

A meeting of the Templeton Area Advisory Group was held at 7:00 PM on June 15, 2006, in the offices of the Templeton Community Services District, located at 5th and Crocker Streets. The meeting was called to order by Chairperson Rosales and the Pledge of Allegiance was recited.

Roll Call:

Delegates Present: Rob Rosales, Lynn Miller, Pam Finley, Jeannie Flory, Dorothy Jennings, Bill White, and David LaRue.

Alternate Delegates Present: Nick Marquart and Rod Gray.

Delegates Absent: None.

Delegates' Reports:

- White - Signatories for the TAAG bank account at Mid-State Bank were changed to Pam Finley (Treasurer) and Jeannie Flory.
- Jennings - There was a joint meeting between the Parks Commission and the Planning Commission to begin considering changes to the Parks and Recreation Element; a public hearing will be held on July 13th.
- Rosales - Cal Poly received and award for its work on the Templeton [Main Street Design -?]. A SLO Grand Jury report has been released regarding CACs.

Agency Reports and Updates:

County Planning Department - Karen Nall

- Planning withholding building permit on Rossi Road residential development project due to fence issues.
 - Met with Vineyard Estates regarding ongoing open space and landscaping issues.
- County Public Works - Frank Honeycutt
- Handed out copies of the 2004 (with 2005 update) Templeton Traffic Circulation Study.
 - Results of the Florence Street project grant application with the State Water Resource Control Board should be known in August.

Templeton Community Services District - Bill Van Orden

- \$4MM budget approved. No increase for water/sewer.
- TCSD Board has met with the McCoy Lane Partners regarding details of a multi-faceted deal for land on the south side of Phillips Road. Templeton will get 24 acres and \$2MM to develop a town park. There will be 120 water units gained from the property: McCoy will get 78 to be used for a project behind the Bennet Way mobile home park, and Templeton will retain the rest of the units.
- Kelly Gearhart requesting the annexation of two 12 acre parcels.
- Most recent information is that TCSD services 2,208 residential and 274 commercial water meters.

Templeton Unified School District - David LaRue

- No major construction projects being performed during this summer's recess.

Public Comment:

Bob Roos -- Reported that the County Planning Commission, at its May 25th meeting, recommended (5-0) to allow Medical Marijuana Dispensaries and classify them within the Pharmacy/General Retail allowable use category (which may be located in Commercial Retail and Commercial Services land use categories). The Planning Commission's recommendation is scheduled to go before the Board of Supervisors on July 18 for final approval.

Consent Agenda:

(a) County Referral: GRADING FOR MODULAR HOME PAD. DRC2005-00220. Applicant Hazelton has requested a minor use permit, as required, for grading of over one acre of land. The purpose of the grading is to extend an existing driveway and level a modular home building pad on a 39.75 RL property. APN/Location: 034-501-007/ 7007 Old Adobe Rd.

• ACTION: The item was pulled from Consent Agenda to allow for a presentation by Applicant's representative (Jacob Herrera) and Delegate discussion. Miller/LaRue move to approve, passed 7-0.

(b) TAAG Administrative: REIMBURSEMENT OF FUNDS. Former TAAG Secretary Jeannie Flory has requested reimbursement, in the amount of \$46.11, for ink cartridge purchases. These purchases were necessary for Jeannie to perform her duties as Secretary.

• ACTION: LaRue/Miller move to approve, passed 7-0.

New Business:

(a) County Referral: APPLICATION FOR LIQUOR LICENSE. Application for type 67 (B&B wine) license for Carriage Vineyards Bed & Breakfast. This license will allow the operators to provide a bottle of wine to paying guests, and the cost of the wine must be included in the cost of the room. APN/Location: 034-321-003/ 4337 South El Pomar.

• ACTION: LaRue/Finley move to approve the Type 67 license for Applicant, subject to confirmation from County Planning that granting this type of liquor license would not reduce availability of a "normal" liquor license required by a commercial establishment (eg, restaurant, liquor store) in Templeton and the County.

(b) County Referral: BUILD FENCED STORAGE YARD. DRC2005-00231. Applicant Tobey has requested a minor use permit to allow for a fenced storage yard. The 20,160 sq ft yard would be on the unimproved south portion of a CS property that has an existing building and parking area. APN/Location: 040-151-078/ 3770 Ruth Way.

• ACTION: Miller/Finley move to approve Applicant's plan, subject to ARC's recommendations pertaining to lighting (no new lighting), landscaping (to match existing building plan), fencing (privacy fencing to match existing fencing on southern boundary), and access (to be from an existing on-site road and not a new street access), passed 7-0.

