

**ATTACHMENT 1
EXHIBIT A – FINDINGS
DRC2014-00148 JOHANNESSEN**

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involves the conversion of an existing structure into a secondary dwelling on an existing lot in the Residential Suburban land use category, will not exceed 1,200 square feet, is consistent with applicable residential density standards, and is designed to minimize site disturbance.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed secondary dwelling is an allowed use in the Residential Suburban land use category 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. Siting the proposed residence within 50 feet of the primary residence would require site disturbance and tree removal and would place the structure below power lines. The secondary dwelling is utilizing an existing garage along an existing driveway, approximately 100 feet away from the main house and will result in minimal to no site disturbance.
- 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 dwelling and distance modification does not generate activity that presents a potential threat to the surrounding property and building. 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 secondary dwelling 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 Pomeroy Road, a local road constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the maximum 50-foot distance standard between the primary and secondary dwellings is justified because it will allow the project to convert an existing garage/office structure (located 110 feet from the primary dwelling) into a secondary dwelling, which would result in less site disturbance and tree removal compared to constructing a new structure or moving the existing garage/office building to a location within 50 feet of the primary residence. Also, constructing a new structure or moving the garage/office would require relocating existing utility lines and underground well infrastructure which would result in additional site disturbance and environmental impact.