



POLICY NO. 20-03

DATE: 10/22/2020

City of Grover Beach

Community Development Department Code Interpretation No. 20-03

The following determination is effective on October 22, 2020 and applies to all development applications and building permits.

Subject: Clarification of Development Code Section 2.30.040 Table 2.5 and Section 9.10.020 for Definition of “Density”.

Grover Beach Municipal Code (GBMC) Article IX (Development Code), Section 2.30.040. Table 2.5 establishes the maximum residential density per acre for all commercial zones. Further, Grover Beach Municipal Code (GBMC) Article IX (Development Code), Section 9.10.020 Definitions for “density” indicates that the number of dwellings is based on gross acres and states the density is calculated in residential zones to include rights-of-way to the centerline of the street.

The past practice and intent of the definition for density is to calculate residential density in commercial zones based on the gross acreage which include rights-of-way to the centerline of the street. Therefore, to avoid confusion about how density is calculated in commercial zones, this Code Interpretation is made to clarify that residential density shall be calculated in commercial zones based on gross acreage which includes adjacent rights-of-way to the centerline of the street.

Bruce Buckingham

By: Bruce Buckingham, Community Development Director
Community Development Department

Date