



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: CDP26-009

Project Location - Specific: 2479 Hemlock Ave (APN 068-248-002)

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

Description of Project: Administrative Coastal Development Permit for a remodel and addition to an existing 1,415 sf 2-story single-family home. The scope of work includes demolishing the existing 2nd story and rebuilding with additional living space, and remodeling the first floor to expand the living space, resulting in 2,189 sf of living space. This project is located in the RS-A zoning district and is 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 Person or Agency Carrying Out Project: Josh Hodges, 7737 Shane St, Bakersfield, CA 93314
josh@wiseelectric.biz (661)345-86267

Exempt Status: (Check One)

Reasons why project is exempt: Minor alteration and addition to existing single-family home.

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☒ Categorical Exemption:
Type and Section Number: Class 1, Section 15301
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) ☐ Statuary 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: 08/03/2026