



Promoting the wise use of land

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

**PLANNING COMMISSION**

MEETING DATE December 10, 2015	CONTACT/PHONE Holly Phipps / (805) 781-1162 hhipps@co.slo.ca.us	APPLICANT Dr. Harvey and Melanie Billig	FILE NO. SUB2013-00052 CO14-0020
SUBJECT Request by Dr. Harvey Billig for a for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to 1): subdivide an existing 4.9 acre parcel into two parcels of 1.46 acres and 3.44 acres; and 2) construct a 36,503 square foot (sf) assisted living facility (60 beds) on the 1.46 acres parcel, and a 70,419 sf, Behavioral Health Hospital with 91 beds, on the 3.44 acre parcel including site improvements for grading, parking, and landscaping and a common driveway and shared parking between the proposed buildings. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet from average natural grade instead of 35 feet as provided by ordinance. The proposed project will result in the disturbance of approximately 3.5 acres and 22,230 cubic yards of cut and 17,260 cubic yards fill on a 4.9 acre parcel. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road (directly opposite Twin Cities Hospital), approximately ¼ mile west of Bennett Road in the community of Templeton, in the Salinas River Sub Area of the North County Planning Area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map and Conditional Use Permit SUB2013-00052 based on the Findings listed in A and C and the Conditions listed in Exhibit B & D			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 29, 2015 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation, water and land use and are included as conditions of approval.			
LAND USE CATEGORY Office and Professional	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-280-056	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Communitywide – Compliance with Templeton Design Plan; Office and Professional – Fencing and wall standards			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public Facilities / Twin Cities Hospital <i>South:</i> Office & Professional / Residential Subdivision under construction <i>West:</i> Office & Professional / Medical Building <i>East:</i> Office and Professional/ Medical Buildings			
<p align="center">ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242</p>			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Caltrans, Air Pollution Control District, Templeton Community Service District, Templeton Area Advisory Group, Regional Quality Control Board, Health Commission, Templeton Unified School District, CA Department of Fish and Wildlife, and Army Corp of Engineers	
TOPOGRAPHY: Gently sloping towards south creek corridor	VEGETATION: Grasses, oak trees and willows
PROPOSED SERVICES: Water supply: Templeton Community Service District Sewage Disposal: Templeton Community Service District Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: November 13, 2014

**PROJECT HISTORY**

The project site was the subject of three previously approved Conditional Use Permits (CUP) for assisted living facilities (D950134D, D010021D and DRC2006-00131). These three CUPs were approved by the County Planning Commission; however, construction was never started and all three permits subsequently expired.

Tract 2549, a subdivision of 41 attached single family townhouses, is currently under construction on the adjacent site to the south across the creek. This subdivision takes access from a newly constructed road (Las Casitas Lane) that runs from Las Tablas Road south along the western boundary of the subject site. This residential subdivision is located in the Office and Professional land use category and was part of a mixed use development that included commercial development (assisted living) on the subject site. The commercial element of the mixed use project was never constructed; however, the residential element is now under construction (Tract 2549).

**PROJECT DESCRIPTION**

The proposed project includes the following elements:

1. Proposed parcel map to create a 3.44 acre parcel for the hospital and a 1.46 acre parcel for the assisted living facility,
2. Behavioral Health Hospital with 91 beds,
3. Assisted living facility with 60 beds,
4. Grading of 22,230 cubic yards,
5. Parking for 162 vehicles both underground and in surface lots,
6. A shared parking and access agreement between parcels,
7. A height modification request for a maximum height of 44 feet,
8. A subsurface retention basin.

**Behavioral Health Hospital**

The Behavioral Health Hospital is proposed to have four units for a total of 91 beds to include the following breakdown: a 21 bed children’s unit to serve children between the ages of 6 and 12; a 21 bed adolescent unit to serve children between the ages of 13 and 18; a 20 unit bed gero-psychiatric unit to serve adults between the ages of 65 and up; and a 21 bed acute adult

psychiatric unit. There will be 4-swing beds on each floor, for 8 additional beds for a total of 91 beds.

