



East Bennett Village

TAAG: March 16, 2023

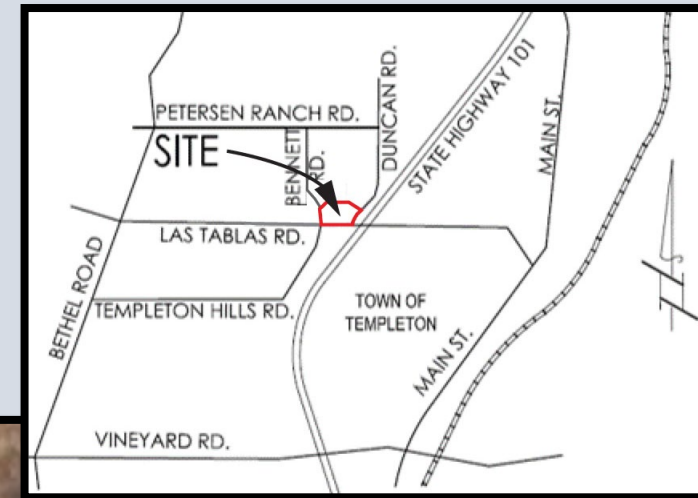
Minor Use Permit DRC2021-00102 / Parcel Map N-SUB2022-00042

Status: MND Posted and Scheduled for Planning Department Hearing May 19th

Project Site

Property Location: 0 Las Tablas Rd. Templeton, CA

- West of Highway 101 on Las Tablas Rd.
- Outside of Templeton's Central Business District (downtown) in the Las Tablas commercial area.
- APN 040-372-010
- Zoning: Commercial Retail
- +/- 2.47 acres
- Vacant
- Bounded by Las Tablas Rd to the South, Bennett Way to the West, Duncan Road to the East



Surrounding Uses

To the West on Las Tablas:

- Twin Cities Hospital
- Medical offices & assorted business
- Las Tablas Commercial Center +185,000 sq. ft approved development consisting of the following uses:
 - General Commercial/Retail
 - Restaurant
 - Grocery
 - 24-hour pharmacy with drive-through
 - Outpatient Surgery and Medical office buildings
 - Hotel

To the East on Las Tablas & Duncan:

- California Highway Patrol
- Chevron Gas Station

To the South on Las Tablas:

- Las Tablas Animal Hospital
- Park and Ride
- Medical offices & assorted business



New Quick Service Restaurant, Gas Station & Convenience Market with Car Wash

Minor Use Permit

- 2,675-square-foot quick service restaurant (QSR) with a drive-through.
- 3,200-square-foot gas station with a convenience market
 - Eight (8) fuel dispensers.
 - 20,000 gallons of underground fuel storage.
- 1,170-square-foot single car wash tunnel.
- On and offsite improvements.

Land Use Ordinance Request:

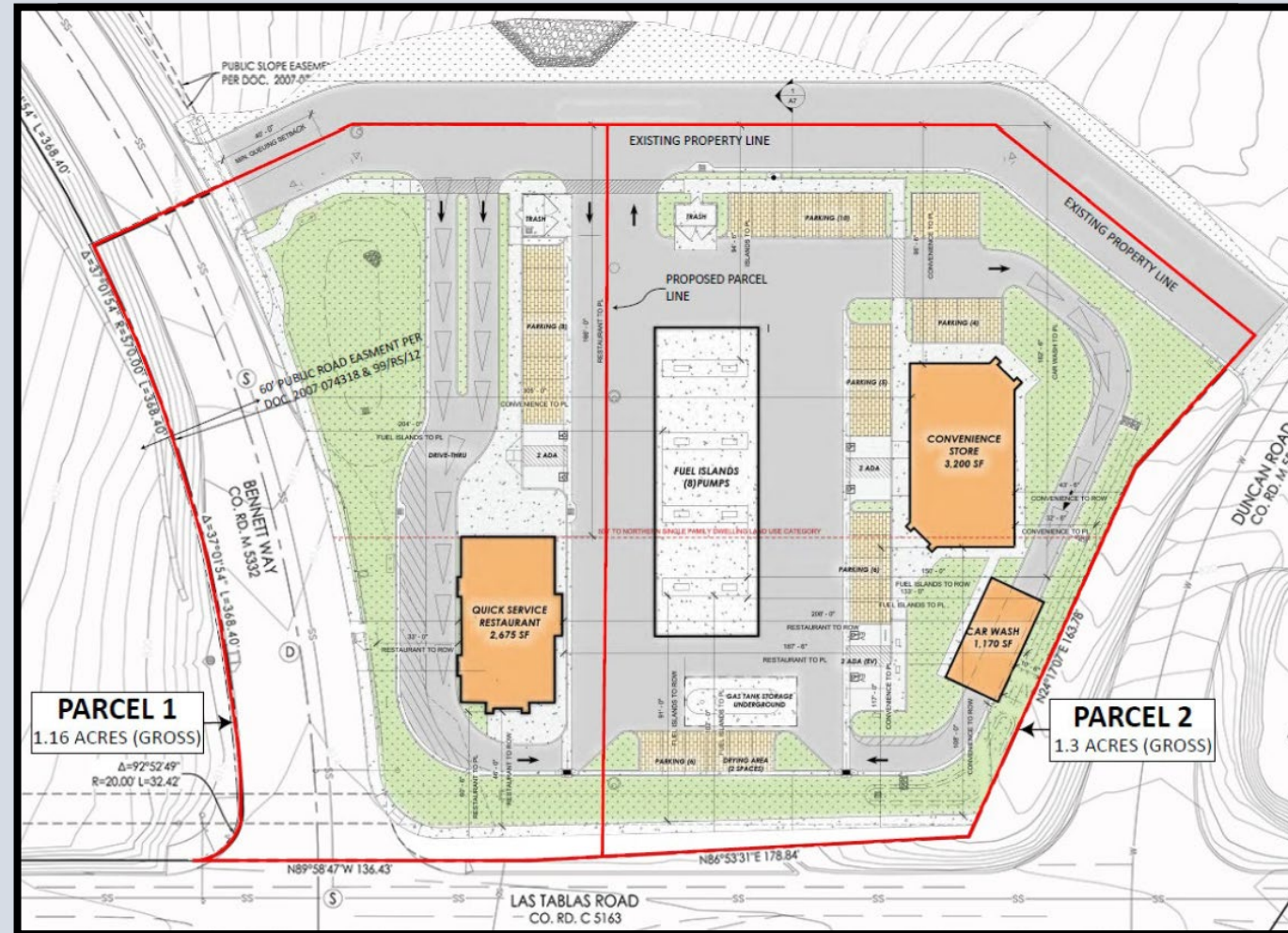
- Shared Parking Adjustment
- Increase in Signage

