



TOAD CREEK MULTI-FAMILY HOUSING DEVELOPMENT CONCEPTUAL ANALYSIS
TEMPLETON, CALIFORNIA

IN FULFILLMENT OF THE SENIOR PROJECT
UNDERGRADUATE REQUIREMENTS
CAL POLY SAN LUIS OBISPO

EMILY EWER
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SENIOR PROJECT APPROVAL PAGE

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Conceptual Analysis

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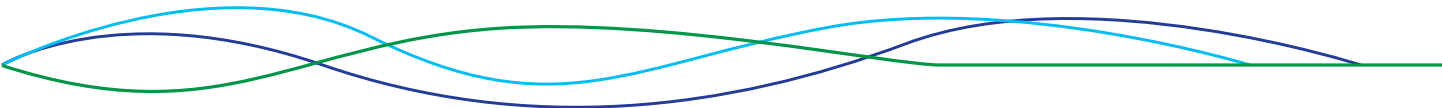
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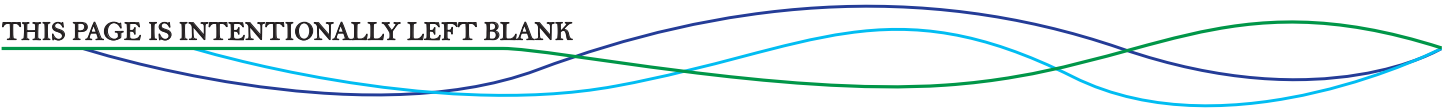
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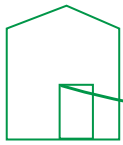


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This report is to be a guiding document and reference source for a potential twenty-two(22) unit multi-family housing development in the semi rural community Templeton, California. The intent is to familiarize a new property owner and/or potential developer with the property characteristics, planning jurisdiction, and appropriate and sustainable design concepts. The report will address the feasibility of the initial project proposal of a multi-family housing development. Analysis of the regulatory, physical, and design framework is discussed at a conceptual level. Such a property analysis is a vital initial step in land use planning. Multi-family housing developments are one element of a broader planning issue of providing housing options in rural and semi-rural communities.

A. RELEVANCE TO PLANNING

A.1 The Broad Issue

The Department of Housing and Urban Development (HUD) has acknowledged the importance of multi-family development in rural and semi rural areas as a way to provide greater and more affordable types of housing options. Multi-family developments are often perceived to be urban and high intensity development, which is not necessarily compatible with the character and aesthetic of rural and semi-rural communities such as Templeton, California. However, Planners can encourage development of multi-family housing by understanding the regulatory framework within a community, the development program and utilizing designs concepts appropriate and compatible with the character of rural and semi-rural communities,. Development of multi-family housing in rural and semi-rural communities provides a much needed housing option for communities.

A.2 Regulatory Framework

The state of California has the authority to provide and protect public health, safety, and welfare. This mandate gives jurisdictional authority to regulate and oversee land use and development. It is vital to those in the planning profession to understand the general guidelines and requirements of the state and the organization and nuances of a local municipality.

Planners must be able to research and analyze a potential development or subject property to understand the applicable regulatory framework. Determining if a land use is allowable, the required entitlement process, and impact of regulations on the proposed development program is a key element for any project.

A.3 Development and Design Concepts

While planning polices and the entitlement process are outlined as a linear format; planning and project development is not a true linear process. The

interdependence of many factors influences a project and design throughout the development process. Development and design concepts are continual reexamined and adjusted to account for influences such as unforeseen constraints, changing market forces, or political or public opinion.

A.4 Sustainability

Development and the built environment have always impact the natural environment, often at the cost of the natural elements. Society's awareness, reaction, and extent of impact have progressed and changed over time. Science and technology have provided a greater ability to monitor and measure environmental impacts, and have developed methodologies and techniques to reduce or mitigate the impacts. Environment regulations, government and non-governmental agency oversight are also involved in determining and mitigating environmental impacts. The end goal is sustainability; to use utilize the minimum amount of resources to the maximum extent possible.

A.5 Conclusion

A planner is successful when the goals of the property owner, the regulatory policies and requirements, and the physical aspects of the land are all address and incorporated into the development from the early stages of the planning and entitlement process. A planner must understand the opportunities and constraints: physically, politically, and financially of a subject property in order to develop a successful project.

B. INTENT OF DOCUMENT AND PROJECT

This report is to be a guiding document and reference source for a potential multi-family housing development in Templeton. The report examines the property and proposed project from a conceptual level and provides a property analysis, which is a vital initial step in land use planning. The intent is to familiarize a new property owner and/or potential developer with the property characteristics, planning jurisdiction, and sustainable design concepts. The report will address the feasibility of the initial project program components and site design of twenty-two (22) dwelling units in a clustered development of multiple 2-story buildings.

The design concepts are purposely broad to allow for flexibility through the planning and development process. There are facets of the project goals that are not in the purview of this document (i.e. financing or market analysis) but are included to establish the project's foundations.

B.1 Project Goals and Objectives

B.1.1 Goals

- Provide Templeton with additional housing.

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-
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- Develop property to the greatest extent feasible.
 - Develop housing options that meet the market needs of the community.
 - Design attractive housing development that will enhance the character of the community.

B.1.2 **Objectives**

- Examine the regulatory framework to provide guidance and requirement applicable to the subject property.
- Identify regulatory and physical density constraints.
- Utilize design concepts appropriate for the property and community.
- Utilize sustainable practices and technologies to be as environmentally sensitive as possible.

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Section 1: Project Description

1.1 COMMUNITY PROFILE AND LOCATION:

Templeton is a census-designated place (CDP) in San Luis Obispo County, located in the Central Coast Region of California. When asked, the residence of Templeton noted their appreciation of the rural, quiet, and small-town charm of the community. The importance of maintaining this character is something held in high regard. The area's Mediterranean climate makes it well suited for its notable vineyards and wine cultivation as well as other agrarian activities.

The population of Templeton was 7,674, per the 2010 census survey. This was a 63% increase from 2000. Templeton's population is projected to continue increase in the next ten years. The average family size is 3.14 persons. The community has 3,006 housing units with 94% occupancy. 70% of homes are owner-occupied.

Templeton is under the jurisdiction of San Luis Obispo County and is subject to the county's planning, zoning, and development standards. Although unincorporated, the County is an established Urban Reserve Line (URL). This provides a delineation of the development boundary for the community. The County had adopted community-specific regulations to address development in the Templeton URL.

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Property Description

The Toad Creek property is located on Old County Road between Main Street and Gibson Road. The 5.6 acre property has two assessor parcel numbers (APNs) 041-031-005 and 041-031-013. The subject property is accessed at the by a portion of Old County Road is unmaintained

