



## **TIME EXTENSION REQUEST/PROJECT DESCRIPTION**

Tentative Parcel Map (CO 12-0080) was approved by the Subdivision Review Board on January 6, 2014 and is set to expire on January 6, 2016. On December 7, 2015, the applicant requested the **first one year time extension**. If a time extension request is submitted prior to the expiration date, it remains valid until acted on by the decision making body.

Tentative Parcel Map CO 12-0080 is a request by Richard and Maureen Cicchitelli to subdivide an existing 25,530 square foot parcel into two parcels of 13,589 and 11,941 square feet each for the purpose of sale and/or development. The project includes a road exception request for portions of Grell Lane back to Elm Street (the nearest County maintained road). The proposed project is within the Residential Single Family land use category and is located at 2710 Grell Lane, approximately 500 feet west of the Grell Lane/South Elm Street intersection in the community of Oceano. The site is in the San Luis Bay Sub-area of the South County planning area.

This tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps 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 Subdivision Map Act & Real Property Division Ordinance**

The Subdivision Map Act provides that a conditionally approved tentative map shall expire twenty-four (24) months after its conditional approval. With recent amendments, the Subdivision Map Act now allows up to six (6) one year discretionary time extensions (without legislative time extensions). The applicant must request each of the *discretionary* time extensions.

The Subdivision Map Act (Government Code Section 66410 et seq.) 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 parcel maps, if the tentative map qualifies for each of the state mandated extensions. Although Assembly Bill 116 is worded more broadly, applying to tentative maps "...approved on or after January 1, 2000..." tentative maps are eligible for this extension only if they were also approved prior to Assembly Bill 116's effective date, July 11, 2013. This tentative map was approved after the applicable time frames in all of the above Assembly and Senate Bills and is not eligible for any of the above legislative time extensions.

### **Staff Determination and Recommendation**

This time extension request has been reviewed by staff. It complies with The Subdivision Map Act and Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances.

After review of the tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to January 6, 2017, subject to the conditions of approval set by the Subdivision Review Board on January 6, 2014.

**ATTACHMENTS**

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, January 6, 2014