The California Building Code requires this facility comply with Office of Statewide Health Planning and Development (OSHPD) requirements. Parking is largely subterranean (in basement floor level) with some on grade parking alongside the project's primary entry at Las Tablas Road. Additional on grade parking is provided at the structure's southwest and south sides in a parking area shared with the Assisted Living Facility.

The Behavioral Health Hospital will treat children, adolescents, adults, and seniors. This facility will operate similar to a regular hospital without an emergency room. This facility is designed for short term crisis and professional treatment. It is a voluntary facility where patients will be admitted by their physician. It will be a secure facility that will operate like a regular hospital and will have controlled access 24 hours a day.

The treatment program will consist of a multidisciplinary treatment team utilizing a cognitive/behavioral approach that is integrated with medication as needed. The team will be comprised of psychiatrist, psychologist, registered nurses, clinical social workers and other specialists as required. The individualized treatment goal of the program is designed to:

- First evaluate the acute phase of the patient's mental illness,
- Second to stabilize the patient and prepare them for transitioning back into the community, and
- Finally, discharging the patient. Once stabilized, the patients will be released by the attending physician who will discharge and refer the patient to the next appropriated level of care.
- Upon discharge, the patient will be referred to the next appropriate level of care such as out-patient care or follow up appointments with their primary care physician.

Admissions to the Hospital can occur at any time during the day, any day of the week. Most admissions will occur during week days following a referral from an outside physician, psychologist or clinic. Discharges could occur 24/7; however, most discharges are carefully planned and scheduled during normal business hours. The admitting physician writes a discharge order that would include follow-up appointments and medication prescriptions.

This will not be a locked down facility. This facility will not treat criminal patients who are hospitalized at Atascadero State Hospital or incarcerated in the prison system. The facility cannot accept individuals who have complex medical problems that cannot be treated on an outpatient basis; have a primary diagnosis of drug or alcohol abuse, or an eating disorder (but can be co-occurring); or are a registered sex offender.

The front/public entrance will be unlocked for visitors and the four units will be individually secured at all times. Security will consist of trained staff that is responsible for the patients' safety. All visitors will have to sign in and be approved for access and accompanied by staff when necessary before entering the hospital.

According to information provided by County Behavioral Health Department, there are two potential designations for a proposed facility; one designation would be "LPS Designated" (Lanterman-Petris-Short (LPS) Act) by the County, meaning the facility would be able to take patients on an involuntary basis, have a locked setting, and would be required to put all the patients' rights elements into place to ensure due process. The other designation type facility

could accept only voluntary patients. This would preclude the facility from “locking” the site to prevent exit; would not have a required patients’ rights duty; and would provide a stricter range of admission criteria. This is the designation that is part of this proposed project description.

### **Assisted Living Facility**

The proposed 36,503 sf Assisted Living facility will have a total of 50 rooms with up to 60 beds. The facility is designed to address the needs of persons with memory impairments.

The facility requires Community Care Licensing by the California Department of Social Services. No OSHPD permitting or review is required. Vehicular access to this building is taken from the shared drive that runs from Las Tablas Road to the property to the south of the subject site. Parking and a cul-de-sac turnaround are provided in the approach to the building’s main entry.

### **Community Concerns**

A great deal of concern has been shown in the community regarding the Behavioral Health facility. A well-attended community meeting gave voice to these concerns. The audience members were concerned about the safety of the facility and the type of patients that would use the facility. This sentiment was very prevalent at that meeting and in written correspondence received by the Department (see attachments).

However, according to the County Health Agency, the Sheriff’s Office and other professionals, there is no security or safety risk to the community from this facility. This hospital is a voluntary facility that will not treat involuntary patients. According to the Health Agency, this type of facility is needed in the county and no negative consequences to the community will occur.

