

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Area Advisory Group (TAAG), Public Works, County Parks, Templeton Fire, Templeton Community Services District, Building Division, APCD, and the Native American Heritage Commission	
TOPOGRAPHY: Nearly level	VEGETATION: Non-native grasses
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Fire	ACCEPTANCE DATE: May 30, 2014

DISCUSSION

PROJECT DESCRIPTION

The proposed project consist of one vacant parcel totaling approximately 11,500 square feet located at 408 South Main Street, on the southwest corner of the intersection of South Main Street and 4th Street, in the community of Templeton. The project site within the Commercial Retail land use designation and the Central Business District. The parcel is undeveloped, and nearly level with non-native grasses scattered throughout. The surrounding area is characterized as the central commercial core of Templeton. Immediately adjacent to the property are offices, small retail stores, a market-deli, Templeton Feed & Grain, and a mix of single-family and multi-family residences.

The proposed development consists of two 2-story retail/office buildings, totaling 5,878 square feet in size combined. Building “A”, located in the southeast section of the site on Main Street, would be approximately 4,245 square feet. Building “B”, located adjacent to 4th Street, would be approximately 1,633 square feet. Both buildings would be connected on the upper floor by an exterior deck. Twelve (12) on-site parking spaces will be provided in a parking lot located in the rear of the project site with access from 4th Street.

The project requires a Minor Use Permit because the Templeton Urban Area Planning Standards requires one for the development of all new commercial development, in addition the applicant is requesting a reduction of the required parking for shared peak-hour parking, which also requires a minor use permit.

PLANNING AREA STANDARDS:

22.104 Salinas River Planning Area: No applicable standards

22.104.090 Templeton Urban Area Standards: Applicable standards are provided below.

Communitywide

Compliance with the Templeton Community Design Plan: All use permits and subdivision applications shall be in conformity and compliance with the Templeton Community Design Plan, dated January 11, 1991 and subsequent amendments. The guidelines in the Templeton Community Design Plan are intended to provide for interpretation and flexibility in designing a project.

Staff Analysis: As conditioned, the proposed project is consistent with all applicable Templeton Community Design Plan guidelines.

Permit Requirements: *Minor Use Permit approval is required for all new construction.*

Staff Analysis: A minor use permit is being processed for the proposed development.

Commercial Retail (CR)

Fence and wall requirement: *This 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. The Templeton Community Design Plan also establishes criteria for fence and wall material and detailing.*

Staff Analysis: As conditioned, the proposed project will comply with the fence and wall standards for the proposed fence/wall that will border the parking lot and will be visible from 4th Street, as well be consistent with all applicable Templeton Community Design Plan guidelines.

TEMPLETON COMMUNITY DESIGN PLAN

The applicable design guidelines, as outlined in of the Templeton Community Design Plan for commercial development, are discussed below:

Downtown Commercial Site Planning

Guideline V.D.1: Building Location

The ground floor of any building located in the Downtown Core (Central Business District) should be built at the front property line and side lot line if adjacent to the public right-of-way.

Staff Analysis: Proposed Building “A” is located at the front property line along Main Street and Building “B” is located at the property line along 4th Street.

Guideline V.D.2: Pedestal Buildings

Pedestal buildings (building with only the first floor setback from the front property line while upper floors are projecting out to the front property line) are allowed if the space between the sidewalk and the first floor building face is open and usable to the general public.

Staff Analysis: A portion of Building “A” is designed with the pedestal concept where an awning and an architectural deck feature project from the building over the sidewalk to create a covered pedestrian walkway that is open and usable to the general public.

Guideline V.D.3: Awning Projection

Awnings, trellises and other accessory building structures which are relatively open and do not restrict pedestrian or vehicular movement may project into the front right-of-way.

Staff Analysis: As proposed there is one awning that projects into the front right-of-way and will result in providing shade for pedestrians while providing articulation to the building façade.

Guideline V.D.4: Pedestrian Amenities

Any building located at a corner intersection should incorporate architectural features and spaces at the ground floor which emphasize the importance of pedestrian movement. These features may include building cut-offs, walk-through covered arcades, trellis structures, and other elements which do not obstruct visual sight lines for vehicles.

Staff Analysis: As proposed the project includes a courtyard, building cut-offs, and walk-through covered arcades that will result in enhanced pedestrian movement and comfort at the intersection of Main Street and 4th Street.

Guideline V.D.6: Parallel Wall

Orient the front building wall to be parallel to Main Street. Slight modifications will be allowed although entire frontages set at wide angles to the street are not consistent with current developer patterns and are not acceptable.

Staff Analysis: As proposed, the project provides a continuous pedestrian route directly adjacent to commercial storefronts by orienting the front building walls to be parallel to Main Street.