Templeton Design Standards:

- V.F.4 Drive-Throughs

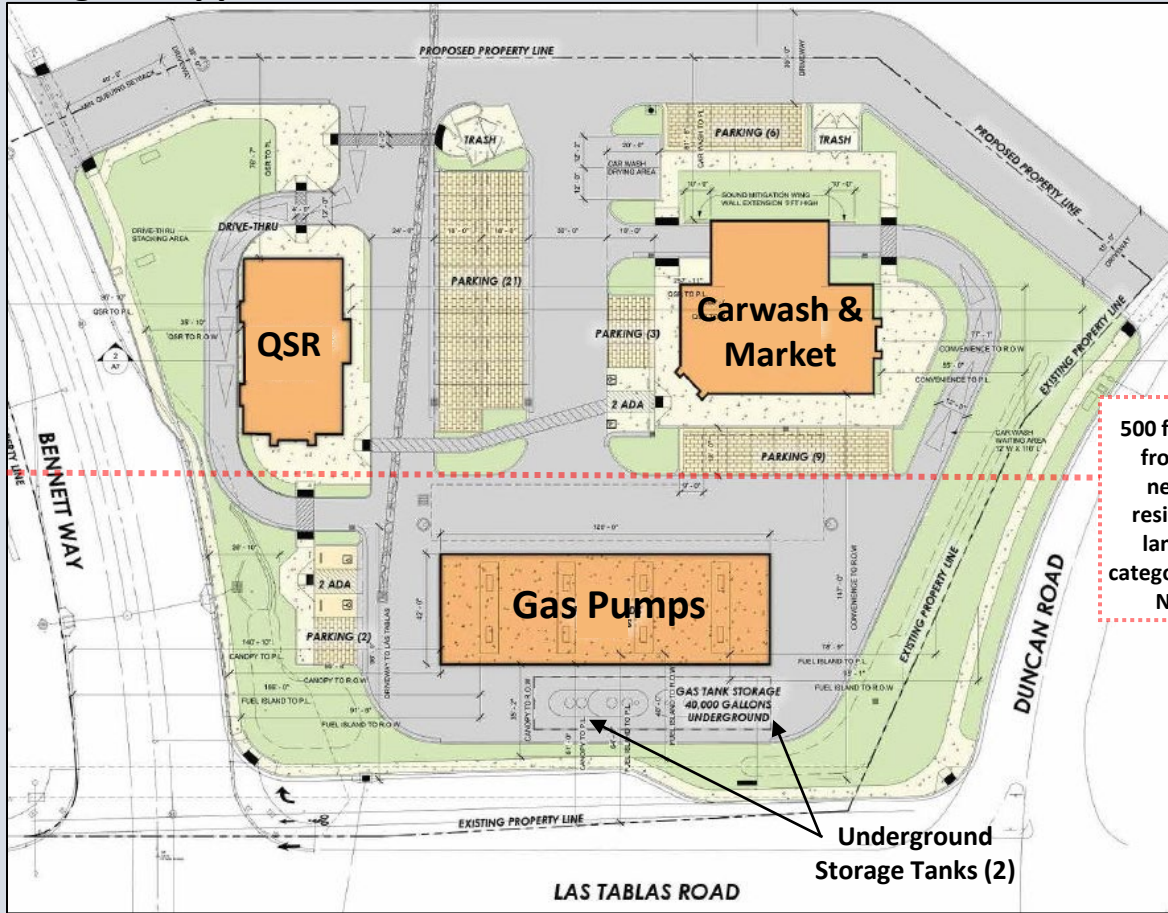
Parcel Map

- Parcel 1 - 1.16 acres with QSR
- Parcel 2 - 1.3 acres with Gas Station, Convenience Market & Carwash

