



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

**Tentative Notice of Action**

*Promoting the wise use of land  
Helping build great communities*

<b>MEETING DATE</b> February 6, 2015	<b>CONTACT/PHONE</b> Cody Scheel / Project Manager (805) 781-5157	<b>APPLICANT</b> Templeton Enterprises LLC	<b>FILE NO.</b> DRC2013-00105
<b>EFFECTIVE DATE</b> February 20, 2015	cscheel@co.slo.ca.us		
<b>SUBJECT</b> A request by Templeton Enterprises LLC for a Minor Use Permit to allow for the construction and operation of an 85-unit mini-storage facility consisting of five (5) separate single story storage buildings, for a total of approximately 13,400 square feet of new construction. The project will result in the disturbance of approximately 23,500 square feet on a vacant portion of an approximately 1.6 acre parcel. The remaining portion of the 1.6 acre parcel is developed with business offices located at 71 North Main Street, west of the proposed project location. The proposed project is within the Commercial Services land use category and is located on the north side of Abby Road, approximately 300 feet east of the intersection with North Main Street, within the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area.			
<b>RECOMMENDED ACTION</b> Approve Minor Use Permit DRC2013-00105 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A General Rule Exemption (pursuant to CEQA Guidelines 15061) was issued on January 6, 2015 (ED14-153).			
<b>LAND USE CATEGORY</b> Commercial Service	<b>COMBINING DESIGNATION</b> N/A	<b>ASSESSOR PARCEL NUMBER</b> 040-291-040	<b>SUPERVISOR DISTRICT(S)</b> 1
<b>PLANNING AREA STANDARDS:</b> 22.94.080 – Salinas River Sub-Area Standards 22.104.090 – Templeton Community Standards – Communitywide: Compliance with the Templeton Community Design Plan and Permit Requirements <i>Does the project meet applicable Planning Area Standards: Yes – see discussion</i>			
<b>LAND USE ORDINANCE STANDARDS:</b> Minimum Site Area, Setbacks, Height, Exterior Lighting, Fencing and Screening, Parking, Fire Safety & Grading and Drainage & Street and Frontage Improvements, and Inclusionary Housing Requirements. <i>Does the project conform to the Land Use Ordinance Standards: Yes – see discussion</i>			
<b>FINAL ACTION</b> This tentative decision will become final action on the project, effective on the 15 <sup>th</sup> day following the administrative hearing, or on February 21, 2015, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
<b>EXISTING USES</b> Business offices adjacent to vacant building site			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Commercial Retail / United States Post Office <i>East:</i> Commercial Service / Mini-storage facility <i>South:</i> Commercial Service / Warehousing <i>West:</i> Office & Professional / undeveloped			
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			

Planning Department Hearing

Minor Use Permit DRC2013-00105 / Templeton Enterprises LLC

Page 2

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Building Division, Public Works, Environmental Health, Air Pollution Control Board, Templeton Community Services District (water, sewer, fire), Cal Trans, City of Atascadero & Templeton Area Advisory Group	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamentals
PROPOSED SERVICES: Water supply: Templeton Community Services District Sewage Disposal: N/A Fire Protection: Templeton Community Services District	ACCEPTANCE DATE: October 7, 2014

## DISCUSSION

### PROJECT DESCRIPTION:

The proposed project involves the construction and operation of an 85-unit mini-storage facility consisting of 12-foot tall single story storage buildings, for a total of approximately 13,400 square feet of new construction. The project will result in the disturbance of approximately 23,500 square feet on a vacant portion of an approximately 1.6 acre parcel. The remaining portion of the 1.6 acre parcel is developed with business offices located at 71 North Main Street, west of the proposed project location.

This project is essentially an expansion of the existing mini-storage facility located on the adjacent parcel to the east. The proposed storage buildings are located behind an existing Solid wood fence that is continuously screened with landscaping that fronts Abby Road, which is the private access road for the proposed project. The proposed facility will utilize the existing manager's office and parking located at the adjacent existing facility.

