



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE July 6, 2015	CONTACT/PHONE Megan Martin (805)781-4163 mamartin@co.slo.ca.us	APPLICANT Conchal Enterprises, LLC	FILE NO. CO15-0008 SUB2014-00041
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**SUBJECT**  
Hearing to consider a request by **CONCHAL ENTERPRISES, LLC**, for a Tentative Parcel Map (CO15-0008) to subdivide an existing approximately 0.57 acre (24,985 square feet) parcel into three parcels of 9,653 square feet (Lot 1), 7,630 square feet (Lot 2), and 7,702 square feet (Lot 3), for the purpose of sale and/or development. The site is currently developed with one single family residence with an attached garage, accessed by an existing driveway from Casitas Lane. An additional driveway will be constructed to provide shared access to proposed Lots 2 and 3 from Casitas Lane. The Tentative Parcel Map includes road improvements along the Casitas Road frontage and two new underground drainage basins to collect runoff for Lots 2 and 3. The site is within the Residential Single Family land use category, approximately 150 feet north of the intersection of Casitas Lane and Highway 1 (Cienega Street) in the community of Oceano. The site is in the San Luis Bay Inland South sub area of the South County planning area.

**RECOMMENDED ACTION**  
Approve Tentative Parcel Map CO15-0008 based on the findings listed in Exhibit A and the conditions listed in Exhibit B

**ENVIRONMENTAL DETERMINATION**  
A Class 15 Categorical Exemption (ED14-232) was issued on April 29, 2015.

LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-305-014	SUPERVISOR DISTRICT(S): 4
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**PLANNING AREA STANDARDS:**  
Oceano Urban Area Standards

**LAND USE ORDINANCE STANDARDS:**  
Section 21.03.010 – Design Criteria – Factors to be considered  
Section 21.09.010 – Quimby Fees  
Section 22.12.080 – Inclusionary Housing Fee  
Section 22.22.080 – Minimum Parcel Size  
Section 22.108.050(A)(1) - Oceano Specific Plan included by Reference  
Section 22.108.050(A)(2) - Curb, gutter and sidewalk required  
Section 22.108.050(B) - Combining Designation – Airport Review Area (AR)

**EXISTING USES:**  
Single family residence with attached garage

**SURROUNDING LAND USE CATEGORIES AND USES:**  
North: Residential Single Family / Single Family Residence  
East: Residential Single Family / Single Family Residence  
South: Residential Single Family / Single Family Residence  
West: Residential Single Family / Single Family Residence

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:  
COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, General Services/Parks, Oceano Airport, HEAL SLO, Oceano CSD, City of Arroyo Grande, Oceano/Halcyon Advisory Council	
TOPOGRAPHY: Relatively flat	VEGETATION: Scattered non-native grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: list name of fire service provider	ACCEPTANCE DATE: April 21, 2015

**ORDINANCE COMPLIANCE:**

*Minimum Parcel Size*

Section 22.22.080 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Single Family land use category. The standards are based on the type of access serving the property, the topography of the site, and the type of water supply and sewage disposal. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for a minimum 6,000 square foot parcel as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Access	Located on a Local street (Casitas Street)	6,000 square feet
Slope	Average slope is less than 15% (Outside GSA)	6,000 square feet
Water Supply and Sewage Disposal	Community Water Community Sewer	6,000 square feet

*Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

*Staff Response: The project, as conditioned, is required to pay the required fees prior to map recordation.*

*Inclusionary Housing Fees*

Title 29, the Affordable Housing Fund, establishes an in-lieu fee to create a fund that would help to meet, in part, the housing needs of the County's very low, low, moderate income and workforce households. Section 22.12.080 of Title 22, the Land Use Ordinance, describes the options the applicant may choose to satisfy the requirement.

*Staff Response: The project results in two new parcels that would allow for two dwelling units. The project, as conditioned, is required to pay the required fees prior to map recordation.*

*Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

*Setbacks*

Section 22.10.140 of the Land Use Ordinance establishes minimum setbacks for buildings. All structures with a height greater than three feet shall be set back a minimum of 25 feet from the nearest point on the front property line.

*Staff Response: The existing house and garage will remain consistent with setback requirements from the proposed parcel lines. The remaining parcels will have adequate buildable area and any new residences will be required to meet the applicable setbacks through building permit review.*

SOUTH COUNTY PLANNING AREA STANDARDS

The project site is located within the Oceano Urban Reserve Line of the San Luis Bay Inland South sub area of the South County Planning Area. The following standards are applicable to the proposed project.

*Section 22.108.050(A)(1) - Oceano Specific Plan included by Reference.* All development within the Oceano Specific Plan planning area is to be in conformity with the adopted Specific Plan. In the event of any conflict between the provisions of Chapter 22.106.070 – Oceano Urban Area Standards and the Specific Plan, the Specific plan will control.

*Staff Response: There are no applicable standards within the Oceano Specific Plan that apply to the proposed subdivision.*

*Section 22.108.050(A)(2) - Curb, gutter and sidewalk required.* Curb, gutter and sidewalk is required with any project in the Oceano urban area.

*Staff Response: The project, as conditioned, will be required to widen and complete the project frontage of Casitas Street to contain all elements of the roadway prism to A-2 urban street standards.*

COMBINING DESIGNATIONS:

*Section 22.108.050(B) - Combining Designation – Airport Review Area (AR).* The Airport Review (AR) combining designation is used to recognize areas around airports where certain land uses and site development characteristics may conflict with aircraft maneuvers or with the safe and functional use of the airport. The standards of this Section regulate objects affecting navigable airspace, consistent with federal regulations. Development within areas covered by land use plans adopted by the SLO Airport Land Use Commission are limited to those identified in the plans as “compatible” and “conditionally approvable.”

*Staff Response: The proposed project includes the subdivision of an existing legal lot into three parcels for the purpose of sale and/or development. It is anticipated that development will*

*include construction of two new single family residences and a residential addition to the existing single family residence. Single family residences within the Residential Single Family land use category are considered a “compatible” use within the Airport Land Use Plan.*

**COMMUNITY ADVISORY GROUP COMMENTS:**

The Oceano/Halcyon Advisory Council had no concerns with the subdivision.

**AGENCY REVIEW:**

**Public Works** – Requested the applicant provide an engineered drainage report and a stormwater control plan application and coversheet.

*Staff Response: The applicant provided an engineered drainage report and stormwater control plan application with coversheet at a meeting held April 7, 2015. Public Works reviewed the information and found the storm water and drainage plan “acceptable” (Tim Tomlinson, April 16, 2015).*

**Environmental Health** – The office is in receipt of preliminary evidence from the Oceano Community Services District to provide water and sewer services to the project in the form of an “Intent to Serve” dated February 11, 2015. Final will-to-serve documentation for both water and sewer services will be required prior to map recordation.

**General Services/Parks** – Quimby fees required.

**Oceano Airport** – No response received.

**HEAL-SLO** – “We are in support of this proposal because it is an example of infill development, a constructive and comprehensive land use and planning strategy with public benefits.” (February 23, 2015, HEAL-SLO Communities Work Group.)

**Oceano CSD** – The applicant submitted to the planning department a copy of the preliminary “intent-to-serve” letter dated February 11, 2015. All project improvements approved by the OCSD will require final inspections by OCSD prior to the issuance of a final will serve letter.

**City of Arroyo Grande** – No response received.

**LEGAL LOT STATUS:**

The one existing parcel was legally created by a recorded map, Tract 214, Block 2, Lot 2, (Book 7 of Maps, Page 2) at a time when that was a legal method of creating lots.