

Attachment 1

FINDINGS - EXHIBIT A

Conditional Use Permit DRC2013-00003 (Private Capital Investments)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 23, 2013 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, and noise, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the assisted living facility and senior apartments do not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the assisted living facility and senior apartments will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Mary Avenue and Juniper Street, collector roads conditioned to be constructed to a level able to handle any additional traffic associated with the project.

Landscaping Adjustment

- G. An adjustment to the requirement limiting total irrigated landscaping to 12,300 square feet to allow up to 37,000 square feet may be granted because:
- a. The proposed project is located within the West Tefft Corridor Design Plan area, which envisions an environment of enhanced landscaping and screening of parking areas; and

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- b. The applicant has eliminated turf from the proposed landscaping plan, and has proposed very low and drought-tolerant plant species.
- c. The proposed use of a residential care facility and senior apartments require some open areas of landscaping for long-term care residents and apartment residents that will require irrigated landscaping, including plazas and community vegetable garden areas.