The only water needed for the site will be for fire sprinklers, and landscaping is already in place and being watered from a water meter on the front of the lot. The sewer is not needed for the new site since there will be no additional bathrooms. None of the proposed storage units will be climate controlled, and the electrical on the site will be for LED lights in the hallways and exterior of the buildings, as well as security cameras and the opening and closing of a security gate.

### PLANNING AREA STANDARDS:

*22.94.080 Salinas River Sub-Area Standards: No applicable standards*

*22.104.090 Templeton Community Standards: Applicable standards are provided below.*

#### **Communitywide**

***Compliance with the Templeton Community Design Plan:*** All use permits and subdivision applications shall be in conformity 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 as shown below.

**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 Services (CS)**

**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:** The proposed project complies with the fence and wall standards because the project site includes an existing 6'-6" solid wood fence that is continuously screened with existing maintained landscaping, and is located along Abby Road, a privately maintained road. The existing wooden fence is partially visible from North Main Street.

### **TEMPLETON COMMUNITY DESIGN PLAN**

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

#### **Non Residential Site Planning – Outside of Downtown**

##### ***Guideline V.E.1: Setbacks***

*Front and street side setbacks for non-residential buildings shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum.*

**Staff Analysis:** The project meets all the required setbacks.

*Setbacks should be landscaped to retain natural features and be compatible with the existing landscape and the rural character of Templeton and its arid environment. Low walls of native stone, wooden rail fences, berms, and native rocks and boulders are recommended along streets to give them a visual definition and prominence.*

**Staff Analysis:** The proposed project includes existing maintained drought tolerant landscaping which is compatible with the existing landscape and the rural character of Templeton and its arid environment. The existing landscaping is within the front setback located along Abby Road, a privately maintained road.

##### ***Guideline V.E.2: Building Location***

*Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings in an effort to orient and relate to each other. Avoid double blank walls facing one another at the property line.*

**Staff Analysis:** The proposed mini-storage facility does not provide for public building entrances facing the street. The proposed project includes storage buildings located behind an existing Solid wood fence that is continuously screened with landscaping that fronts Abby Road, which is the private access road for the proposed project. This project is essentially an expansion of the existing mini-storage facility located on the adjacent parcel to the east, and the proposed buildings and the buildings on the adjacent site orient and relate to each other. The proposed project does include double blank walls facing one another at the property line, but are screened by views with fencing and landscaping.

##### ***Guideline V.E.3: Site Alteration and Coverage***

*Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporated within parking areas and the project's design. The intent is that, "The most important features outside of downtown are open space and the views of oaks, creeks and distant hills that they*

*provide. Development should fit within this landscape and leave significant amounts of natural areas.”*

**Staff Analysis:** The proposed project site is a nearly level pre-disturbed site void of any oak trees or creeks. Since the project is to operate as a mini-storage facility, it will require the majority of the immediate project site to be paved in order to access the proposed storage buildings. Because of the existing development surrounding the project site, the project will not inhibit any public views of “important features” such as oak trees, creeks and distant hills; therefore it is not necessary to preserve open space associated with this project, in this commercial service area.

***Guideline V.E.4: Building Footprint***

*Articulate building footprints with a variety of insets, corners, and jogs in the facade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road.*

**Staff Analysis:** The proposed mini-storage facility use is client oriented, without general public access/entries, and the need for strict compliance for this reason appears unnecessary due to the private and functional purpose of the project. Visual variety is not proposed, since all buildings have unbroken facades and fascia’s, ranging from 80 to over 180 feet long. The project fronts Abby Road, a private road, and is partially visible from North Main Street.

***Guideline V.E.5: Service Areas***

*Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible.*

**Staff Analysis:** Storage areas and trash enclosures are designed to be shielded from public view.

***Guideline V.E.13: Parking Area Screening***

*Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobile while promoting views of buildings and signs.*

**Staff Analysis:** All parking associated with the project will be screened by an existing 6’-6” solid wood fence.

**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:** The project is conditioned to submit at the time of application for construction permit, details of any proposed exterior lighting and all proposed lighting shall be in compliance with the design plan guidelines.

