

**FINDINGS - EXHIBIT A
BIRKLER DRC2015-00075**

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because it involves a conversion of an existing permitted workshop to a guest house, on an existing lot, within a residentially zoned parcel. No measures beyond those required by the County's ordinances are necessary to address the potential impacts from the proposed project.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because a guesthouse conversion 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 22 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 guesthouse conversion 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 guesthouse 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 Deerfield Road, a local road constructed to a level able to handle any additional traffic associated with the project

Exception

- G. Modification of Land Use Ordinance Section 22.30.410 to allow a guesthouse or home office (sleeping or home office facilities without indoor connection of the living area of a principal residence) may be established as a use accessory to a residence. A guesthouse shall not be located more than 50 feet from the principal residence, or as otherwise approved through Minor Use Permit. The proposed project guesthouse is proposed within an existing barn legally constructed, approximately 295 feet from the principal residence. Conversion of the existing structure will not create any new site disturbance.