



**Templeton Area Advisory Group
Minutes from April 16, 2009**

**Boardroom of Templeton Community Services District Office, 206 5th Street,
Templeton, CA 93465**

1. Call to Order at 6:59 PM by, Chairperson
2. Pledge of Allegiance
3. Roll Call:

Present:

Bill Hockey, Chairperson
Nick Marquart, Vice Chairperson
Gary Phelps, Treasurer
Rob Rosales, Delegate
Bill Pelfrey, Delegate
Melanie Blankenship, 1st Alternate

Present: After Roll Call:

N/A

Not Present:

David LA Rue, Delegate
Pam Finley, Delegate
Dorothy Jennings, 2nd Alternate

4. Bill Hockey informed Melanie Blankenship that she is seated on the Board as a voting delegate due to absent members.

5. Delegate Reports

Smart Growth & Inclusionary Housing: Bill Pelfrey reported on the meeting held this week. Supervisor Patterson indicated that no longer will public comment be allowed on the issue of smart growth and affordable housing. The "Housing Element Update" will include the recommendations of affordable housing and will be passed. The incorporated cities support the measures being put into place along transportation corridors. Bill urged everyone to send letters to the Board of Supervisors expressing their concerns

Small Business Forum: Rob Rosales reported on complaints by small business owners on the extensive length of time involved in the permit process through the county.

Fire Department: Bill Hockey reported that Templeton's Fire Department is having a BBQ lunch on Saturday May 23, 2009 for a commemoration of the Fire Department and staff and they are looking for old 1910-1940 photos of Templeton and fire department volunteers. They are also looking for old photos of the 1960s Legion Hall and Templeton High School fires.

6. Agency Reports and Updates

County Planning: Karen Knall, County Planning Department was not in attendance.

SLO County Supervisor District 1, Frank Mecham discussed the new easier to navigate web site has been completed. His offices hours are posted on this site along with many other items. Please take a look and give him feedback. http://www.slocounty.ca.gov/bos/District_1.htm and any citizen in his district that has a concern should contact his office. He will be happy to meet with them.

He also discussed smart growth initiative has be approved for adoption in the "The Housing Elements Update." Public comments are being accepted for specific sections of the draft,

but not general observations. The County has budget concerns as does the Country. The “discretionary funds category” is in jeopardy of not having funds in the future. TAAG is funded by “discretionary funds.”

TCSD Manager, Jeff Hodge reported on the problems with some of the wells in the area. Some wells and a storage tank are offline. Because of these items, the State may allow TCSD to move faster in development of the new Creek side well, now that TCSD has a demonstrated need. Vineyard (Bethel) road water pressurization system is out of the design phase. They are hoping to use the Federal Stimulus Money to move it forward, but they may go ahead without those funds, due to the request being in development for 18 years. Rationing of water is under consideration due to the ongoing drought.

Housing and Economic Department Supervisor, Dana Lilley reported on the Draft Housing Element Update. He addressed the County’s reasoning for adopting the “Smart Growth Initiative’ for affordable housing, which results in higher density of housing units. The State of California mandates that affordable housing units must be developed in SLO County. If the County doesn’t comply with a reasonable program then the State will adopt one independently and force it upon the County. All incorporated cities and all unincorporated county areas are given goals which must be met by law. They are developed using the available employment and the existing population in the each area. In answering questions, Mr. Lilley indicated the County looks at existing infrastructure to handle the increased housing units for low and moderate income units, but predominately available sites in existence to handle the increase in housing units. This department was able to implement in their Draft Housing Update that there were enough available vacant lots to accommodate and meet their needs in the unincorporated county areas without rezoning and creating additional new sites. The Council of Governments divide the needed housings units for each area using a prescribed formula.

7. Public Comment:

Bill Sporleder wished to thank the citizens of Templeton for their outstanding support of their fund raiser, Texas hold-em poker. The Kiwanis were able to raise enough money to give 4 - \$1000 scholarships away this year to high school graduates and cover their costs on the new poker tables.

Bob Roos gave us an update on the Vineyard / Highway 101 interchange. It is scheduled to be completed on April 30th, 2009.

8. Consent Agenda

None

9. New Business

a) Minor Use Permit DRC2008-00107 Applicant Carroll. Request a 8400 sq ft. retail /office complex on a CR zoned property at 624 South Main Street, Templeton, CA 93465.