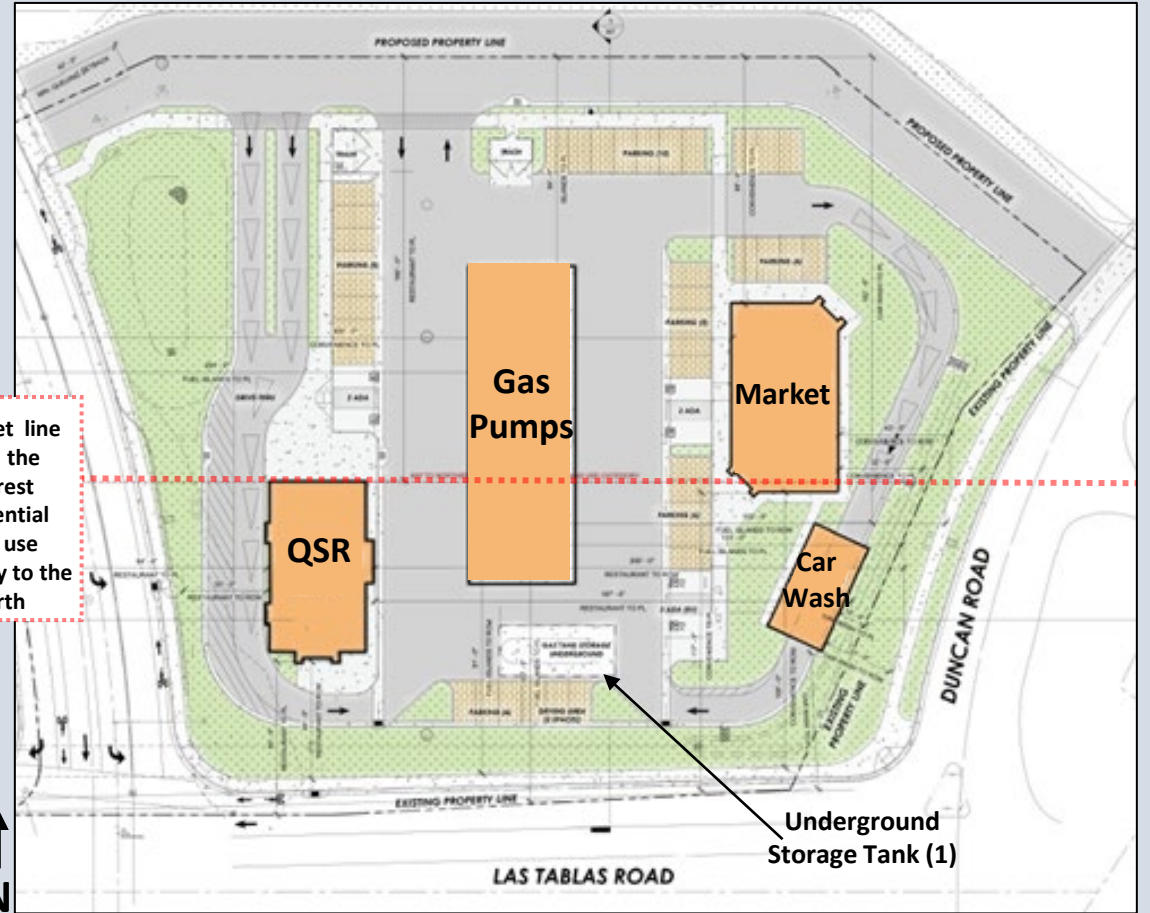


Project Evolution

Original Application Site



Revised Site Layout



500 feet line from the nearest residential land use category to the North

4/16/21 MUP Application Submittal

9/15/21 Peterson Ranch HOA meeting presented revised design

1/13/22 TAAG's Project Review Committee meeting - Revised design

2/24/23 MND Published

5/6/21 TAAG's Project Review Committee meeting - Original design

12/28/21 Info Hold Submittal Revised design, Air Quality, Revised Traffic & Revised Acoustical Analysis

6/22/22 Health Risk Assessment submitted

3/16/23 TAAG Meeting

5/19/22 Hearing

Elevations, Colors & Materials

Convenience Market



Stucco
Metal
Wood
Stone

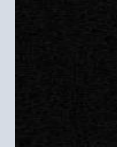
STANDING SEAM
METAL ROOF



EXPOSED TIMBER



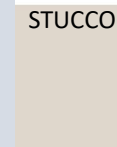
ALUMINUM FRAMING



STONE VENEER



CEMENT PLASTER



VERTICAL FIBER

CEMENT SIDING



Guideline VI.C.1: Desirable 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-planned pitched roofs (multi levels also)
- Wide roof overhangs
- Interesting and articulated wall surfaces
- Distinctive entries

Intent: The intent of this guideline is to encourage architectural excellence and use of quality materials in non-residential structures.

Application: All non-residential structures outside of the Downtown Core of Templeton.

Quick Service Restaurant



Stucco
Metal
Wood
Stone

Guideline VI.C.3: Materials

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

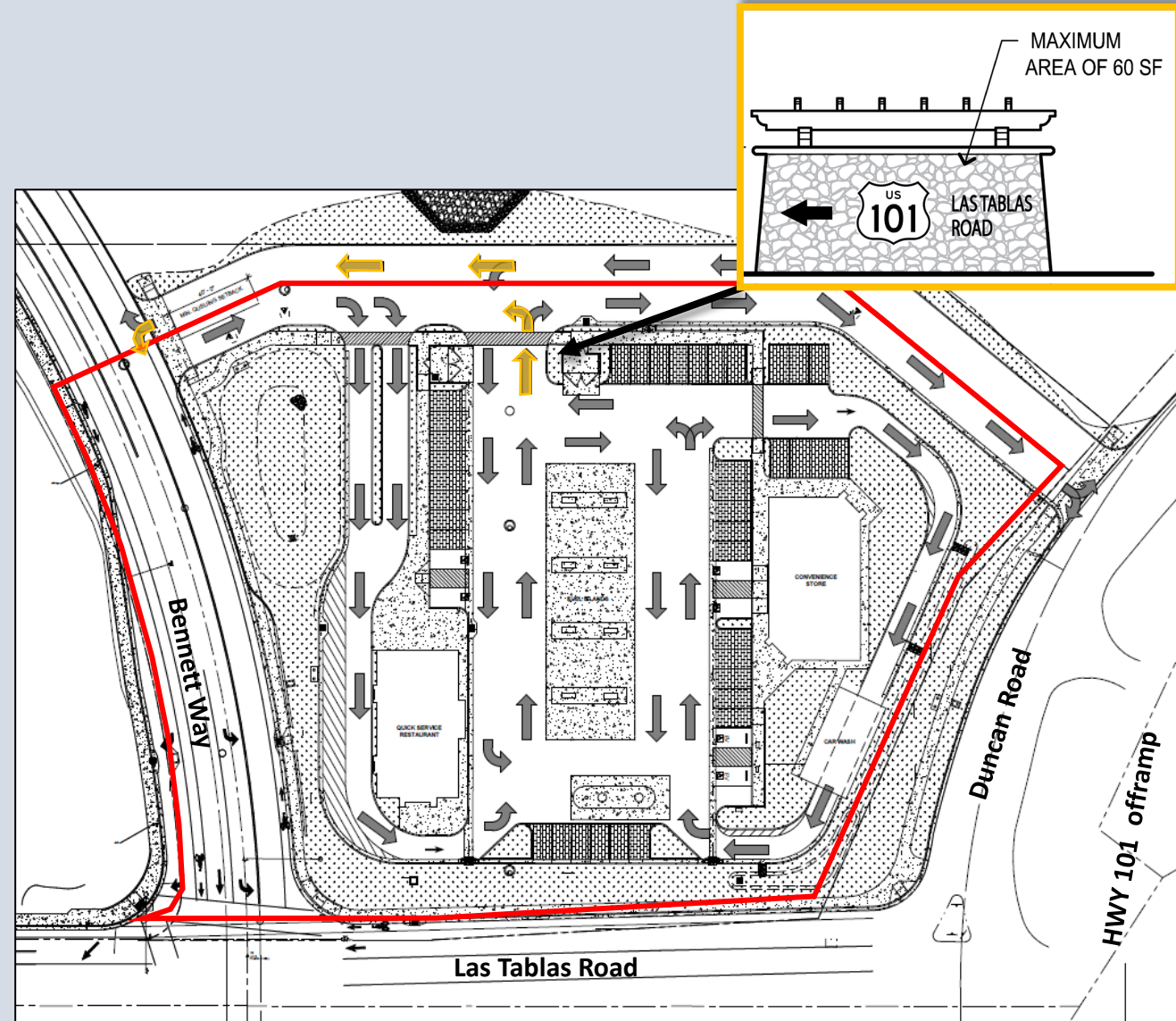
Appropriate:

- 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



Access, Circulation & Parking

- Access from Bennett Way and Duncan Road
- Separation of drive-through and walk-in traffic
- Parking lot divided into smaller parking areas with landscaping
- Total 45 parking spaces
 - 15% shared parking reduction
 - Parking lot designed to comply with Templeton Community Design Plan
- 2 additional oversized parking spaces for car wash drying area
- Directional signage guides drivers to exit onto Bennett Way for access to Las Tablas and Hwy 101



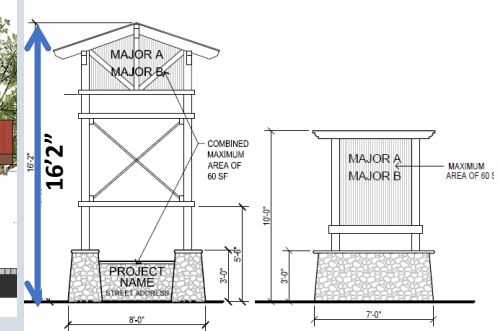
Signage

- Signage Program complies with all standards outlined in Section 22.20 – Sign Ordinance and Templeton Community Design Standard V.F.2 – Signs.
- Request to allow up to 1,229 sq. ft. of signage allowed under a MUP
- Type of signs proposed may include:
 - Monument/Freestanding
 - Wall
 - Authorized Signs
- No freeways signs are proposed
- Signs will be indirectly lighted stationary, shielded light sources, directed solely at the sign.

Wall Signs

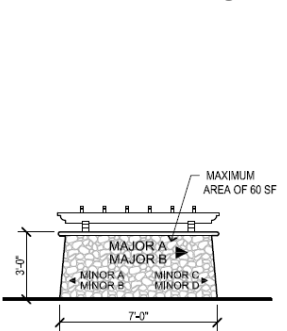


Entry Signs



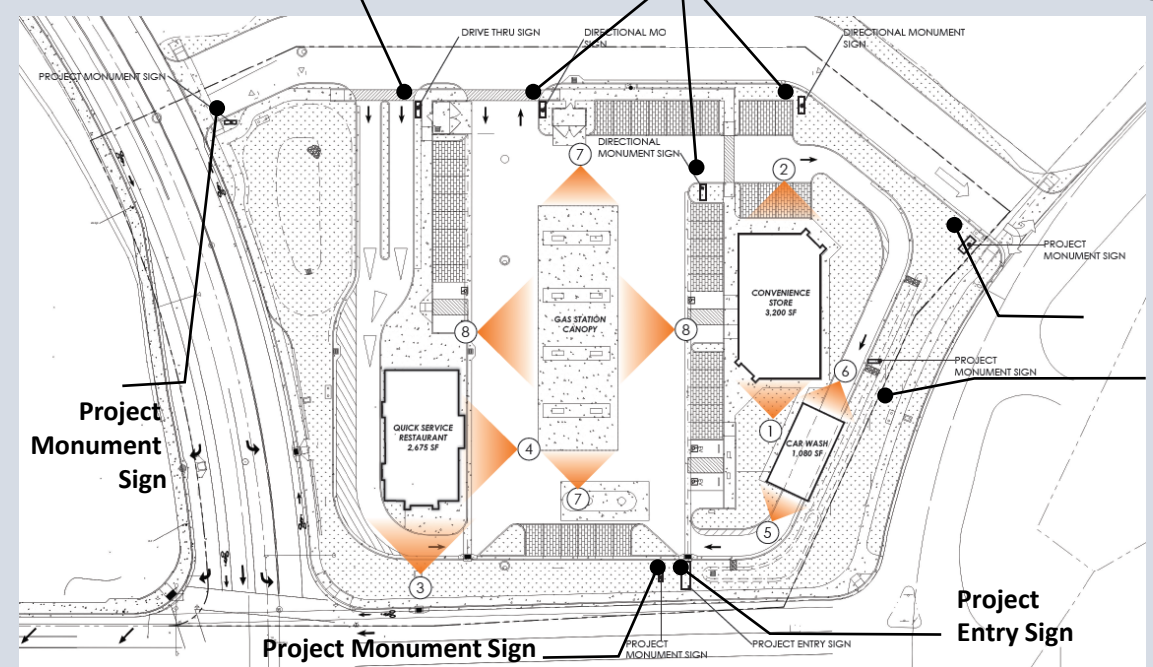
Project Monument Signs

Directional Monument Signs



Drive Through Sign (Directional Monument)

