Notice of Exemption

To: ☒ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95814

☒ County Clerk
County of San Luis Obispo
1055 Monterey Street
San Luis Obispo, CA 93408

From: City of San Luis Obispo
Community Development Department
919 Palm Street
San Luis Obispo, CA 93401-3218

Project Applicant:
Name: Kyle Billingsley
Email: kylecarterb@gmail.com

Project Title: 382 Pismo Street Apartments
Project Location - Specific: 380 & 382 Pismo Street
Project Location - City: San Luis Obispo **Project Location - County**: San Luis Obispo

Description of Project:
The project proposal is for a residential development consisting of 18 units, 26 vehicle parking spaces, 42 bicycle parking spaces and other site improvements such as access and landscaping on an approximately 0.55-acre lot located at 380 and 382 Pismo Street. The proposed residences range from one- to three-bedroom units, and site amenities include private patios and balconies as well as common recreation rooms on the first floor. To construct the development at its desired density, the project includes two stacked 50% density bonuses, in exchange for dedicating a minimum 24% of the base density to low income and 15% to moderate income households; a total of six (6) deed-restricted units (i.e., four [4] low income and two [2] moderate income units). In addition, the project includes a request for a waiver (as allowed by Chapter 4.3 of Government Code Sections 65915-65918) to provide parking spaces within the required 20-foot front setback. An exception is also requested to locate a transformer adjacent to the street frontage, where mechanical and electrical equipment are typically required to be fully screened from public view. Existing development, including the warehouse and duplex, would be removed to accommodate the project. As proposed, the project consists of residential units only and is a "housing development project" as defined in Government Code section 65905.5(a), as required by Public Resources Code section 21080.66(a).

Name of Public Agency Approving the Project: City of San Luis Obispo
Name of Person or Agency Carrying Out the Project: Kyle Billingsley

Exempt Status (check one):
- ☐ Ministerial (Section 21080(b)(1); 15268;
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)
- ☐ Categorical Exemption. State type and section number:
- ☒ Statutory Exemptions. State code number: Public Resources Code Section 21080.66(a)
- ☐ General Rule Exemption (Sec. 15061(b)(3))

Reasons why project is exempt:
The project meets all conditions of Public Resources Code (PRC) Section 21080.66(a) as provided in the attached additional pages.

Lead Agency
Contact Person: Rachel Cohen **Area Code/Telephone/Ext.** 805-781-7574 **Email:** rcohen@slocity.org

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: 11/09/2026

Title: Rachel Cohen, Principal Planner

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

Revised October 2026