(c) Discussion/Action: AMENDMENTS FOR SECONDARY DWELLINGS. County Planning has requested review and comment on proposed amendments to County Ordinances concerning secondary dwellings. The amendments address proposed design standards and requirements for jurisdictions to provide for ministerial approval of secondary dwellings in areas where they are allowed.

• Delegate discussion primarily focused on the potential impact on Templeton's community character of the proposed amendments' reduced minimum lot size (6,000 sq ft versus Templeton's 7,500 sq ft minimum RSF lot size) and whether the numerous exceptions to the maximum distance standards would act to impair these standards. Finley stated that smaller lot requirements for secondary dwellings might improve the quality of life for people who want family members close by. LaRue noted these proposals should be fully addressed in the context of a larger discussion of affordable housing.

- Public Comment. Bill Pelfrey: Concerned that the proposed amendments would lead Templeton to build out every lot to two dwelling per lot, which would diminish our community character.
- ACTION: Send a letter to County Planning commenting on two specific aspects of the proposed amendments. 1) White/Jennings move to recommend retaining existing 12,000 sq ft minimum lot size for detached secondary dwellings, passed 6-1. 2) White/Flory move to recommend that proposed exceptions to maximum distance standards be tightened and limited by the concept that, in no case, shall any exception to the distance standard result in a secondary unit being closer to the primary dwelling unit of the adjoining property than the stated maximum distance standard would allow, passed 6-1.
- Full text of TAAG's letter to County planning below:

June 19, 2006

Templeton Area Advisory Group
PO Box 1135
Templeton, CA 93465-1135

Mr. John Busselle, Senior Planner
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Amendments to Secondary Dwelling standards.
Section 22.30.470F of the Land Use Ordinance, Title 22

Dear Mr. Busselle:

At its June 15 meeting, TAAG reviewed draft amendments to the secondary dwelling standards, specifically focusing on Section 22.30.470F of Land Use Ordinance, Title 22 (draft Exhibit G030002L:A, Section 10). TAAG voted 6-1 to provide the following two recommendations:

1) Minimum Size of Lot for secondary dwellings within the Templeton URL shall be 12,000 sq. ft. (versus 6,000 sq.ft. in the proposed chart in sub-section F1). TAAG believes the existing design standard of 12,000 sq. ft. minimum for a detached secondary dwelling remains appropriate, especially giving consideration to Templeton's focus on maintaining community character with its 7,500 sq. ft. minimum RSF lot size.

2) With regard to sub-section F4, the numerous and varied proposed exceptions to the maximum distance standards (sub-sections a.i. through a.iv.) have the potential to seriously dilute or negate the proposed distance standards. TAAG believes the intent of maintaining a maximum distance standard from the primary residence should be tightened up and clarified by adding a clause F4b (in concept), "But in no case, shall an exception to the distance standard result in the secondary unit being closer to the primary dwelling unit of the adjoining property than the 'Maximum Distance From Primary Unit' in F1 would otherwise allow."

Thank you for your consideration,
Sincerely,

Robert Rosales
Chairperson

Cc: Karen Nall

(d) Discussion/Action: NEW TAAG WEBSITE. The Group no longer has a website and will decide the steps necessary to create and open a new website. Among the topics for discussion will be ideas for the set up of a site, pages to be included and funding.

- Discussion regarding available domain names, potential web designer and hosting options, and related costs.

- ACTION: LaRue/Finley move that a Sub-committee be formed (Miller, Marquart, Rosales) which will research various issues/options, and return to the Group with final recommendations, passed 7-0.

(e) Information/Discussion: REVISION OF TAAG BYLAWS. The Group has been asked to review TAAG Bylaws and have comments, concerns and ideas ready for discussion as part of the effort to revised these Bylaws in the coming months.

- Delegate discussion reviewed the process by which revisions to TAAG by-laws shall move forward. A specific suggestion was made to include a preamble to the current by-laws, and also to create a separate "Policies & Procedures" document which shall include items such as a Code of Ethics.

- ACTION: All delegates shall have two weeks from the date of this meeting to submit suggested issues, concepts, and/or revisions to the By-Laws Sub-Committee. Sub-committee shall review all suggestions and provide a summary for review at the July meeting.

Unfinished Business: None.

Reading and Approval of Minutes for meeting of May 18, 2006:
Minutes approved as corrected, passed 7-0.

Treasurer's Report:

Finley reports that TAAG's bank account has a balance of \$194.10.

Sub-Committee Reports: None.

Adjourned at approximately 11:30 pm.

Bill White
Recording Secretary