

Templeton Area Advisory Group

Minutes from July 17, 2008, Regular Meeting

Boardroom of Templeton Community Services District's Office, 206 5th St., Templeton, CA

Minutes:

AGENDA:

1. Call to Order at 7:05 p.m. by the Chair
2. Pledge of Allegiance
3. Roll Call

Present

Nick Marquart, Chair
Rob Rosales, Vice Chair
Pamela Jardini, Secretary
Bill Hockey, Treasurer
Bill Pelfry
Gary Phelps
David LaRue
Dorothy Jennings, 1st Alternate
Pam Finley, 2nd Alternate

Absent

none

4. Office Resignation - Pam Jardini has resigned her Officer position as Secretary effective immediately. By consensus it was decided to have the minutes taken by each board member, with the exception of the Chair, on a rotating basis. Bill Hockey agreed to take the minutes for this meeting.
5. Delegates' Reports
 - a. Rob Rosales indicating TCSD water hook up fees may be raised up to \$24,000
 - b. Pam Jardini gave an update on the tentative map approval for the Fire Station site
 - c. Dorothy Jennings spoke about the Growth Management discussion at the Planning Commission
6. Agency Reports and Updates
 - (a) County Planning Department – No report as Karen Nall was out due to family emergency.
 - (b) County Public Works Department – No representative, however a letter was read by Dorothy on the status of various construction projects in the district and other's near the district border.
 - (c) Templeton Community Services District – no representative
 - (d) Templeton Unified School District – David LaRue reported school begins in late August
7. Public Comment - No public comment.
8. Consent Agenda
 - (a) County Referral: SUBDIVISION. SUB2007-00193. COAL 07-0207. Applicant Eckstein has requested a 2-lot parcel map, 5 acres each, on 10 acres of RR property. APN/Location 034-031-023/ 1485 Eureka Lane.

-Bill Pelfrey & Pam Jardini stepped down for this item. Dorothy Jennings & Pam Finley are now voting members on this item.
-No applicant report.
-David LaRue read ARC Report
-Motion by Gary Phelps to approve lot subdivision per ARC report recommendations. seconded by Dorothy Jennings.
-Motion passed 7 - 0

9. New Business

- (a) County Referral: SUBDIVISION. SUB2007-00196. TR2983. Applicant People's Self Help Housing Corp. has requested a tract map for a 4-lot subdivision on .053 acres of RSF property. APN/Location 040-330-042/ 1175 Terebinth Lane

-Bill Pelfrey & Pam Jardini stepped back onto board. Dorothy Jennings & Pam Finley are now Alternates.

-Jeanette Duncan of PSHH, Lauren Luker of Ray & Luken, Cheryl Flora of Ray & Lunkin & Mike Bertaccini of EDA Civil Engineers represented applicant (note-spelling of names and whom they represent may need correction)

- Presentation on design, tentative map, set backs, curbs & gutters, lot sizes, large tree removal mitigation, helicopter routing & privacy fencing

- David LaRue read ARC report

Public Comment –

Phil Gates spoke of helicopter traffic patterns

Public Comments closed

Back to board –

- General discussion on CC& R's & lack of park due to insurance demands and added costs to low cost housing

-Motion by Gary Phelps to approve lot subdivision per ARC report recommendations including recommending a 5' sidewalk and standard curbs. Seconded by Bill Pelfrey- Motion passed 7 - 0

- (b) County Referral: SUBDIVISION. SUB2007-00202. TR2458. Applicant People's Self Help Housing Corp. has requested a tract map for a 29-lot subdivision on 3.92 acres of RSF property. APN/Location 040-289-011/ Peterson Ranch Road.

-Jeanette Duncan of PSHH, Lauren Luker of Ray & Luken, Cheryl Flora of Ray & Lunkin & Mike Bertaccini of EDA Civil Engineers represented applicant (note-spelling of names and whom they represent may need correction)

- Presentation on lot coverage – 40% - which is below Affordable Housing Guidelines

- Discussion on density coverage calculations being based upon 7,500 sq. ft. lot vs. allowed 6,000 sq. ft. lots. Net result of less homes and larger lots in subdivision

- David LaRue read ARC report

Public Comment – None.

Public Comments closed

Back to board –

-Motion by Gary Phelps to approve 29 lot subdivision per ARC report recommendations including recommending a 5' sidewalk and standard curbs. Seconded by Pam Jardini

- Motion passed 7 - 0

- (c) County Referral: MINOR USE PERMIT. DRC2006-00238. Applicant Stanton has requested a minor use permit to convert an existing building into a 2,400 sq ft winery and tasting room on

72 acres of AG property. APN/Location 040-101-035/034 3432 Las Tablas Willow Creek Road.

- Nick Gilman represented applicant. Correction of MUP is that it is to construct a new 2,400 sq. foot building for a winery & tasting.
- New site is 35' from property line, but due to oak coverage and hillside it is 400' from nearest possible building site of neighbor.
- low water usage, mostly dry land farming.
- ARC report was read plus the addition of indicating a capacity of 1,000 to 1,500 case capacity.
- Motion by Bill Pelfrey to accept ARC report with the addition of the 1,000 to 1,500 case capacity & too include the tasting room.
- Motion seconded by Gary Phelps
- Motion approved 7-0

- (d) Discussion/Action: 2ND READING AND ADOPTION OF AMENDMENT TO TAAG POLICY AND PROCEDURE GUIDELINES. The Group will review and adopt a proposed amendment to TAAG Policy and Procedure Guidelines for the resolution of tie votes in a TAAG election by "Lot", the drawing of names from a hat.
- Second reading of the Policy & Guidelines as it refers to tie votes.
 - Brief discussion followed by a motion by Gary Phelps to accept the new voting tie guidelines
 - Seconded by David LaRue
 - Motion passed 7-0

10. Old Business

- (a) Discussion/Action: TAAG BYLAWS AND TAAG POLICY AND PROCEDURE GUIDELINES REVISIONS. The group will continue discussion on proposed TAAG Bylaws and TAAG Policy and Procedure Guidelines Revisions.
- Discussion continued on verbiage on various Articles. General discussion and agreement on a number of points.
 - Gary will take points back and re-draft the Articles with new discussed changes and bring back to the next meeting.

11. Unfinished Business

- (a) Discussion/Action: The Group will receive a report on the proposed Inclusionary Housing Ordinance and discuss what action, if any, should be taken,
- Motioned by Bill Pelfrey and seconded by David LaRue to table this item to a future meeting.
- Approved 7-0

12. Reading and Approval of Minutes for October 3, October 18, 2007, February 21, May 15 and June 19, 2008.

- No reading of minutes at this time

13. Treasurer's Report

- Treasurer's report was distributed to all members and read.
- Application to County for new cabinets has been submitted and should be approved prior to next meeting.

14. Subcommittees' Reports (as needed)

15. Adjourn meeting

Motion to adjourn meeting. Passed 7-0. 11:00 p.m.