Directional Monument Sign



Project Monument Sign

Project Entry Sign

SIGN PROGRAM TABLE

LOCATION	WALL SIGN (UP TO 80 SF)	MONUMENT SIGN (UP TO 60 SF)	FREE STANDING ENTRY SIGN (UP TO 60 SF)	DIRECTIONAL MONUMENT SIGN (UP TO 60 SF)	SIGNAGE SUBTOTAL
OVERALL SITE		2	1	2	300
RESTAURANT (QSR)	2			1	163
GAS STATION	4	1			380
CONVENIENCE STORE	2				122
CAR WASH	2	1		1	264
TOTAL SIGNAGE REQUESTED (SF)					1,229

Resource Studies

- **Biological Resource Assessment by Terra Verde dated 10/26/20**
 - “As currently designed, the potential for impacts to biological resources is considered low. Direct impacts to special-status wildlife could result from construction-related disturbances such as trampling or crushing from equipment. A series of avoidance, minimization, and mitigation measures have been recommended to reduce potential impacts to a less than significant level.”
- **Acoustical Analysis by 45dB dated 2/13/21 (updated 11/4/21)**
 - The project will comply with the County’s maximum exterior noise level standards
 - Report recommends on-site sound level measurements of the operational car wash to further confirm anticipated compliance
- **Paleontological/Archeological by Cogstone dated Nov. 2020**
 - No cultural resources were observed during the survey and no further cultural resources work is recommended for the project
- **Water Demand Analysis by Wallace Group dated 4/9/21**
 - Water allocation of 3 water units at 575 GPD and 6 sewer units at 300 GPD
 - Total potable water demand is 1,725 GPD which includes the QSR demand estimated to be 1,150 GPD and the gas station demand estimated to be 575 GPD
 - TCSD approved the use of an existing private irrigation well for non potable uses, including the car wash and landscaping
- **Traffic by Associated Traffic Engineers (ATE) dated 3/31/21 (updated 11/8/21)**
 - The project will not generate significant traffic impacts as a significant percentage of project generated traffic will be “pass-by” in nature and trips that are already travelling on the community of Templeton’s street system
 - The project will not exceed County roadway policy standards for roadway and intersection volumes/Level of Service
- **Air Quality Analysis by LSA Associates dated 12/8/21**
 - Proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. GHG emissions released during construction and operation of the project are estimated to be lower than significance thresholds and would not be cumulatively considerable.
 - The project is consistent with federal, state and local standards
- **Health Risk Assessment by LSA Associates dated 6/2022**
 - “No significant health risk would occur from project-related emissions.”

Health Risk Assessment

LSA's Operational Health Risk Assessment:

- Used to estimate the increased health risk levels for people living and/or working near a project that emits Toxic Air Contaminants (TACs).
- Document the increased cancer and non-cancer health risk levels from project-related emissions of TACs on existing nearby sensitive receptors, including residents and/or workers.
- The closest sensitive receptor includes the single-family residential use
- The residential risk incorporates the risk for nearby residents living nearby for 70 years (considered a conservative period of time for an individual to live in any one residence).
- The proposed gas station would result in significant impacts to nearby sensitive receptor locations if operational TACs were to exceed established SLOAPCD thresholds for cancer risk.

LSA states “As these results show, all health risk levels to nearby residents from project-related emissions of TACs would be well below the San Luis Obispo County APCD HRA thresholds. As such, no significant health risk would occur from project-related emissions.”

Table B: Health Risks from Project Operation to Off-Site Receptors

Location	Carcinogenic Inhalation Health Risk in 1 Million	Chronic Inhalation Hazard Index	Acute Inhalation Hazard Index
Sensitive Receptor Risk	0.12	0.0004	0.06
San Luis Obispo County APCD Threshold	10.0	1.0	1.0
Significant?	No	No	No

