



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: Cusack Family Trust
Address: 2175 S Bradely Road
Santa Maria, CA 93454
Email: pcusack@me.com
Phone Number: (805) 478-6580

Project Title: Development Application DA-23-00052

Project Location – Site: 675 W Grand Avenue

Project Location – City: Grover Beach

Project Location – County: San Luis Obispo

Description of Project: Approval of a Development Permit, Use Permit, and Vesting Tentative Subdivision Map (Tract 3231) to construct a new four-story mixed-use building including 58 residential units, seven (7) hotel units, and 2,500 square-feet of commercial retail space. The project includes a request for a 25% density bonus pursuant to State Density Bonus Law and a request for a waiver to reduce the required parking to 60 spaces, where 78 are required. APN: 060-221-019 & 060-221-024

Public Agency Approving the Project: City of Grover Beach

Name of Person or Agency Carrying out the Project: Cusack Family Trust

Lead Agency Contact: Kyle Bell

Telephone: (805) 724-2136

Email: 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. 15332: Class 32 (Infill Projects)
- General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt: The proposed project is Categorically Exempt (Class 32, Section 15332: Infill Development Projects) from the provisions of the California Environmental Quality Act and the CEQA Guidelines. The site is less than five acres, has no value as habitat for endangered, rare, or threatened species, and is located within City limits with full access to existing utilities and public services. Based on the site characteristics, project scale, and results of these studies, the project would not result in significant effects related to traffic, noise, air quality, or water quality

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: 

Date: June 3, 2026

Title: Kyle Bell, Senior Planner

Signed by Lead Agency
 Signed by Applicant
Date Received for Filing at OPR: _____

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