## **PROJECT ANALYSIS**

### *Ordinance Compliance:*

#### **Hospital - Behavioral Health**

The proposed hospital is included in the Land Use Ordinance (LUO) definition of “Health Services”. This type of land use is defined in the LUO:

**Health Care Services (land use).** Service establishments primarily engaged in furnishing medical, mental health, surgical and other personal health services including: medical, dental and psychiatric offices (mental health-related services including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists, or unlicensed individuals, are included under Offices); medical and dental laboratories; out-patient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Also includes hospitals and similar establishments primarily engaged in providing diagnostic services, extensive medical treatment including surgical and other hospital services; such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. Nursing homes and similar long-term personal care facilities are classified in "Residential Care." (SIC: Group 80)

### **Assisted Living Facility**

The proposed assisted living facility is included in the Land Use Ordinance definition of “Nursing and Personal Care”. This type of land use is defined in the LUO:

**Nursing and Personal Care (land use).** Residential establishments providing nursing and health related care as a principal use with in-patient beds, including: skilled nursing care facilities; extended care facilities; convalescent and rest homes; board and care homes. (SIC: Group 805).

### **Parking**

Behavioral Health Hospital – LUO section 22.18.050 identifies parking space requirements for various land uses. Hospitals are required to provide one (1) space per bed and one (1) space per office. The hospital contains 91 beds and 10 offices and requires 101 parking spaces. The hospital project is proposing 162 parking spaces with 111 located inside the structure and 52 surface spaces.

Assisted Living – Assisted living facilities are required to provide one (1) space per four (4) beds. The project includes 60 beds and requires 15 spaces. The assisted living facility is proposing 47 parking spaces.

Both proposed facilities provide more than minimum required parking. In addition, a reciprocal access, parking, and utility easement will be recorded with the parcel map.

## **PLANNING AREA STANDARDS**

Office and Professional (Section 22.104.090.E.1). The following standards apply within the Office and Professional category.

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. Refer to the Templeton Community Design Plan; page V-16 through V-18, for criteria on fence and wall materials and detailing.

**Staff Comments:** *The project complies with the fence and wall requirements and will also incorporate landscaping throughout the site.*

## **TEMPLETON DESIGN GUIDELINES**

Non-Residential Site Planning - Outside of Downtown

**Site Planning V.E.1 Setbacks.** Front and street side setbacks for non-residential building shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum.

Setbacks reflect the lot lines from the proposed Parcel Map:

<b>Behavioral Health Hospital</b>	Setbacks	Required Setback	Distance	Meets Guideline
<b>Parking Lot</b>	Front Setback	20 feet	14 feet	No, see discussion below.
	Side Setbacks	20 feet	>20 feet	Yes
<b>Building</b>	Front Setback	10 feet	32 feet	Yes
	Side Setback	10 feet	60 feet and 15 feet	Yes

Setbacks reflect the lot lines from the proposed Parcel Map:

<b>Assisted Living Facility</b>	Setbacks	Required Setback	Distance	Meets Guideline
<b>Parking Lot</b>	Front Setback	20 feet	N/A	Yes
	Side Setbacks	20 feet	48 feet	Yes
<b>Building</b>	Front Setback	10 feet	47; 15 feet	Yes
	Side Setback	10 feet	45; 15 feet	Yes

**Staff Comments:** *The Behavioral Health Hospital does not meet the front setback guideline standard for the parking area. The parking lot is setback approximately 14 feet instead of 20 feet. The shortened setback will keep the development away from the creek at the rear of the project site. It is also noted that the setback area is heavily landscaped and existing development in the area also provide less than 20 foot setbacks. Staff is in support of this modification to the guidelines.*

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 Comments:** *The applicant has submitted a landscaping plan that reflects the intent of this guideline.*

Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area is fenced from view, as a buffer from non-residential activity.