**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:** No signage has been proposed for the project. Any future signs shall be in conformance with Section 22.20.010 of the Land Use Ordinance.

**Architectural Guidelines**

**Guidelines VI.C.1 & 2: Desirable Elements & Undesirable Elements**

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

- Richness of surface and texture (see materials guideline)
- Significant wall articulation (insets, canopies, wind walls)
- Distinctive massing (barn, western false front, multi-level)
- Multi-planed pitched roofs (multi levels also)
- Wide roof overhangs
- Interesting and articulated wall surfaces
- Distinctive entries

The elements to avoid or minimize include:

- Highly reflective surfaces
- Large blank, unarticulated wall surfaces
- Unpainted concrete block walls
- Reflective glass
- Extensive flat roofs
- Unarticulated roof lines and parapets
- Irregular or contemporary window shapes
- Steeply pitched roofs (A-frame)

**Staff Analysis:** The intent of these guidelines is to encourage architectural excellence and use of quality materials in non-residential structures. The proposed project includes storage buildings utilizing long, unarticulated walls and roofs that create a manufactured, boxy appearance. Their uniform, horizontal character will be accentuated by a wide fascia band. No distinction between the interior units and the units partially visible is proposed. These aspects contradict the intent of these guidelines, which to seek to utilize small town rural design elements. However, the proposed structures need straight sides in order to ensure adequate space to accommodate the mini-storage use. The proposed project is essentially an expansion of the existing mini-storage facility located on the adjacent parcel to the east, and the proposed buildings will be similar in architectural design, height and colors, and will be incidental to the existing mini-storage facility. There is also an existing warehouse facility with two (2) two-story warehouse buildings located on the adjacent parcels to the south of the project site. Because of the limited public views of the proposed buildings, and because the proposed buildings are designed to blend in with the existing storage facility, and are compatible with the surrounding development, it appears unnecessary to apply strict compliance to these guidelines.

**Guideline VI.C.3: Materials**

*Stucco and horizontal wood siding have traditionally been the primary wall surface materials used throughout Templeton. Particular attention should be given to selecting an appropriate accent material.*

*Appropriate:*

- *Stucco, smooth, sand or light lace finish*
- *Wood as a primary and accent material, e.g. horizontal shiplap, board and batten siding*
- *Brick, as a primary and accent material*
- *River rock, as an accent material*
- *Unglazed tile, as an accent material and roofing material*
- *Board and batten siding*
- *Split face masonry block*

*Inappropriate:*

- *Entirely metal or aluminum building walls*
- *“Log cabin” look*
- *Unfinished concrete block*
- *Unfinished concrete “tilt up” construction*
- *Painted or white brick*
- *Boxlike prefab metal catalog structures*

**Staff Analysis:** The intent of this guideline is to direct architects and designers to select appropriate primary and accent materials in Templeton. The proposed project is essentially an expansion of the existing mini-storage facility located on the adjacent parcel to the east, and the proposed buildings will be similar in architectural design, height and colors. For all proposed buildings the typical material on exterior walls is metal siding and hardy plank. Columns at regular intervals give the proposed structures a board and batten siding look, and structures will be painted the same tan and green colors (*which are muted earth tones*) to match the existing mini-storage facility to the east.

**Guideline VI.C.4: Height**

*Building heights should relate to the building bulk elements on the Templeton Vernacular Poster.*

*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. Building bulk which may need to exceed 35 feet (zoning) may be allowed if the extra height is for architectural emphasis only and not storage or habitable space.*

**Staff Analysis:** The intent of this guideline is to encourage new development to maintain the scale of existing structures within the community. The building height of the tallest building is 12 feet. The proposed building is in scale with surrounding and existing development.