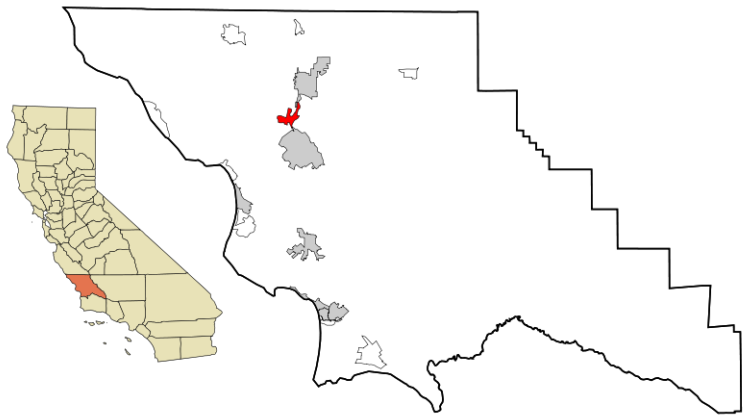


Figure 1.1 Location of map of Templeton, California

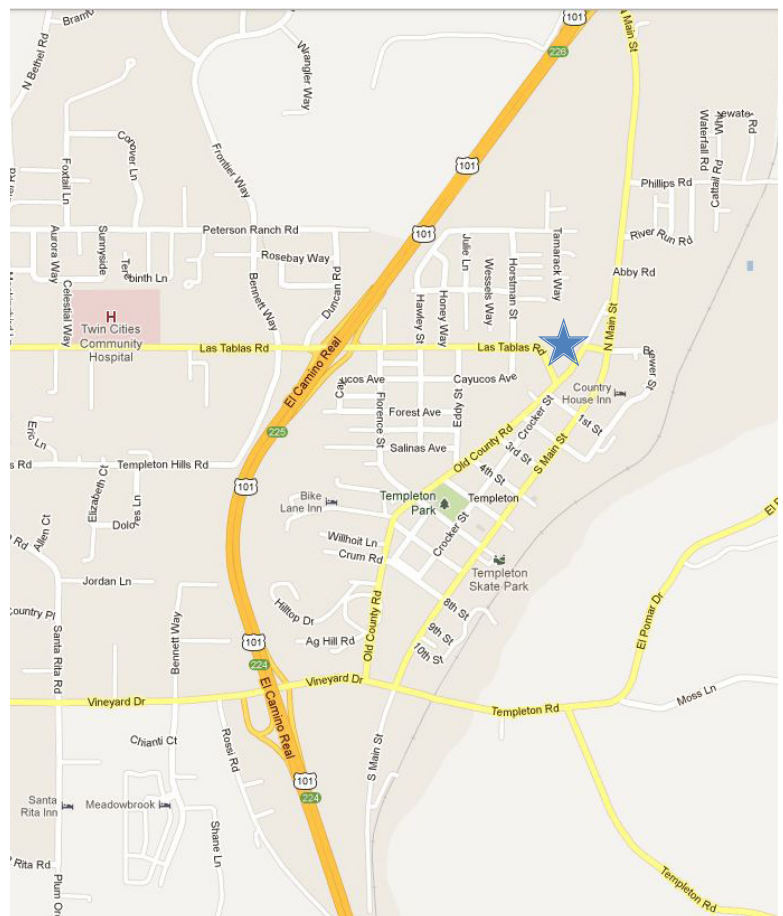
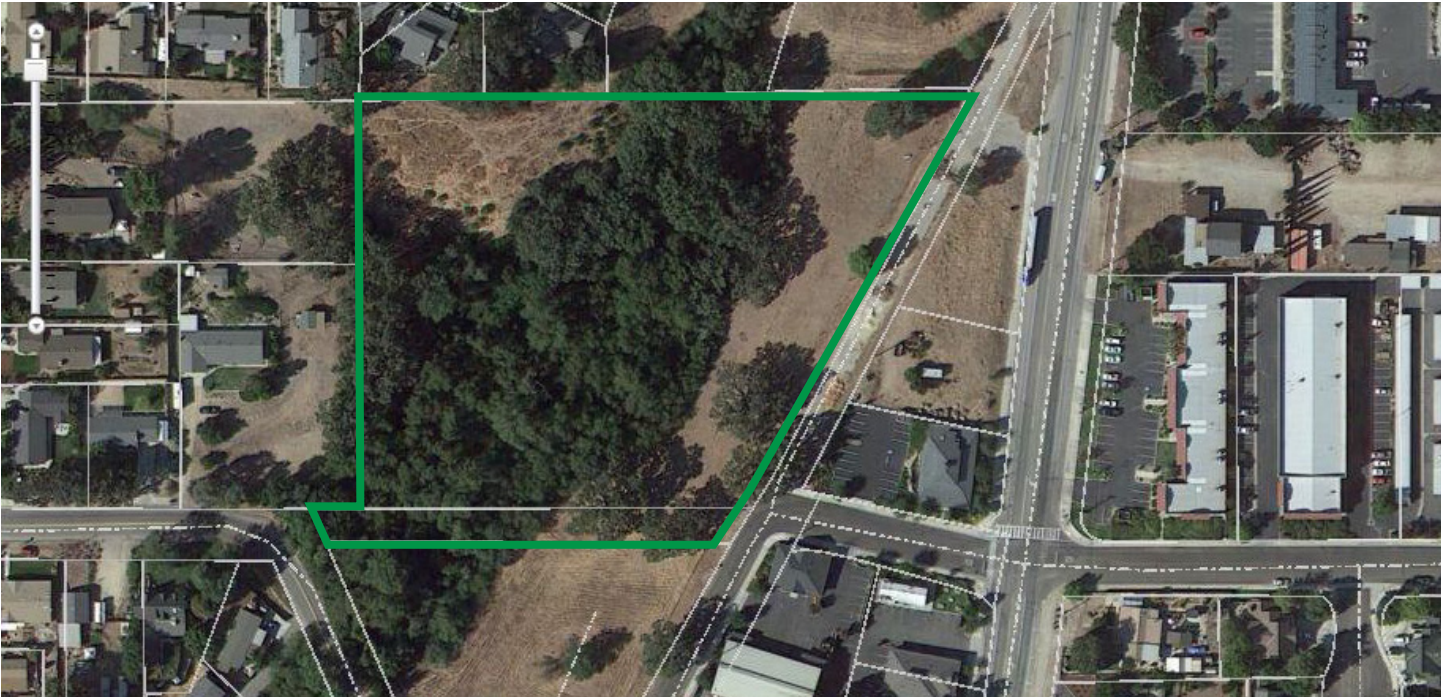


Figure 1.2 Project location in Templeton, California



Aerial of Property



View of property from northeast corner

and blocked to through traffic. The property is currently for sale. (See appendix for real estate flyer)

The subject property is currently undeveloped and is surrounded by a wood post and barbed-wire fenced. Toad Creek traverses the property from north to south. Around the creek there is an established willow and riparian habitat. The creek is seasonal and has no observable flow throughout the summer dry season. Areas outside the riparian habitat consist of seasonal grasses with several large oak trees. The property's topography noticeably slopes downward from the east and west boundaries to the creek. (See appendix for more site photos)

1.2.2 Zoning and Use

The zoning and use of the surround properties are as follows:

Surrounding Zoning/ Use

- North- Office Professional/ Undeveloped
- South- Single Family Residential/ undeveloped
- East- Commercial Retail/ Office building
- West- Single Family Residential/ Single Family Homes

Within 500 feet of the subject property there are properties zoned Multi-Family Residential (RMF), Commercial Service (CS) and Industrial (IND). See figure 1.3 Zoning Map.

The property is currently zoned single family residential (RSF). Proposed multi-family dwelling development is not an allowed use in RSF zoning. The property would require a zoning change to Multi-family Residential (RMF). The regulatory framework will be examined assuming the subject property will be rezoned to RMF. A General Plan Amendment is required for a rezoning. New zoning and land use designations are appropriate to the site, as meets the required findings for a General Plan Amendment. The propose rezone will provide orderly growth as infill and a compatible use with the adjacent single family residential and commercial development. The property has access to infrastructure connections and resources needed for development. The subject property is near downtown Templeton, existing RMF developments, and other zoning types.

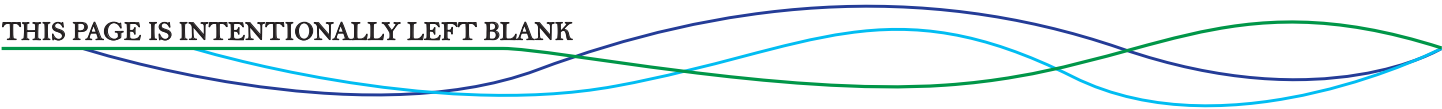


Existing Oak tree on property

1.2.3 Proposed Project Description

The proposed Toad Creek Multi-family housing development consists of twenty-two (22) residential dwelling units (a density of 3.9 units per acre). The initial unit count is based on the twenty-two (22) water allocations available for the property (additional water allocations are currently not available). The dwelling units consist of three (3) one-bedroom (approximately 900 square feet in size), seven (7) two-bedroom, and fourteen (14) three-bedroom units. Units are approximately 900 to 1,500 square feet in size. Additional development amenities include common areas, landscaping, and carport or garage parking.

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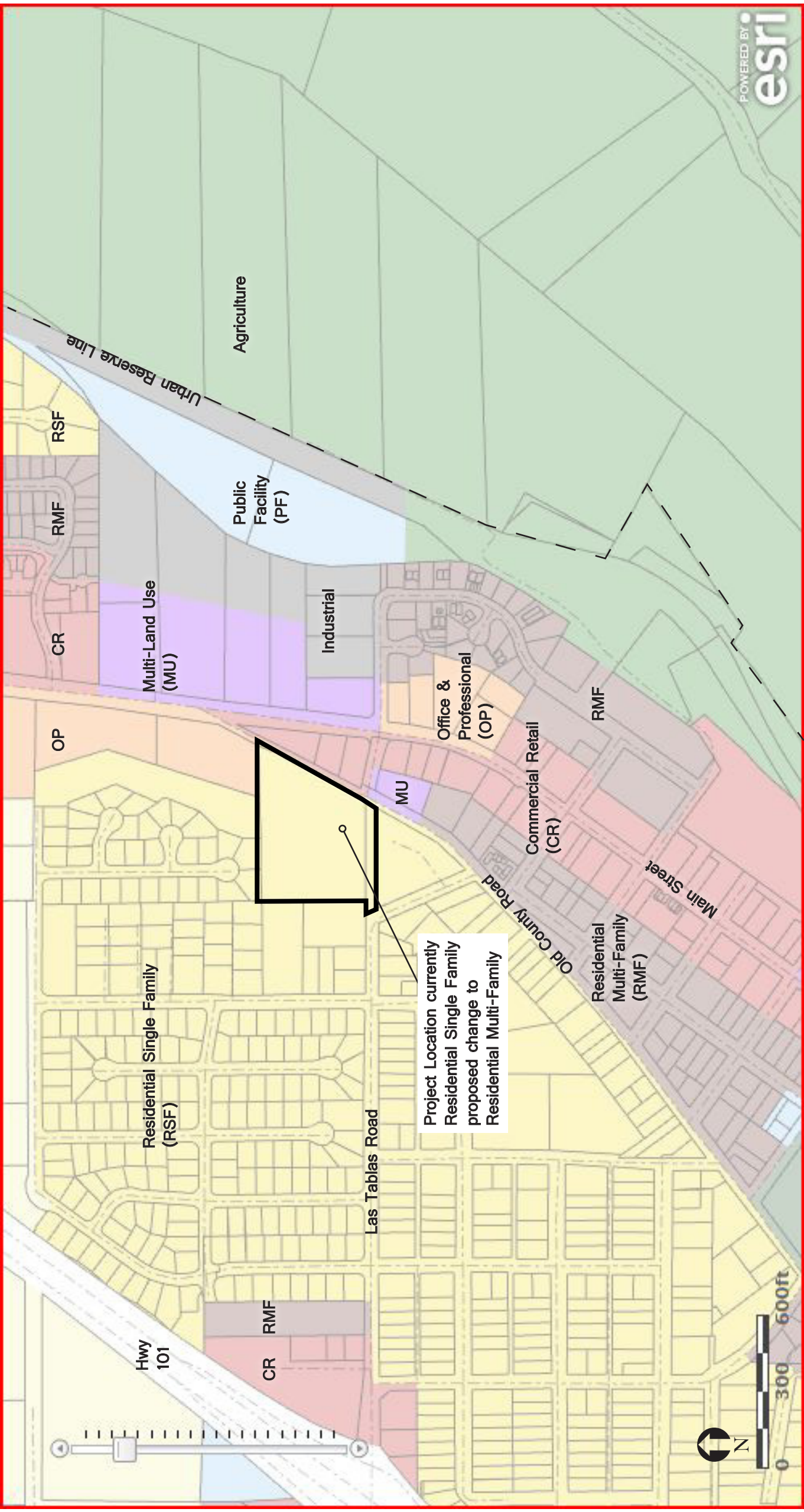


Figure 1.3 Area Zoning



1.3 CASE STUDIES

1.3.1 Criteria matrix and selection of cases

To provide reference and context for the project's design and development, case studies were sought and examined. In order to find and examine the most pertinent case studies a criteria matrix was developed. The intent of the criteria matrix is not to find a case study that meets every single criterion, but to provide a systematic method of evaluation as a way to focus the case study review to the most applicable information. Potential case study documents were evaluated on the following criteria:

1.3.1.1 *Type of document:*

There are many different types of regulatory and development documents. The focus of this project is a conceptual design of a specific location. While General Plans provide guidance for developments, greater level of detail is preferred for a case study. A municipality's Specific plans and/or development guidelines are applicable for review; as such documents tend to provide greater details and application for development projects. The most preferred type of document is a project profile or a private development project and design proposal, as it most closely resembles the scope of this document.

