



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: MIN26-003 to CDP25-0101

Project Location - Specific: 720 Luisita (APN 066-237-007)

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

Description of Project: Minor Revision Permit MIN26-003 to CDP25-010 to amend a previously approved two-story, 603 square foot accessory dwelling unit (ADU) to a one-story, 427 square foot ADU. This project is located in the RS-A zoning district and is outside of the Coastal Appeals Jurisdiction. Pursuant to State law, ADUs are not appealable.

Name of Public Agency Approving the Project: CITY OF MORRO BAY, 955 SHASTA AVE, MORRO BAY, CA 93442
Contact: evalentine@morrobayca.gov, Erik Valentine, Associate Planner, 805-772-6211

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

Exempt Status: (Check One)

Reasons why project is exempt: Addition to existing SFR and ministerial approval of an ADU.

- ☐ Ministerial (Sec. 21080(b)(1); 15268); ☒ Categorical Exemption: Class 3
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

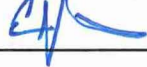
Contact Person: Erik Valentine, Associate Planner **Telephone:** 805-772-6211

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:  Title: Associate Planner Date: 07/06/2026