

**TEMPLETON AREA ADVISORY GROUP (TAAG)  
NOTICE OF TAAG PROJECT REVIEW COMMITTEE (PRC) MEETING  
Wednesday January 11, 2023 6:30 PM**

**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 5<sup>th</sup> Street  
(Entrance to the right/east of the fire station)  
in Templeton, California

**2022-2023 TAAG BOARD MEMBERS**

Scott Shirley, Delegate/Chair PRC Committee Member  
Murray Powell, Delegate/Vice-Chair/Treasurer PRC Committee Member  
Doris Diel, Delegate/Secretary - PRC Committee Chair  
John Donovan, Delegate  
Jerry Jones, Delegate  
Scott Silveira, Delegate

**1. CALL TO ORDER**

**2. PLEDGE OF ALLIGIANCE**

**2. ROLL CALL**

**3. PUBLIC COMMENT** Members of the public who wish to speak on any topic not on this 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). Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Committee and Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

**4. NEW BUSINESS**

**4.1** This TAAG Project Review Committee (PRC) meeting is called for the sole purpose to consider the proposed housing development known as Sara Street. SLO County Planning Department Project No. SUB2020-00027. This project's proposed Conditional Use Permit application is currently tentatively scheduled for review and approval by the SLO County Planning Commission on January 26, 2023. The TAAG PRC Committee will review this project with the intent of developing recommendations and comments concerning this project to be submitted to the full TAAG Board for review and approval. The public is encouraged to attend this meeting and present in person comments and/or written comments for consideration by the Committee. The full TAAG Board will consider this project during its regularly scheduled January 19, 2023 publicly noticed Board meeting to develop and approve TAAG recommendations to be submitted to the County Planning Commission for consideration during the Commission's scheduled January 26, 2023 hearing.

This Sara Street housing project is located on Bennett Way between Las Tablas Road and Vineyard Drive on an undeveloped 10.88 acre property. This property is currently zoned as Residential Suburban to be divided into 10 one acre lots. The project applicants propose to downsize the current lot sizes in order to add one (1) very low income house unit and four (4) additional affordable housing units for a total of 19 housing units in (apparently) allowed

accordance with existing California State laws and SLO County ordinances. See SLO County ordinance Section 22.12. – Affordable Housing Incentives. This will increase the project site from 10 one acre lots (43,560 square foot each) to 15 lots with average “net” area sizes of approximately 26,450 sq.ft. each (60% of the size of the original zoned one acre lots). The proposal also requests permitting of an additional four (4) Accessory Dwelling Units (ADUs) on four of the 15 lots which will result in a total of 19 housing units on this property site.

SLO County Planning published a 103 page California Environmental Quality Act (CEQA) Mitigated Negative Declaration (MND) that may be viewed at this State website. <https://ceqanet.opr.ca.gov/2022090017> The County concluded in this environmental document that “Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.”

## **5. ADJOURNMENT**

You are encouraged to convey any comments you may have about this project application (positive, neutral, critical, or otherwise) either attending this TAAG Committee meeting on January 11, 2020 and/or by sending an email to ‘templetonaag@gmail.com’ at least one day before the TAAG PRC meeting with your comments and opinions concerning this project.

Please contact TAAG Vice Chair Murray Powell at 510-914-3753 if you have any questions. The public is encouraged to participate in all Publicly noticed TAAG Board and Committee meetings to express your concerns and opinions for TAAG’s consideration.

### **GUIDELINES FOR PRESENTING PUBLIC COMMENTS DURING TAAG MEETINGS**

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 may be 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 by and permitted by the Chair.