



## DEPARTMENT OF PLANNING AND BUILDING

**TO:** Board of Supervisors

**FROM:** Stephanie Fuhs, Current Planning Division

**VIA:** Ellen Carroll, Planning Manager/Environmental Coordinator

**DATE:** October 18, 2016

**SUBJECT:** Submittal of resolutions approving and accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo and an Agreement to Provide Housing Units for Persons and Families of Low or Moderate Income for Tract Map 2549 and Conditional Use Permit S020319U with Las Tablas Villas LLC, a California Limited Liability Company. District 1.

### Recommendation

It is recommended that the Board adopt and instruct the Chairperson to sign the resolutions approving and accepting an Open-Space Agreement Granting an Open Space Easement to the County of San Luis Obispo and an Agreement to Provide Housing Units for Persons and Families of Low or Moderate Income for Tract Map 2549 and Conditional Use Permit S020319U with Las Tablas Villas LLC, a California Limited Liability Company and instruct the County Clerk-Recorder to record said agreement.

### Discussion

Attached are an open space agreement and an affordable housing agreement that were required by conditions of approval for Tract Map 2549 and Conditional Use Permit S020319U. The open space easement was required to comply with cluster subdivision standards contained in the Land Use Ordinance. The affordable housing agreement was required to ensure that eight units are provided to persons of low or moderate income and the affordability of those units is guaranteed for a period of five years.

The project is a Vesting Tentative Tract Map (Tract 2549) and Conditional Use Permit (S020319U). The proposal is to subdivide a 3.81 acre parcel into 45 parcels for the construction of 41 attached single family townhouses. The residential development consists of 41 parcels of approximately 0.04 acres to 0.07 acres in size and three open space lots. The proposed project is within the Office and Professional land use category and is located east of Posada Lane, south of Las Tablas Road, within the community of Templeton, in the Salinas River subarea of the North County planning area. The project was approved by the Board of Supervisors on appeal on March 1, 2005.

The area contained within the open space easement is 0.74 acres. The total project site is 3.81 acres.

The attached open space agreement is found to be consistent with the County's general plan.

**Other Agency Involvement**

County Counsel prepared the agreement and approved the resolution and document as to form and legal effect. Public Works reviewed and approved the legal description contained in the open space agreement.

**Financial Considerations**

None.

**Results**

Approving and accepting the open space agreement will preserve a portion of the project site in accordance with Land Use Ordinance standards for cluster subdivisions. Approving and accepting the affordable housing agreement will provide eight units available to persons of low or moderate income for a period of five years. This is consistent with the County goal of providing a healthy and livable community.

**Attachments**

Attachment - Resolution