Guideline V.D.7: Pedestrian Entry

Major pedestrian access for all buildings should be oriented to Main Street. Secondary rear pedestrian entries are allowed.

Staff Analysis: The project as designed is oriented with primary pedestrian access for all buildings to Main Street and secondary rear pedestrian access is provided for easy access from the onsite parking area. The proposed design preserves and enhances pedestrian traffic along Main Street.

Guideline V.D.9: Street Trees

The County should encourage the planting of street trees along Main Street which reflect a village scale. The trees should be placed approximately 50 feet on center. New development as well as rehabilitation to existing structures should be conditioned to provide one street tree per 50 feet of frontage.

Staff Analysis: The proposed landscape plan includes several trees planted along 4th Street, which is consistent with the above mentioned guideline and the objective to maintain the urban forest existing in Downtown Templeton.

Guideline V.D.10: Sidewalks

The County should continue to require "curb adjacent" sidewalks of all new development along Main Street. Consideration should be given to a capital improvements project which would install new sidewalks in front of old existing buildings.

Staff Analysis: A standard condition has been included that requires curb, gutter and sidewalk improvements, resulting in the continuous pedestrian paths along storefronts in the Downtown.

Guideline V.D.11: Underground Utilities

The community should support existing County Programs to place electrical utilities underground along the commercial area of Main Street.

Staff Analysis: A standard condition has been included that requires all utilities to be installed underground, which is consistent with the turn-of-the-century character of downtown and reduces the visual clutter of electrical poles and wires.

Lighting, Signs, and Hours of Operation Standards

Guideline V.F.1: Lighting

All lighting shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off site. All lighting, poles, fixtures and hoods shall be dark colored. No

exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction except for flags or other objects as specified below. Lighting shall further be designed to meet the following specific criteria.

Light trespass at property line. *Illumination from light fixtures on residential zoned property shall not exceed 0.1 foot candles, or on business and commercial property shall not exceed 0.5 foot candles.*

Illuminated flags or other objects. *Fixtures shall use a narrow cone beam of light that will not exceed 5.0 foot candles nor extend beyond the illuminated object.*

Architectural and decorative lighting. *Upward directed decorative lighting shall not be visible above the building roofline.*

Externally illuminated building identification signs. *Signs shall only use shield light fixtures mounted on top of the sign structure and will not exceed 1 foot candle reflected at 10 feet.*

Outdoor light fixtures. *Shall be directed so that there will be no objectionable direct light emissions. Light fixtures near adjacent property may need shielding to prevent light trespass.*

Staff Analysis: A condition requiring submittal of an exterior lighting plan has been included to assure that the value of the ambience of the night sky continues in the Templeton Urban Area.

Guideline V.F.2: Signs

Commercial signs. *All signs shall be on land use permit applications for any commercial projects. A sign plan that specifies location, types and size of signs shall be approved as part of any land use permit application for commercial projects.*

Staff Analysis: The project plans show the location and size of anticipated commercial signage. The proposed signage is consistent with the value of the ambience in Templeton as a "small town" with small town businesses.

Guideline V.F.3: Business Hours

Hours of operation. *The conduct of retail business within the Templeton Urban Reserve Line, except for essential medical services, is limited to the hours between 5:00 am and 2:00 am daily, and between 5:00 am and 11:00 pm daily for any business within 500 feet of any residential land use category, unless alternative hours are approved as part of any land use permit.*

Staff Analysis: The applicant anticipates businesses within the project to operate between the hours of 10am to 6pm, typically.

Architectural Guidelines

Guideline VI.B.1: Desirable Elements

The qualities and design elements for downtown commercial buildings that are most desirable include:

- *Richness of surface and texture*
- *Significant wall articulation (insets, porches, canopies, dormers, etc.)*
- *Multi-planned, pitched roofs, roofs parapets, false fronts*
- *Roof overhangs*
- *Articulated mass and bulk not exceeding three stories in height*

- *Interesting and articulated wall surfaces*
- *Regular or traditional storefront window rhythm*

Staff Analysis: The project design incorporates desirable architectural features and use of quality materials that are consistent with the design aesthetic found in the Downtown Templeton Architectural Vernacular. The design features board and batten wood siding, false front “Western” parapet, wood balustrades, wood fascia, wood double doors, wood braced columns, shed roofs, and adjoining structures to match canopy roof elevations.

Guideline VI.B.2: Undesirable Elements

The elements to avoid or minimize include:

- *Highly reflective surfaces*
- *Large blank, unarticulated wall surfaces*
- *Unpainted concrete precision block walls*
- *Reflective glass*
- *High tech plastic appearing siding*
- *Irregular, modernistic window shapes and rhythm*
- *Square ‘boxlike’ buildings*
- *Standing seam metal walls on the main façade*
- *Mix of unrelated styles (i.e. rustic wood shingles and polished chrome)*

Staff Analysis: The project design avoids the use of architectural features and inappropriate building materials as listed above.

