



CITY OF MORRO BAY
 COMMUNITY DEVELOPMENT DEPARTMENT
 955 Shasta Avenue
 Morro Bay, CA 93442

CITY OF MORRO BAY NOTICE OF EXEMPTION

TO: San Luis Obispo Co. Clerk
 County Government Center
 San Luis Obispo CA 93401

Office of Planning & Research
 1400 Tenth Street
 Sacramento, CA 95814

FROM: City of Morro Bay
 Community Development Department
 955 Shasta Avenue
 Morro Bay, CA 93442

Project Title: Creation of an accessory dwelling unit and garage detached from an existing SFR

Project Location - Specific: 627 Bay Ave (APN 066-159-014)

Project Location - City: MORRO BAY **County:** SAN LUIS OBISPO

Description of Project: Administrative Coastal Development Permit (CDP25-008) to construct a new, detached 673 square foot garage and 1,185 square foot accessory dwelling unit (ADU) in front of an existing 900 square foot single-family dwelling unit. The proposed ADU is located adjacent to and above the proposed garage, totaling two stories. The project is located in the RS-A zoning district and is not located within the California Coastal Commission (CCC) appeals jurisdiction.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
 Contact: evalentine@morrobayca.gov, Erik Valentine, Assistant Planner, 805-772-6211

Name of Person or Agency Carrying Out Project: Anthony DeFazio, 1080 Allesandro St, Morro Bay, CA 93442
 (805) 305-7768, anthony.defazio5@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: Ministerial approval of an ADU.

- Ministerial (Sec. 21080(b)(1); 15268); Categorical Exemption: _____
 Type and Section Number: _____
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statuary Exemption Code No. _____

Lead Agency: City of Morro Bay, 955 Shasta Ave, Morro Bay, CA 93442

Contact Person: Erik Valentine, Assistant Planner **Telephone:** 805-772-6211

Email: evalentine@morrobayca.gov

Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Certification:

I hereby certify that the public agency has made the above finding and that the project is categorically exempt from CEQA.

Signature: Title: Assistant Planner Date: 6/21/2025