

Minutes from Thursday, February 15, 2007 TAAG's monthly meeting

Agenda item # 1

Call to order at 7:02 PM

Agenda item # 2

Pledge of Allegiance

Agenda item # 3 – Roll Call

Present: Nick Marquart

Rob Rosales

Pam Finley

Dorothy Jennings

David LaRue

Lynn Miller

Bill Pelfrey (1st alternate)

Absent: Pamela Jardini

Alternate Bill Pelfrey becomes a voting delegate. Dorothy Jennings is recording secretary

Agenda item # 4 Delegates Report's

Lynn Miller stated she attended the marijuana dispensary hearing item at the Board of Supervisors and supported the employee working age be changed from 18 to 21. She commented about the flood area on Main Street across from Miller Drilling.

Dorothy Jennings announced that the City of Paso Robles would be conducting an open house to present Salinas River corridor ideas to the public on February 28th in the evening.

Nick Marquart said he received a letter from North County Watch asking TAAG to consider putting on the agenda the proposed events ordinance. By consensus members agreed to request a presentation.

Agenda item # 5 Agency Reports and Updates

- (a) County Planning Department – Questions regarding the “Smart Growth Criteria for Development Checklist” should be directed to Chuck Stevenson. Electronic referrals are beginning to be online

Pamela Jardini arrives and is recording secretary; Bill Pelfrey returns to a non-voting status.

- (b) Special Report on County Housing Ordinances presented by Ted Bench, County Planner

The County began preparing a variety of ordinances implementing the programs of the County's Housing Element soon after the updated element was adopted on July 20, 2004.

This was in response to:

1. response to shortage of affordable housing
2. save existing housing
3. encourage or require affordable housing with new projects

Planning staff issued concept papers on:

1. designating land for housing
2. rules for conversions or apartments to condominiums
3. rules for conversion or closure of mobile home parks
4. revisions to development standards
5. minimum density in selected Residential Multi Family districts

Public review draft of the Environmental Impact Report on inclusionary housing, revised development standards and minimum multi-family density ordinances in February 2007; Planning Commission study session in Spring 2007 and hearings to start in Summer 2007; Board of Supervisors hearings expected to start in Fall of 2007.

Environmental Impact Report (EIR) statement of objectives

1. Allow for greater densities within residential zones

- allow 20 foot setback in RSF and RMF properties less than one acre
 - reduce number of guest parking spaces
 - eliminate maximum floor area and minimum open area requirements for RMF projects
 - minimum Lot area to be 4,000 sq ft instead of 6,000 sq ft
 - minimum Parcel size to be 5,000 sq ft instead of 6,000 sq ft
2. Require some affordable housing as part of residential development through inclusionary means.
- developments with less than 5 units pay in-lieu fees
 - 20% of project to have inclusionary housing
 - apartments, secondary dwelling units, farm support quarters, and employee housing are exempt projects
 - applicants can build affordable units on-site or off site or pay in-lieu fees or donate land
 - projects subject to 20% inclusionary requirement will be eligible for a 20% density bonus.
3. Provide for more flexible standards that would encourage the development of housing types that may be more affordable.
- Minimum density of 20 units per acre
 - Planning staff has determined there are 50 existing parcels that are eligible

(c) Frank Honeycut, County Public Works Department addressed the following issues:

Vineyard exchange – 95% of public improvement plans complete, Right of Way acquisition almost complete, financing for project progressing. Signalization of both sets of ramps to be concurrent with improvements.

Main Street – County Public Works representatives and Cal-Trans foresee many meetings to work out solutions; Mixed-Use development by West-Pac – consultants to address situation in EIR

Florence Street Public Improvements –

- Previously mud, erosion and maintenance issues associated with street
- Objectives of the Public Work's Department for the project include establishing a pedestrian path, bike route, parking, traffic calming, minimum maintenance and preserve Templeton character.
- Feedback from TAAG requested on preference of materials to be used for bio-swale. Interlocking pavers, concrete webbing and monolithic pour options were presented to TAAG. Monolithic pour favored most by TAAG members
- Outreach committee to help with involving input from the Florence Street neighborhood

