

Attachment 1

EXHIBIT A – FINDINGS DRC2015-00074 / Nankivell

CEQA Exemption

- A. This project is found to be statutorily exempt from the California Environmental Quality Act under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which a public agency rejects or disapproves.

Minor Use Permit

- B. The proposed project or use is inconsistent with the San Luis Obispo County General Plan because the requested modification would result in a greater concentration of vacation rentals on Moonstone Beach Drive in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. Allowing a vacation rental on the project site and other similar properties in the area would cumulatively increase noise to levels in excess of the limits established in the Noise Element and could result in roadway safety concerns that are inconsistent with the Circulation Element.
- C. The proposed project or use does not satisfy all applicable provisions of Title 23 of the County Code because it would allow a vacation rental to be established closer to an existing vacation rental than what is allowed by Section 23.08.165(C)(1). According to this section, no residential vacation rental in Cambria shall be located within: 1) 200 feet of an existing residential vacation rental on the same or opposite side of the street; or 2) within a 150-foot radius around the proposed vacation rental. The proposed vacation rental does not comply with this standard because it would be located within 200 feet of two existing vacation rentals on the same side of the street. Specifically, it would be located within 45 feet of an existing vacation rental at 202 Chatham Lane and within 185 feet of an existing vacation rental at 5940 Moonstone Beach Drive.
- D. The establishment and subsequent operation or conduct of the use will 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 requested modification would result in a greater concentration of vacation rentals on Moonstone Beach Drive in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. Allowing a vacation rental on the project site and other similar properties in the area would cumulatively increase commercial lodging and associated impacts, including noise, overflow parking, and non-residential traffic, in residential neighborhoods. This would degrade the quality of life enjoyed by neighboring residents.
- E. The proposed project or use will be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the requested modification would result in a greater concentration of vacation rentals on Moonstone Beach Drive in Cambria than the ordinance allows for, and as a result would be incompatible with the purpose and character of the Residential Single Family land use category. Allowing a vacation rental on the project site and other similar properties in the area would cumulatively increase commercial lodging and associated impacts, including noise, overflow parking, and non-residential traffic, in residential neighborhoods. This would degrade the quality of life enjoyed by neighboring residents.
- F. The proposed project or use will 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

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project, because allowing a vacation rental on the project site would exceed the concentration of vacation rentals allowed by the ordinance and because granting this modification and others for similar projects in the area would cumulatively increase non-residential traffic and street parking on Moonstone Beach Drive in a residential neighborhood.

Coastal Access

- G. The proposed use is not in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is adjacent to the coast and could inhibit access to the coastal waters and recreation areas. Granting this modification and others for similar properties could transform the character of oceanfront properties along Moonstone Beach Drive from residential to commercial. This could hinder public access to the beach by reducing the supply of street parking on Moonstone Beach Drive.