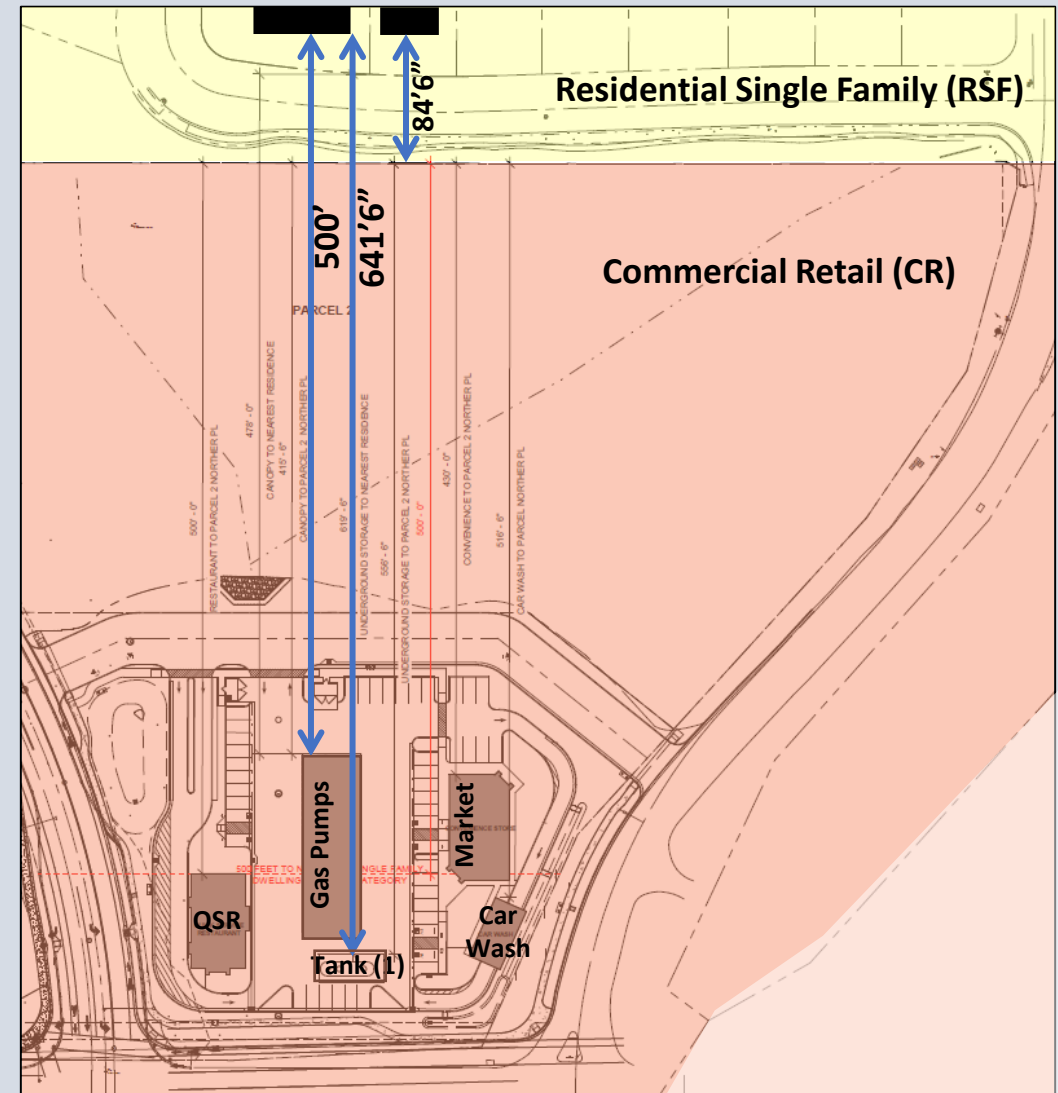
Source: Compiled by LSA (June 2022).

APCD = Air Pollution Control District

Residential Single-Family Proximity

All Structures are more than 500 feet from the nearest residence:

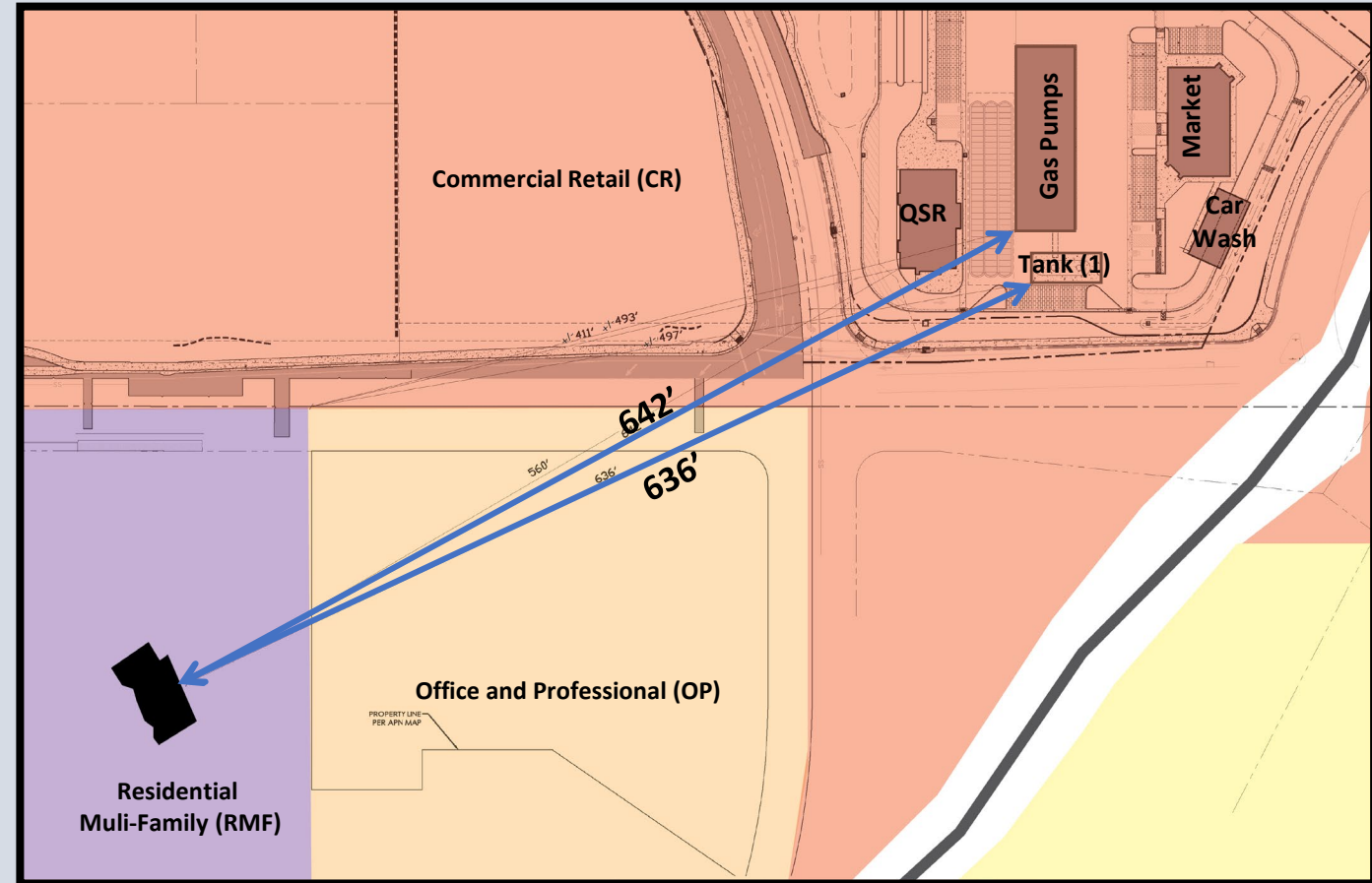
- Convenience Market
 - 430' to RSF category
- Carwash
 - 516'6" to RSF category
- Quick Service Restaurant
 - 500' to RSF category
- Gas Pump Canopy
 - 415'6" to RSF category
 - 500' to the nearest house
- Underground Tanks
 - 566'6" to RSF category
 - 641'6" to the nearest house