1.3.1.2 *Located in California:*

California has very specific regulations for planning that are mandated by State. While case studies are not required to be located in California, it is preferred and therefore included as a criteria element. Project located in California provide a greater "apples to apples" comparison as the land use regulations, environmental review, and processing requirements are fairly consistent throughout the state.

1.3.1.3 *Rural or semi-rural community:*

By their very definitions, urban and rural communities have different density and intensity dynamics which greatly impact planning considerations and how a community develops. Multi-family developments are more commonly associated with higher density communities. Review of case studies located in rural or semi-rural communities can provide insight into the unique development considerations necessary for successful multi-family developments within a small community.

1.3.1.4 *Multi-family developments:*

Reviewing multi-family housing projects is the most applicable scope for the case studies. Subdivision projects would be an acceptable alternative, as density, circulation, and design features could have similar considerations for review.

1.3.1.5 Sustainable development features:

To meet the criterion of sustainable development features, a case study should offer specific design and/or development practices that are clearly based in sustainable practices. Because of the environmental review required in California, most developments incorporate sustainable practices and environmental impact mitigation measures, however depending on the type and detail of the case study, such elements may be outside the scope of the case study document, and therefore included as a criterion.

1.3.1.6 Developed within the last 5 years:

Development practices change and progress over time. New technologies emerge, new planning theories and goals are adopted, and economic climates change. How communities are developed and built is not a static process. The housing market, along with the general economy, took a substantial shift in 2009. Such a marked shift changed the developers approach development in California. What worked 10 years ago may not be feasible or applicable to today's market or technology. More recent case studies are preferred in an effort to reflect the current development practices and technologies.

Table 1.1 Case Study Matrix

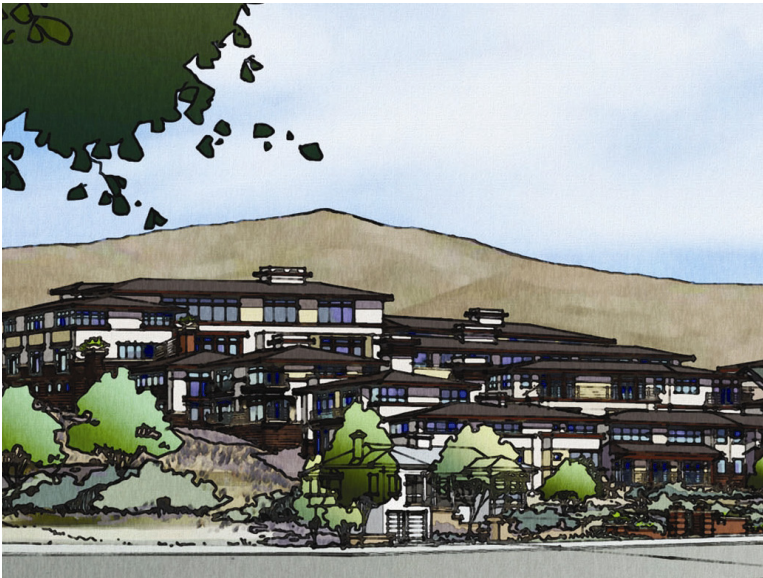
Case Study Criteria Matrix				
Criterion	Case Study			
	Templeton Properties	Arroyo Grande Villas	Johnson Ave	Manufactured Housing Institute
Type of Development Plan	Conceptual	Constructed	Conceptual	Design concept
Located in California	x	x	x	
Rural/Semi Rural Community	x	x		x
Multi-Family Development		x	x	x
Sustainable Development Features		x	x	x
Developed within the last 5 years	x	x	x	x

1.3.2 Broad Selection of Cases

Multiple case studies were examined to determine two that met the most criteria and were most relevant to the scope of this project and to be addressed in further detail. The Case Study Criteria Matrix (Table 1.1) provides a comparison of the case studies and what criteria were met by each case. Two project were selected as meeting criteria to be examine in greater detail.

1.3.3 Johnson Avenue Housing Project

The Johnson Avenue Housing Project (JAHP) is currently undergoing environmental review with the City of San Luis Obispo. The project is an



Johnson Avenue Housing Project Conceptual Perspective



Johnson Avenue Housing Project Conceptual Site Plan

eighty-eight (88) unit multi-family infill housing development proposed by the San Luis Coastal Unified School District within San Luis Obispo City. The property is adjacent to San Luis Obispo High School. Like the proposed project, the JAHP requires a general plan land use designation and zoning change. The property is currently zoned public facilities (PF) but would be changed to medium-high residential (R-3) to facilitate the housing development density. The project is similar to Toad Creek housing development's as it is an infill development where the immediate surrounding housing density is single family residential (R-1) but with higher density residential nearby. The proposed development nearest the R-1 development is designed to match the height of the existing residences to create continuity even with increased density. The project has also had to make allowance from environmental factors on the property. A portion of the property is a stand of Purple Needle Grass. While not a threatened or endangered plant, Purple Needle Grass is an uncommon native plant that is to be protected whenever possible. The project incorporates sustainable features such as passive solar design and low impact development landscaping with drought tolerant planting.

There are elements of the JAHP that are applicable to the proposed Toad Creek Development. The buildings for JAHP are located on a slope, due to environmental constraints. The development is stepped to help match the topography. Stepped grading could be utilized for the Toad Creek Development. Consideration of the neighboring Single Family residential

development is something that should be incorporated into the Toad Creek Development design.

1.3.4 Arroyo Grande Villas

The Arroyo Grande Villas were fulfillment of an inclusionary housing requirement for a hotel development in Yountville, California. The project was developed by the Napa Valley Community Housing; a partnership agency focused on affordable housing. Yountville, like Templeton, is a small town surrounded by

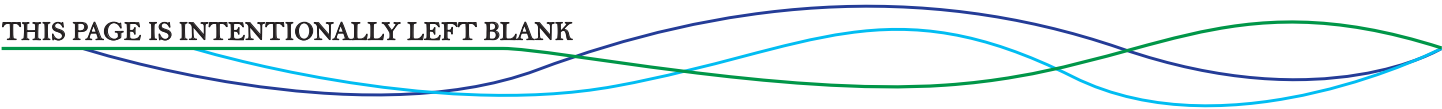
farms and vineyards. There is a large population of farm workers in the area. The development's twenty-five (25) units are available to families earning 50%-60% of area median income (AMI) in Napa County, with preference for families who work or live in Yountville. The project consists of one-, two-, and three-bedroom units with a community room and children's play area. The development was constructed in 2010 includes sustainable elements such as high efficiency HVAC, tankless water heaters, and solar power. The density of the Arroyo Grande Villas is twenty (20) units per acre, a much higher density than the proposed Toad Creek project. The development does not provide any notable open space, however the project is across the street from an elementary school sports field.

The Arroyo Grande Villas provide a good example of affordability with sustainable design. The Toad Creek development should incorporate sustainable designs and installation efficient equipment as a means of cost saving for the residents.



The Arroyo Grande Villas

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Section 2: Regulatory Framework

Land use planning is a mandate of the state of California. All counties and cities are required to establish a planning agency to develop and maintain a General Plan. (SLO County General Plan- Framework for Planning (Inland), 2006 p. 1-3) A General Plan is to be a comprehensive, long-term plan to provide goals, objectives, and policies to guide development of the community. Additional regulatory documents (i.e. specific plans, community plans, zoning & development regulations) adopted by a municipality are to support the general plan in greater detail and implementation. Proposed development projects within a community must be compatible with the General Plan and comply with other regulatory documents.


2.1 GENERAL PLAN & HOUSING ELEMENT

The community of Templeton is under the jurisdiction of the County of San Luis Obispo. The County General Plan had twelve (12) elements. While the proposed multi-family housing development must be compatible with all elements of the General Plan, the Land Use and Housing elements are the most applicable. The Land Use element is separated into Coastal and Inland zones; Templeton is within the Inland zone.

The General Plan states a major issue for the community is that “more compact forms of housing are not being built in enough quantity to provide homes that are affordable to people of all income levels, and this does not meet the broader housing needs of the population.” (SLO County General Plan- Framework for Planning (Inland), 2006 p. 1-8) This issue is addressed in the strategic growth principles and policies of the land use element. The proposed project is compatible with the General Plan- Land Use element. Below are select General Plan principles, policies, and implementation strategies that support the proposed project.

