

A meeting of the Templeton Area Advisory Group was held at 7PM on December 15, 2005 in the offices of the Templeton Community Services District, located at 5th and Crocker Streets. The meeting was called to order by Chairperson Jennings at 7:00PM and the Pledge of Allegiance was recited.

Roll Call:

Delegates Present:

Bob Bower, Dorothy Jennings, Bill White, Jamie Enns, Richard Wood

Absent: Jeanne Flory, Lynn Miller

Alternates: Rob Rosales voting, David La Rue voting

Delegates Report:

Bob Bower

- The women's club meeting room has been reserved for the TAAG election meeting next month.
- The Templeton Community Service District may take over the operation of the Templeton Cemetery, however, this still needs to go through LAFCO before it is approved.

Robert Rosales

- At the last Board meeting for TCSD, Bob Bergman was elected Chairperson for the upcoming year.
- At the last Templeton Unified School District Board meeting, David La Rue was elected Chairperson for the next year and will continue his role as TAAG liaison for the TUSD Board. The interim financial report for the school district was also presented to the school board at this meeting.

Dorothy Jennings

- Planning staff has asked for a continuance of the planning commission hearing on the Ramada mixed-use project. Westpac has sent TAAG an email listing the various items that were raised by TAAG that they indicate they are looking into.
- The BoS have asked planning staff to come back with a recommendation for a TDC technical committee to look into the issues that have been raised and also to extend the moratorium covering the Santa Margarita Area Advisory Council area.
- TAAG has received correspondence that BoS will take action on including:
 - o Inclusionary housing program
 - o Affordable housing linkage program
 - o Conversion of houses into condos
 - o Amendments to County Real Property Division ordinances (county owned property)
- TAAG has received additional materials on the Adelaida viewshed "Cayucos Fringe" issue. More information can be found online at the BoS Nov 1st hearing staff report.
- TAAG has received a video from BoS meeting that covers the RPD issue.
- TAAG's press release "Call for Candidates" was published in the Tribune, Paso Robles Press, and Atascadero News.

Elections

Today is the last day to declare interest in running for TAAG. TAAG has received one more candidate (Sue Luft).

Planning Department Update: John Nall

John is the Ramada project manager's supervisor and offered to answer any questions there may be on that project. There were no questions.

Public Works Update: No representative present.

Public Comment

Bob Roos:

- In addition to the Westpac extension, there is also an extension for Dr. Billig's planned medical facility. This was a third-time and final one-year extension.

Consent Agenda

1. Authorize Payment for Election Costs. Rich Wood reported that there will be a total charge of approximately \$100.

White/Rosales: moved approval of costs; passed 6-0 (1 abstention).

2. County Referral: Condominium Conversion. DRC2004-00260. Property is located at 308 Crocker Street between 3rd and 4th Streets. Applicant, Memory Pritchard, is requesting to divide an existing building that contains two residences on a 6,000 SF lot. Applicant further requests 1) two onsite-parking spaces be allowed in the garage driveway (tandem parking) and onsite guest parking be waived and 2) the requirement for curb, gutter and sidewalk be waived. Applicant was questioned by board members and the public about parking and other issues. John Busselle, a Senior Planner in the Housing and Economic Planning, Division, was asked about the county's position on converting residences to condos. He said the county does not have position on this.

La Rue/Wood: moved to approve as presented without commenting on the 2 requested waivers; passed 7-0

Business

1. DRAFT RURAL DEVELOPMENT ORDINANCE. John Nall, Principal Environmental Specialist with Planning made a presentation and answered questions. The BoS heard agency and public comments at the Board's June 28th meeting and is seeking comments and recommendations from advisory councils. The staff report is available on-line under the minutes/agenda for June 28, 2005 BoS meeting. Staff concluded that overall this ordinance would have a significant negative effect on agriculture and the character of the rural areas of the county and will result in significant growth inducement in rural areas. Nall responded to the questions that TAAG forwarded to him prior to this meeting. Public and TAAG asked additional questions and made comments on the ordinance.

Wood/La Rue: recommended that there is no further processing of the RPD ordinance including doing an EIR; passed 7-0.

2. TRANSFER OF DEVELOPMENT CREDITS PROGRAM. Bill White discussed sending a letter to Planning concerning the make-up of the new technical advisory committee requesting that CACs, and specifically TAAG, should have a representative on this committee since Templeton has historically been a prime receiver site and as a result TAAG has spent a lot of time and effort considering the TDC issue. Bill read a draft letter and board suggested several modifications.

Wood/La Rue: moved to send letter as drafted; passed 7-0.

3. TAAG BUSINESS MEETING IN JANUARY. Discussed scheduling a date to hold our regular January business meeting before the third Thursday which is when TAAG will hold the candidates forum and election. Bob Roos reminded the board that it has to announce any special meetings at a regular meeting at least a month previously. Wood/Bower: moved to schedule two special meetings to be held on Jan 11 & 12; passed 7-0.

4. TAAG 2006 ELECTION. Reviewed election night activities. Decided to have the election meeting at the Templeton Community Center. Discussed providing a suggested outline (developed by Rich Wood). White/Bower: moved to use the outline as a guideline, not a requirement, limit it to one page and email the outline to Enns who will email each candidate informing them of this item; passed 7-0.

Rich will design a ballot that will list Bob Bower, Pam Finley, Dorothy Jennings, David La Rue, Sue Luft, Lynn Miller, Rob Rosales, Rich Wood with instructions on how to vote.

White/LaRue: moved to have Rich develop and generate the ballots; passed 7-0.

After the election, TAAG will need to appoint the nominating committee for the new officers. Rich suggested the committee should be the senior board members that were not just elected.

Old Business: None

Approval of Minutes: Minutes of November, 17 meeting approved.

Treasurer's Report: Bank balance of \$447.46

Subcommittee Reports: There were no reports

1. Traffic Circulation:
2. Graffiti Abatement:
3. Architectural Design:
4. Oak Tree Policy:
5. Templeton Pathways:
6. Historical Preservation:
7. Agricultural, Open Space and Land Use

Election: The Chair made a final call for candidates for election. There were none.

Adjourned meeting at 10:30PM.

Respectfully Submitted,
Jamie Enns, Recording Secretary Pro Tem