

A meeting of the Templeton Area Advisory Group was held at 7:00 PM on July 20, 2006, in the offices of the Templeton Community Services District, located at 5th and Crocker Streets in Templeton. 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, David LaRue.

Alternate Delegates Present: Rod Gray, Nick Marquart.

Chairperson Rosales noted that there would be a Special Meeting of TAAG on Monday, July 24.

Delegates' Reports:

- Jennings -- 1) Noted that Rich Howell, former TAAG member, died in a car accident on July 4. 2) The Planning Commission has begun hearings on a draft Park & Recreation Element on July 13th. These PC hearings will continue on July 27 and August 10.

- Finley -- Stated that she has received requests that TAAG investigate lowering the speed limit in the area of the Post Office. (Bob Roos weighed in that speed limits are set by state law, surveys are required to alter, and that TAAG would best contact Frank Honeycutt with this issue.)

- Rosales -- 1) The Georg winery project is to go before the Planning Commission on August 24. 2) Noted that TAAG had received a letter from Bill Sprague of Rossi Road regarding excessive truck traffic due to various construction activities and the Rossi Transportation business at the end of the road. 3) Update on the Ramada Mixed-Use Project: County Planning is awaiting a revised Project description; an EIR will probably be required; there will be an NOP and scoping meeting at an undetermined future date. 4) A draft Mixed-Use Ordinance is expected from County Planning by end of August. 5) In response to a report of grading and dust on AG hill on July 4: there was no grading activity, but dirt was hauled from the site. 6) The 2006 Templeton Circulation Plan is tentatively set to go before the Board of Supervisors on September 26.

Agency Reports and Updates: None.

Public Comment:

- Bob Bower - With reference to the letter from Bill Sprague, Bower noted that Rossi Transportation had been at its location longer than any of the houses on Rossi Road.

- Jamie Kirk - With reference to the earlier issue of grading on July 4, Kirk read an excerpt from LUO 22.52.120 that states no grading on holidays except in the Ag land use category.

- Bill Sporleder - As a resident of Rossi Road, Sporleder said that he felt "abused" by the recent level of construction activity on the road. He feels the new sewage lift station is an eyesore. Regarding the new cluster development being built on Rossi Road, Sporleder feels that the two cul-de-sacs do not tie in with the existing houses on the road. Regarding the information that a Trader Joe's store will be the tenant at Vineyard Center: the neighbors were surprised by this, and he feels that a regionally well-known store, with only 90 parking spaces, is different from a smaller local convenience shopping store which was

expected; he mentioned that 50 people were considering suing the County over this matter.

Consent Agenda:

(a) County Referral: 2 UNIT CONDO CONVERSION. SUB2005-00290. Applicant Gomez has requested a Conditional Use Permit to allow the conversion of a 2 unit apartment building into 2 separate condo units. APN/Location: 041-091-045/ 61-65 Brewer Street

(b) County Referral: CREATE 2 SEPARATE PARCELS. SUB2005-00273. Applicant Xena, LLC has requested a parcel map for a two lot subdivision. The existing parcel of 10.98 acres in the RR area would be divided into parcels of 5.34 and 5.64 acres with an easement to the new second parcel. APN/Location: 034-071-033.

• ACTION: Flory/Miller move to approve both items as submitted, passed 7-0.

New Business:

(a) County Referral: CREATE 2 SEPARATE PARCELS. SUB2005-00279. Applicant McElmury has requested a parcel map for a two lot subdivision. The existing 1.26 acre RSF parcel would be divided into +/-0.33 and 0.93 acre parcels. APN/Location: 041-131-039.

• Applicant McElmury presented the project and answered questions. Applicant is seeking an exception to the requirement for curb, sidewalk, and gutter which is a requirement of the Land Use Ordinance with this proposed map subdivision. States that there is no sidewalk below the property on Lincoln.

• Public Comment. Bill Pelfrey asks whether the resulting lot from this subdivision would meet Templeton's minimum 7,500 sq ft lot requirement.

• Delegate discussion. The delegates generally thought that the exception should not be granted due to slope and safety considerations. White: would be OK with an exception as he questions whether there are significant levels of either pedestrian or vehicle traffic to warrant the expense.

• ACTION: Miller/Finley move to accept ARC's recommendation (denying Applicant's request), though only require sidewalk on north side of Lincoln (parcel is a non-standard configuration and extends to the opposite side of Lincoln), passed 5-1-1 (NO White; ABSTAIN Rosales). ARC recommendation is:

Due to difficult slope and access of property, the larger lot size is encouraged. Due to the slope and access of Gough Avenue, sidewalk requirements should be waived. Sidewalk requirements on Lincoln will not be waived due to the street needing to be widened in that area, and further housing being built to the east of this project. This portion of Lincoln is narrow, and needs a sidewalk due to slope and safety issues for pedestrians. The applicant is encouraged to install a meandering sidewalk to preserve any Oak Trees that may be affected in the area. At this time, no trees seem to be impacted on Lincoln. A PG&E power pole will have to be moved to install sidewalk. No trail requirements.

