

**TAAG ARC Meeting
July 2, 2014**

Present: Chair Sarah Marquart, Members Bill Pelfry and Jeff DeBrish

New Business

DRC2013-00101 McKernon-Cindrich MUP

Proposed minor use permit to modify parking for a proposed restaurant at 509 Main Street, Templeton, Calif.

Community Vision: The existing parking lot at 509 Main Street currently has 11 parking spaces, but the proposal to close the driveway on Main Street will add two spaces to the lot and three spaces along Main Street. The existing parking lot, even with modifications, does not meet the county's required number of parking spaces. ARC believes if the applicant can enter into an agreement with neighboring businesses that have expressed a willingness to offer their parking facilities for overflow parking, then the applicant could meet the county parking requirement. However, without the overflow parking, ARC is concerned the 13 lot spaces and three street spaces will not be sufficient and the applicant must seek other alternatives.

Agricultural Resources: Project must have the required TCSD permits and enough water for their proposed use.

Grading and Drainage: No grading is required. To help mitigate any water runoff, a bioswale could potentially be added at the rear of the parking lot.

Roads: The proposed project will close the drive-way currently located on Main Street and use a single entry/exit point to the parking lot off of 5th Street. This change will remove a safety hazard caused from vehicles exiting directly onto Main Street. As well, the design will improve the sidewalk and add additional street parking spaces.

Visual Impacts: ARC believes the proposed design elements of the building will be a vast improvement to the existing structure and will help create a more cohesive look consistent with the characteristics of historic downtown Templeton.

Lighting: Consistent with the Templeton Community Design Plan (TCDP) and to preserve the night sky from light pollution, there should not be any unnecessary lighting. Any security lighting must be on motion sensors, shielded from light trespass beyond the sight, and turned off in a short, reasonable time. All lights to be down-casted, shielded and turned off after business hours. Existing lights are located on the corner of 5th and Main streets.

Fencing: No new fencing proposed.

Oak Removal: No oaks will be removed, only dead vegetation.

Signage: All signage should comply with TCDP and county requirements. No signage should be lit except during business hours and that lighting must be down-casted and shielded.

Economic Benefits: ARC believes a new business in this location would also offer an economic benefit to the community. The current structure has been vacant for some time, and this proposed business would add approximately 4-5 jobs in the community.

With the specific conditions requested above, ARC supports the modification of the parking requirement for this restaurant.