**Staff Comments:** *The proposed residential subdivision is in the Office and Professional land use category and is located on the opposite side of the creek. The use of retaining walls, and existing and proposed landscaping will provide greater separation between the project and the adjacent residential use to the south. The closest the site's buildings will come to the residential property line is approximately 50 feet.*

**Building Location V.E.2.** Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street.

**Staff Comments:** *The Behavioral Health Hospital's public entrance will be facing Las Tablas Road; the Assisted Living Facility entrance and parking area share a common access road and parking area with the hospital. Both building facades are articulated, patio areas for the hospital face the Assisted Living Facility building and open areas and parking lots are landscaped.*

**Site Alteration and Coverage V.E.3.** 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.

**Staff Comments:** *The Behavioral Health Hospital has been designed with a 29% building coverage and 29% parking coverage for a total of 58% lot coverage. The Assisted Living Facility has been designed with a 31% building coverage and a 8% parking coverage for a total of 39% lot coverage. The remainder of this parcel will be used for landscaping and open areas. Templeton Design guidelines suggest no more than 70%; the proposed project meets this guideline.*

**Building Footprint V.E.4.** 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 Comments:** *The building is a Mission design and uses a variety of articulations including portico entries, patio areas, set between building wings, a patio area that faces Las Tablas and variable roof lines.*

**Service Areas V.E.5.** Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible.

**Staff Comments:** *The loading and receiving area, storage and mechanical room are located in the basement of the Behavioral Health Hospital. The storage areas and service area for the Assisted Living Facility are located in the interior of the building and behind the Behavioral Health Hospital. The storage and service areas are concealed from public street view.*

**Parking V.E.6.** Inter-Site connections: Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical.

**Staff Comments:** *The Behavioral Health Hospital and the Assisted Living Facility will be located on separate parcels but share a common access driveway, interior circulation and parking area. The proposed project site will also be connected to the circulation system to the east of the site. Tract 2549 the approved residential development to the south of the project also shares the common driveway access. The parking lot design and driveway access encourages use of the site without requiring vehicles to re-enter the site.*

**Parking Lot Design V.E.7.** Small parking lot areas of 30 or less spaces are encouraged. When parking requirements exceed 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks.

**Staff Comments:** *The parking areas required for the uses are separated into three distinct lots. All lots contain islands for plants dispersed between the parking spaces. The articulated building designs and the landscaping are the dominant features of the project and not the parking lots. Additionally, the parking lot areas are softened by landscaping.*

**Parking Lot-Building Transition Space.V.E.8.** Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees.

**Staff Comments:** *The Behavioral Health Hospital and the Assisted Living facility are separated from the parking lot areas predominately by landscaped areas and walkways.*

**Parking Lot Landscaping V.E.9.** To provide a tree canopy, one of the following methods is recommended:

1. A planted island or break at least 5 feet wide should be provided at an interval of at least every six (6) parking spaces in a row. At least two (2) trees of minimum fifteen (15) gallon size should be provided in each required break.
2. One tree planted at an interval of at least every three (3) parking spaces. Under this method, a continuous row of up to twelve (12) spaces may be used. If over twelve (12) spaces, provide a planted break.

Whether using method 1 or 2, provide a planted area with at least two trees at the end of each row of spaces.

**Staff Comments:** *Approximately half of the frontage of the project along Las Tablas Road includes a patio area that is heavily landscaped and a landscaping area spanning the length of the small parking lot along Las Tablas Road that screens the parking area from public views.*

**Entry Location/Design V.E.10.** Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street.) Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks.

**Staff Comments:** *An existing private road (Las Casitas Lane) along the western side of the project site will be used to access the Behavioral Health Hospital, the Assisted Living Facility and Tract 2549 the residential development behind the proposed project. The road was installed and completed in September of 2015. The project complies with this guideline.*

Parking lot entries along major streets should be located as far as possible from street intersections. Locate parking lot entries as far as possible from intersections; with 200 feet as a minimum preferred distance.

