

**EXHIBIT A – FINDINGS
DRC2015-00138 Eisemann**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the project proposes to construct a minor expansion of an existing outdoor patio cover.

Minor Use Permit / Coastal Development 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 uses because the proposed covered patio for permanent outdoor dining area does not generate activities that present 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 uses will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed covered patio 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 Ocean Avenue and access D Street by way of an alley. Ocean Avenue is an arterial road and D Street is a local road, both of which are 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 is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Adjustments

- H. Waiver of the required parking standards required by CZLUO Section 23.04.166 is justified because the characteristics of the site and its immediate vicinity do not necessitate the additional 3 parking spaces required for the project. The project site is located on North Ocean Boulevard with ample curbside parking and there is dedicated restaurant parking at the rear of the property.
- I. No traffic safety problems will result from the proposed modification of parking standards in CZLUO Section 23.04.166 because the project will not alter the existing access (both pedestrian and vehicular) to the site. There is existing curb, gutter and sidewalk along

ATTACHMENT 1

the front of the project site which provides continuous, safe sidewalks and formal street parking for pedestrians in the downtown Cayucos. The property is located in the Cayucos Central Business District that supports trip-linking, walkability and pedestrian access, therefore the reduced parking will not create traffic safety problems.