

EXHIBIT A - FINDINGS
CONDITIONAL USE PERMIT SUB2019-00017 / TRACT 3130

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 September 3, 2019 for this project. Mitigation measures are proposed to address Air Quality, and Geology & Soils and are included as conditions of approval.

Conditional Use 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 22 of the County Code because the proposed project has been designed to be consistent with Land Use Ordinance Sections 22.108.050, 22.22.080, and 22.22.145 pertaining to planned developments in the Residential Single-Family Land Use Category.
- 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 14-unit residential planned development 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 14-unit residential planned development 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 on Wilmar Avenue, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Modification to Planned Development Ordinance Standards

- G. Concession of the Planned Development standards (LUO 22.22.145 B.1(f)) required by Land Use Ordinance Section 22.22.145 B.1(f) is justified because such requirement would physically preclude the development from building 14-units due to the parcel size constraints. Concession of LUO 22.22.145 B.1(f) is justified because there are public spaces within 2,200 feet of the project site.

- H. A modification to the Planned Development front setback requirement of a minimum 10-foot residential structure setback to 5-foot from internal drive aisle is justified by such requirement would physically preclude the development from building 14-units due to the parcel size constraints.