**Staff Comments:** *The entry is located at least 200 feet from intersection of Las Tablas.*

Driveway entries should be at least 25 feet wide and preferably 30 to 35 feet wide so that an entering vehicle does not interfere with an exiting vehicle.

**Staff Comments:** *The driveway entry is 30 feet wide. The project complies with this guideline.*

**Site Circulation V.E.11 Pedestrian Movements.** Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles. Design the parking lot so that drive aisles are perpendicular to the buildings or major tenant.

**Staff Comments:** *The parking lot has been designed to comply with this guideline.*

The parking area should be designed in a manner which physically links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways, trellis structures, and/or landscaping features.

**Staff Comments:** *The parking lot has been designed to comply with this guideline and sidewalks are linked back to the buildings.*

**Queuing Setback V.E.12.** The first parking aisle which is perpendicular to a driveway or first aisle juncture, shall be set back at least 40 feet from the curb. With larger centers, significantly more setback area may be required. Without this provision, vehicles will queue into the street.

**Staff Comments:** *The first parking aisle is approximately 40 feet from the curb allowing for adequate queuing.*

**Screening 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 Comments:** *Approximately half of the frontage of the project along Las Tablas Road includes a patio area that is heavily landscaped. A landscaping area spanning the length of the small parking lot along Las Tablas Road screens the parking area from public views.*

## **Architectural Guidelines**

**Desirable Elements VI.C.1.** The qualities and design elements for commercial and industrial buildings that are most desirable include: Richness of surface and texture, significant wall articulation, distinctive massing, multi-planned pitched roofs, wide roof overhangs, interesting and articulated wall surfaces, distinctive entries.

**Staff Comments:** *The design features of the facility have incorporated all these elements into the proposed buildings. The architectural design of both facilities incorporate features such as distinctive entry porticos, accent colors, façade articulation, tiled architectural elements and patio areas that achieve architectural excellence.*

**Undesirable Elements VI.C.2.** 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 Comments:** *The design is similar to the existing buildings in the area. The project as viewed from the public road does not incorporate these undesirable elements.*

**Materials VI.C.3.** Stucco and horizontal wood siding have traditionally been the primary wall surface materials utilized throughout Templeton. Particular attention should be given to selection an appropriate accent material.

**Staff Comments:** *Both facilities have accent colors, accent tile, façade articulation, patio areas and landscaping that create a dynamic design.*

**Height VI.C.4.** 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 thirty-five (35) feet may be allowed if the extra height is for architectural emphasis only and not storage or habitable space.

**Staff Comments:** *The project includes a request for a height modification. The height limit is thirty-five (35) feet for the Office and Professional land use category. The request includes a modification to the height standards for the proposed hospital to allow a height of 44 feet instead of 35 feet as required by ordinance. The hospital is designed with higher ceilings (10 ft) which results in the height of 44 feet. Also, while the height to the top of the parapet is 44 feet, the height of the habitable space is 36 feet and the building’s height above the Las Tablas Road frontage is 31 feet 4 inches. Staff is in support of this minor modification to the guideline as the height as measured from Las Tablas Road is 31 feet and 4 inches.*

*Height modifications are allowed by the Land Use Ordinance through Planning Commission approval of a Conditional Use Permit, provided the Commission make the following findings: “the project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties, and that the modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction”. Staff is in support of the height modification and findings are provided.*

**Bulk VI.C.5.** 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”. Utilizing architectural elements that transition the bulk from street level to the tip of the parapet/roof such as canopies, porches, arcades, and awnings.

