



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: Coastal Development Permit (CDP26-007) and Design Review Permit (DR25-007)

Project Location - Specific: 200 Kern Avenue (APN 066-264-015)

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

Description of Project: *Regular Design Review Permit (DR25-007) and Regular Coastal Development Permit (CDP26-007) for the demolition of an existing single-story 1,845 sf home with a 477 sf attached garage, and construction of a new two-story home. The project expands the ground level to 2,267 sf with a 451 sf garage and new 194 sf JADU, and adds a 2,568 sf second story with a 459 sf deck. This property is zoned Residential Single-Unit (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 Applicant: Mary Witkoski 200 Kern Ave, Morro Bay CA, 93442
Contact: 920-918-9055, maryc.witkowski@gmail.com

Exempt Status: (Check One)

Reasons why project is exempt: The project is a demolition and reconstruction of a single-family home.

☐ Ministerial (Sec. 21080(b)(1); 15268); ☒ Categorical Exemption:
Type and Section Number: Class 3, Section 15303

☐ 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:** 805-772-6577

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: *L Ackerman* Title: Assistant Planner Date: 6/29/2026