EXHIBIT A – FINDINGS
DRC2013-00050 Brockman

CEQA Exemption

A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the proposed development is an addition to existing structure that will not result in an increase of more than 50% of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The existing residence, including the covered carport has 1,185 square feet of gross structural area. The proposed addition will increase the gross structural area to 1,615 square feet or by 36%.

Minor Use Permit

B. The proposed project is consistent with the San Luis Obispo County General Plan because the single family residence is a permitted use, and the project as conditioned is consistent with all applicable General Plan policies, including policies for Environmentally Sensitive Habitats, Public Works, Coastal Watersheds and Visual and Scenic Resources.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 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 proposed residential residence will 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. As stated in Coastal Plan Policies above, and incorporated herein by reference, the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and 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 Leighton Street, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act because the project site is not located adjacent to the shoreline and would not interfere with established beach access in the surrounding community.

Sensitive Resource Area

H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no trees will be removed for the project.

I. As designed, natural features and topography have been considered in the design and siting of all proposed physical improvements.

J. The proposed clearing of topsoil and trees is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.

K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation, and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at time of application for building permits.

Environmentally Sensitive Habitat

L. There will be no significant negative impact on the identified sensitive habitat, and the proposed use will be consistent with the biological continuance of the habitat as the project has been designed to avoid impacts to the maximum extent feasible. The project does not require the removal of native trees or vegetation.

M. The proposed use will not significantly disrupt the habitat, as the property is located with an existing urban developed neighborhood.

Archeological Sensitive Area

N. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because it involves a minor addition to an existing single family residence and is located in a previously disturbed area. As conditioned, construction activities shall cease and the Department of Planning and Building shall be notified if archaeological resources are discovered during ground-disturbing activities.