**Staff Comments:** *These architectural features are incorporated into each building’s design creating health facilities that display articulation and are compatible with the size and scale of Twin Cities Hospital located across Las Tablas Road.*

**Scale VI.C.6.** For the 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 is typical in Templeton.

**Staff Comments:** *The site is directly across from Twin Cities Hospital and adjacent to medical buildings on either side. The proposed new buildings have been designed with articulated facades, and full and varied landscaping throughout the site. The Behavioral Health Hospital is stepped down so that it follows the terrain of the land thereby reducing its scale and employs architectural design elements to reduce its impact at street level.*

**Color/Accent Color VI.C.7/8.** Dominant Building Color/Accent Colors - 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 that match these natural materials.

**Staff Comments:** *The proposed design is similar to Mission style / modern architecture with a tile roof.*

**Solid to Void VI.C.9** Main (front, major entry) facade shall be a minimum of 30% transparent. Blank, solid end walls or side walls visible from public view shall be avoided.

**Staff Comments:** *The facades of both buildings facing Las Tablas Road are at least 30% transparent with windows. The side walls have been well articulated to compliment the main facade and provide visual interest.*

**Roofs VI.C.10.** 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 facade, so that the building and its roof form a consistent and integrated composition. The roof should be designed to screen rooftop equipment.

**Staff Comments:** *The roof is consistent with the intent of the guideline. Visible portions of the roof will have red tile overhangs. Roof top equipment will be screened the equipment.*

**Lighting V.F.1:** 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. Light trespass at property line. Illumination from light fixtures on residential zones property shall not exceed 0.1 footcandles, or on business and commercial property shall not exceed 0.5 footcandles. Upward directed decorative lighting shall not be visible above the building roofline. 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 Comments:** *The lighting proposed for this project conforms to these specifications and will be conditioned to comply with this standard.*

**Creek Dedication Guideline III.D.1.** It is recommended that offers of dedication along Toad Creek be required with subdivision and discretionary land use permit applications on creek-front properties where there is a reasonable expectation that a continuous corridor can eventually be acquired.

**Staff Comments:** *The northeastern portion of the site slopes down to a riparian woodland running along an unnamed tributary to Toad Creek. Two large culvert pipes convey stormwater from the adjacent westerly parcel into an approximately 6-10 inch deep rip rapped collecting pool on the project site. The water pools will before flowing east across the project site. The project is not located along Toad Creek and no creek dedication is required.*

**Guideline III.E.1 Area Wide Creek Preservation.** The Toad Creek Watershed should be protected through incorporation of the following: avoid culverting of creek, avoid significant alteration of the creek channel, require adequate (50 ft) setback from the floodway to help maintain the riparian nature of the creek, and all development in the watershed should not be sited on known physical limitations. Physical design of sites and structures should include the following considerations: buffer setback from top of creek bank (25 ft minimum, 50 ft preferred), plant wildflower seed (SLO County Mix) or other cover promptly after grading, do not strip all the natural riparian vegetation along Toad Creek to prepare a development site, do not fill in the floodplain resulting in a one foot rise in the 100 year flood level, do not place fences or walls within the banks of the creek.

**Staff Comments:** *The project is in conformance with this guideline because it does not culvert the creek nor alter the creek channel and is located greater than 50 feet from the floodway of Toad Creek.*

**Guideline III.E.4 Site Grading.** Require on-site detention for projects that do not participate in the Bethel Road basin or for all properties after the basin is off-set by development

**Staff Comments:** *The project is proposing an on-site detention basin and an on-site retention basin.*

**Guideline III.E.7.** Site plan new development on the least sensitive portion of the site to preserve the natural landforms, geologic features, and vegetation. The plan must direct and provide adequate flow of surface run-off to catch basins while gracefully contouring the land to blend with existing conditions at the boundaries of the site. Gradual transitions between existing topography and man-made cut/fill slopes encouraged.