Residential Multi-Family Proximity

All Structures are more than 500 feet from the nearest residential Structure:

- Quick Service Restaurant
 - +/-411' to RMF category in Las Tablas Road
 - 560' to the nearest residential structure
- Gas Pump Canopy
 - +/-493' to RMF category in Las Tablas
 - 642' to the nearest residential structure
- Underground Tank
 - +/-497' to RMF category in Las Tablas
 - 636' to the nearest residential structure



Why these uses and why here?

- Proximity to Highway 101 On and Off ramps
 - Provides convenient access to residents and the traveling public
 - Keeps the non –resident customer off the community streets
- Commercial Retail allows for the proposed uses and the uses at this location are consistent with the Templeton Community Plan
- Excerpt: Page 4-4 of the Templeton Community Plan
 - **Visitor-serving commercial areas** are located at the North Main, Las Tablas and Vineyard Drive/Highway 101 interchanges to provide for traveler needs. **Sites on Las Tablas Road are located near the Highway 101 interchange to provide traveler services, lodging and entertainment.**
 - Gas Station, Convenience Market, and QSR, including drive throughs provide the traveler services/needs envisioned for CR properties located at the Highway 101 interchange.

Conclusion

- The proposed project is consistent with Title 22 of the Land Use Ordinance, the Templeton Community Plan and the intent of Templeton Community Design Plan.
- All proposed structures are more than 500 feet from the surrounding single family and multifamily residences.
- Your feedback has helped refine the project guiding the current design.
- The Project is scheduled for Planning Department hearing on May 19, 2023.



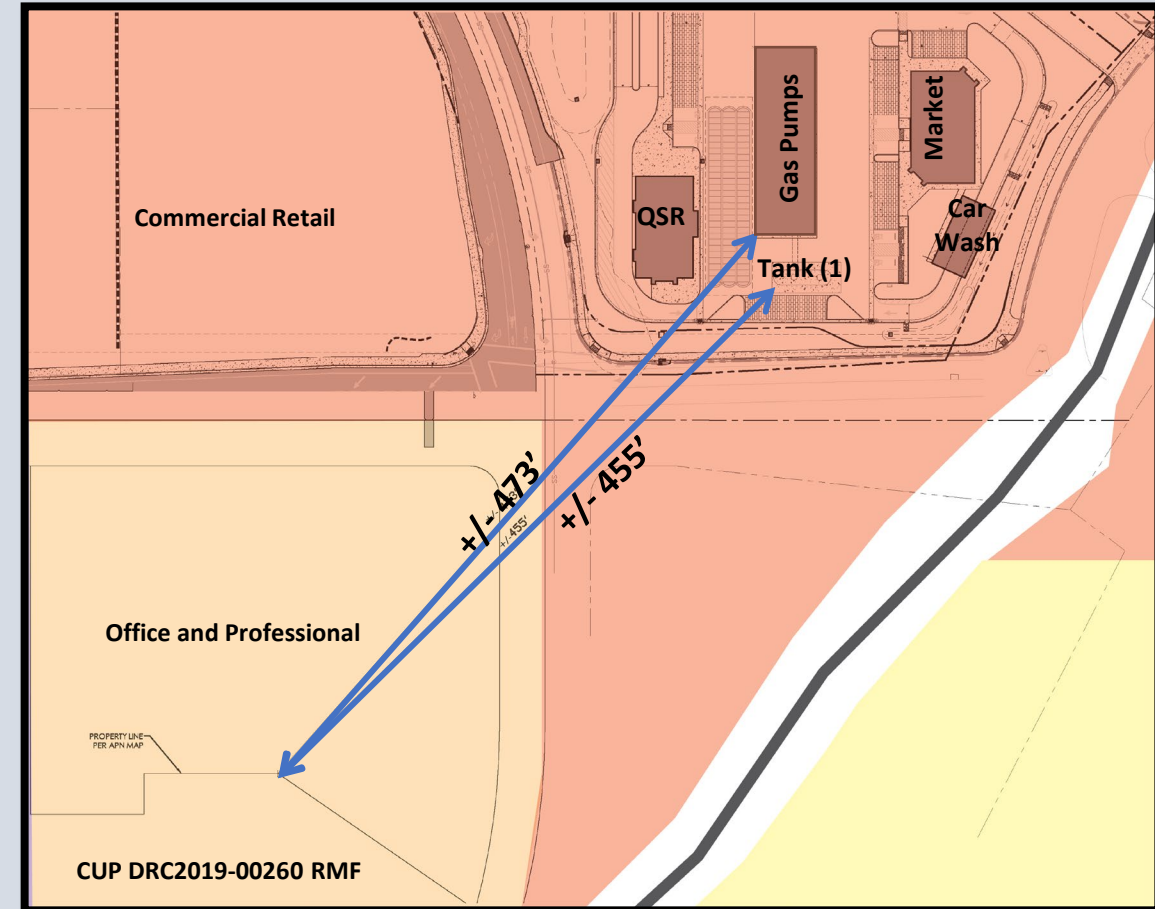
People's Self Help Housing Proximity

For reference only:

CUP DRC2019-00260-Approved 28-unit Multi-family apartments in 2020 and land remains vacant today.

