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: Addition to an existing SFR and the conversion of a detached garage into an ADU

Project Location - Specific: 720 Luisita (APN 066-237-007)

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

Description of Project: Administrative Coastal Development Permit No. CDP25-010 (CDP25-010) for a remodel and addition to an existing 886 square foot single-family home, and the conversion of an existing 403 square foot detached garage into a new accessory dwelling unit (ADU). The proposed remodel will include 634 square feet of the existing residence, and the addition will total 1,040 square feet and include a new second floor. The conversion of the garage into an ADU will include the remodeling of 403 square feet and the addition of 227 square feet. The project is located in the RS-A district and is outside of the Coastal 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, Associate Planner, 805-772-6211

Name of Person or Agency Carrying Out Project: Bill Isaman, 2420 Broad St, San Luis Obispo, CA 93401
(805) 544-5672, permits@isamandesign.com

Exempt Status: (Check One)

Reasons why project is exempt: Addition to existing SFR and ministerial approval of an ADU.

☒ Ministerial (Sec. 21080(b)(1); 15268);

☒ Categorical Exemption: Class 3
Type and Section Number: 15303(a)

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)

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☐ Statuary Exemption Code No.

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

Contact Person: Erik Valentine, Associate 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: Associate Planner Date: 08/19/2025