



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

July 24, 2014

Templeton Chamber of Commerce  
Robert Rosales, Gov't Liaison

RE: Applicant Steve Nino /Proposed Project at 509 S Main St in Templeton

To Whom It May Concern,

The Templeton Chamber of Commerce would like to take this opportunity to indicate our support of the above referenced project. The proposed use offers a service that is much desired in the Downtown District and would be a welcomed addition to our community. Such a use would help generate much needed pedestrian traffic in the area, and thus would be beneficial to neighboring businesses. As noted, the location of the proposed project is in our Downtown Business District and therefore should adhere to the guidelines for Downtown Commercial Site Planning set forth in the Templeton Community Design Plan. The project, as proposed, appears to do so. We request that you consider our comments below when performing your review of the proposed use on the subject site:

**Biological resources:** Per the TCDP, the project should include two street trees (TCDP V-25 Guideline V.D.9). The site does have a tree located on the corner of Main & 5<sup>th</sup>. However, a second tree may not be practical. As an alternative, we support use of other streetscape, such as trash receptacles, benches, and/or a flag pole, that will serve to enhance the downtown experience

**Curb, Gutter, Sidewalk:** Extending the sidewalk along Main Street to the corner is supported, however the width should be kept to a minimum in order to conform to the small town character of Templeton. Wide sidewalks give an urban feel to the Downtown District, which is not supported. 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:** Closing the current entry/exit from Main Street is supported, as it helps with traffic flow. The driveway must be in accordance with requirements set by County, TCDP and Templeton Fire Department. On-site parking, as proposed by the applicant, is sufficient.

**Architecture:** This is an exceptional design that adds to the "historical character" of downtown Templeton. Building height, scale, roof, color and style are consistent with downtown design standards. The façade on the north side and front of the building need only be tall enough to screen the equipment on the roof. The "storefront" construction provides sufficient transparency, as required in the TCDP. The open-entry and outdoor seating in the front and patio are inviting. If desired by the applicant, any accessory building structure that enters onto the public right-of-way is supported so long as it does not restrict pedestrian movement (TCDP Guideline V.D.3).

Lighting: Lighting plan should follow TCDP guidelines. Any exterior building lights should be shielded and downcast. We encourage no pole lights, thus reducing risk of light trespass. However, for safety and security reasons, we support some illumination toward the back of the building (wall fixture, shielded and downcast). If illumination of the parking lot is desired, then it should be with bollards. Outdoor seating areas should only be illuminated with low voltage lights.

Signage: If illuminated, any wall mounted signage should only use 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 business from potential light and noise given off by the project. Drought tolerant planting should be required. Pavers, where possible, are encouraged. The service area should be screened from public view.

We thank you for your time and consideration,

*Robert Rosales*

Robert Rosales, Government Liaison  
Templeton Chamber of Commerce  
[Robert@TempletonChamber.com](mailto:Robert@TempletonChamber.com)  
(805)712-7493

**Website:** [www.templetonchamber.com](http://www.templetonchamber.com)

**Email:** [info@templetonchamber.com](mailto:info@templetonchamber.com)

**Mail:** P O Box 701, Templeton, CA 93465    **Office:** 321 S Main St., Templeton    **Phone:** 805-434-1789