

**EXHIBIT A – FINDINGS**  
**Peachy Minor Use Permit DRC2014-00014**

*CEQA Exemption*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

*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 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 six multi-family residential units do 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 six multi-family residential units are 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 South Mallagh Street, a local road constructed to a level able to handle any additional traffic associated with the project. In addition, the project will be subject to road improvement fees prior to issuance of construction permits to mitigate for cumulative traffic impacts.

*Adjustments*

- G. Allowing a variable setback block adjustment is appropriate because development along the northern portion of Price Street has front setbacks that vary from 10 to 15 feet. Therefore, the proposed development having setbacks of between 10 to 15 feet is in character with the surrounding neighborhood.