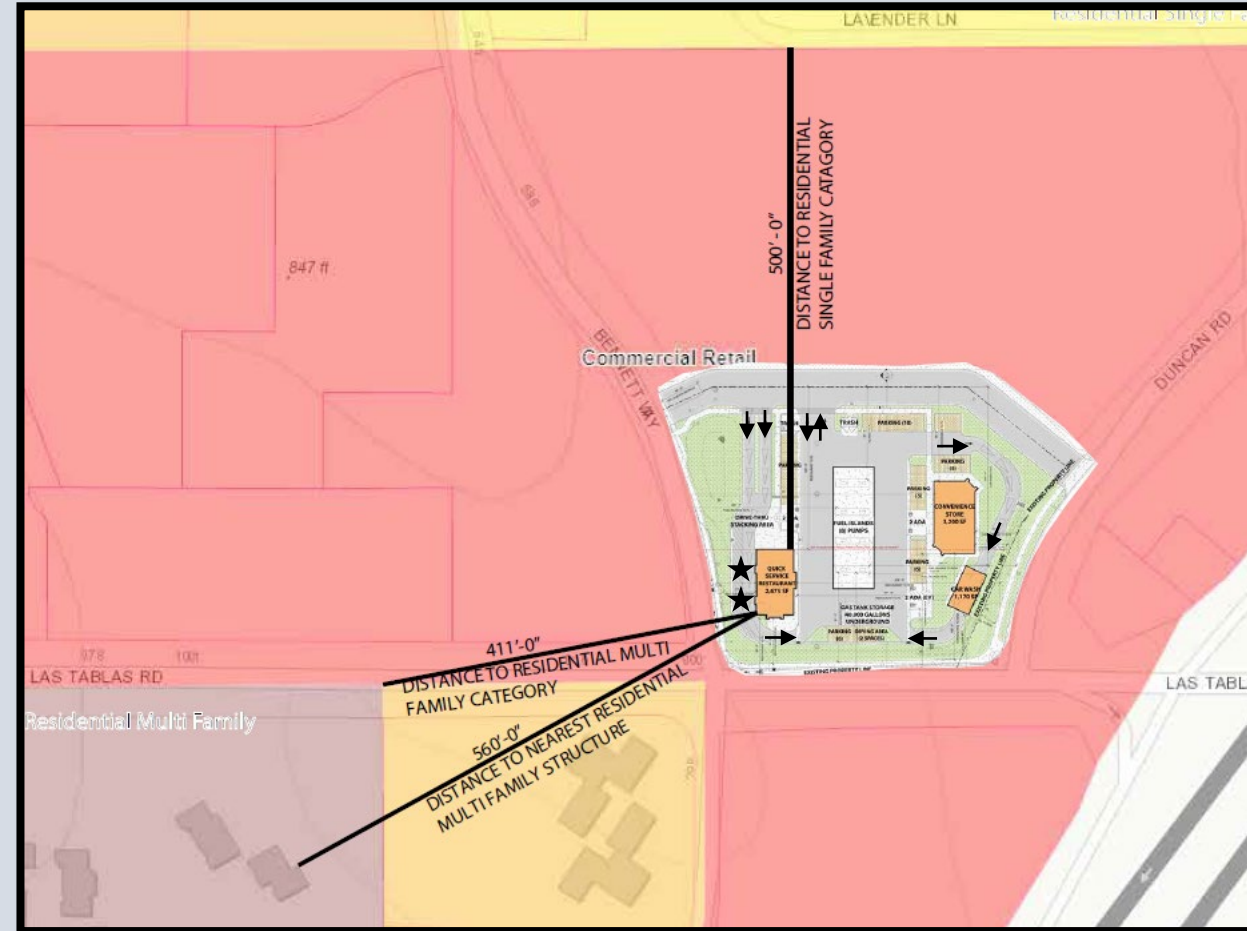
Based on the approved project in Office and Professional (OP) zoning the standard requesting 500 feet is specific to residentially zoned parcels, therefor not applicable.

- Gas Pump Canopy
 - +/-473' to Approved Project property line
 - +/-483' to the nearest proposed residential structure (10' setback)
- Underground Tank
 - +/- 455' to Approved Project property line
 - +/- 465' to the nearest proposed residential structure (10' setback)



Drive-Throughs

- Drive throughs uses are located 500+ feet from nearest Residential **Single** Family land use category complying with the standard.
- Drive throughs uses are located +/-411 feet from nearest Residential **Multi-Family** land use category falling short of the standard requirement for 500'.
 - Complies with the intent of the standard with the nearest RMF structure located more than 560 feet away.
 - Drive-through windows and car wash drive through aisle oriented away from residential land uses.
 - Visual and sound buffer between the drive-through and residential uses through Landscaping
 - RMF has mature shade trees, shrubs and grasses which screens the project and creates a natural sound barrier from Las Tablas Road
 - Separating the QSR and the RMF development is a county maintained frequently used public road (Las Tablas Rd.) and existing commercial structures that provide an additional buffer and separation between the drive through's and residential uses
 - An Acoustical Analysis demonstrated that the project complies with the Noise Standards contained in the Land Use Ordinance.
- Restaurant vehicle queue accommodates 15 cars



Standard V.F.4: Drive-Through Facilities.

***Drive-In and Drive-Through Facilities.** Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities that are accessory to a principal building, where business is conducted inside or businesses that conduct all business by means of drive-through facilities; shall be limited to areas that are more than 500 feet from any residential land use category unless specifically approved through a minor use permit.*

Intent: The intent of the following Standard is to address potential conflicts between drive-through windows and residential areas.

