



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

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SUBDIVISION REVIEW BOARD

MEETING DATE March 7, 2016	CONTACT/PHONE Holly Phipps (805) 781-1162 hhipps@co.slo.ca.us	APPLICANT Santa Rita Road Investments, LLC. / Equity Trust	FILE NO. CO15-0001 SUB2014-00067
SUBJECT A request by SANTA RITA ROAD INVESTMENTS, LLC. / EQUITY TRUST for a Tentative Parcel Map (CO15-0001) to subdivide an existing approximately 2.11 acre parcel into two parcels of 1.05 and 1.06 acres each for the purpose of sale and/or development. The proposed project is located within the Residential Suburban land use category at 1150 Santa Rita Road is located within the Templeton Urban Services Line. The site is in the Salinas River Subarea, North County planning area.			
RECOMMENDED ACTION Approve Tentative Parcel Map CO15-0001 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A General Rule Exemption was issued on February 8, 2016.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION N/A	ASSESSOR PARCEL NUMBER 039-281-013	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: 22.104.90 Templeton Community Standards, Compliance with the Templeton Community Design Plan; Fence and Wall Requirement			
LAND USE ORDINANCE STANDARDS: 22.22.070 - Subdivision Design Standards (Residential Suburban), 22.10.140 - Setbacks			
EXISTING USES: Single family residence and detached garage			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Suburban / Residences <i>East:</i> Residential Suburban / Residences <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, Air Pollution Control District, HEAL SLO, Bicycle Advisory Committee, Templeton Community Services District, Templeton Fire, and Santa Margarita Advisory Council,			
TOPOGRAPHY: Level to gently rolling		VEGETATION: Grasses, ornamental landscaping	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Septic system Fire Protection: Templeton Fire Department		ACCEPTANCE DATE: November 18, 2015	

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

PLANNING AREA STANDARDS

Salinas River Subarea of the North County Planning Area.

Residential Suburban

Section 22.104.090 – All Minor Use Permit, Conditional Use Permit, and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments, which was duly adopted by the Board in Resolution No. 90-688 and is on file in the Office of the Clerk of the Board, and which is hereby incorporated by reference herein as though set forth in full.

Staff Comments: No Development has been proposed at this time. The project will be conditioned so that future development will be consistent with the design standards in the Templeton Community Design Plan.

Section 22.104.090.I. Fence and Wall Requirements - The standard applies to solid fences and walls that are proposed along public roads and will be visible from the public road. Fences and walls shall be constructed of durable and high quality materials including but not limited to: masonry, river cobblestone, stucco or a combination of wood with stone or stucco columns. Solid wood fences are not allowed unless they are continuously screened with landscaping and maintained. Refer to the Templeton Community Design Plan, page V-16 through V-18, for criteria on fence and wall materials and detailing.

Staff Comments: No future development has been proposed at this time. The project will be conditioned such that future development will be consistent with these standards.

LAND USE ORDINANCE COMPLIANCE

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.

Minimum Parcel Size

Section 22.22.070 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Suburban land use category. The standards are based on 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 1 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Slope	Average slope is less than 15% (Outside GSA)	1 acre
Community Water Supply & Sewage Disposal	<p>Parcel 1 (existing residence) Community Water On-site Septic</p> <p>Parcel 2 (vacant) Community Water On-site Septic</p>	1 acre

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 comment: The project is conditioned to pay the required fees.

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 comment: The project results only in one new parcel and will not be subject to this fee.

Setbacks

Section 22.10.140 of the Land Use Ordinance establishes the following setback standards for properties larger than one acre within rural areas:

Front Setback: 25 feet minimum for all structures higher than 3 feet;

Side Setback: 30 feet minimum (3 feet minimum for accessory building/ structures)

Rear Setback: 30 feet minimum (3 feet minimum for accessory building/ structures)

Staff comments: The proposed Parcel 2 (vacant) has adequate buildable area and a new future residence will be required to meet the applicable setbacks through building permit review. The proposed Parcel 1 has an existing residence and a detached garage with non-conforming side setbacks. The proposed parcel split does not affect the existing garage configuration, which remains equal to the existing condition. Per Section 22.54.020.F. states a smaller setback may be granted. The adjustments shall be filed with the Fire Department. Staff has received an email from Bill White, Interim Fire Chief and the Fire Department does not have an issue with the garage.

COMBINING DESIGNATIONS

None

COMMUNITY ADVISORY GROUP COMMENTS

The Templeton Area Advisory Group approved the project on the consent agenda on October 15, 2015.

AGENCY REVIEW

Public Works - Provided recommended conditions of approval for road improvement, utility and shared access easements, and storm water management which have been included in the attached conditions of approval.

Air Pollution Control District – No concerns.

Environmental Health – Stock community water and on-site waste-water apply.

Templeton Community Service District – An intent to serve for 1 water unit was issued on April 30, 2015.

Templeton Fire – A Fire Review Plan was received on April 30, 2015.

HEAL SLO – No comments received.

Bicycle Advisory Committee – No comments received.

LEGAL LOT STATUS:

The parent lot was legally created by a certificate of compliance at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Karen Nall, Supervisor.