Melanie Blankenship stepped down due to a possible conflict. The building is next door to her place of business.

Architect representing the applicant provided detailed drawings on the project and discussed items concerning the Architectural Review Committee. Items discussed: a) lack of water for landscaping is going to be handled by retaining rain water in a storage tank for future use on the property. b) Ingress and egress for parking in the rear is going to be done using a future agreement with the church next door to allow access. C) inadequate parking will be done using an agreement with the church next door to use their parking spaces, d)

the lack of median areas and landscaping between parking spaces will be rectified and e) water runoff will be mitigated using a settling pond.

Bill Pelfrey read the Architectural Review Committee report.

Bill Hockey asked for public comment. Bob Roos asked if any calculations had been Completed on how large of a storage tank will be needed. Applicant stated it hadn't been calculated. Bill Sporleder stated he liked the design and appeal of the project and it will help in fulfilling a commercial need in the community.

Bill Hockey asked for the Board to comment. The Board all agreed that the project had a nice design and appeal and fits the needs of the community. Several of the board members questioned the lack of adequate median landscaping in the parking lot. Gary Phelps did not like the lack of sufficient water to handle the landscape, the lack of legal access to the rear parking, the shared parking arrangement with the church that had not been finalized and felt that this project had too many questions with unacceptable . Bill Pelfrey stated the ARC report covers those issues to allow the County to request additional information form the applicant. Bill Pelfrey made a motion to approve the project subject to the ARC report.

A motion to approve this project by Bill Pelfrey as requested with the ARC Report stipulations. The motion was seconded By Rob Rosales. Additional discussion took place. The motion was put to a vote, 4-1 the project was approved.

b) General Plan Amendment LRP2008-000010 . Applicant Clouston . The request is to change the zoning RS Residential Suburban to CR Commercial Retail on a 17.6 acre parcel of property at 248 N. Main Street, Templeton, CA 93465

Rob Rosales stepped down due to a possible conflict. Rob has a financial interest in a parcel of land in close proximity.

The applicant discussed the reason for obtaining the zoning change. He stated he wished to utilize this property with the approved hotel property that is in planning and that the zoning is more indicative of the surrounding property. He gave his vision of what he wanted to do with the property.

Bill Pelfrey read the Architectural Review Committee report.

Bill Hockey asked for public comment. Bob Roos commented that the zoning should be different and that the Board should look to the future, but he wasn't quite sure what the best zoning should be, but it definitely needs to be changed.

Bill Hockey asked for the Boards' comments. The board agreed that the zoning is incorrect and should be changed. Several members voiced that the back portion of the lot maybe should remain the same, but the frontage on N. Main Street should be rezoned.

Bill Pelfrey made a motion to approve the project subject to the ARC report. Motion was seconded by Gary Phelps. The motion was put to a vote, 5-0 the project was approved.

10. A five minute break was called and taken and then reconvened

11. Old business - None

12. Unfinished Business – None

13. Reading of the March 19, 2009: Minutes were recorded. Nick Marquart was asked to edit small items. The motion to approve the minutes as amended was made. Vote 6-0 to approve.

14. TAAG Reports and Memorandum

- a) Treasury report was read by Gary Phelps. Funds report was approved and accepted 6-0 accepted. With stipulations that need to be made to appoint a Secretary for the Board to allow changes to the signature cards on our bank account. Signatures of

several board members must be obtained by Gary Phelps to change the authorized signatures on the Rabobank account.
Credit accounts at stores should be minimized to allow for better record keeping.
Reimbursements should be on an as-needed basis by check.

15. Subcommittee Reports

Graffiti Abatement Committee:

Rob Rosales stated that they had just eliminated graffiti on Holly Street. It was tagged by several gangs.

Traffic Circulation Committee: Bob Roos indicated that the Traffic Circulation Report will need to be finalized and approved by the Board. Bill Hockey for Dorothy Jennings indicates that the public works department still hasn't answered all the committee's questions satisfactory and they are waiting for their response.

16. Adjournment of meeting

Motion by Bill Hockey to adjourn the meeting, approved 6-0. Meeting adjourned at 9:20 PM

Minutes recorded by Gary Phelps