



**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:** CDP25-017

**Project Location - Specific:** 112 Kodiak St (APN 065-115-057)

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

**Description of Project:** Administrative Coastal Development Permit (CDP25-017) for the demolition of existing SFR and construction of new 2,305 sq ft 4-bed, 3 1/2 bath SFR with 552 sq ft attached garage and 532 sq ft roof deck. The property is zoned Residential Single-Unit (RS-B) and 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](mailto:lackerman@morrobayca.gov), Lee Ackerman, Assistant Planner, 805-772-6577

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

**Exempt Status: (Check One)**

Reasons why project is exempt: Construction of Single-Family Home.

- |  |  |
|--|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268);          | <input checked="" type="checkbox"/> Categorical Exemption:<br>Type and Section Number: <u>Class 3, Section 15303</u> |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) |  |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory 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: 2/23/2026