

TEMPLETON AREA ADVISORY GROUP (TAAG)
Addressing the Area's Land Use Planning Since 1994
PO Box 1135 Templeton, CA 93465
RECOMMENDATION REPORT TO THE COUNTY

Via Email

To: John Peschong, District 1 Supervisor
Trevor Keith, SLO County Planning Director
Eric Tolle, Senior County Planner
Ysabel Eighmy, Secretary, Planning Commission (yeighmy@co.slo.ca.us)

From: Scott Shirley, TAAG Board Chair

Date: June 11, 2023

cc: TAAG Board members, Lacey Zuback (Kirk Consulting), Doug Filipponi

SUBJECT: Report of TAAG Recommendation for **DRC2021-00102, known as the East Bennett Village – Parcel 1.**

Please note that the following TAAG recommendations are based on the proposed project's original design and scope of operations that were presented and considered by TAAG during its April 20, 2023 Board Meeting. TAAG was recently notified by the Project Applicant and the Applicant's Planning Consultant that revisions to the project's plans and proposed operations are in process and may be available for review by June 14, 2023. TAAG's next scheduled Board meeting is June 15, 2023. The project's Land Use Permit Planning Commission hearing is currently scheduled for June 22, 2023. TAAG has been advised that the revised plans will require SLO County Planning Department reviews and possible additional modifications. TAAG requests that the currently scheduled Commission's June 22, 2023 permit approval hearing be continued to a later undetermined date in order to allow the public and TAAG to consider the revised project plans and develop modifications to TAAG's April 20, 2023 recommendations presented below.

This project is a request for a Minor Use Permit to establish a Gas Station service facility located on a currently vacant 2.8 acre parcel (APN 040-372-010) fronting Las Tablas Road between Bennett Way and Duncan Road. The project will consist of the following three separate structures and an eight (8) fuel dispenser fuel island:

- A 2,675-square-foot quick service restaurant (QSR) with a drive-through
- A 3,200 square-foot convenience store
- A 1,170-square-foot single car wash tunnel

During the publicly noticed April 20, 2023 TAAG meeting, there was significant community input from the 19 residents attending the meeting and from 44 emails received from the public (attached in the meeting minutes.) A substantial majority of public and written comments oppose the project for various reasons.

Prior to the scheduled meeting, Eric Tolle, Senior County Planner, advised that the Minor Use Permit hearing had been elevated to the Planning Commission from a Planning Department Hearing, with a hearing date set for June 22, 2023. He summarized the six adjustments requested by the applicant and the TAAG Board voted on each adjustment individually, in relation to whether the project should be approved based on the adjustment.

Also, Eric Tolle clarified that the measurement taken to determine assess the setback distance from a drive-through restaurant (QSR) facility to a residential land use category was determined to include all drive-through components, e.g. order window, outdoor menu display, order box, and vehicle queueing lanes. TAAG submits the following

Recommendations for the County's consideration during the project's Planning Commission Land Use Permit approval hearing.

1. The Applicant's request an adjustment of a 15% reduction in the number of required parking spaces per the shared parking adjustment outlined in County Land Use Ordinance (LUO) Section 22.18.020.D. **TAAG Board voted 7-0 in favor of allowing this adjustment – there were no objections to reducing the required parking spaces.**
2. A request for an adjustment to increase total signage area from 237 square feet to 1,229 square feet per LUO Section 22.20.040.A.2. **TAAG Board voted 6-1 to recommend DENIAL of DRC2021-00102 because of the increased signage's noncompliance with "Signs allowed" in SLO County LUO Section 22.20.060. TAAG suggests the consideration of arrows painted on the pavement to aid with orientation and traffic flow, as an alternative to signage.**
3. The Applicant requests an adjustment to allow drive-through facilities for the Quick Service Restaurant (QSR) within less than 500 feet of the residential land use categories to the north and southwest by means of a minor use permit setback reduction modification of the minimum 500 foot setback distances required by the Templeton Community Design Plan Standard V.F.4. and SLO County LUO Section 22.70.030. **TAAG Board voted 7-0 to recommend DENIAL of DRC2021-00102 based on noncompliance with the minimum required 500 feet setback distances.**
4. The Applicant requests f an adjustment to allow drive-through facilities for the carwash facility within less than 500 feet of the residential land use categories to the north and southwest by means of a minor use permit setback reduction modification of the minimum 500 foot setback distances required by the Templeton Community Design Plan Standard V.F.4. and SLO County LUO 22.70.030. **TAAG Board voted 7-0 to recommend DENIAL of DRC2021-00102 based on noncompliance with the minimum required 500 feet setback distance.**
5. The Applicant requests an adjustment to allow the extension of daily business hours for the Quick Service Drive Through Restaurant (QSR) within 500 feet from any residential land use category from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - 2:00 a.m. by means of a land use permit modification to the Templeton Community Design Plan Standard V.F.3. and SLO County LUO Section 22.70.030. **TAAG Board voted 7-0 to recommend DENIAL of DRC2021-00102 based on the request to allow extended the daily business hours for the QSR.**
6. The Applicant requests an adjustment to allow the extension of daily business hours of operation of the fuel dispensaries within 500 feet from any residential land use category from 5:00 a.m. - 11:00 p.m. to 5:00 a.m. - 5:00 a.m. (11:00 p.m. - 5:00 a.m. would be self-service) by means of a land use permit modification to the Templeton Community Design Plan V.F.3. and SLO County LUO Section 22.70.030. **TAAG Board voted 5-2 to recommend DENIAL of DRC2021-00102 based on the request to allow the extensions of operating hours for the fuel dispensaries.**

A motion was made and seconded to deny the project based on neighborhood incompatibility (which passed 7-0.) Finally, the TAAG Board voted 6-1 on April 20, 2023, to recommend DENIAL of DRC2021-00102, based on neighborhood incompatibility, inconsistency and failure to comply with the Templeton Community Design Plan and SLO County Land Use Ordinances as outlined in the requested adjustments.

Respectfully submitted,

Scott Shirley
TAAG Chair