

**EXHIBIT A – FINDINGS  
DRC2019-00191 BROWN**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class 1, ED119-208) pursuant to CEQA Guidelines Section 15303 because the project consists of permitting the operation and leasing of an existing room in a home's lower story as a bed and breakfast facility, involving negligible or no expansion of the use beyond that existing at the time of the lead agency's determination.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan and Local 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 bed and breakfast does not generate activity that presents a potential threat to the surrounding property and buildings. The operational standards for bed and breakfast have been added as conditions to this project. Because these standards require on-site parking and limit the number of bedrooms, potential impacts to surrounding property owners will be minimized. 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 existing residence will not change and, as conditioned, the bed and breakfast 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 Burton Drive, and no additional traffic is anticipated with the project because the project will allow an existing approved residence to be used as a bed and breakfast facility. As conditioned, traffic generated by the bed and breakfast facility shall not exceed the type of vehicles or traffic volume normally generated by a home occupied by a full-time resident in a residential neighborhood. Normal residential traffic volume means up to 10 trips per day. Additionally, the proposed bed and breakfast will include a condition that all parking associated with the bed and breakfast shall be entirely on-site, in a garage, driveway or otherwise out of the roadway.

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