



**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:** CDP26-004

**Project Location - Specific:** 1124-A Front St (APN 066-034-009)

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

**Description of Project:** After-the-fact Administrative Coastal Development Permit for the conversion of a retail unit to a 1,400 sf 2-bed, 2-bath ADU, processed under AB2533. This project is in the Visitor Serving Commercial (VSC) zoning district and located inside 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, 805-772-6277

**Name of Applicant:** Richard Kelter, Morro Bay LLC, 19332 Ocean Heights Ln, Huntington Beach, CA, 92648  
(714)654-4658, [rvw@retlek.com](mailto:rvw@retlek.com)

**Exempt Status: (Check One)**

Reasons why project is exempt:

- Ministerial (Sec. 21080(b)(1); 15268);
- Categorical Exemption:  
 Type and Section Number: 15303(B)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Statutory Exemption Code No. \_\_\_\_\_

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

**Contact Person:** Lee Ackerman, Assistant Planner **Telephone:** 805-772-6277

**Email:** [lackerman@morrobayca.gov](mailto: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: *L Ackerman*

Title: Assistant Planner

Date: 4/13/2026