Guideline VI.B.3: Solid to Void

Storefront construction should be approximately 60% transparent (void) with a maximum of 80% transparency. Blank, solid end walls or side walls visible from public view should be avoided. If such walls are necessary for interior reasons, the building wall should receive some form of articulation of “add-on” elements such as awnings, cornice bands, arcades, trellises, etc.

Staff Analysis: The project design assures certain amounts of wall (solid) to window, doorway, or porch (void) feature, resulting in storefronts that appear open and inviting, consistent with current storefront types.

Guideline VI.B.4: Roofs

Roofs may be flat or sloped. Steep mansard roofs are discouraged. Western false fronts are encouraged, but blank parapet walls around roofs are discouraged without architectural decoration. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing, wood shingle, or tile.

- *Roof form should be consistent and integrated into the building composition.*
- *The roof should be designed to screen rooftop equipment.*
- *Radical roof pitches, which create overly prominent or out-of-character buildings, such as A-frames or chalet style buildings, are discouraged in downtown Templeton.*
- *Roofs or parapet walls should ‘wrap around’ the entire building.*

Staff Analysis: The project roof design is similar to those currently existing in the community and is consistent and integrated into the building composition.

Guideline VI.B.5: Height

Height and scale of new development should be compatible with that of surrounding development. New development height should “transition” from the height of adjacent development to the maximum height of the proposed building.

Staff Analysis: The project design assures that building heights relate to open spaces to allow maximum sun and ventilation, protection from prevailing winds, and are compatible with the adjacent developments.

Guideline VI.B.6: Bulk

There are several ways to reduce the appearance of excessive bulk in large buildings including:

- *Vary the planes of exterior walls in depth and/or direction.*
- *Vary the height of the building so that it appears to be divided into distinct massing elements.*
- *Articulate the different parts of a building’s façade by use of color, arrangement of faced elements, or a change in materials.*
- *Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.*
- *Avoid blank walls at the ground floor level. Utilize windows, wall articulation, and change in material or other features.*
- *Utilize architectural elements that transition the bulk from street level to the top of the parapet/roof, such as canopies, porches, arcades, and awnings.*

Staff Analysis: The intent of this guideline is to discourage large buildings, which give the appearance of “square box” buildings which are generally unattractive and detract from the overall scale of the buildings in the downtown. The project design has reduced the appearance of excessive bulk in the buildings by providing vertical and horizontal articulation in addition to multi-planed roofs and awnings. Architectural details, such as arrangement of faced elements and the use of different material have been incorporated.

Guideline VI.B.7: Scale

Scale, for purposes here, is the relationship between building size and size of adjoining permanent structures. It is also how the proposed building’s size relates to the size of a human being. Large scale building elements will appear imposing if they are situated in a visual environment of a smaller scale as is typical in Templeton.

Staff Analysis: The project design maintains downtown Templeton’s small town, historic appearance by reducing the building scale through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details. The buildings have been designed to relate to adjacent pedestrian areas and adjacent buildings. The proposed buildings have been broken up by creating horizontal emphasis through the use of trim; placement of awning, eaves, windows, and other architectural ornamentation. In addition, the project will be conditioned to use a combination of complementary colors and landscape materials to further reduce the scale of the project.

Guideline VI.B.8: Color

Dominant Building Color- Much of the existing color in Templeton is derived from the primary building’s finish materials such as brick, stone, wood, stucco, and terra cotta tile. Also dominant are earth tones, which match these natural materials.

Staff Analysis: The project design assures compatibility with surrounding structures in Downtown Templeton. Color can dramatically affect the visual appearance of buildings and

must be carefully considered in relation to the overall design intent of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascia, cornices, lintels, and sills, therefore a condition has been included that requires the submittal of a color board and exterior material samples to the Planning And Building Department for review and approval prior to issuance of construction permits.

Guideline VI.B.9: Style

To the extent possible, the historic character of the downtown should be maintained and improved through the use of the architectural design features which emphasize each building's unique identity within the Templeton Architectural Vernacular. Most important are:

- Covered sidewalks
- Porches
- False front building facades
- Parapet walls
- Paint treatment and colors
- Windows and door styles
- Canopies and awnings

Staff Analysis: The project design maintains the present character of Downtown Templeton by incorporating covered sidewalks, porches, false front building facades, parapet walls, historically appropriate window and door styles, and canopies and awnings.

