

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 conversion of an existing caretaker residence into a single family residence to be used as a residential vacation rental, which is considered the conversion of the use of a small existing structure.

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 conversion of an existing caretaker residence into a single family residence to be used as a residential 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 conversion of an existing caretaker residence into a single family residence to be used as a residential vacation rental, 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 conversion of an existing caretaker residence into a single family residence to be used as a residential vacation rental. The project is located between North Ocean Avenue and Ocean Front Lane, local roads 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 is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Mixed-Use Development

- H. The proposed mixed-use development will not remove or convert existing lower-cost visitor-serving or recreational facilities because the existing caretaker unit is to be converted to a single family residence to be used as a residential vacation rental, and will add to the inventory of visitor-serving facilities.

- I. The proposed mixed-use development will not adversely affect parking and access for existing or future visitor-serving and recreational uses. The proposed residential use will not diminish opportunities for parking for existing or expanded visitor serving or future recreational uses because there is adequate parking and the new residential use is accompanied by a new visitor-serving use located on the same site.

Residential in Commercial Retail

- J. The proposed use will not significantly reduce the community inventory of commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element of the General Plan because the project is a conversion of an existing caretaker residence into a single family residence located in an existing mixed-use building that would involve both a commercial component and a residential component.
- K. The proposed residential use will not impede the continuing orderly development of community shopping areas with commercial and office uses, because the project will not reduce community inventory of commercial property, includes existing ground floor commercial space, has adequate parking for both commercial and the proposed residential use, and will expand visitor-serving uses along North Ocean Avenue and Ocean Front Lane.

Adjustments

- L. The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this chapter (CZLUO 23.04.166). Waiver of the required parking standards is justified given the characteristics of the site and its immediate vicinity. Due to the constrained lot size the waiver of parking standards will adjust the on-site commercial retail use parking requirement from two to one. The applicant is asking to waive less parking than many of the existing, approved two-story mixed-use commercial developments in the Central Business District. There is also alternative curbside parking located on North Ocean Avenue at the front of the existing mixed-use building, and alternative curbside parking located on Ocean Front Lane at the rear of the building.
- M. Reduced parking or an alternative to the parking design standards of this chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of specific features of the use, site, or site vicinity. The reduced number of parking spaces (from five to four spaces) will be adequate to accommodate the parking needs generated by the use because of the visitor serving nature of the surrounding neighborhood in which the proposed project located. The existing retail use is not a destination, but a visitor serving business which serves the tourists that come to visit Cayucos. Most visitors of the retail use would be pedestrians coming from the beach or other businesses in the area. In addition, the small neighborhood scale and availability of adjacent hotels provides the opportunity for residents and visitors alike to walk through much of the CBD, decreasing the general need for cars. Along with the alternative curbside parking located on North Ocean Avenue at the front of the existing mixed-use building, and alternative curbside parking located on Ocean Front Lane at the rear of the building, the four parking spaces for this proposed project is adequate to accommodate the onsite parking needs.
- N. No traffic safety problems will result from the proposed modification of parking standards because the project is simply a change in the use designation from an existing "Caretaker Residence" to a "Single Family Residence" that will also be used as a

ATTACHMENT 1

“Residential Vacation Rental”. The residential vacation rental is not to operate any different than as if it were a full time occupied single family residence, therefore not increasing traffic intensity. The project is located between North Ocean Avenue and Ocean Front Lane, local roads constructed to a level able to handle any additional traffic associated with the project.