

**EXHIBIT A - FINDINGS**

***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consist of a minor residential addition consisting of a 321 square foot, second story covered deck, attached to the rear of an existing single family residence; and because the proposed residential vacation rental is not considered a conversion of the use of a small existing structure that will not create a significant impact to the environment.

This development is to be located on legal lot of record within the Residential Multi-Family land use category.

***Minor 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 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 deck addition and vacation rental does 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 proposed deck addition to the existing single family residence and the vacation rental use, as conditioned, 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 a deck addition to an existing single family residence, and to allow the existing residence to be used as a residential vacation rental. The project is located on 1<sup>st</sup> Street, a local road constructed to a level able to handle any additional traffic associated with the project.

***Modification***

- G. Modification of the location standard that standard that no parcel shall be approved for a residential vacation rental if it is within 50 feet of another parcel with a residential vacation rental is justified because there are specific conditions of the site including the existing location of the residence, paved driveway and onsite parking. The existing residence is setback approximately 75 feet from the road right of way, with a paved driveway for access, and at least two onsite parking spaces located outside of the front setback. Given the existing layout of improvements on the property and the visitor

-serving nature of the surrounding neighborhood in which the residence is located, staff concludes that the distance waiver can be recommended because the proposed location would not create any significant impacts, and as conditioned, the project will meet all the CZLUO standards for Residential Vacation Rentals within the residential land use categories. The standards include, but are not limited to conditions related to the number of occupants allowed, on-site parking, noise, and providing a local 24-hour contact person for emergencies, questions and concerns.

***Coastal Access***

- H. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

***Archeological Sensitive Area***

- I. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the deck addition is to be built on an existing concrete pad and attached to the second story of the existing residence, on previously disturbed land. The deck addition will not disturb any undeveloped land on the parcel. The project is required to stop if any resources happen to be found during construction.