

**EXHIBIT A – FINDINGS
DRC2015-00063 Brown**

CEQA Exemption

- A. The project qualifies for Categorical Exemptions (Class 1) pursuant to CEQA Guidelines Section 15301 and 15303 because it involves the demolition of an existing and non-conforming garage and the addition of a 400 square-foot living space to an existing residence on an existing lot within an urbanized area.

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 proposed demolition of an existing single family residence and construction of a new single family residence 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 proposed single family residence 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 constructed to a level able to handle any additional traffic associated with the project.

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 will not inhibit access to the coastal waters and recreation areas. There are two existing vertical access; 330 feet north and 7 feet immediately south of the subject parcel. The applicant is not subject to record a lateral access (25 feet of dry sandy beach) because the property's western boundary terminates along an existing sea wall that is located on an adjacent property that belongs to the State Parks.

Small Scale Neighborhood

- H. 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.