(b) County Referral: PROPOSED 5 LOT SUBDIVISION. SUB2005-00267. Applicant Whitaker has requested a parcel map for a 5-lot subdivision. The existing 7.42-acre site is in the Industrial zone. The proposed lots will be +/- 0.69, 0.69, 0.69, 1.01 and 4.43 acres. The Planning Commission has previously approved the construction of 5 buildings and a storage yard. APN/Location: 040-143-021/ Concrete Ct.

• Delegate Discussion. Discussion focused on large amount of paved area and the perceived need for Applicant to provide on-site water retention.

• ACTION: Miller/Jennings move to accept ARC's recommendation for the project, passed 7-0. ARC recommendation is:

Proposed project is subject to obtaining the necessary water and sewer will serve letters from TCSD. Project is also subject to following the Templeton Design Plan with Architecture and Lighting. Applicant did not provide lighting or a Landscaping plan. Landscaping is subject to Title 22-04-180, and planting of trees. Applicant did not provide any plans to prevent oil based run off into creek or watershed area. Due to large amount of paving and building size, applicant will need to supply a means of water retention on the property to alleviate the increased runoff that this project will cause, and down stream erosion. Project is consistent with area uses. No trail requirements.

(c)County Referral: MIXED USE BUILDING PROPOSED. DRC2005-00251. Applicant Omkar has requested a Conditional Use Permit (CUP) to allow construction of a two story mixed use commercial building totaling 10,650 sq ft in an O/P area. APN/Location: 040-280-048/ SW corner of Las Tablas and La Posada.

- Applicant's representative, Tim Woodle, requested that this item be postponed until a future date.

(d)Information/ Discussion: PROPOSED 43 UNIT APARTMENT COMPLEX. DRC2005-00271. Applicant Stanfield has requested a Conditional Use Permit to allow for a 43 unit affordable family apartment complex on a 1.74 acre RMF parcel. The project would consist of 4 three story buildings, and a manager's unit. ARC has requested a presentation by the applicant prior to review and recommendation. APN/Location: 041-091-007/ 50 First St.

- Applicant was not present at this TAAG meeting and hadnot met prior to this meeting with ARC.

- Delegate Discussion. Generally, it was agreed that the project had numerous issues and unanswered questions. Very little documentation to review. Questions regarding water run-off. The 3-story height and overall size of the complex was seen as not in keeping with town character. There appeared to be potential significant traffic issues. (Full ARC comments below.)

- Public Comment. Bill Pelfrey - questioned whether the term "affordable" as applied to the Project was a way to circumvent certain planning approval requirements. Korie Bayer - was concerned that if "affordable" created priority water availability and exceptions to density requirements, these large projects could break out all around Templeton and the County.

- ACTION: Communicate to the Applicant/County that much more information is required before TAAG can fully review this Project. Finley suggests any meeting should include the Applicant, a County Planner, and ARC.

- Full ARC comments on available information: Concerns to this project is the density, title 22.08.168. Title 22.04.120 Purpose, support the preservation of the neighborhood character, preserve view sheds & scenic vista's. Page V-13 of the TDP addresses Elevations. Project should be clustered to provide an open window with landscaping, common mailbox locations, and project directories. See Guidelines V.A. 10 and 11, V.B2: Clustering and Massing. See guideline V.B.3: Limit the number of attached units to between 3 and 6 units. Guideline V.B.4: Cluster open parking and carports along internal private drives to enhance security. Parking should be landscaped at perimeter, every 7th space should be a landscaped island, provide special paving at entries. Carports should be architecturally compatible with adjacent residential structures, and integrate carports with patio or building walls whenever possible. Single carport structures should be limited in length to 10 parking spaces, and prefabricated metal carports are discouraged.

Project needs to follow guideline V.B1 to vary building footprints. Other concerns are Stairways to be covered. Landscaping plans not included. Lighting plans not included. Drainage plans not included. Flooding occurs on first street,

what impact will this project have on this? Water flow? Traffic study should be included.

(e) Discussion/Action: NEW TAAG WEBSITE. The Group will continue their discussion on creating a new TAAG website. Among the topics will be exchange of ideas on domain name, material to be included and funding.

- Discussed various alternative domain names, and the delegates decided that TAAGINFO.org was preferred.
- Discussed various TAAG, Templeton, and County Planning links and downloads that should be considered for the site once it is operational.
- ACTION: Rosales/Flory move to secure the TAAGINFO.org website name for a five year period (expected cost approximately \$100), passed 7-0.
- ACTION: Rosales/Flory move to request \$1,500 from the County (Ovitt) to cover the cost of developing the website plus general TAAG operating expenses, passed 7-0.

Unfinished Business: None.

Reading and Approval of Minutes for meeting held May 18, 2006:

- Finley/Flory move to accept Minutes as presented, passed 7-0.

Treasurer's Report:

- There is currently \$147.99 in the TAAG bank account.

Sub-Committees' Report: None.

Meeting adjourned at approximately 9:30pm.

Bill White
Recording Secretary