**Staff Comments:** *The existing creek riparian area will be retained and enhanced through the implementation of the landscaping plan. The Behavioral Health Hospital and the Assisted Living Facility buildings are sited outside the sensitive riparian areas. The buildings are stepped in elevation to blend with the existing sloping topography creating a gradual transition between the proposed building areas and the riparian areas. Additionally, the riparian area will be enhanced through the project's landscaping since it will be an integral view shed to the Memory Care/Assisted Living Facility's wandering garden courtyard.*

## HEIGHT MODIFICATION

The project includes a request for a height modification for the Behavioral Health Hospital building only. The height limit is thirty-five (35) feet (measured from average natural grade) for the Office and Professional land use category. The request includes a modification to this height standard. Height modifications are allowed by the Land Use Ordinance through Planning

Commission approval of a Conditional Use Permit provided the Commission makes the following findings:

- The project will not result in substantial detrimental effects on the enjoyment and use of adjoining properties; and
- The modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction.

In addition, The Templeton Design Plan includes the following guideline:

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

**Staff Comments:** *The maximum height of the Behavioral Health Hospital is 44 feet above average natural grade (ANG) measured to the top of the parapet wall. Other key height measurements include:*

- *41 feet (ANG) to the top of the roof*
- *36 feet (ANG) to the top of the highest habitable space*
- *31 feet 4 inches from Las Tablas Rd elevation to the top of the parapet wall.*

*The hospital is designed with higher ceilings (10 feet) which results in a height of habitable space of 36 feet. The height above 36 feet up to 44 feet is non-habitable space (5 feet) and the parapet wall (3 feet).*

*The Templeton Fire Department has reviewed the project and did not have any concerns regarding the height of the building and is recommending that the structure be equipped with fire sprinklers and that exterior stairways be provided. The proposed height modification will not affect the enjoyment or use of adjoining properties as the site is surrounded by Commercial and Office and Professional designations; the hospital structure opposite the site has been approved for height modifications of greater than 60 feet.*

*Staff is in support of this minor modification to the Templeton Deign Plan guideline and the height modification and findings are provided.*

## **ENVIRONMENTAL ISSUES**

### **Major Issues**

A Negative Declaration has been prepared for the project. In addition to Traffic and Biological Resources, mitigation measures are proposed for aesthetics, air quality, water and other environmental issue areas.

**Traffic.** Future development will access onto the following road(s): Las Tablas Road and Via Las Casitas Lane. Las Tablas Road is a two-lane collector urban roadway providing access to commercial development in the area of the project, medical facilities, and residential areas.

A traffic study was prepared (Associated Transportation Engineers, 2013) and reviewed by Public Works. No significant concerns were identified and Public Works. The County has established the acceptable Level of Service (LOS) on roads in urban area as "D" or better. The

existing LOS is considered "C" or better. The traffic generated by the proposed project (both the Hospital and the Assisted Living Facility) will not result in a significant impact. The LOS East of Bennet Way (shown in above Table 6) will drop to a LOS "D" which is considered acceptable and not a significant impact.

**Biological Resources.** The site consists largely of California annual grassland that, in the northeastern portion slopes down to a riparian woodland running along an unnamed tributary to Toad Creek.

Preliminary site plans show minimal impacts on the 1.15 acre riparian woodland. The proposed project may require the removal of valley oak trees. This removal is predicted to be minimal, resulting in the removal of only one 14 inch valley oak tree and shall be mitigated. Any work done in or near the riparian woodland has the potential to affect nesting birds by causing nest abandonment or the removal of nesting materials and substrate. Also, work in this area may affect water quality. Recommendations and minimization measures are provided to the Mitigated Negative Declaration.

Because work done in or near the riparian woodland has the potential affect nesting birds, the applicant shall retain a qualified biologist to conduct nesting bird surveys prior to removal of grassland, shrubs, and trees, if grading and construction activities occur during the nesting bird season (March 15 through August 15). If the surveys determine that nesting birds are located within the project site, the biologist shall evaluate the type of construction activities, bird species, topography, and density of vegetation to establish an appropriate buffer area around the nest that will prevent disturbance to the birds and destruction of the nest. No construction activities shall be allowed within the buffer area until the biologist has determined that the chicks have fledged and the nest has been vacated.

