



CITY OF GROVER BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF EXEMPTION

To: ☒ Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

From: City of Grover Beach
Community Development Dept
154 S. 8th Street
Grover Beach, CA 93433

☐ County Clerk
County of San Luis Obispo
1144 Monterey Street, Suite A
San Luis Obispo, CA 93408

Applicant: David Sterns
Address: 359 W Grand Avenue
Grover Beach, CA 93433

Email: slopoker805@yahoo.com
Phone Number: (805) 709-8497

Project Title: Development Application DA-25-0015

Project Location – Site: 359 W Grand Avenue

Project Location – City: Grover Beach

Project Location – County: San Luis Obispo

Description of Project: A request for a Coastal Development Permit and Use Permit to allow accessory alcoholic beverage sales for on-site consumption at the Central Coast Casino, an existing card room facility (indoor commercial recreation facility) within an existing commercial building. The project is located in the Coastal Zone and is not appealable to the California Coastal Commission. APN: 060-211-032

Public Agency Approving the Project: City of Grover Beach

Name of Person or Agency Carrying out the Project: David Sterns

Lead Agency Contact: Janet Reese

Telephone: (805) 473-4520

Email: jreese@groverbeach.org

Exempt Status (check one):

- ☐ Ministerial (Section 21080(b)(1); 15268;
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b); 15269(b)(c))
- ☐ Statutory Exemptions. State code number:
- ☒ Categorical Exemption. Sec. 15301: Class 1 (Existing Facilities)
- ☐ General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The proposed project is Categorical Exempt (Class 1 Section 15301: Existing Facilities) from the provisions of the CEQA Guidelines, because the proposed project involves the use of an existing structure.

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a notice of exemption been filed by the public agency approving the project? Yes ☐ No ☐

Signature: 
Title: Janet Reese, Associate Planner

Date: November 7, 2025

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing at OPR: _____

154 South Eighth Street | Grover Beach, California 93433 | www.groverbeach.org

Building & Planning: Phone: (805) 473-4520 | Email: comdev@groverbeach.org
Code Compliance: Phone: (805) 473-4523 | Email: codecompliance@groverbeach.org