Principle 2: Strengthen and direct development toward existing and strategically planned communities.

- Policies:
Create active and vital urban and village environments that are attractive, compact and orderly arrangements of structures and open space, appropriate to the size and scale of each community.
Phase urban development in a compact manner, first using vacant or underutilized “infill” parcels and lands next to or near existing development.
- Implementing Strategies:
Enact revisions to the Land Use and the Real Property Division Ordinances



to revise or introduce regulations that will promote urban infill instead of prevent it. Consider regulations such as, but not limited to parking, height limits, lot coverage, minimum lot size, minimum densities, setbacks, street widths and similar development standards.

- Application to proposed project:
The location of the proposed project is an in-fill property, surrounded by existing development and very near the town center of Templeton. The development of the subject property would fulfill the policy of compact development within the urban reserve line of Templeton.

Principle 6: Create a range of housing opportunities and choices.

- Policies
Plan for most new housing to be within urban or village areas and close to jobs while protecting residential areas from incompatible uses.
Provide quality housing choices that are affordable to people with a variety of income levels.
- Implementing Strategies:
Update the Land Use Ordinance and LUE area plans to encourage a diversity of housing (sizes, types, and costs) within subdivisions and neighborhoods
- Application to proposed project:
The site is currently zoned Single Family Residential. Amending the land use category and zoning would allow for a greater diversity of housing on the subject property. The subject property would be near both single family as well as multi-family residential developments and therefore compatible with the surrounding area.

2.2 ZONING, LAND USE & DEVELOPMENT STANDARDS

2.2.1 Property Development & Operating Standards

Development of the subject property must comply with the applicable regulations and standards of the San Luis Obispo County Land Use Ordinance-Title 22 (LUO). § 22.10 – “General Property Development and Operating Standards” provides the bases for development design multi-family residential development within the RMF land use designation. Following is a breakdown of the applicable design standards.

2.2.1.1 Residential Density (§22.10.130)

Multi-family residential density is determined by the “intensity factor.”

Intensity (low, medium, or high) is based upon the type of street serving the site, sewer service provided, and the distance of the site from a central business district. Intensity is determined by the lowest factor obtained of the three (3) factors. The subject property meets the criteria for high intensity in each factor.

The intensity factor determines the maximum number of units allowed, the maximum floor area, and minimum open space area.

Table 2.1 displays the allowable density per the LUO and the calculation for the subject property. The proposed 22-unit development well within threshold of dwelling units per acre. To provide a sense of the maximum floor area, for 22 units 65% of the subject property provides 7,207.2 square feet per dwelling unit. More stringent residential density is included in the Salinas River Planning Area Design Standards. (See Section 2.3)

Table 2.1 Project Density Calculations

Project Density Calculation	
Allowable Density (High Intensity)	Project Calculation (5.6 acres)
36 dwelling units per acre	Maximum 202 dwelling units
65% maximum floor area ¹	Maximum 3.64 acres floor area
40% minimum open area ²	Minimum 2.24 acres open area

1. The gross floor area of all residential structures, including upper stories, but not garages and carports.

2. All areas of the site except buildings and parking spaces.

2.2.1.2 Fencing and Screening (§22.10.080)

Multi-family residential projects shall be screened on all interior property lines (§22.10.080A.2), a maximum of 6 feet 6 inches and composed of solid structures or plants (22.10.080C)

2.2.1.3 Building Height (§22.10.090)

High intensity multi-family residential developments are allowed a maximum of forty-five (45) feet. Chimneys and roof vents may extend to forty-eight (48) feet.

2.2.1.4 Setback (§22.10.140)

The Table 2.2 provides the required setbacks from property lines and internal building. Solid Waste Collection and Disposal (§22.10.150)

Enclosed waste receptors are to be within 100 feet of the dwellings but not located in the front setback.

Table 2.2 Required Setbacks

Required Setbacks	
Setback	Requirement
Front	25 feet
Side	30 feet
Rear	30 feet
Building Setback (between multiple buildings on site)	at least 10 feet, or one-half the height of the taller of the two buildings, when one or both are more than two stories



2.2.1.5 Stormwater Management (§22.10.155)

The multi-family housing development is subject to the Stormwater Management Plan for the County of San Luis Obispo. There are multiple requirements of management plan including: certification of Best Management Practices (BMPs) by a qualified professional, completion of a Stormwater Quality Management Plan (SWQP) application, and submission Drainage, Erosion, sedimentation Control Plan. Stormwater requirements are usually addressed by a certified civil engineer during entitlement and building permitting. The proposed project will also be review by the California Central Coast Regional Water Quality Control Board (RWQCB) (§22.10.180)

2.2.1.6 Affordable Housing

The County of San Luis Obispo, like most communities, has not kept pace with increasing demand for affordable housing. (SLO County General Plan-Framework for Planning (Inland), 2006 p.v) The LOU (Chapter 22.12) provides incentives for development to include affordable housing, in this case, density bonus for the number of units allowed on the property. The proposed development is well under the density thresholds under the LUO, in which case the density bonus not an applicable incentive. The ordinance does state that other incentives of equivalent financial value (based on land cost per dwelling unit as determined by the Review Authority) are permissible. Further discuss with the County would be required to determine what financial incentives the County could contribute for inclusion of affordable housing. Given that the initial limiting development factor for the site is available water allocations, providing of additional water allocations would be a strong incentive to provide additional affordable dwelling units.

2.2.1.7 Parking (§22.18)

Parking standards are based on type of use. Parking for residential uses is based on number of dwelling units. Table 2.3 provides the parking calculations for the proposed project. Parking is allowable in the front yard setback of multi-family developments. (§22.18.030) Tandem parking allowed in multi-family developments provided is not more than two cars in depth and both spaces are for the same dwelling. Tandem parking is not to be located in the front setback. (§22.18.040.A)

Table 2.3 Required On-Site Parking

Parking Calculation		
Parking Standard	Proposed Units	Parking Spaces Required
1 per one bedroom or studio unit	3	3
1.5 per two bedroom unit	7	11
2 per three or more bedrooms	14	28
Guest Parking: 1 space, plus 1 for each 4 units, or fraction thereof beyond the first four.	22	6
	Total	48

2.3 SALINAS RIVER PLANNING AREA

The subject property is within the Salinas River Planning Area (Article 9 of the LUO) and specifically the Temple Urban Area (§22.104.090). The Salinas River Planning Area is a planning area within the County that has specific or additional development standards. The Salinas River Planning area-wide development standards deal with various uses or elements (i.e. commercial development) that do not have application to the residential nature of the proposed project. There are standards in Templeton Urban Area section which are applicable to the project as follows.

The allowed density in Temple is reduced from the general LUO standards. Density is limited to twenty-two (22) dwelling units per acre and medium intensity floor area and open space requirements. Table 2.4 provides an updated allowable density for the subject property. The modified density is still well above the proposed density. The proposed twenty-two (22) units calculate to a density of 3.9 units per acre. It is highly improbable that the density allowed for RMF zoning would be a constraining factor for the subject property. The subject property's physical constraints (i.e. topography with a creek and riparian habitat) and open area requirements have more impact on the feasible density.

Table 2.4 Project Density Calculations (Modified)

Project Density Calculation (Modified)	
Allowable Density (Medium Intensity)	Project Calculation (5.6 acres)
22 dwelling units per acre	Maximum 123 dwelling units
48% maximum floor area ¹	Maximum 2.69 acres floor area
45% minimum open area ²	Minimum 2.52 acres open area


1. The gross floor area of all residential structures, including upper stories, but not garages and carports.

2. All areas of the site except buildings and parking spaces.

The project area is within the combining designation for Flood Hazard (FH) - Toad Creek Restoration. Creek preservation requirements noted in the Templeton Community Design Plan (pages III-6 and 7) are to be followed. Habitat restoration, of riparian plants, such as native trees and willows, are to be used while maintaining flood protection. (See section 2.4.1 for more detail)

2.4 TEMPLETON COMMUNITY DESIGN PLAN

In addition to the LOU and Salinas River Planning Area standards the County has adopted the Templeton Community Design Plan (referred to as the Community Plan). This document provides greater direction and standards for development in the Temple URL. The Community Plan addresses development standards for roads, creeks, site design, and architectural styles. There is currently a draft of the Community Plan update that is available for public review (date



January 2013). The proposed project would be subject to the updated plan when if it is adopted before the project is vested or entitled. The sections below examine the current adopted plan dated from 1990.

2.4.1 Creek Guidelines

Toad Creek is to be protected by maintaining a development setback of 25 feet (required) to 50 feet (preferred) from top of bank. Native and riparian vegetation is to be maintained while removal of objects that may impede creek flow are to be removed.

2.4.2 Circulation Guidelines

Private streets do not need to meet County engineering standards, provided an active home owners association (HOA) maintains and regulates the road. Detached or meandering sidewalks are preferred. Sidewalks are not required when pedestrian paths are available. Where sidewalks are installed, rolled should be used to soften street design.

2.4.3 Site Planning

Multi-family housing developments are to have varied footprints and articulated elevations. (Guideline V.B.1). Units should be individually recognizable. Building should be clustered into three (3) to six (6) unit buildings with varied setbacks. (Guideline V.B.2) Parking is to be cluster interiorly, outside of the front setback and along internal drives. (Guideline V.B.4) The community plan discourages the use of large lengths of walls and fences. (Guideline V.C.1) The County LUO requires multi-family developments to be screened at the perimeter. The proposed project can meet both the LUO and Community Plan guidelines by utilizing a mixture of articulated fencing and plant screening.

