

**MINOR USE PERMIT DRC2013-00065  
PEOPLES SELF HELP HOUSING**

**EXHIBIT A - FINDINGS**

*CEQA Exemption*

- A. The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because: 1) no substantial changes are proposed in the project which would require major revision of the previous Negative Declaration, 2) no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and 3) no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because single family residential is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project 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 twenty-four single family residences do not generate activity that presents a potential threat to the surrounding property and buildings. The 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 single family residential development is similar to and will not conflict with the surrounding land 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 11<sup>th</sup> Street, a local road constructed on a level able to handle any additional traffic associated with the project. Additionally, conditions of approval for Tract 2710 will require construction of road improvements throughout the tract prior to recordation.

*Adjustments*

- G. The proposed project is an affordable housing development meeting the requirements of Section 22.12.070 of the Land Use Ordinance. It is therefore eligible to request incentives or concessions pursuant to Section 65915 of the California Government Code. The applicant has requested and the project has been granted the following incentives, which will not result in any adverse effects upon public health, safety, and welfare:
1. A reduction in the required front setback for Lot 1 from 25 feet to 20 feet.
  2. A reduction in the required rear setback for Lot 14 from 10 feet to 5 feet.