

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the proposed projects involving new construction of commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use; not involving significant amounts of hazardous substances; where all necessary public services and facilities are available; and the surrounding area is not environmentally sensitive.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because proposed commercial retail/office development is an allowable use in the Commercial Retail land Use Category, 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 commercial retail/office development 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 commercial retail/office development 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 commercial retail/office development is located on Main Street, an arterial road, and 4th Street, a collector road, both of which have been constructed to a level able to handle any additional traffic associated with the project.

Adjustments

- G. Modification of parking standards required by Land Use Ordinance Section 22.18.020H, is justified because the characteristics of the use or its immediate vicinity do not necessitate 20 onsite parking spaces, because the required number of onsite parking spaces exceeds the anticipated parking demand associated with the potential tenancies; and reduced parking standards will be adequate to accommodate on the site all parking needs generated by the use; and no traffic problems will result from the proposed modification of parking standards.