

EXHIBIT A – FINDINGS
Leggitt Minor Use Permit DRC2015-00105

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on August 11, 2016 for this project. Mitigation measures are proposed to address biological resources and water and hydrology and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because multi-family dwellings is an allowed use and, as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project 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 four new residential units do not generate activity that presents a potential threat to the surrounding property and buildings. The 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 single family residential development is similar to and will not conflict with the surrounding land 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 L Street, a local road constructed to a level able to handle any additional traffic associated with the project.

Parking Waiver

- G. Land Use Ordinance Section 22.18.040(B)(1) (Controlled access required) does not allow for parking areas for more than two vehicles that require or encourage backing out into a public street, pedestrian walk, or public alley. The applicant is requesting a waiver of this requirement to allow four of the project's parking spaces to back out into a public alley. This waiver is hereby granted because:
1. Based on the traffic volumes and types of uses accessing the alley, the controlled access requirements are not necessary in this particularly case.
 2. The project would provide a total of 8 parking spaces, as required by the Land Use Ordinance based on the proposed number of dwelling units. Four of these parking spaces would be located on the property's L Street frontage and would include sufficient space for vehicles to turn around without backing into L Street.
 3. As determined by the Department of Public Works, no significant traffic safety problems will result from the proposed modification of parking standards.