**Guideline VI.C.5: Bulk**

*Large buildings which give the appearance of “square box” buildings are generally unattractive and detract from the overall scale of Templeton. There are several ways to reduce the appearance of excessive bulk in large buildings. Warehouses and industrial buildings will also be treated with these “elements”.*

- *Vary the planes of the exterior walls in depth and/or direction.*
- *Vary the height of the buildings 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 facade 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, change in materials or other features.*
- *Using architectural elements that transition the bulk from the 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 encourage new development to maintain the scale of existing structures within the community. The proposed project is essentially an expansion of the existing mini-storage facility, and the proposed buildings will be similar in architectural design, height and colors. For the proposed buildings the typical material on the exterior walls is metal siding and hardy plank. Columns at regular intervals give the proposed structures a board and batten siding look, and structures will be painted the same tan and green colors to match the existing mini-storage facility to the east.

**Guideline VI.C.6: Scale**

*Scale, for purposes here, is the relationship between building size and the 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 a typical in Templeton.*

- *Building scale can be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.*
- *The scale of buildings should be carefully related to adjacent pedestrian areas and buildings.*

- *Large dominating buildings should be broken up by:*
  1. *creating horizontal emphasis through the use of trim;*
  2. *adding awnings, eaves, windows, or other architectural ornamentation;*
  3. *use of combinations of complementary colors; and*
  4. *landscape materials.*
- *Use “infill” structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.*

**Staff Analysis:** The intent of this guideline is to encourage new development to maintain the scale of existing structures within the community. The proposed new buildings will incorporate columns at regular intervals give the proposed structures a board and batten siding look, and structures will be painted the same tan and green colors to match the existing mini-storage facility to the east. The proposed buildings are in keeping with the scale of the existing neighboring properties.

**Guideline VI.C.7: 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.*

- *The dominant color of new buildings should relate to the inherent color of the primary building’s finish materials.*
- *Large areas of intense white color should be avoided. While subdued colors usually work best as a dominant overall color, a brighter trim color might be appropriate.*
- *The color palette chosen for a building should be compatible with the colors of adjacent buildings. An exception is where the colors of adjacent buildings strongly diverge from the design guidelines of this Manual.*
- *Wherever possible, minimize the number of contrasting colors appearing on the building exterior.*

**Staff Analysis:** The proposed new buildings will be painted the same tan and green colors (which are muted earth tones) to match the existing mini-storage facility to the east.

**Guideline VI.C.8: Accent Colors**

*Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color.*

- *Primary colors shall only be used to accent building elements, such as door and window frames and architectural details. Bright or intense colors (not including fluorescent colors) can also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.*
- *In buildings of a particular historical character or architectural style, exterior color should be similar to buildings of this type. An example would be the use of white, gray, and red colors for barn style.*
- *Architectural detailing should be painted to complement the façade.*

- *Accent colors for trim should be used sparingly and be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another.*

**Staff Analysis:** The intent of this guideline is to encourage new development in Templeton to blend with the existing color schemes on structures. The accent color for the proposed new buildings will be a forest green which will match the existing mini-storage facility to the east.

**Guideline VI.C.9: Solid to Void**

*Main (front, major entry) façade construction shall be a minimum of 30% transparent.*

*Blank, solid end walls or side walls visible from public view shall be avoided. If such walls are necessary for interior reasons, the buildings wall shall receive some form of articulation of “add-on” elements such as awnings, cornice bands, arcades, trellises, etc.*

**Staff Analysis:** The proposed mini-storage facility will utilize an existing solid wood fence at the front of the lot/main entry as a security measure for the proposed storage units. The existing fence jogs at the main entry gates which provide for articulation, and existing landscaping provides for screening of the solid wood fence. The project fronts Abby Road, a private road, and is partially visible from North Main Street. The nature of the proposed use is not conducive to many openings, and is consistent with neighboring structures of the same use.

**Guideline VI.C.10: Roofs**

*Roofs may be flat or sloped. Partial mansard roofs are not permitted while western false fronts are allowed. 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, or wood shingle.*

- *The roof form should be designed in conjunction with its mass and façade, so that the building and its roof form a consistent and integrated composition.*
- *The roof should be designed to screen rooftop equipment.*
- *Radical roof pitches which create overlay prominent or out-of-character building such as A-frames or chalet styles buildings are discouraged in Templeton.*

**Staff Analysis:** The intent of this guideline is to encourage roofs similar to those currently existing in the community. The proposed buildings will have flat roofs with an additional 3 feet of siding which is designed to screen rooftop equipment. This roof style is similar to the existing mini-storage facility to the east. A pitched roof would substantially increase the overall mass of the structures, and appear well out of place in the area.