2.4.4 Architectural Guidelines

The Community Plan provides a “Templeton Architectural Vernacular;” a list of styling including Old West, Mission Revival, Victorian, California Bungalow, and Barn. The vernacular is provided to encourage compatible design between existing and new developments. The details of guidelines focus on commercial designs but the intent of vernacular can be applied to a multi-family housing development. Figure 2.1 is the Templeton Architectural Vernacular poster from the Community Plan.

The vernacular provides direction and guidelines for the design for the proposed Toad Creek development Multi-family dwelling units are to have individual entrance as much as feasibly possible (Guideline VI.D.3). A single building is to be less than 120’ in length (Guideline VI.D.7). Private space should be provided. Ground level patios are to be 10’ by 15’ or balconies of 6’ by 10’. Building materials are to follow the traditional materials utilized throughout Templeton; stucco, wood, and old brick, with river rock, and unglazed tile, as

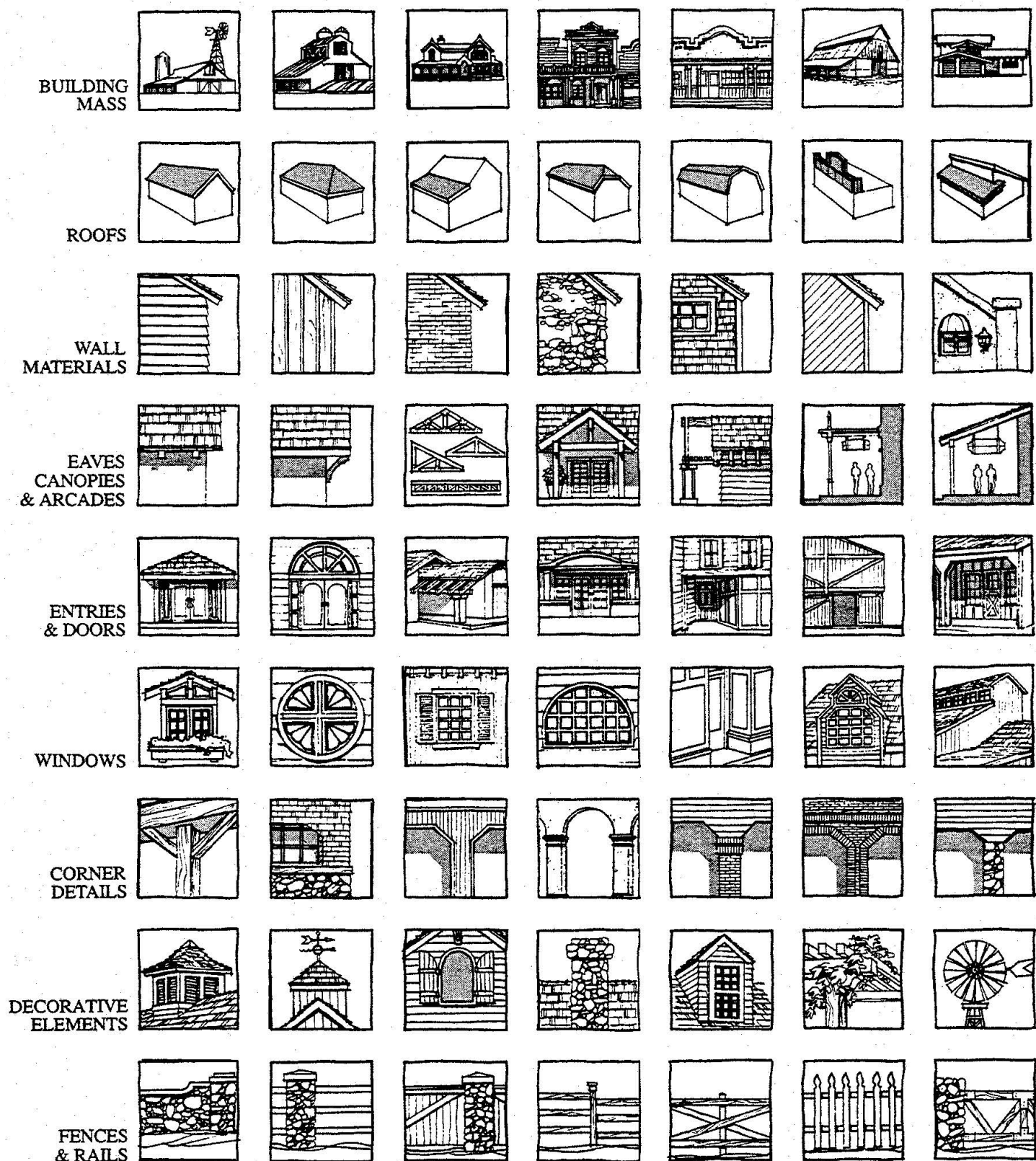


Figure 2.1 Templeton Architectural Vernacular

accent material and roofing material. Energy efficiency design by utilizing climate and environmental patterns is encouraged (Guideline VI.D.2).

2.5 REGULATORY ANALYSIS:

The above sections provide a regulatory framework for the proposed project. The regulatory does not prohibit proposed project program nor constrain the potential development to the point of become infeasible. Table 2.5 provides an overview of the quantitative standards and regulations that are to be applied to the design and development of the proposed project. The forty (45) foot height maximum would allow for development up to three (3) story buildings. However, building heights should be sensitive to the overall all character of Templeton's development which is predominantly two (2) stories and under.

There are many standards and design concepts that do not have a definitive quantity, but are descriptors that are to be adapted to fit the unique characteristics of the subject property. Figure 2.2 provides a conceptual site layout based on the project's goals and the regulatory framework. The concept is conservative layout as some constraints have the potential for alternative designs or mitigations. For example the concept does not place buildings envelopes within the delineated flood hazard (FH). However, further analysis may determine that the FH impact is very minimal and would only require a minor increase in finished floor elevations

to mitigate the hazard, therefore building within the area of the FH could be feasible. The architectural design guidelines and other such descriptive and qualitative elements are incorporated into Section 3 of this report.

Table 2.5 Quantitative Project Overview

Overview of Project Calculations	
Quantitative Regulatory Standard	Applied to Project
Density (22 units/acre)	123 units maximum
Building Height	45 feet maximum
Building floor area	3.64 acres maximum
Open area	2.24 acres minimum
Building setback from property line	Front: 25' Side/Rear: 30'
Building setback from creek	50' from top-of-bank
Fencing height	6'6" maximum
Parking	48 spaces
Building setback from property line	Front: 25' Side/Rear: 30'

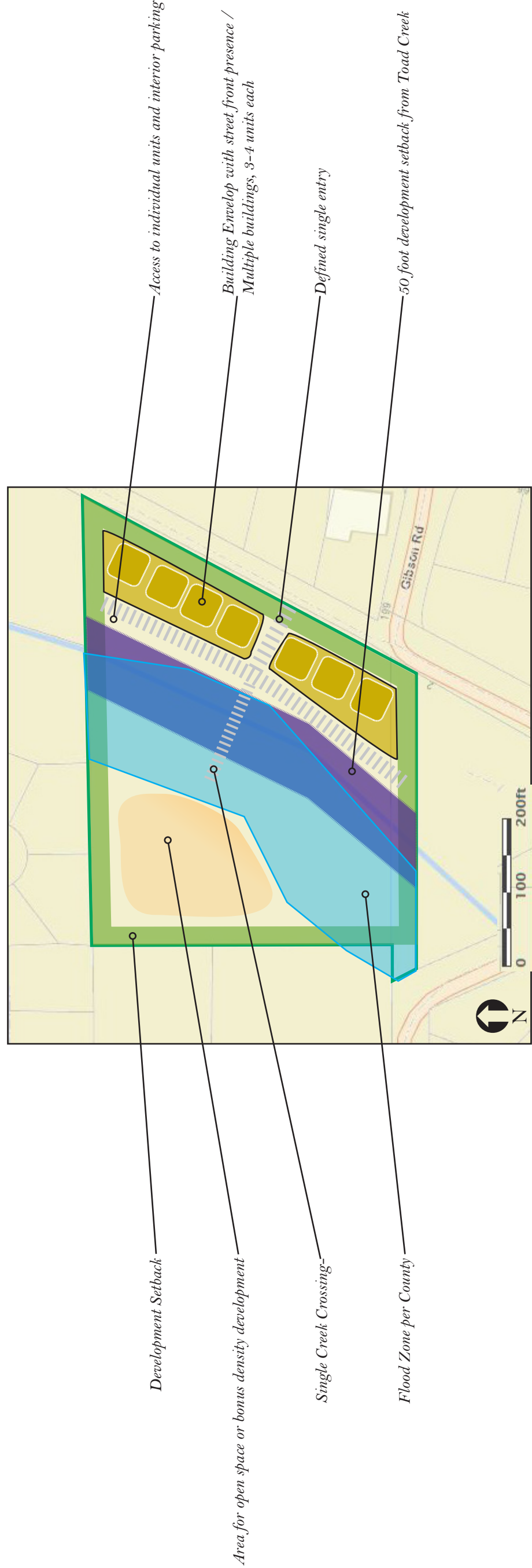
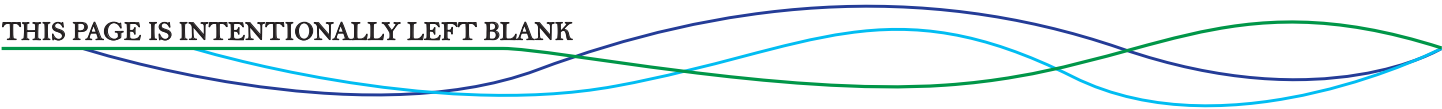


Figure 2.2 Regulatory framework conceptual Diagram

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Section 3: Design Concepts

The following sections provide an overview of design concepts that are applicable to the proposed project. The concepts are based on the project goals and objectives while incorporating the regulatory framework and community plan. The design concepts examine designs for density in rural or semi-rural community, sustainable concepts, and application of the Templeton Vernacular. While the concepts are organized into three sections, the design concepts are interrelated and interdependent.

