

FINDINGS - EXHIBIT A
DRC2014-00131 MARINAI

Environmental Determination

- A. The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted 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.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed motel is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed motel satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the proposed motel 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 83-unit motel 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 83-unit motel is similar to, and will not conflict with, the surrounding lands and uses and is conditioned to comply with the West Tefft Corridor Design Plan and the Central Business District standards.
- 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 Hill Street, a local road constructed to a level able to handle any additional traffic associated with the project.

Modifications

- G. Modification of the sign ordinance standards in Land Use Ordinance Chapter 22.20 is justified because the proposed motel is surrounded by vacant land in a currently undeveloped area of town. The two proposed signs are located on the south and east sides of the building, which will allow for visibility from Highway 101.