



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/6/2014

TO: _____

FROM: Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00101 MCKERNON-CINDRICH – Proposed minor use permit to modify parking for a proposed restaurant. Site location is 509 Main St, Templeton. APN: 041-173-004 and -005

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

MINOR USE PERMIT- MODIFI

MUP FOR PARKING MODIFICATION FOR PROPOSED RESTAURANT

SAL/ TEMP

CBD CR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

FILE NO 21-00012-0101

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Modification to approved land use permit (Parking)
- Zoning Clearance
- Other

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Kris Cindrich Daytime Phone 805-800
 Mailing Address 138 Marsh Street, San Luis Obispo, CA Zip Code 93401
 Email Address: kcindrich@cndrichcocps.com

Applicant Name Stephen Nino Daytime Phone 805-434-1415
 Mailing Address 375 Vaquero Road, Templeton, CA Zip Code 93465
 Email Address: steve@csnino.com

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 9,000 sq. ft. Assessor Parcel Number(s): 041-173-004, 005
 Legal Description: _____
 Address of the project (if known): 509 Main Street, Templeton, CA 93465
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Corner of 5th Street and Main Street

Describe current uses, existing structures, and other improvements and vegetation on the property:
Empty building with adjacent parking lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Modification of Parking

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 5/28/14

FOR STAFF USE ONLY

Reason for Land Use Permit _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Modification of Parking requirement

Describe existing and future access to the proposed project site: Existing access via 5th St. & Main St. to an open parking lot. Future proposed access to be only off of Main Street

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Commercial- Feed & Grain Depot South: Commercial- Liquor/Convenience Store
East: Commercial- Chiropractic Office West: Commercial- Restaurant

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 2,200 sq. feet 25 % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: 11 Height of tallest structure: _____

Number of trees to be removed: _____ Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Templeton Comm. Services District

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Templeton Comm. Services Dist

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Templeton Fire Department

For commercial/industrial projects answer the following:

Total outdoor use area: 119 sq. feet acres

Total floor area of all structures including upper stories: 1000 sq. feet

For residential projects, answer the following: N/A

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer ALL of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No (Not Accessible)
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Location is directly on Main Street, Templeton

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Toilets, Dishwashing
 Industrial - Explain _____
- 3. What is the expected daily water demand associated with the project? 400 gpd
- 4. How many service connections will be required? 1
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
- 6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
- 7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- 2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
- 4. Has a piezometer test been completed?
 Yes No
- 5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

- 1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
- 2. What is the amount of proposed flow? _____ 200 _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Trash
- 2. Name of Solid Waste Disposal Company: Mid State Solid Waste
- 3. Where is the waste disposal storage in relation to buildings? in back
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: Templeton Unified School District
- 2. Location of nearest police station: San Luis Obispo County Sherriff- North Main Street, Templeton
- 3. Location of nearest fire station: 5th Street, Templeton
- 4. Location of nearest public transit stop: _____
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 100 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Antique Store and Deli/Market
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 7 days/week Hours of Operation: 11am-8pm - 8pm AR
- 2. How many people will this project employ? 8
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift
10am-2pm/4 employees 2pm-5pm/2 employees 5pm-9pm/4 employees
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: vented grill smoke
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: N/A
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 0 Between 4:00 to 6:00 p.m. 4
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: Hiring local employees & encouraging biking to work
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Use of energy efficient appliances, plumbing and lighting; passive cooling

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



LAND USE PERMIT APPLICATION
PROPOSED PROJECT DESCRIPTION

The proposed project associated with this Land Use Permit Application is to request a "Modification of Parking" of the San Luis Obispo County Code Title 22 of the land ordinance. According to the standards, the need for the proposed restaurant would require a total of 31 spaces as listed below:

- Kitchen 4 spaces
- Dining 13 spaces
- Patio 9 spaces
- Meeting Rm 5 spaces

We believe the patio and the meeting room should count as 1/2 the standard. The patio, because we estimate that it be used only 1/2 the time due to weather conditions, and the meeting room, because it will be used primarily for team parties and other local groups. A meeting room in Templeton would be very beneficial for local teams/groups since most of the Templeton teams currently go to Atascadero or Paso Robles for their gatherings due to the lack of this type of meeting space in Templeton.

That being said, we propose the total spaces needed for the site be reduced to 24 spaces. In addition, the neighbors on either side of the site, Templeton Feed & Grain and Sam's Liquor Store, have expressed willingness to let us use their parking as it would not conflict with their businesses, and in fact, would complement the liquor convenience store (which alone has nearly 25 spaces).