3.1 DENSITY IN RURAL OR SEMI-RURAL COMMUNITIES


Compact and dense design can be achieved through design in a manner that does not translate into ‘urban’ development. Much of the Templeton Community Design Plan is aimed at maintaining the small town, rural character of Templeton. The United States Department of Housing and Urban Development (HUD) has acknowledge the importance of multi-family development in rural and semi rural areas as a way to provide greater and sometime more affordable types of housing options.

The project’s proposed density is 3.9 units per acre (twenty-two (22) units on 5.6 acres). It is not a severe increase in the density than what would be allowed for a single family residential subdivision of the subject property (approximately 2.2 units per acre). Given the potential visual impact (size and scale) of attached multi-family dwelling units, developments in rural and semi-rural communities should design developments to lessen the preserved intensity of higher densities. (See Figure 3.1)

3.1.1 Building Orientation

The location and layout of multi-family dwelling units impact the perceived intensity of a development. The Community Plan guidelines state that multi-family buildings are to be oriented towards the street front. This does not mean that the entire development should be visible from the street. While row houses and townhome orientations can be very appropriate in urban settings, semi rural areas are best served by orientating the longer length of building perpendicular to the street. Architectural building details along the street façade are to be included so that the buildings do not seemingly present a side or secondary street design. This approach provides a less intense façade while maintaining a fully designed street front presence to the community.

The subject property’s slope is perpendicular to the street front. In order to orient the longer buildings lengths away from the street, further examination of circulation and vehicle access is required, as there are road engineering requirements for slopes and cut slopes that maybe difficult to achieve. However



the topography could also allow for a subfloor or garage to be cut into the slope that is below the street elevation. This would allow for an increase in building elevation that is not seen from the street and reduce the visual impact of the development. (See Figure 3.1 a)

3.1.2 Building Articulation

The visual impact of multi-story building can be lessened with low-profile design elements. Low-profile designs use architectural elements to minimize a building's perceived mass or scale. Horizontal features such as different building to create wainscoting breaks the relative vertical height of a building. Soft roof pitches also reduce the vertical impact. Vertical articulation, such changing roof heights, lessen the visual impact of a building and can disrupt a monotonous façade and creates a perception of smaller massing. (See Figure 3.1 c)

3.1.3 Screening and Landscape

Natural elements help maintain a rural character. Templeton is surrounded by rolling hills of grazing pastures, farms, and vineyard. Incorporating agrarian elements into the landscape design maintain the rural character of the area. The subject property is required to provide open space. The west portion of the property could be utilized as a community garden or small orchard. This would provide a buffer between the neighboring properties that in character with the values of the community and rural character.

The landscaping around the buildings should be developed to soften and screen the hardscape and constructed elements. Trees, shrubs, and plants can provide visual breaks in building mass as well as screen utility and mechanical equipment. Use of native and climate compatible plants can help the development to fit in to its surrounding environment. (See Figure 3.1 b & d)

3.2 SUSTAINABLE CONCEPTS

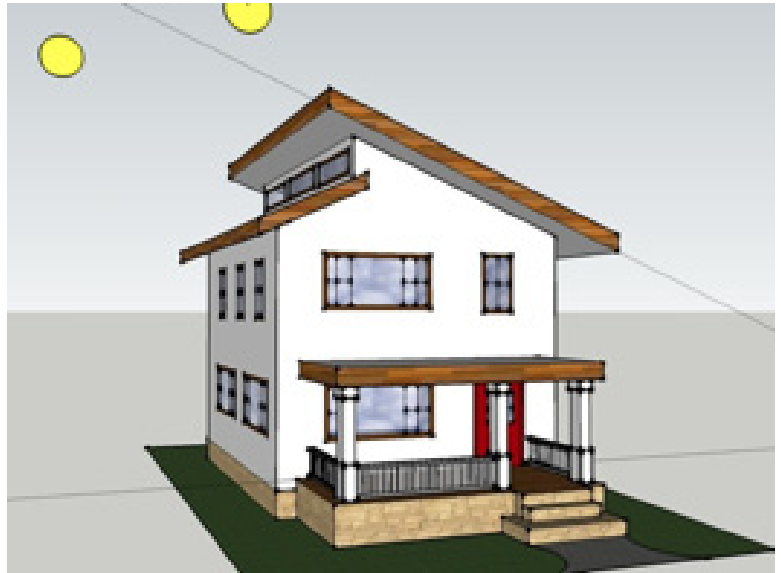
There are myriad of sustainable building designs, construction practices, and technologies available today. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System is a nationally accepted standard for environmentally green building. Developments meet various LEED established requirements to be certified for green building. While it may be possible for the proposed project to meet LEED certification requirements, the scope of this design is to address sustainable concepts without prescribing solely to the LEED program.

Often the limiting factor on the use of sustainable features is driven by economics. The costs of some environmentally friendly technologies are prohibitively expensive for a projected profit margin. Since market analysis is beyond the scope of this report, the sustainable concepts highlighted will be

elements that should be integrated or adapted into development during conceptual design programming.

3.2.1 Passive Solar Energy

The while the climate of Templeton is considered moderate, the area does have warm summers and cool winters. Passive solar energy is captured by design the orientation of the building, windows, roof awnings, and ventilation. In the winter, windows are positioned to receive seasonal direct light which translate into natural heating. The windows are angled or shaded from the high summer sun, while operable windows provide cross- breeze ventilation. The roof and walls are well insulated to help regulate temperature. Passive Solar design is also encourage by the Templeton Community Design Guidelines. Passive solar does depend on a certain amount of roof pitch (to capture or reflect season sunlight) that should be balanced with the soft-pitched roof recommended as low-profile design element. (See Figure 3.2 a)



Example of Passive Solar roof pitch

3.2.2 Solar Water Heating

There are various Solar Water Heating (SWH) designs available for residential developments. Typically heat collectors are mounted on walls or roofs facing sun exposure. A great deal of energy is use to heat water for domestic/ residential use. By including SWH as a sustainable element for the proposed project design, the system can be fully integrated into the design to be as visually unobtrusive as possible. The state of California is currently offering grants for installation of solar water heating. (See Figure 3.2 b)

3.2.3 Low Impact Development (LID)

The EPA defines Low Impact Development (LID) as “an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.” (EPA- Water, May 12, 2013) Since Toad Creek traverses the property, water management and stormwater treatment are an important design component for the proposed development. Pervious paving and water retention areas should be incorporated into the landscape design. Rain gardens near the dwelling units can function to provide both water retention and provide screening as mentioned in Section 3.1.3. (See Figure 3.2 c, d, e)



3.3 TEMPLETON VERNACULAR

The Templeton Architectural Vernacular was described in Section 2.4.4 and provides a poster of examples of design elements. Such details are not necessarily the focus during the conceptual designing process. Figure 3.3 provides examples of some of the broad designs elements that are applicable to the project.



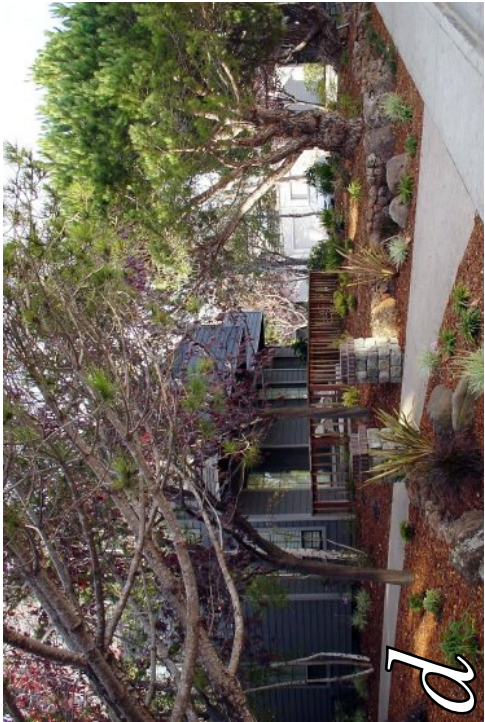
a
Soft-pitch roof, incorporation of slope into building design with vertical articulation



