



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. 8<sup>th</sup> Street  
Grover Beach, CA 93433

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

Applicant: Michael McGuire,  
Address: 546 West Dayton Ave  
Fresno, CA 93705  
Email: [archmjm@sbcglobal.net](mailto:archmjm@sbcglobal.net)  
Phone Number: (805) 305-3910

**Project Title:** DA-25-0030

**Project Location – Site:** 481 Manhattan Ave

**Project Location – City:** Grover Beach

**Project Location – County:** San Luis Obispo

**Description of Project:** Approval of an Administrative Coastal Development Permit for a 382 square foot single-story addition to an existing 1,279 square foot single-family residence. The project site is located within the Coastal Zone and is not appealable to the Coastal Commission.

**Public Agency Approving the Project:** City of Grover Beach

**Name of Person or Agency Carrying out the Project:** Michael McGuire

**Lead Agency Contact:** Kyle Bell

**Telephone:** (805) 724-2136 **Email:** [kbell@groverbeach.org](mailto:kbell@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 project is categorically exempt from environmental review (Class 1, Section 15301, CEQA Guidelines – Existing Facilities), because the proposed project consists of the construction of a minor addition to an existing single family residence and will have no significant impact on the environment.

**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: Kyle Bell, Senior Planner

Date: March 17, 2025

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing at OPR: \_\_\_\_\_