



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

**PLANNING COMMISSION**

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

MEETING DATE November 12, 2015	CONTACT/PHONE Jo Manson 781-4660/jmanson@co.slo.ca.us	APPLICANT Filipponi Family Limited Partnership	FILE NO. SUB2005-00091
SUBJECT A request for a <b>first time extension</b> by Filipponi Family Limited Partnership for Vesting Tentative Tract Map 2768 to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. The proposed project is within the Residential Multi Family land use category and is located at 604 Las Tablas Road approximately 750 feet east of Highway 101 in the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area.			
RECOMMENDED ACTION Approve the <b>first time extension request</b> for Vesting Tentative Tract Map 2768.			
ENVIRONMENTAL DETERMINATION A Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on August 3, 2006 for this project. The Negative Declaration was approved by the Board of Supervisors on December 19, 2006.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 041-011-009	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Sec. 22.104.090 – North County Area Community and Villages, Templeton Community Standards (RMF standards pertaining to density and design standards)			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 – Development Standards (density), Ch. 22.18 – Parking, Sec. 22.22.080 – Residential Multi-Family Subdivision Design			
EXISTING USES: Single-family residence and accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family / residential South: Residential Single Family / residential East: Residential Single Family / residential West: Commercial Retail / residential			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative vesting tract map was originally referred to Templeton Community Advisory Group, Public Works, Environmental Health, County Parks, Templeton Community Services District, Templeton Fire Department and APCD.			
TOPOGRAPHY: Level	VEGETATION: Grasses, Scattered Oaks		
PROPOSED SERVICES: Water supply: Community System (TCSD) Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Community Services District	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. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative tract maps, if the tentative map qualifies for each of the state mandated extensions. This tentative vesting tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for subdivision projects are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Planning Commission and the public.

## DISCUSSION

The following time extension is recommended for approval:

### TRACT 2768 (SUB2005-00091)

**First time extension request** by Filipponi Family Limited Partnership to subdivide an existing 2.0 acre parcel into 9 parcels ranging from 6,000 to 10,550 square feet each for the purpose of sale and/or development. The project includes off-site road improvements to Las Tablas Road. The project will result in the disturbance of the entire 2 acre site. The division will extend Martin Road onto the property and connect it to Las Tablas Road. The proposed project is within the Residential Multi Family land use category and is located at 604 Las Tablas Road approximately 750 feet east of Highway 101 in the community of Templeton. The site is in the Salinas River Sub Area in the North County Planning Area.

The tentative map is set to expire on December 19, 2015. On September 16, 2015, the applicant requested the **first one year time extension**. After review of the tentative map, staff recommends to the Planning Commission that the **first one year time extension** be granted to December 19, 2016, subject to the conditions of approval in the Board of Supervisors Resolution 2006-480 adopted December 19, 2006.

Vesting Tentative Tract 2768 was approved by the Board of Supervisors on December 19, 2006. A conditionally approved tentative tract map shall expire twenty-four (24) months after its conditional approval. The original expiration date was December 19, 2008. The applicant can request up to six (6) one year time extensions. This request is the applicant's **first one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Vesting Tentative Tract 2768 was extended to December 19, 2009.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2011.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2013.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 15, 2013 and will expire between July 15, 2013 and January 1, 2016 – extends the tentative map twenty four (24) months. Vesting Tentative Tract 2768 was extended to December 19, 2015.

## ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Board of Supervisors Resolution 2006-480

Staff report prepared by Jo Manson and reviewed by Karen Nall.