



**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:** CDP26-001)

**Project Location - Specific:** 361 Dunes Street (APN 066-043-007)

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

**Description of Project:** Administrative Coastal Development Permit No. CDP26-001 for a detached 1,198 square foot accessory dwelling unit (ADU) with a 400 square foot garage located at the rear of the property. The project also includes the conversion of an existing 229 square foot garage / laundry room into an ADU and a 65 square foot addition to the existing home for a new bathroom. The detached garage to be converted currently shares a wall with a structure located on the adjacent parcel to the east. The project is located in the RH zoning district 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: [evalentine@morrobayca.gov](mailto:evalentine@morrobayca.gov), Erik Valentine, Associate Planner, 805-772-6211

**Name of Applicant:** Sean Green, 361 Dunes St, Morro Bay, CA 93422  
(669) 888-6064, [seanmichaeljamesgreen@gmail.com](mailto:seanmichaeljamesgreen@gmail.com)

**Exempt Status: (Check One)**

Reasons why project is exempt: Project is the construction of less than 3 new dwelling units.

- |  |  |
|--|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268);          | <input checked="" type="checkbox"/> Categorical Exemption:<br>Type and Section Number: <u>15303(B)</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"/> 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: *Erik Valentine* Title: Associate Planner Date: 03/03/2026