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: CDP25-007

Project Location - Specific: 640 Elena St (APN 068-241-002)

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

Description of Project: Administrative Coastal Development Permit for a new 2-story 2,113 sf SFR with 568 sf attached garage at 640 Elena Ave. The property is zoned Single-Unit Residential (RS-A) and is located 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: lackerman@morrobayca.gov, Lee Ackerman, Assistant Planner, 805-772-6577

Name of Person or Agency Carrying Out Project: Clinton M Iwanicha, 2456 Hemlock Ave, Morro Bay, CA 93442,
cmiarchitect@gmail.com (805)459-2849

Exempt Status: (Check One)

Reasons why project is exempt: Ministerial approval of a Single-Family Home.

☒ 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: Lee Ackerman, Assistant Planner **Telephone:** 805-772-6577

Email: lackerman@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: Lackerman Title: Assistant Planner Date: 09/02/2025