c
Horizontal articulation to reduce perceived building mass



b
Community garden area with fruit trees as open space



d
Landscape providing visual screening

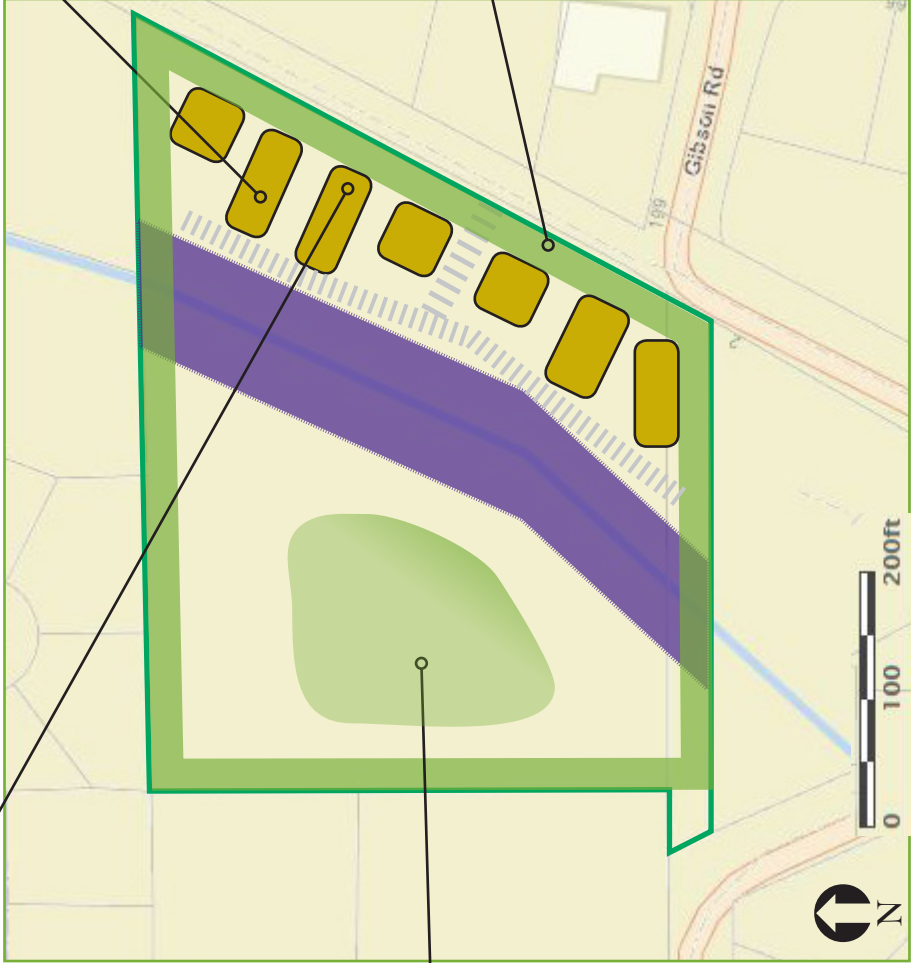
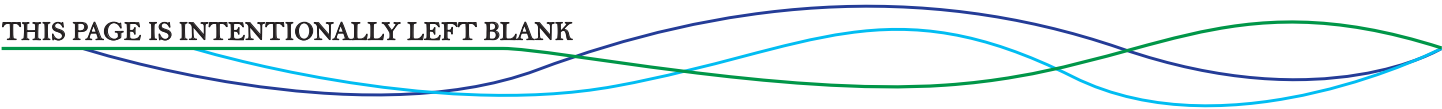
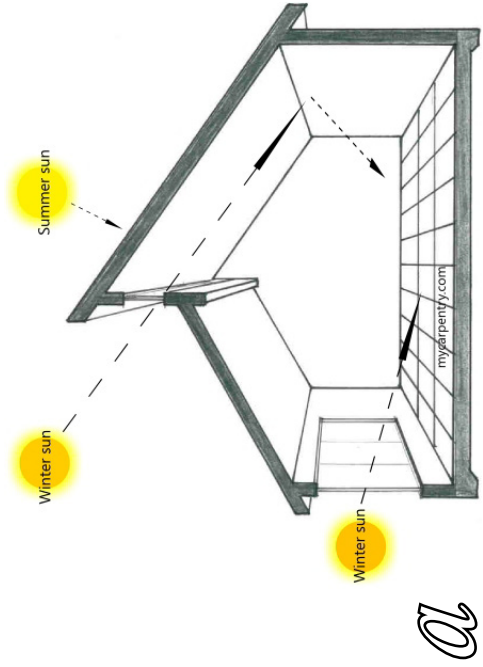


Figure 3.1 Semi-Rural Design Concepts Diagram.

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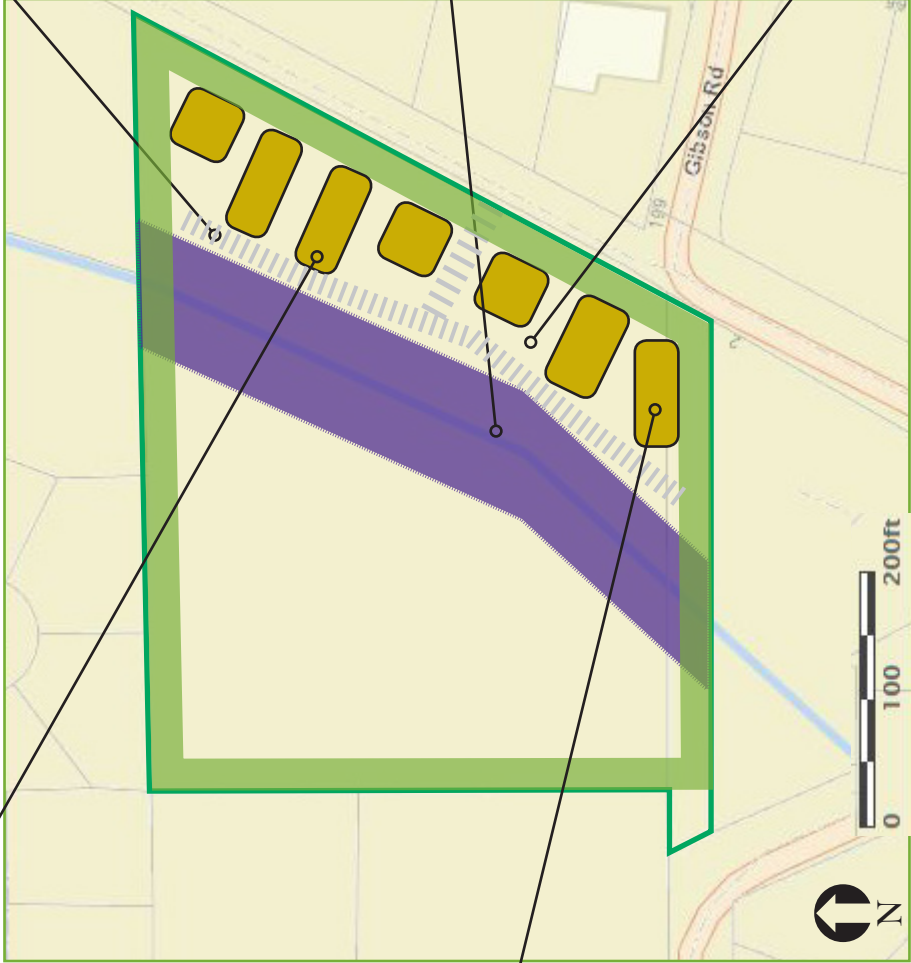
a

Southern exposure for passive solar energy capture



b

Roof top Solar water heating



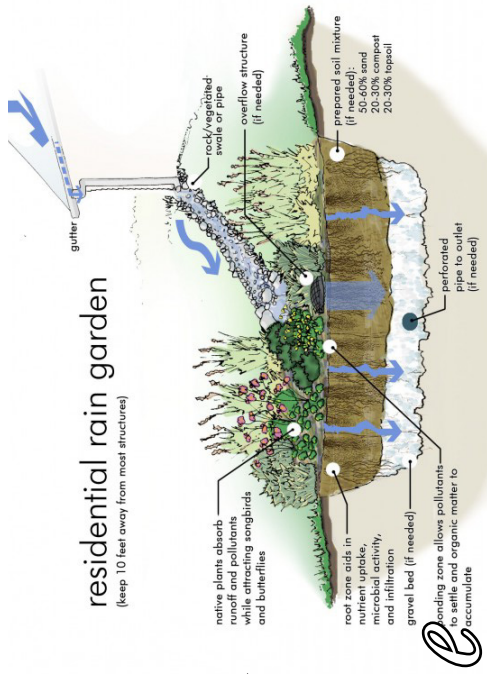
c

Permeous paving to reduce stormwater runoff



d

Development setback to maintain riparian habitat

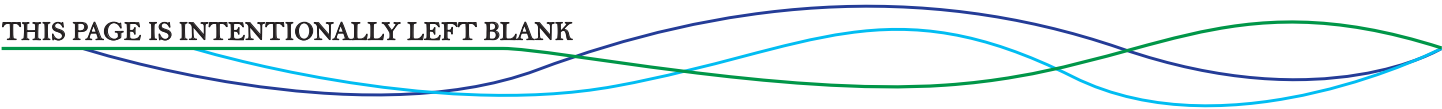


e

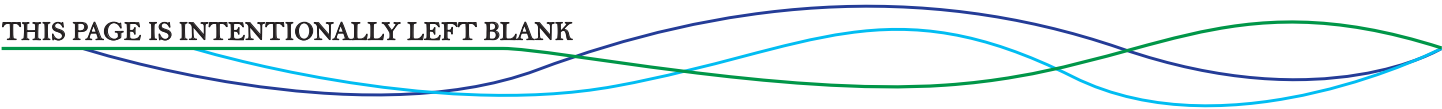
Rain garden landscaping as LID measure

Figure 3.2 Sustainable Design Concepts Diagram.

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After analysis from a planning perspective, the proposed project is feasible for the subject property. As stated before, there are many other determining factors (such development costs and housing market) that would impact the project feasibility that are not within the scope of this report and would require further analysis. There are planning and design elements that would still require further development and analysis which may impact the project's overall program. This is typical of planning and development process. The following provides an overview of the project components and subject property characteristic that are compatible for development, elements that could present a changing or constraint, and strategies for next steps in the development process.

C. COMPATIBLE DEVELOPMENT ASPECTS

The location of the subject property, near downtown and existing development strengthen the rationale and findings for a zoning change and increased density. The project would be considered an infill development of a property that is currently vacant and underutilized. The mixed surrounding zoning are also more compatible with increased density. The development standards (such as setbacks, height, parking, density, open space) provide reasonable flexibility for the proposed development and provide reasonable area for building envelopes. The Templeton Community Design Guidelines provide a clear reference for initial site and architectural design.