As a result of a full biological assessment (by Althouse and Meade, Inc., March 21, 2014, Revised July 23, 2015 and 2006) no state or federally listed animals have been detected in the project site. Three special animal species have the potential to occur in the project site. To assure avoidance of potential impacts to California red-legged frog, Western spadefoot toad, and Legless lizards, the applicant has agreed to (but not limited to): preconstruction surveys, capture and relocation if necessary, and shall adhere to Best Management Practices, refer to the Mitigated Negative Declaration for specific details.

## **COMMUNITY ADVISORY GROUP COMMENTS**

Templeton Area Advisory Group (TAAG). On November 20, 2014 TAAG voted 7-0 against the proposed project. TAAG recommends the Planning Commission deny the Conditional Use Permit. The TAAG response states in part, "The project is not the appropriate or a needed facility in the proposed size, location and service level. Templeton strongly believes that a more focused, properly sized facility with significantly more land servicing seniors would be a better fit for the community".

## **AGENCY REVIEW AND COMMENTS**

**Public Works** – Stock conditions apply for land use permit and parcel map.

**County Environmental Health Department** – The office is in receipt of preliminary evidence of water.

**Air Pollution Control District** – The construction and operation of the proposed project will have both short term construction phase impacts and longer term operational impacts. Mitigation measures recommended.

**County Sheriff's Department** – This project will add to the cumulative effect of community growth and the need for additional law enforcement staffing. However, with the implementation of security measures such as but not limited to, having on-site security, sufficient lighting, and surveillance equipment, could alleviate an increase in law enforcement calls during construction phase; the Sheriff's Office has determined that the facility will not increase Sheriff Office calls for service beyond the normal cumulative increase in service needs of all development projects.

**Templeton Fire** - Fire Department has reviewed the project and did not have concerns regarding the height of the building and is recommending that the structure be equipped with fire sprinklers and that exterior stairways be provided. The project is subject to fire capital facilities fees administered through Templeton Community Service District. Fire safety requirements are stated in a letter dated October 17, 2014.

**Health Commission** – Supports development of additional inpatient care in San Luis Obispo County, June 23, 2015.

**Templeton Community Service District** – Conditional “will serve” letter submitted for water and sewer dated October 28, 2014.

**Templeton Unified School District (TUSD)** – The TUSD has stated that the hospital could increase the District's special education student population by approximately 20% with no accompanying increase in funding.

**Regional Water Quality Control Board** – No comments submitted.

**California Department of Fish and Wildlife** – No comments submitted.

**Army Corps of Engineers** – No comments submitted.

**Cal Trans** – No comments submitted.

## **OTHER COMMENTS**

**Chief of Police for City of Santa Barbara** – Stated, “My experience in Santa Barbara indicates that, in fact, there are no exacerbated threats to the public in neighborhoods around these facilities that provide mental health care.”

**Transitions-Mental Health Association** – Supports proposed project.

**Cottage Hospital of Santa Barbara** – Supports the proposed project, there is significant need for psychiatric treatment facilities in California.

**George L. Baker former Director of Vista del Mar Hospital in Ventura** – stated “During my tenure at Vista del Mar, I am not aware of any incidents with our patient population that perpetrated a threat to the public or adjacent community”.

**Meridian Hospital Behavioral Health** – Fran Sauvageau CEO stated that “In my experience, at no time has any facility ever posed a community danger or nuisance”.

**San Luis Obispo County Behavioral Health Board** – Recognizes need for increased inpatient mental health resources in our county.

**CenCalHealth** – Supports increasing access to inpatient psychiatric services in our service area.

## **LEGAL LOT STATUS**

The lot was legally created by a parcel map CO94-079.

Staff report prepared by Holly Phipps and reviewed by Bill Robeson, Deputy Director – Permitting.