The historical uses of the site (Deli/Market) have had much higher traffic and parking space needs and were allowed with the existing parking lot as is.

The site parking lot as it stands has 11 spaces, including a handicap space. We propose the parking lot remain as is, with the neighboring parking lots at Templeton Feed & Grain and Sam's Liquor Store accounting for any additional spaces as needed.

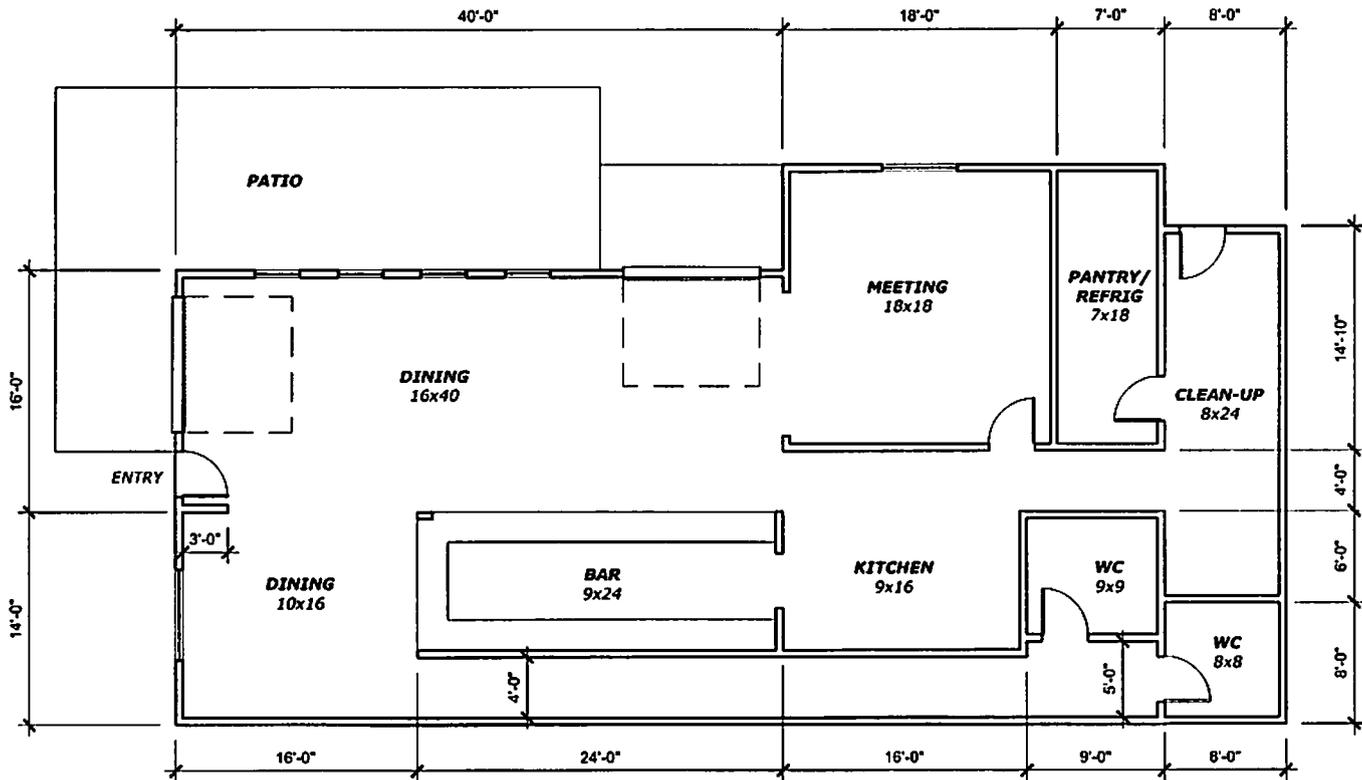
Thank you for your consideration. Do not hesitate to contact me with any questions or to discuss further.

Sincerely,

Steve Nino

PARKING CALCULATIONS

	AREA (SF)	PARKING CALC	SPACES REQD
KITCHEN	400	1/100	4
DINING	750	1/60	13
PATIO	540	1/80	9
TOTAL REQUIRED			26



FLOOR PLAN
SCALE - 11x17 : 1/8" = 1'-0"



11/10/2016
 JIM DUFFY ARCHITECTURE
 JIM RESTAURANT CONSULTING



PROPOSED EXTERIOR

509 MAIN STREET TEMPLETON, RESTAURANT REMODEL



EXISTING EXTERIOR



VICINITY MAP



SITE PLAN
 SCALE 1/10" = 1'-0"



Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area

Templeton URB L

CS

CR

GUST

STANIS

30 m



POWERED BY



Parcel Summary Report For Parcel # 041-173-004

5/29/2014
1:02:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN CINDRICH KRISTJAN J
 1368 MARSH ST SLO CA 93401-3316
OWN CINDRICH KRISTJAN J FAMILY TRUST

OWN MCKERNON-CINDRICH GINA A

Address Information

Status Address
P 00509 MAIN ST TEMP

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNTEMP	0014	2P	Templeton	Salinas	CR	CBD		Y	VP	E020313L

Parcel Information

Status Description
Active TN TEMPLETON BL 14 PTN LT 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
TEMPLETON
AREA NO. 21



Parcel Summary Report For Parcel # 041-173-004

5/29/2014
1:02:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

82338 FNL Primary Parcel

Description:

INSTALL EXHAUST FAN/VENT

A2287 FNL Primary Parcel

Description:

ELECTRICAL REPAIR AND ADD GAS LINE/COMMERCIAL

D030091S APP Primary Parcel

Description:

FITNESS CENTER

DRC2013-00101 REC Primary Parcel

Description:

MUP FOR PARKING MODIFICATION FOR PROPOSED RESTAURANT

E020313 RES Primary Parcel

Description:

TREE REMOVAL; NO PERMIT

P000730Z REC Primary Parcel

Description:

SEASONAL FIREWORKS SALE

P000816Z APP Primary Parcel

Description:

SEASONAL FIREWORKS STAND

P030353Z APP Primary Parcel

Description:

DBA CURVES FOR WOMEN/FITNESS

P940359Z APP Primary Parcel

Description:

THE TEMPLETON MARKET

P940855Z APP Primary Parcel

Description:

DADDY'S HOT DOGSTS INC

HOT DOG CART

P970448Z APP Primary Parcel

Description:

MARKET & DELI DBA EAGLE MARKET AND DELI OF

TEMPLETON



Parcel Summary Report For Parcel # 041-173-004

5/29/2014
1:02:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P970922P APP Primary Parcel

Description:

FIREWORKS SALES

P980614Z APP Primary Parcel

Description:

SEASONAL FIREWORKS STAND

LIMITED TO MAY 27 TO JULY 10, 1999

P990429Z APP Primary Parcel

Description:

FIREWORKS SALES

P990904Z APP Primary Parcel

Description:

SEASONAL FIREWORKS STAND LIMITED TO MAY 27 TO JULY 10, 2000

PMT2003-01806 FNL Primary Parcel

Description:

REMOVE & REPLACE AIR CONDITIONING UNIT IN RETAIL STORE.

ZON2004-00647 APV Primary Parcel

Description:

GYM - CURVES TEMPLETON

ZON2008-00168 APV Primary Parcel

Description:

ANTIQUES RETAIL

PMT2003-01498 FNL Related Parcel

Description:

CONVERT EXISTING MARKET TO FITNESS CENTER / RE-SEAL PARKING LOT AND RE-STRIPE ADD HANDY CAP PARKING SPACE & MOVE FRONT COUNTER INCLUDING CURBING FOR LANDSCAPING PLANTING AREAS AND CURBING FOR PARKING STOPS



Parcel Summary Report For Parcel # 041-173-005

5/29/2014
1:03:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role **Name and Address**

OWN CINDRICH KRISTJAN J
 1368 MARSH ST SLO CA 93401-3316

OWN CINDRICH KRISTJAN J FAMILY TRUST

OWN MCKERNON-CINDRICH GINA A

Address Information

Status **Address**

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNTEMP	0014	1P	Templeton	Salinas	CR	CBD		Y		

Parcel Information

Status **Description**

Active TN TEMPLETON BL 14 PTN LT 1

Notes

Tax Districts

TEMPLETON
 SAN LUIS OBISPO JT(27,40)
 TEMPLETON PUBLIC
 NO. 05
 TEMPLETON
 AREA NO. 21



Parcel Summary Report For Parcel # 041-173-005

5/29/2014
1:03:14PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

PMT2003-01498

FNL

Primary Parcel

Description:

CONVERT EXISTING MARKET TO FITNESS CENTER / RE-SEAL PARKING LOT AND RE-STRIPE ADD HANDY CAP PARKING SPACE & MOVE FRONT COUNTER INCLUDING CURBING FOR LANDSCAPING PLANTING AREAS AND CURBING FOR PARKING STOPS

DRC2013-00101

REC

Related Parcel

Description:

MUP FOR PARKING MODIFICATION FOR PROPOSED RESTAURANT

P000816Z

APP

Related Parcel

Description:

SEASONAL FIREWORKS STAND