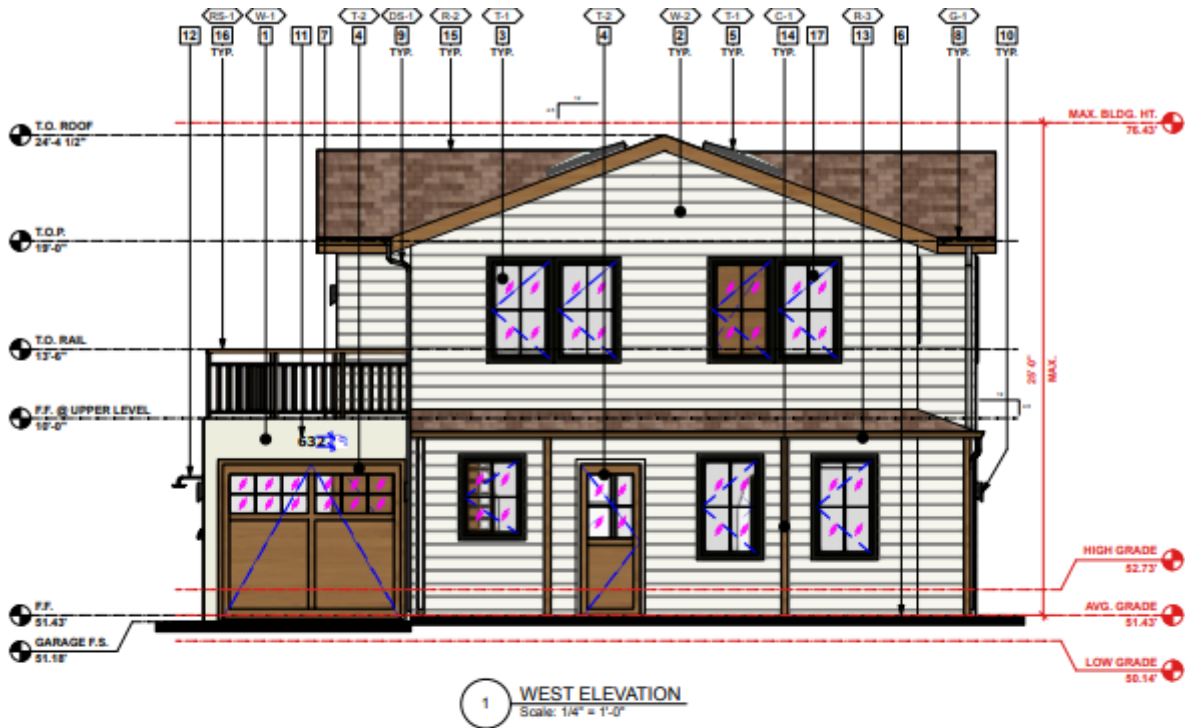


Megan Martin  
Community Development Director

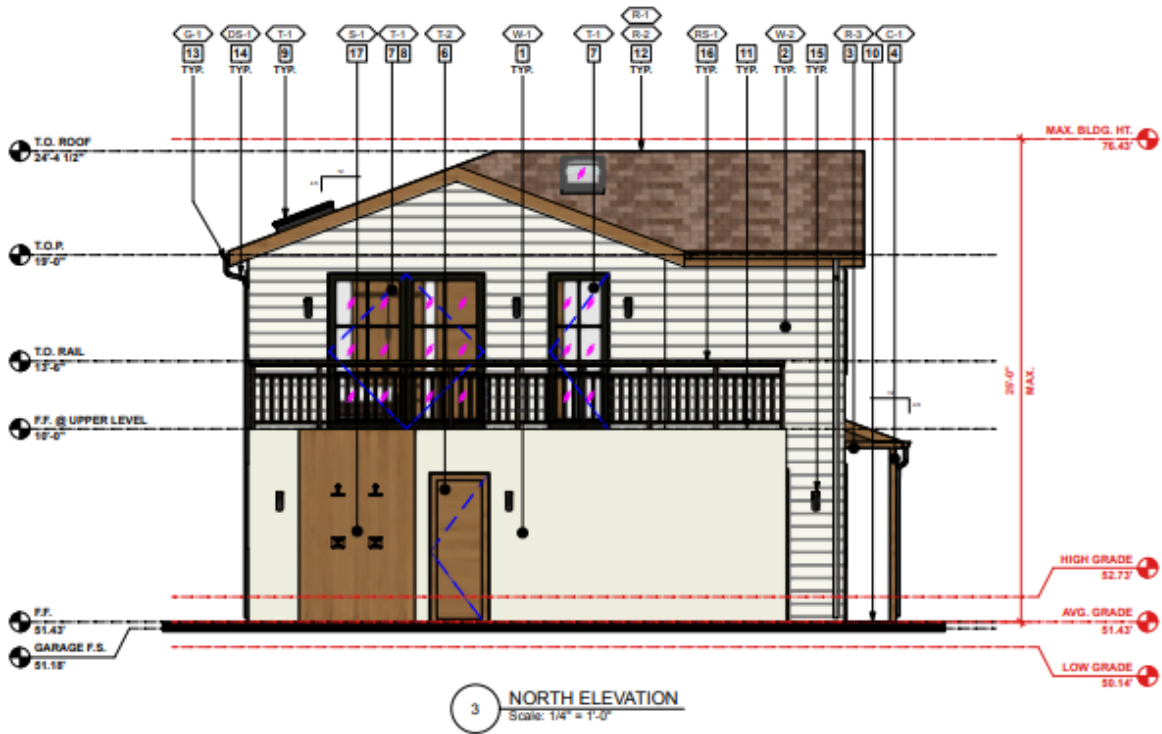
Exhibit A

NORTH 2ND STREET





**PROPOSED ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



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 SCALE: 1/4" = 1'-0"

### Modified Design of Upper-Story Deck