LAND USE ORDINANCE STANDARDS:

The project is subject to the Land Use Ordinance (LUO) Article 3: Site Planning and Project Design Standards. Compliance with applicable standards is shown in the table below:

<u>Standard</u>	<u>Required/Allowable</u>	<u>Proposed</u>	<u>In Compliance</u>
Minimum Site Area (Section 22.10.110)	none	11,500 SF	Yes
Setbacks from property lines: (Section 22.10.140)	Front – 0 feet Side – 0 feet Rear – 15 feet	Front – 0 feet Side – 0 feet Rear – 30 feet	Yes
Height (Section 22.10.090)	45 feet	31 feet 2 inches	Yes
Parking (Section 22.18.)	Standards: 2 spaces per use or separate tenancy Total required: 20 spaces based on 10 separate tenancies	12 spaces	Yes, with adjustment and as conditioned

Chapter 22.50 - Fire Safety

Section 22.50.030 of the Land Use Ordinance requires a Fire Safety Plan.

Staff Analysis: The project was reviewed by Templeton Fire Department. The requirements detailed in the Fire Safety Plan have been included as conditions of approval.

Chapter 22.52 - Grading and Drainage – Grading, Drainage, Erosion and Sedimentation Control, and Stormwater Control plans are required.

Staff Analysis: Conditions have been included that require the applicant to submit Grading, drainage and utility plans. A condition has also been included that requires submittal and implementation of an erosion and sedimentation control plan for review and approval by the County. The Applicant submitted a Stormwater Control Plan (SWCP) that was reviewed by Public Works in June 2014. Applicable SWCP conditions have been incorporated.

Chapter 22.54 – Street and Frontage Improvements

This section provides standards for the site access, driveways, and curb, gutter, and sidewalk improvements required for development. All projects are required to provide adequate vehicular and pedestrian access.

Staff Analysis: Conditions have been included to ensure compliance with the applicable street and frontage improvements, and curb, gutter, and sidewalk improvement requirements.

Signage

In accordance with LUO Section 22.20.060 the following standards are applicable for Commercial land use categories:

- Maximum aggregate area of 100 square feet of signage per site
- Wall signs for each business or tenant, with the number of such signs allowed being equivalent to the number of building faces having a public entrance to the business. The allowed area for the wall signs shall be 15 percent of the building face, up to a maximum of 80 square feet. Such wall signs may be located on building faces other than those with public entrances.
- One suspended sign with a maximum area of 10 square feet for each business or tenant.
- One free-standing or monument sign for each 300 linear feet of site frontage or portion thereof, with a maximum area of 60 square feet each.
- One projecting sign with a maximum area of 20 square feet for each business or tenant.
- Marquee signing for each business or tenant, with a maximum area of 40 square feet.

Staff Analysis: The proposed project complies with the applicable signage standards for the Commercial Retail land use category. In addition, a condition has been included requiring that all proposed signage comply with Section 20.20 of the Land Use Ordinance.

ADJUSTMENTS:

Modification of Parking Standards.

In accordance with LUO Section 22.18.020H a request to reduce the number of parking spaces or to modify any of the other parking standards may be authorized through Minor Use Permit approval.

Proposed modifications of parking standards shall be approved only where the Review Authority first determines based upon specific findings of fact, that:

- a. The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter, and
- b. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that

additional parking is necessary because of specific features of the use, site, or site vicinity; and

- c. No traffic safety problems will result from the proposed modification of parking standards.

Staff Analysis: The request to reduce the number of required parking spaces on-site from 20 to 12 is adequate because the characteristic of the anticipated use do not warrant high parking demand, and the proposed number of parking spaces is adequate to meet the parking needs of the anticipated use. A minimum of one parking space is provided on site for each potential tenancy, and ample parking is available offsite. No traffic safety problems are anticipated to result from the proposed modification of the parking standards.

COMMUNITY ADVISORY GROUP COMMENTS:

The Templeton Area Advisory Group (TAAG) reviewed and approved, with a unanimous vote, the project on June 19, 2014. TAAG encouraged the applicant to work with the County regarding the Stormwater Control Plan (SWCP) in order to retain the proposed street tree located at the corner of Main Street and 4th Street. They also encouraged the applicant to maintain the existing brick sidewalk along Main Street and hitching posts located along 4th Street.

AGENCY REVIEW:

Public Works - Recommended conditions of approval; Stormwater Control Plan requirements, Templeton road improvement fees, and public improvement and drainage standards apply; per referral response dated April/June 2014.

Building Division – Recommended conditions of approval, per referral response dated March 2014.

County Parks – No comments, per referral response dated May 2014.

Templeton Community Services District – Fire, Park, and Sewer hook-up fees have not been paid and will be due prior to issuance of a building permit, per referral response dated April 2014.

Templeton Fire Department – Recommended conditions of approval, per referral response dated April 2014.

APCD – No comments submitted

LEGAL LOT STATUS:

APN: 041-113-008 - Lot 1 and portion of Lot 2, Block 19, Town of Templeton. The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Xzandrea Fowler and reviewed by Steven McMasters.