D. POTENTIAL DESIGN CONSTRAINTS

With any project and property there are constraining elements and regulations. There are constraints that can impact a proposed development or use so greatly that the project become infeasible. However, many times projects can be adapted and modified to work within the constraining elements and remain feasible and practical for actual development. The potential development constrains for the Toad Creek Multi-Family Housing Development are of such that the project remains feasible after this initial analysis. There are constraints that could impact the project as the development process continues. The slope of the property must be integrated into the building and circulation design. The slope not only presents potential access challenges, the height and massing of the building is to be low profile. The presence of Toad Creek presents a constraint as development in and around the creek is to be avoided.

E. NEXT STEPS

To continue the planning and development process for the proposed project the following are potential next steps to be taken.

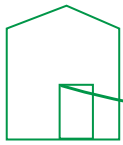
- Meet with the County Planning Department. Meeting with the Planning Department will allow the developer a chance get the County's viewpoint

of the proposed project, and their expectation and requirements. Since entitlement and permitting is completed by the Planning and Department is it vital to have the staff understand the scope and nature of the project, in order to make an informed review, recommendation and/or decision for the project to be approved.

- Complete market analysis or development pro forma. The project should be determined to be financially feasible.
- Review the property's title report. A preliminary title report will provide vital information as to any restrictions or constraints on the property. These include such items as easements, deed/development restrictions, or financial encumbrances that limit development either physically or legally.
- Survey the property. A precise survey of the property will provide vital information for site design. A survey will provide topographical elevations, precise demarcation of notable elements (creek top-of-bank, location of trees) that will influence the site layout and design.
- Begin process for the General Plan amendment and rezoning. In order for the proposed project to be entitled the land use designation must be changed. The soft cost and fees for an amendment should be considered when taking this step. The process can take 12 to 18 months and can be run concurrently with the design process, however if the amendment is not approved the project would not be able to move forward as designed which could potentially increase design costs.

F. THE BOARD PICTURE

The Toad Creek Multi-Family Housing Development has the potential to be a prime example of a multi-unit housing development within a semi-rural community. It would be a solution to a broader planning issue. The development would provide housing options to residents which are sustainable, compatible with the natural surrounding and character of the community. Such developments are currently lacking in many rural and semi-rural communities.



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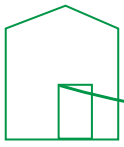
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Appendix



TOAD - Creek -

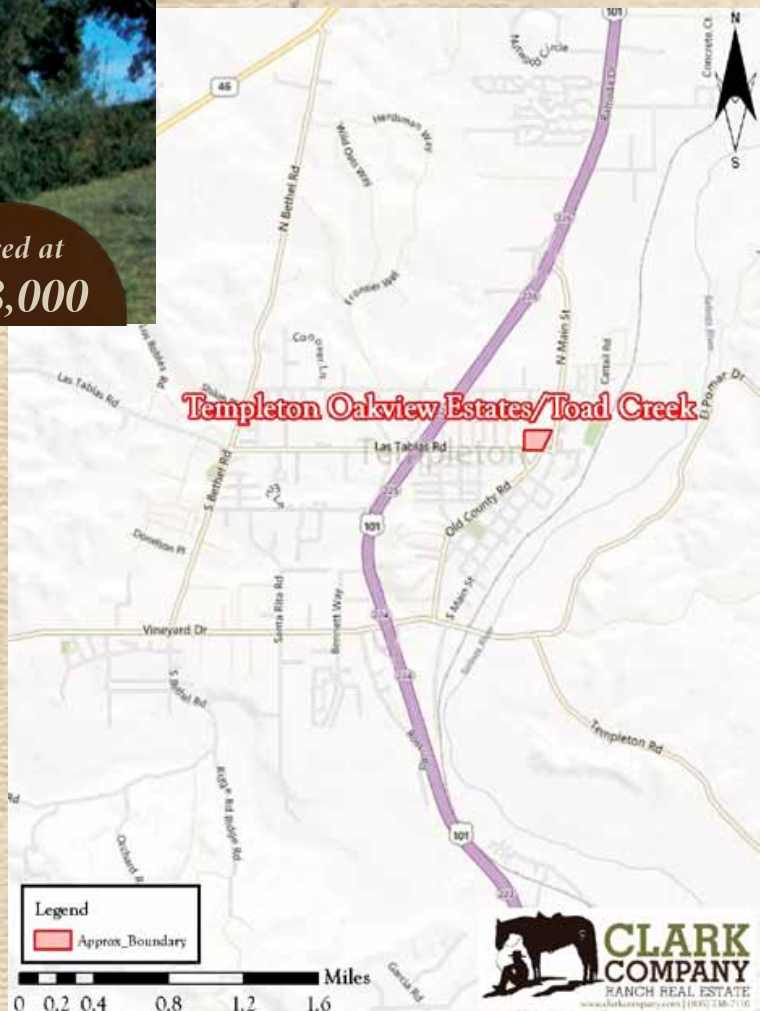
TEMPLETON, CALIFORNIA

APN: 041-031-013 & 041-031-005



Offered at
\$598,000

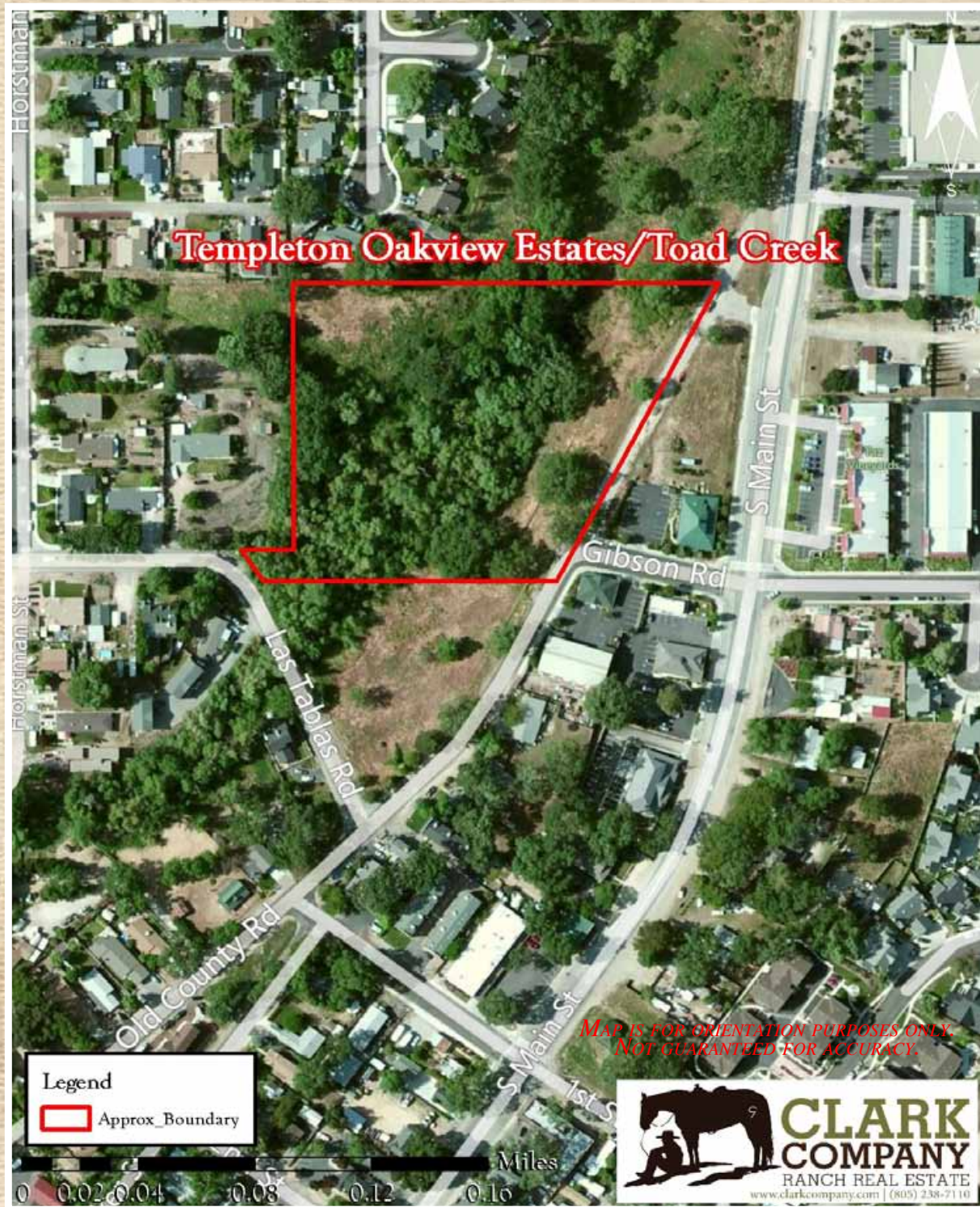
This 5.6±acre parcel, zoned Single family Residential (SFR), is adjacent to Toad Creek and situated just a few short blocks from downtown Templeton. Presenting a unique opportunity for future development, this offering includes preliminary schematics for a 10-home Conceptual Development Plan and 22 riparian water allocations. These water allocations are valued at \$24,500 each and are presently unavailable for purchase in Templeton. A few blocks from Templeton Park, this property also offers privacy and great building sites. MLS# 193436



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View of property from northeast corner



View of property from east (looking southwest)



View of property from east (looking northwest)



Existing Oak tree on property



View from Old County Road (southwest corner)



West portion of property (as seen from Old County Road)



Surrounding Development



Surrounding Development



Surrounding Development



Toad Creek, north of subject property



Toad Creek, south of property