

# TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, August 17, 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)

## **2023-2024 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 ALLEGIANCE

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
- 4.7. Templeton Unified School 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 July 20, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

## 7. NEW BUSINESS

### 7.1 Land Use Minor Use Permit (MUP) application project No. DRC2021-00102 known as the East Bennett Village – Parcel 1

This project was approved at the Planning Commission hearing on August 10, 2023. An appeal may be filed within 14 days (August 24<sup>th</sup>) to the Board of Supervisors. This appeal would be submitted in the name of Templeton community members. There is an \$850 filing fee for the appeal. TAAG is interested in community and neighborhood comments for this appeal. This appeal would eventually be heard by the SLO County Board of Supervisors during a publicly noticed hearing.

The proposed project was approved as submitted by the applicant - 5,200-square-foot convenience store, a gas station with eight fuel pump stations, and nine electric vehicle (EV) charging stations, with 24 hour per day operating hours. The Commission approved the convenience store's operating hours to be 24 hours per day, which is not in accordance with the Templeton Community Design Plan Standard V.F.3 that limits the conduct of retail business in Templeton to be between 5:00 am and 11:00 pm daily.

Three of the five Planning Commissioners were present for the vote on August 10, 2023. Three Commissioners are required to have a quorum. District 1 Commissioner Alex Villicana and District 5 Commissioner Don Campbell, who both represent Templeton unincorporated community areas, voted to approve the project as submitted. District 3 Commissioner, Kristin Simpson-Spearman, who is the Commission Chair, voted to deny the project as submitted because of concerns regarding the extended operating hours. Documents are available at the [SLO County website for the project \(DRC2021-00102\)](#).

Community members are encouraged to attend this TAAG Board meeting for additional information concerning this project.

### 7.2 SLO County Code enforcement

This is not an action item. It is meant to bring attention to the lack of sound monitoring equipment to adequately respond to noise complaints. Is there adequate funding and staffing for regular Code Enforcement and the Sheriff's department?

### 7.3 Review of PRC recommendations from PRC meeting held August 3, 2023

- **Project No. N-DRC2022-00022 Ten Have [APN 046-042-022]**  
Minor Use Permit to allow construction of a 1200 SF pre-manufactured log cabin with 592 SF loft and associated improvements located at 1450 Post Canyon Dr in Templeton.  
The PRC unanimously recommended approval of this project with the stipulation that TAAG remains an interested party to this project and requests to be notified if there are significant revisions to the proposal or if an MND is published, so TAAG may revise previously approved recommendations after any documents are added.
- **N-DRC2022-00045 (David Perez) [APN 040-153-005]**  
Conditional Use Permit to allow a phased construction of a mixed commercial development of nine (9) buildings with a gross facility floor area of approximately 95,000 SF. This project is located at the corner of Cow Meadow PL and Ramada Dr. in Templeton.  
The PRC unanimously recommended approval of this project with the stipulation that TAAG remains an interested party to this project and requests to be notified if there are significant

revisions to the proposal or if an MND is published, so TAAG may revise previously approved recommendations after any documents are added.

- **5.3 N-DRC2023-00012 (Colleen and Mike Eden) [APN 034-321-003]**

Application for expansion of a 2800 SF 3-bedroom home currently licensed as a B & B into a 5100 SF 7-bedroom facility located at 4337 S El Pomar Rd. in Templeton. PRC Delegates expressed concern about a pending cannabis application on this same property. PRC unanimously recommended approval of this project with possible restrictions regarding minor children on this site if the cannabis application goes forward. TAAG Vice Chair Murray Powell was commissioned to compile a list of possible restrictions for a cannabis project on this site to be considered by the full TAAG Board at the next meeting. TAAG remains an interested party to this project and requests to be notified if there are significant revisions to the proposal or if an MND is published, so TAAG may revise previously approved recommendations after any documents are added.

## 8. ANNOUNCEMENTS FROM COMMITTEES

- 8.1 Project Review Committee
- 8.2 Cannabis Project Review Committee
- 8.3 Community Outreach and Public Relations Committee
- 8.4 Traffic Circulation Committee
- 8.5 Bylaws Special Committee
- 8.6 Water/Toad Creek Committee
- 8.7 Elections Committee

## 9. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

## 10. 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 comments are 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.