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>
<b>Minimum Site Area</b> (Section 22.10.110)	none	23,500 SF	Yes
<b>Setbacks from property lines:</b> (Section 22.10.140)	Front – 10 feet Side – 0 feet Rear – 0 feet	Front – 34 feet Side – 0 feet Rear – 0 feet	Yes
<b>Height</b> (Section 22.10.090)	35 feet	12 feet	Yes

22.10.060 – Exterior Lighting

Light sources shall be designed and adjusted to direct light away from any road or street, and away from any dwelling outside the ownership of the applicant. No light or glare shall be transmitted or reflected in a concentration or intensity that is detrimental or harmful to persons, or that interferes with the use of surrounding properties or streets.

**Staff Analysis:** LED lights will be installed on the exterior of the buildings, and the project is conditioned for conformance with lighting the ordinance.

Chapter 22.10.080 – Fencing and Screening

A solid wall or fence is required on sides and rear property lines. Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.

**Staff Analysis:** There is an existing solid wood fence located on the western (side) boundary of the immediate project site, and an existing chain-link fence is located on the northern (rear) property line. No fence is required on the east (side) property line since a building wall exists immediately abutting the lot line.

Chapter 22.18 050 – Parking

Two spaces (for office manager) are required for the proposed mini-storage use.

**Staff Analysis:** The proposed project is an expansion of the existing mini-storage facility located on the adjacent parcel to the east, and the proposed facility will utilize the existing office and parking spaces (3 total) currently being used by the existing facility.

Chapter 22.50.030 – Fire Safety

The project requires a Fire Safety Plan.

**Staff Analysis:** The project is conditioned to provide a fire safety plan at the time of application for construction permits.

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 December 2014. Applicable SWCP conditions have been included in the conditions of approval.

Chapter 22.54 – Street and Frontage Improvements

This section provides standards for the site access, driveways, 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, curb, gutter, and sidewalk improvement requirements.*

Chapter 22.12 – Inclusionary Housing Requirements

Commercial and industrial development of 5,000 square feet or more of floor area for commercial or industrial use requires the payment of a housing impact fee or construction of inclusionary housing units.

**Staff Analysis:** *Conditions have been included to ensure compliance with the applicable inclusionary housing requirements.*

COMMUNITY ADVISORY GROUP COMMENTS:

The Templeton Area Advisory Group (TAAG) reviewed and approved with comments, with a unanimous vote, the project on September 18, 2014.

TAAG comments:

Community Vision: This project will be a continuance of the existing storage facility and is designed to blend in with the existing units.

Agricultural Resources: The project will use the existing landscaping; only replacing that which may become damaged in construction. The project will not require any additional water use.

Grading and Drainage: All water will filter into a 2,700 cubic foot underground catch basin that is piped to storm drains.

Roads: No changes to the existing roads (Abby Road).

Visual Impacts: The new 9' tall exterior walls of hardy board will mimic the look of the existing cedar siding while providing added fire resistance. They will feature a board and batten pattern and are topped with an additional 3' of green siding, providing for the potential to use rooftop solar panels, without being visible. There will be security cameras on site as well.

AGENCY REVIEW:

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

Public Works – Recommended conditions of approval and Stormwater Control Plan (SWCP) requirements; per referral response dated July 11, 2014. Public Works approval of preliminary SWCP review per Tim Tomlinson, January 1, 2015.

Environmental Health – No response.

Air Pollution Control District – No comments; per referral response dated June 26,2014.

Templeton Community Services District (water, sewer, fire) – No comments; per referral response dated June 25,2014.

Cal Trans – No response.

City of Atascadero – No response.

LEGAL LOT STATUS:

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 Cody Scheel and reviewed by Ryan Hostetter.