

**EXHIBIT A – FINDINGS**  
**DRC2013-00083 Lewis**

***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.

***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 construction of an addition to an existing residential structure 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 bathroom addition to an existing single family residence 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 Lucerne Road, a local road constructed to a level able to handle any additional traffic associated with the project.

***Coastal Access***

- G. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Cayucos), existing coastal access points exists within ½ mile of the project site, and the project is required to provide a lateral access dedication; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.