

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, April 20, 2023, 6:30 PM

The regular meeting of the Templeton Area Advisory Group (TAAG) has **RESUMED IN-PERSON MEETINGS** (No Zoom link for this meeting) at the Templeton Community Service District Board Room located at 206 Fifth Street Templeton California 93465 (Entrance to the right of the Templeton fire station)

2022-2023 TAAG BOARD MEMBERS

Scott Shirley, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
Doris Diel, Delegate/Secretary
John Donovan, Delegate
Jerry Jones, Delegate
Scott Silveira, Delegate
Fred Russell, Delegate
Bruce Jones, Alternate Delegate

1. CALL TO ORDER

2. PLEDGE OF ALLIGIANCE

3. ROLL CALL

4. AGENCY REPORTS AND UPDATES

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One
- 4.4. Supervisorial District Five
- 4.5. County Planning Department
- 4.6. Templeton Community Services District

5. PUBLIC COMMENT Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

6. CONSENT AGENDA

6.1 Approval of Minutes from March 16, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

7. OLD BUSINESS

7.1 Review of proposed Land Use Minor Use Permit (MUP) application project No. DRC2021-00102 known as the East Bennett Village – Parcel 1. This project is a request for a Minor Use Permit to establish a Gas Station service facility located on a currently vacant 2.8 acre parcel (APN 040-372-010) fronting Las Tablas Road between Bennett Way and Duncan Road. The project will consist of the following three separate structures and an eight (8) fuel dispenser fuel island.

- A 2,675-square-foot quick service restaurant (QSR) with a drive-through.
- A 3,200-square-foot gas station island consisting of eight (8) fuel dispensers.
- A 3,200 square-foot convenience store
- A 1,170-square-foot single car wash tunnel
- The project also includes onsite improvements, including two new commercial improvements to support internal circulation and parking, utility connections, trash enclosures, landscaping and lighting, drainage improvements, and frontage improvements which include road widening, curbs, gutters, and sidewalks along the Las Tablas Road, Bennett Way and Duncan Road Project parcel frontages.

TAAG has been advised that the County intends to schedule this project for a Minor Use Permit approval application hearing on May 19, 2023. This project has been reviewed several times by TAAG. TAAG will develop and approve recommendations and comments to be submitted to SLO County Land Use Permit Review Authorities for consideration during the project's scheduled May 19th Land Use Permit application approval hearing (PDH). This County permit hearing is known as SLO County Planning Department Officer Minor Use approval hearing. TAAG has experienced a considerable amount of community comments concerning this project's location and other concerns such as traffic circulation, health concerns, other environmental issues, and the project applicant's requests to override several County and Templeton Community Design Plan guidelines regarding the design and scope of operations of the facility. Of particular concern are applicant requests to reduce the County and Templeton Design Plans' minimum allowed property offset distances to existing residences located in Peterson Ranch to the north and to multifamily Peoples Self Help residence, located across Las Tablas Road to the south.

SLO County Land Use application ordinance Section 22.62.050 B.2. provides for the referral of controversial projects to be Planning Commission as follows:

B.2.a. - Referral to Commission.

"At the discretion of the Director, any Minor Use Permit application for a project that may generate substantial public controversy or involve significant land use policy decisions may be referred to the Commission for review and decision in the same manner as a Conditional Use Permit (Section [22.62.060](#)), without the applicant being charged an additional application fee."

TAAG will consider recommending that **DRC2021-00102** be referred to the Planning Commission hearing due to the adjustments requested and other issues.

- Increase in the total signage area from 237 square feet to 1,229 square feet (500% increase in lighted signage) per LUO Section 22.20.040.A.
- Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the Quick Service Restaurant (QSR) drive-through areas and lanes are less than 500 feet of the Peterson Ranch residential development to the north.

- Proposed Hours of Operation are for a gas station to be open 24 hours/day, and the QSR until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

8. NEW BUSINESS

8.1 Review of Subdivision application MITTRY Farms N-SUB2023-00013

A request by the Mittry Farms Trust for a vesting tentative tract map to subdivide an existing 10.6-acre parcel into 22 single-family residential lots between 10,349 sf to 19,499 sf and one 4.57-acre open space / common lot area. This parcel is located at APN 040-201-033 in Templeton on Main Street adjacent to the proposed SLO County Communication Center to be located at the Templeton Main Street – 101 interchange. This is a TAAG discussion item intended to notify the public of this project. No TAAG decision will be made at this time. Project will be located within or adjacent to the TOAD CREEK Main Street drainage area. This project will require a County Environmental Impact Study to determine compliance with the California Environmental Quality Act (CEQA). TAAG intends to conduct a publicly noticed review of this project upon receipt of its County produced CEQA review documents.

9. ANNOUNCEMENTS FROM COMMITTEES

- 9.1 Project Review Committee
- 9.2 Cannabis Project Review Committee
- 9.3 Community Outreach and Public Relations Committee
- 9.4 Traffic Circulation Committee
- 9.5 Bylaws Special Committee
- 9.6 Water/Toad Creek Committee
- 9.7 Elections Committee

10. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

11. ADJOURNMENT

COMMITTEE REPORTS

The reports of the chairs of the Project Review Committee and the Cannabis Project Review Committee, concerning applications for review at this meeting (if any), and reports of any other committees, may be available for viewing (and downloading and printing) three days before the TAAG meeting at TAAG's website (<http://www.taaginfo.org>) on the "Committee Reports" page. A limited number of paper copies of the reports may be available at the meeting.

APPLICATION PRESENTATIONS

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.

5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making a recommendation

GUIDELINES FOR PRESENTING ORAL COMMENTS

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written testimony (letter, e-mail, etc.) is acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.