



**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 November 2, 2015	CONTACT/PHONE Stephanie Fuhs (805)781-5721 sfuhs@co.slo.ca.us	APPLICANT Buttonwood Properties, LLC	FILE NO. SUB2013-00019 COAL13-0074
SUBJECT A request for a first (and final) time extension by Buttonwood Properties, LLC, for a Lot Line Adjustment (COAL 13-0074) to adjust the lot lines between two parcels of 3.0 and 10.1 acres each, resulting in two parcels of 3.6 and 9.5 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Commercial Service land use category and is located at 675 Buckley Road, approximately 0.25 mile from the Buckley Road/Highway 227 intersection, approximately 0.5 miles south of the City of San Luis Obispo is in the San Luis Obispo urban area of the San Luis Obispo planning area.			
RECOMMENDED ACTION Approve the first (and final) time extension request for Lot Line Adjustment COAL13-0074 (SUB2013-00019).			
ENVIRONMENTAL DETERMINATION This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]			
LAND USE CATEGORY Commercial Service	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 076-062-045 and 034	SUPERVISOR DISTRICT(S):3
PLANNING AREA STANDARDS: 22.108.020B – Planning Impact Areas (Referral to the City of San Luis Obispo), 22.108.030A – Combining Designations (Airport Review Area)			
LAND USE ORDINANCE STANDARDS: 22.22.090 - Subdivision Design Standards for the Commercial and Office land use categories			
EXISTING USES: Commercial Service Business Park, single family residence			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public Facilities/SLO County Regional Airport <i>East:</i> Commercial Service/Commercial Service business <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Suburban/Residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, ALUC, Cal Trans, Airport Manager			
TOPOGRAPHY: Nearly level		VEGETATION: Grasses, ornamentals	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: San Miguel Fire Department		ACCEPTANCE DATE: N/A	
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			

PROJECT DESCRIPTION

This time extension request has been reviewed by staff for consistency with the Real Property Division Ordinance. Lot Line Adjustments that have not recorded within the initial 2-year approval period may request one, 1-year time extension in accordance with Section 21.02.030(f) of the Real Property Division Ordinance. This Lot Line Adjustment is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for lot line adjustments are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

DISCUSSION

The following time extension is recommended for approval:

Lot Line Adjustment COAL13-0074 (SUB2013-0019)

First (and final) time extension request by Buttonwood Properties, LLC, for a Lot Line Adjustment (COAL 13-0074) to adjust the lot lines between two parcels of 3.0 and 10.1 acres each, resulting in two parcels of 3.6 and 9.5 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Commercial Service land use category and is located at 675 Buckley Road, approximately 0.25 mile from the Buckley Road/Highway 227 intersection, approximately 0.5 miles south of the City of San Luis Obispo. The site is in the San Luis Obispo urban subarea of the San Luis Obispo planning area.

The Lot Line Adjustment is set to expire on November 1, 2015. On September 17, 2015, the applicant requested the **first (and final) one year time extension**. After review of the tentative map, staff recommends to the Subdivision Review Board that the **first (and final) one year time extension** be granted to November 1, 2016, subject to the conditions of approval adopted at a Planning Department Hearing November 1, 2013.

Attachments

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action for Lot Line Adjustment COAL 13-0074

Staff report prepared by Stephanie Fuhs and reviewed by Terry Wahler, Senior Planner