

**EXHIBIT A – FINDINGS
DRC2014-00059**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of a small secondary dwelling, and is not subject to the exceptions to categorical exemptions listed in Section 15300 et seq. of the CEQA Guidelines.

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 secondary residence 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 primary and secondary residences 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 entrance is located on La Loma Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the distance a secondary dwelling can be located from a primary dwelling from 50 feet to allow a secondary dwelling to be located 75 feet from the primary dwelling is justified because there are specific conditions of the site that make the standard ineffective. These conditions consist of existing mature trees including large oak trees within the developable portion of the required 50 foot maximum distance. Per Title 22 ordinance standard 22.30.470 (4)(a)(ii), the maximum distance from the primary unit may be modified only where the Review Authority first finds that locating the secondary dwelling within the specified maximum distance would necessitate the removal of, or impact to, sensitive or significant vegetation such as native trees or shrubs, riparian vegetation, vineyards, orchards, or visually prominent trees. Strict adherence to the 50 foot maximum distance would necessitate removal of one or more existing oak trees. As such, modification of this standard is justified.