

**EXHIBIT A – FINDINGS  
DRC2014-00071 McKellop**

***Environmental Determination***

- A. The Environmental Coordinator found that the previously adopted Mitigated Negative Declarations (County File D94153D / ED95-211; County File D000300P / ED00-545) are adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. No new mitigation measures have been proposed.

***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 uses because the proposed covered patio as the new restaurant dining, conversion of an existing cottage into a bakery kitchen, and temporary events do not generate activities that present 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 uses will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed covered patio as the new restaurant dining, conversion of an existing cottage into a bakery kitchen, and temporary events, as conditioned, 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 between North Ocean Avenue and Cayucos Drive, local roads 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.

**Adjustments**

- H. Shared on-site parking adjustment is appropriate because the project proposes three nonresidential uses on a single site. The number of parking spaces can be reduced at a rate of five percent for each separate nonresidential use, up to 20 percent. As proposed, parking for the bed and breakfast, restaurant and temporary events can be reduced by 15 percent.
- I. Waiver of the required parking standards required by CZLUO Section 23.04.166 is justified because the characteristics of the site and its immediate vicinity do not necessitate the additional 21 parking spaces required for the project. The project site is located on the corner of North Ocean Boulevard and Cayucos Drive, with ample curbside parking along these two frontages and a public parking lot approximately 200 feet away.
- I. Reduced parking or an alternative to the parking design standards of CZLUO Section 23.04.166 will be adequate to accommodate the on-site parking needs generated by the bed and breakfast and restaurant due to the visitor serving nature of the proposed uses and surrounding neighborhood. The historic Cass House bed and breakfast inn and restaurant is a popular place for tourists to stay and eat at Cayucos. These are transient uses with most restaurant diners being pedestrians coming from the beach or other businesses in the area. In addition, the small neighborhood scale and availability of adjacent hotels provides the opportunity for residents and visitors alike to walk through much of the CBD, decreasing the general need for cars. Along with the alternative curbside parking located on North Ocean Avenue and Cayucos Drive around the Cass House, the existing 19 parking spaces for this proposed project is adequate to accommodate the onsite parking needs. During temporary events, additional off-site parking with shuttle services will be offered to event guests.
- J. No traffic safety problems will result from the proposed modification of parking standards in CZLUO Section 23.04.166 because there are ample public parking at the nearby public parking lot, curbside parking along two main street frontages, and off-site parking (during events). With frontage improvement such as continuous sidewalks and formal street parking, pedestrians can safely travel to and from the project site. The project is located between North Ocean Avenue and Cayucos Drive, local roads constructed to a level able to handle any additional traffic associated with the project.
- K. The modification of the off-site parking standards in CZLUO Section 23.04.170 to allow the off-site parking to be located approximately 650 feet from the proposed site, instead of 400 feet per ordinance requirement is justified because the off-site parking is located downtown in the CBD, is an improved parking lot and connected with good conditioned sidewalks leading to the Cass House.
- L. The modification of the off-street parking standards in CZLUO Section 23.04.170 to allow the off-site parking to be not in the same ownership as the principle use is justified

because the applicant secured an agreement for the after-hours usage of the Cayucos Post Office parking lot. Off-site parking is provided with shuttle services and parking attendant that facilitate guests pick up and drop off.

***Archaeology findings***

- M. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the project will be incorporating as appropriate, recommended mitigation measures for a previously approved commercial building on the same site.