

**EXHIBIT A - FINDINGS  
DRC2014-00060 Ebrahimian**

**Environmental Determination**

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the proposed development is an addition to an 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, whichever is less.

**Minor Use Permit/Coastal Development 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 project 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 Coronado Ave, a local road that is 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.

**Small Scale Neighborhood**

- H. The proposed project meets the Community Small Scale Neighborhood Design standards and is therefore consistent with the character and intent of the Cayucos Community Small Scale Design Neighborhood.
- I. For any proposed structure that exceeds 15 feet in height, public view of the ocean from Highway One or the respective neighborhood is not being further limited.