



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: CDP26-010

Project Location - Specific: 2605 Ironwood Ave (APN 068-245-035)

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

Description of Project: *Administrative Coastal Development Permit for demolition of 117 sf of existing single-story SFH, addition of 545 sf of conditioned space and a 381-sf attached garage to the first floor, and construction of a 965-sf attached ADU on the 2nd story with a 688-sf uncovered terrace above the first floor. Project is in the RS-A zoning district and is outside 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: Brady Landis, 37676 Rio Vista Dr, Springville, CA 93265
bradylandis@icloud.com (805)235-9461

Exempt Status: (Check One)

Reasons why project is exempt: Addition to existing single-family home and attached ADU.

- ☐ 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:  Title: Assistant Planner Date: 09/01/2026