EXHIBIT A – FINDINGS
DRC2015-00107 KINGSLYN

Environmental Determination

A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project consists of the construction of a new single-family residence in a residential zone within an urban area.

Minor Use Permit/Coastal Development Permit

A. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because a single family residence is an allowed use and, as conditioned, is consistent with all of the General Plan and Coastal Plan policies.

B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

C. 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 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.

D. 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.

E. 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 a single family residence, compatible with surrounding residential development and is located on Park Avenue, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

F. 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 will not inhibit access to the coastal waters and recreation areas.

Grading Adjustment

G. The proposed project qualifies for a grading adjustment pursuant to Coastal Zone Land Use Ordinance Section 23.05.034(b)(3) allowing grading on slopes between 20 and 30 percent because the proposed project is not located in close proximity to streams or wetlands; the applicant will be required to submit grading, drainage, and sedimentation and erosion control plans for review and approval before issuance of construction or grading permits; and the parcel does not contain a feasible building site on slopes less than 20 percent.