

**Minor Use Permit/Coastal Development Permit
DRC2011-00015 – Freedman**

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1 and Class 3) pursuant to CEQA Guidelines Section 15303 because the project involves a minor addition to an existing single family residence.

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 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 project 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 Studio Drive, a local road that is constructed to a level able to accommodate any additional traffic that might be associated with the project.

Coastal Access

- G. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Cayucos). An existing coastal access point is located within 150' of the project site and therefore the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.
- H. The lot does not extend beyond the upper one third of the bluff face. It is therefore not possible for the land owner to execute and record an offer of dedication for a "lateral access of twenty-five (25) feet of dry sandy beach along the shore public access along the shoreline".

Small Scale Neighborhood

- I. 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.