



*"Committed to promoting economic vitality, quality of life, and encouraging cooperation within our community."*

July 30, 2014

RE: County Planning Department Hearing – Friday, August 1, 2014  
DRC2013-00081/ PADERO LLC. / ANGELO MOZILO

Mike Wulkan/Hearing Officer  
Xzandrea Fowler, Project Manager  
SLO County Planning Department

The Templeton Chamber of Commerce would like to take this opportunity to endorse the above referenced project. Such a project would be a welcomed addition to our historic downtown area. The project is what is envisioned for the site - offering a mix of retail and service uses that is appropriate for this location. The retail component offer s products for residents and visitors, while the offices will provide locations for professional services. Development of the property generates revenue for the community and creates pedestrian traffic that will benefit neighboring businesses and the entire downtown area.

The subject property is within the Downtown Business District. As such, the project should adhere to the guidelines for Downtown Commercial Site Planning set forth in the Templeton Community Design Plan. With that in mind, please consider the following comments in your review:

Biological resources: Per the TCDP, the project should include at least one street tree (TCDP V-25 Guideline V.D.9). However, due to practical restraints, this should not be required – and alternative streetscapes that enhance the downtown experience should be acceptable, such as benches, trash receptacles, trellises that provide shade...

Drainage: There will be a significant increase in hardscape on the property which will result in extensive runoff. County Public Works and Templeton CSD should be consulted on how best to address this issue. We support including as much permeable surface area as possible, including pavers and landscaping.

Curb, Gutter, Sidewalk: The brick walkway at the front of the property should be preserved, as it adds to the character of the Main Street corridor. If that cannot be accomplished due to regulations and ADA requirements, an enhanced design for the sidewalk is suggested. Curb and gutters should be installed per regulation.

Parking/Driveway: Driveway(s) must be in accordance with requirements set by TCDP and Templeton Fire Department. Sufficient on-site parking is provided as proposed by the applicant and their request for an adjustment to the parking ordinance is appropriate.

Architecture: There is exceptional design that adds to the "historical character" of downtown. The architectural vernacular on all four walls breaks up the mass of the building. Building location, height, scale, roof, color and style are consistent with downtown design standards. The "storefront" construction provides sufficient transparency, as required

in the TCDP. The open-entry into the project between the buildings is a modification of the front parallel walls and is inviting. It also provides easy access for pedestrians from the back parking lot to Main Street.

Lighting: Lighting plan should follow guidelines of the TCDP. Any exterior wall lights should be shielded and downcast. We encourage no pole lights, thus reducing risk of light trespass. However, for safety and security reasons, we do support bollards to illuminate the parking area.

Signage: If illuminated, the wall mounted signage should only use downcast shielded light fixtures mounted on top of sign structure as per TCDP.

Landscaping ; The fencing, trees and shrubs at the rear of the property provided sufficient screening for the neighboring residence from potential light and noise given off by the project. Drought tolerant planting should be required.

We thank you for your time and consideration on this matter. If there are any comments , or questions, please contact me at your convenience.

Sincerely,

*Robert Rosales*

Robert Rosales/ Gov't Liaison

Templeton Chamber of Commerce

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