(d) Presentation from TCSD

No representative present from TCSD

(e) Presentation from a representative for Templeton Unified School District

David LaRue reported that Jeannie Hunt was re-appointed for the vacant school board position and that Templeton has experienced a rash of graffiti lately

Agenda item # 6 - Public Comment

Bill Sporledder spoke on:

- Trader Joe's candle power compliance
- Rossi Road left turn lane is helpful
- Problems with semi-trucks blocking traffic on Rossi Road
- Cluster development off of Templeton Hills Road (GPA) – status

Greg O'Sullivan spoke on:

- Cluster development off of Templeton Hills Road (GPA) that the staff report was written before the project was reviewed by TAAG and questioned if TAAG's ARC letter was sent to the Planning Department

Agenda item # 7 - Consent Agenda

No Items

Agenda # item 8

(a) – County Referral: CUP FOR MEDICAL BUILDING. DRC2006-00131. Applicant Billig has requested a Conditional Use Permit for the construction of a 67,105 sf building on 4.89 acres OP/RSF property. The building will be skilled nursing, rehab, therapy, Alzheimer Special Unit, and Medical Model Assisted Living. APN/Location: 040-280-056/ 1155 Las Tablas Road

Item continued to March 15, 2007 agenda

(b) – County Referral: CERTIFICATE OF COMPLIANCE. SUB2006-00047. Applicant Ryan has requested Certificates of Compliance for site improvements on 1.3 acres AG property. APN/Location: 039-101-034/ 4148 Las Tablas Willow Creek Road.

David LaRue - should TAAG review Certificate of Compliance applications?

Karen Nall – explained that a certificate of compliance is to certify that a parcel is legal; discretion becomes an issue due to the timing of the creation of the parcel; the County reviews the rules in place at the time of the transfer of the parcel to a new ownership

Motion by David LaRue that TAAG will determine where in the agenda to place each Certificate of Compliance application

Motion seconded by Dorothy Jennings

Motion passed 7 to 0

SUB2006-00047 Certificate of Compliance application by Ryan

Karen Nall – explained that nothing is being built on the property; there is an existing house and barn; the deed for the 1.3 acres was created in 1989; family owns property across the street

Motion by David LaRue to support the Certificate of Compliance with the condition that ingress and egress be limited to Niderer Road with only one driveway access

Motion seconded by Lynn Miller

Motion passed 6-1 with Dorothy Jennings dissenting

(c) Discussion/Action: ALTERNATE POSITION ON TAAG. An alternate position is vacant on TAAG Bylaws require that, if deemed necessary by the Group, a replacement shall be appointed to act as the new alternate. The Group will decide what, if any, action shall be taken.

Pam Finley states that she supports having a second alternate

Nick Marquart has not heard from anyone interested in filling the positions

Motion by Pam Finley to fill second alternate position

Motion seconded by David LaRue

Motion passed 7-0

Rob Rosales requested that candidates inform TAAG of their desire to be an alternate by March 8th, 2007; Bill Sporleder and Corrie Bayer both expressed their desires to be an alternate on TAAG

Agenda item # 9 – Unfinished Business

Nick Marquart reported that TAAG's website is now online at www.taaginfo.org; minutes from the past meetings need to be posted; additional links may be beneficial; TAAG members in general felt TAAG web page was good; Adobe Acrobat needed to upload minutes to web site –

Rob to speak to Chris on this issue; pictures need to have credits; discussion ensued on approving the web page expense. David LaRue to research previous minutes for approval of expenditure.

Agenda item #10 – approval of minutes for the January 24th, 2007 TAAG meeting

Motion by Dorothy Jennings to approve the minutes as amended

Motion seconded by Rob Rosales

Motion passed 7-0

Agenda item # 11- Treasurer's Report

Pam Finley reported \$1,147.99 balance with a \$86.00 credit at Hewitt's and request to pay invoice for postage of \$6.00 and post office box of \$26.00

Motion by Lynn Miller to approve expenditures not exceeding \$50.00 at TAAG meetings without being on the agenda

Motion seconded by Pamela Jardini

Motion passed 7-0

Agenda item #12 – Subcommittees' Reports

David LaRue – vision statement is still in draft form

No other subcommittee reports

Agenda item #13 – Adjourn Meeting

Meeting adjourned