

**EXHIBIT A – FINDINGS  
DRC2014-00155 Brindley**

***CEQA Exemption***

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because it involves the remodel of an existing single family residence and the construction of a 439 square-foot second floor addition and a 252 square-foot deck 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 and the Local Coastal Plan because the use is an allowed use and, as conditioned, is consistent with all of the General Plan and Coastal 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 remodel and second floor addition of an existing 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 at the corner of Mannix Avenue and Studio Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

***Small Scale Neighborhood***

- G. 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.
- H. Public views of the ocean from Highway One and of the neighborhood are not being further limited because the view is already blocked by an existing two story residence and vegetation.