

**EXHIBIT A  
VARIANCE FINDINGS  
DRC2015-00021 HOLLAND**

*Environmental Determination*

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].

*Variance/Coastal Development Permit*

- B. The variance authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use category in which it is situated because the residence is a principally permitted use in the land use category and uniformly steep slopes throughout the site offer no alternative to development on slopes of less than 30 percent. Without this variance, this legal lot and others in the neighborhood exceeding 30% slope could not be developed.
- C. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, and because of these circumstances, the strict application of this Title would deprive the property of privileges enjoyed by other property in the vicinity and in the same land use category. The site's slopes in excess of 30% throughout the site constitute special circumstances.
- D. The variance does not authorize a use that is not otherwise authorized in the land use category because the project site is a legally created lot in the Residential Single Family land use category, and the proposed project is a single family residence which complies with all Estero Area Plan standards, and all other CZLUO standards beyond development on slopes of greater than 30 percent.
- E. The granting of such application does not, under the circumstances and conditions applied in the particular case, adversely affect the health or safety of persons, is not materially detrimental to the public welfare, and is not injurious to nearby property or improvements, because a Geologic Hazards Report, a Soils Engineering Report, and a Preliminary Drainage Plan have been prepared to evaluate site characteristics and plan for appropriate residential design, engineering and development of the site. The recommendations from the Geologic Hazards Report, Soils Engineering Report and Preliminary Drainage Plan are included as conditions of approval for the proposed project and will be incorporated into the construction plans and implemented throughout the building inspection process.
- F. The variance is consistent with the San Luis Obispo County General Plan because it has been designed in accordance with the Coastal Zone Land Use Element and other relevant elements of the general plan.

*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.