

A Special Meeting of the Templeton Area Advisory Group was held at 7:00 PM on July 24, 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, Dorothy Jennings, Bill White, Jeannie Flory (arriving approximately 8:10 pm).

Delegates Absent: David LaRue.

Alternate Delegates Present: Rod Gray, Nick Marquart.

As Delegate Flory arrived late, the other 5 present Delegates and the 2 Alternate Delegates were voting members for the evening.

Delegates' Reports:

- Miller -- Reviewed the proposed Wildlife Ordinance to be review at the July 25th Board of Supervisors meeting.
- Jennings -- On Thursday, July 27, there will be a continuation of the Planning Commission's review of the proposed Park & Recreation Element.

Agency Reports and Updates: None.

Public Comment:

- Bill Sporleder - Reported that the original Vineyard Center project and CUP were approved by the Sub-Division Review Board. County Planning has indicated that SRB will review the current amended CUP request in October. Noted that Section V, E1 of the Templeton Community Design Plan states that the Vineyard Drive Commercial area should support "daily convenience shopping." Commented that urban blight occurs one project at a time.

Consent Agenda: None.

New Business:

(a) County Referral: REPLACE RESIDENCE W/ MEDICAL OFFICE. DRC2005-00210. Applicant Kowall has requested a Minor Use Permit to build a 4,125 sq ft medical office on a 20,000 sq ft site. The existing structure would be torn down. The applicant is presenting this project with past TAAG recommendations in place. APN/Location: 041-083-012/ 78 S Main St.

- Mitch Culver presented on behalf of the Applicant. Project has been redesigned since the May 18, 2006, meeting to respond to a previous TAAG request to relocate building in the front of the lot and parking in the back of the lot (amongst other TCDP issues).

- Delegate Discussion. Generally, the delegates felt that the plan redesign lacked specifics, including number of parking spaces, parking space separation, location of trees in the rear of the lot and other landscaping issues, and a lighting plan. Miller raised the issue of increased water run-off and the need for an on-site retention basin. Gray asked whether one handicap parking space was sufficient given the nature of the proposed business.

- ACTION: Miller/Jennings move to require applicant to return the project to TAAG (after first being reviewed by ARC) with additional detail regarding parking, landscaping, lighting, and drainage. Passed 7-0.

(b) County Referral: AMEND APPROVED SIGNAGE ALLOWANCE. DRC2005-00267. Applicant Hastings has requested that the approved Conditional Use Permit be amended;

specifically the conditions regarding the signage allowance. The proposed changes would provide more visibility for the signage to be used at the Vineyard Center currently under construction. APN/Location: 039-381-066/ 1113 Rossi Rd.

- Applicant is seeking approval for an Amended CUP regarding signage allowance on this project. Specifics include: 1) an increase of total signage to 308 sq ft from 275 sq ft; 2) a marquee sign on Building A of 43 sq ft; 3) an increase in the number of freeway facing wall signs from one to two, and the total square footage of the freeway facing signs shall be 86 sq ft (2X43 sq ft). The original CUP allowed up to nine front 24 sq ft wall signs; the amended CUP shall be reduced to six front 24 sq ft wall signs (up to 4 for the front of Building B; up to 2 for the front of Building C). The amended CUP request specifies that the freeway facing wall signs shall be on building B and the location shall be on the roof parapet instead of on the wall below the roofline.

- Applicant indicated that the expanded and altered signage requests have been necessitated as a result of requirements of the expected tenant, Trader Joe's.

- Freeway Signage - it was determined that proposed marquee signage was "wall signage", not "freeway signage" as defined by County Ordinance.

- Lighting of Proposed Marquee Signage - Applicant stated intent to use LED lighting for interior illumination of marquee signage. TAAG noted that this was prohibited by ordinance (Ref:TCDP. V-39.F-Standard V.F.1 Lighting/Externally illuminated building identification signs).

- Height Limitation - proposed marquee signage will be located on roof parapet which is below the top roof line of the building.

- Public Comment. Bill Sporleder -- Requested that TAAG stay within the original CUP approval and not grant the Applicant's request. Bill Sprague -- Noted that the original CUP approval granted an increase in signage from a 100 sq ft limit to 275 sq ft, and that any additional signage allowance would be stretching this further.

- Delegate Comments. Jennings: did not believe that there was adequate justification or need for the amended CUP signage request. Flory: supports the proposed tenant, but does not believe that a larger sign is necessary for them to draw business. Finley: a proper place for tenant's sign would be in the rooftop parapet as requested. Miller: the tenant will be a good addition to the community, and the original amount of signage is not enough. Rosales: believes the applicant's logo is OK, that businesses have a requirement for adequate signage, and that Templeton will retain its small town charm even with the increased signage.

- ACTION: Finley/Miller move to approve the amended CUP signage allowance request as presented. Passed 4-2-1 (Jennings, Gray NO. White ABSTAIN.)

Unfinished Business: None.

Subcommittee Reports:

- Jennings - States that we will need to receive a Copy of the 2005 Templeton Traffic Circulation Plan soon in order to have adequate review time. Also notes that the previous Circulation Plan identified long-term traffic projects totaling over \$9 million relating to road improvements required for the Vineyard Drive/Rossi Road area.

Adjourned at approximately 8:45 pm.

Bill White