



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

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Helping build great communities

**SUBDIVISION REVIEW BOARD**

<b>MEETING DATE</b> August 3, 2020	<b>CONTACT/PHONE</b> Katie Nall (805) 781-5702 kinall@co.slo.ca.us	<b>APPLICANT</b> Peoples' Self-Help Housing	<b>FILE NO.</b> SUB2018-00005 CO18-0018 EXT2020-00022
<b>SUBJECT</b> A request for the <b>First Time Extension</b> by Peoples' Self-Help Housing to subdivide an existing 3.92-acre parcel into two lots of 2.08 acres (Lot 2) and 1.84 acres (Lot 1) and develop the second phase of a residential care (senior living) facility on one of the resulting parcels (Lot 1). The first phase, which consists of 29 senior care apartments and related facilities, was previously developed on the southern half of the property (Lot 2). The proposed second phase would add 36 senior care apartments / 41 beds in 8 buildings, a community center, and related site improvements to the northern half of the property (Lot 1). The proposal would disturb the entirety of the proposed 1.84-acre parcel (Lot 1). The applicant is seeking a modification to the required side and rear setbacks. The project site is located at 1035 Petersen Ranch Road, on the south side of Peterson Ranch Road, approximately 0.5-mile west of Highway 101 and approximately 120 feet east of the intersection of Petersen Ranch Road and Gray Pine Avenue in the Community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area.			
<b>RECOMMENDED ACTION</b> Approve the <b>First Time Extension request</b> for Tentative Parcel Map CO 18-0018.			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Mitigated Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Mitigated Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Mitigated Negative Declaration has been identified. No new mitigation measures have been proposed.			
<b>LAND USE CATEGORY</b> Residential Single Family	<b>COMBINING DESIGNATION</b> None	<b>ASSESSOR PARCEL NUMBER</b> 040-289-012	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS</b> Communitywide – Compliance with Templeton Design Plan Residential Single Family – Land Division limitation			
<b>EXISTING USES</b> 29 senior care apartments			
<b>SURROUNDING LAND USE CATEGORIES AND USES</b> <i>North:</i> Residential Suburban/ residences <i>South:</i> Office Professional/ medical offices and vacant land <i>West:</i> Residential Single Family/ residences <i>East:</i> Residential Single Family/ residences			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Public Works, Environmental Health, Air Pollution Control District, Templeton Community Service District (Fire/Water/Sewer), Templeton Area Advisory Group, City of Paso Robles, City of Atascadero, and Heal SLO.			
<b>TOPOGRAPHY</b> Gently sloping to nearly level		<b>VEGETATION</b> Grasses, scattered oak trees	

PROPOSED SERVICES Water supply: Templeton Community Service District Sewage Disposal: Templeton Community Service District Fire Protection: Templeton Fire Department	ACCEPTANCE DATE NA
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	

### TIME EXTENSION REQUEST/PROJECT DESCRIPTION

The applicant, Peoples' Self-Help Housing, is requesting a first one-year time extension for a Vesting Tentative Parcel Map CO 18-0018 approved by the Planning Commission on June 14, 2018. The applicant requested the **first one-year time extension and paid the extension application fee**. If a time extension request is submitted on or before the expiration date, it remains valid until acted on by the decision-making body.

The project proposes a Tentative Parcel Map and concurrent Conditional Use Permit to construct phase 2 of the Templeton Place Apartments, a residential senior care facility. The proposed project would divide the 3.92-acre parcel into two lots and develop another 36 apartments, a community center, and related site improvements on the northern lot. Phase 1 was built in 2000 and consists of 29 senior care apartments, a common building, an office, and parking for 35 vehicles on a 3.92-acre parcel. The existing development (phase 1) would be located entirely on the southern lot. The existing apartments were approved under Development Plan D960118D and were subject to conditions of approval to ensure they are operated consistent with the Land Use Ordinance's definition of a Residential Care Facility.

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 or Planning Commission and the public.

A concurrent conditional use permit was processed with the Vesting Tentative Parcel Map. However, the conditional use permit was required for the apartments and not required for the parcel map. Therefore, the conditional use permit is covered under Land Use Ordinance Section 22.64.070 (Land Use Permit Extensions of Time) and has a separate time extension. In accordance with Section 22.64.070, the Planning Director may grant a 12-month extension to the time limit for any land use permit. As a separate action, on June 22, 2020, a 12-month extension was granted by Planning staff on behalf of the Planning Director that extends the Conditional Use Permit to June 14, 2021.

### 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. The original expiration date is June 14, 2020. 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. This request is the applicant's **first discretionary 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. Because the project was approved on June 14, 2018 after the effective dates of these state-mandated extensions, none of the following apply:

Senate Bill 1185 (California Government Code Section 66452.21)

Assembly Bill 333 (California Government Code Section 66452.22)

Assembly Bill 208 (California Government Code Section 66452.23)

Assembly Bill 116 (California Government Code Section 66452.24(a))

### **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 June 14, 2021 subject to the conditions of approval set by the Planning Commission on June 14, 2018.

### **ATTACHMENTS**

Attachment 1 – Project Graphics

Attachment 2 – Notice of Final Action (Letter dated June 20, 2018)

Attachment 3 – Conditional Use Permit Time Extension – People's Self-Help Housing

Report prepared by Katie Nall and reviewed by Terry Wahler, Senior Planner.