

Draft Minutes

TEMPLETON AREA ADVISORY GROUP

August 17, 2017

The Regular Meeting of the Templeton Area Advisory Group
Was held at the Board Room of TCSD located at Fifth Street and Crocker, Templeton, CA.

MEMBERS

Alice Griselle, Chair
Sarah Maggelet, Vice-Chair
Matthew Parker, Secretary/Historian
Chris Cobey, Delegate
Joel Woodruff, 1st Alternate (Voting)

Absent Members

Larry Stone, Treasurer
Bob Bejarano, Delegate
Murray Powell, Delegate
Kimberly Miramon, 2nd Alternate

1. CALL TO ORDER at 7:01PM

2. PLEDGE OF ALLEGIANCE

3 ROLL CALL

4. AGENCY REPORTS & UPDATES

- Sheriff's Office –Commander Ken Conway - Absent
- Templeton Fire and Emergency Services - Chief Bill White - Absent
- California Highway Patrol – Lieutenant Dan Hart - Absent
- District 1 – Supervisor John Peschong
 - Traveled to Boulder, CO with SLO Chamber of Commerce to learn about cannabis policy. Appointed new planning commissioner: Jay Brown (brown1375@aol.com). Was able to get 2 more sheriff deputies for north county. County CAO being recruited currently. Main street slurry seal ongoing and repavement of main street for next summer. Revised designs for 101 and Main street planning to be revealed at the september TAAG Meeting since the outreach meeting months ago had little people in support of old designs.
 - Gwen asked about the striping overlay plan for main street: plan will be revealed soon and will have the ability for towns input.
- District 5 – Supervisor Debbie Arnold/Jen Caffee - Absent

- **Planning Department – Karan Nall, Senior Planner**
 - 17 new projects in one week. Still dealing with cannabis ordinance; was discussed at Planning Commission meeting on August 10th and was continued to September. The ordinance will hopefully be before the Board of Supervisors by October 10
- **Templeton Community Services District – Gwen Pelfrey**
 - Inadequate coverage for nights at fire department. Firefighters have to respond from home. Mutual aid agreements had Templeton respond to the Alamo fire and the engine was there for 21 days. TCSD goal is to get response time to 5 minutes or less. Cal Fire declined to provide night coverage while the Templeton Engine was at the fire.
- **Public Works and Transportation - Dave Flynn, Deputy Director - Absent**
- **Templeton Schools – Joe Koski - Absent**
- **Templeton Chamber of Commerce – Sarah Maggelet**
 - Last night (8/16) was last Concert in the Park. Cyber-Security seminar on September 19th. Chamber asked for TAAG acknowledgment of the Oktoberfest event in the park. Community magazine comes out in October
- **B of S Agricultural Liaison Advisory Board – Melanie Blankenship - Absent**

5. APPROVAL OF MINUTES

April Approved - Motion by Joel, Second by Chris, voice vote unanimous, Sarah abstained

May Approved - Comments from Chris. Motion by Sarah to approve with corrections from Chris, Second Chris, voice vote unanimous

July Approved - Motion by Chris, Second by Matt, voice vote unanimous
 -Corrected: Sarah motion to approve and Alice 2nd, voice vote unanimous, Matt abstained

Please see section 11 for further discussion/correction

6. TREASURER'S REPORT

Continued to September but no activity in account

7. PUBLIC COMMENT

Scott Shirley - Las Tablas and Bennet Way development. Would like to see if there are any revisions about the project.

-Was informed by Karen Knall about how the site could be changed without the need to inform neighbors. Permit view would be a good source to see plans for the site as it moves along.

8. ADVISORY APPLICATIONS

AA-1 SUB2015-00069 GV4 LLC Goldstein - Proposed commercial parcel map for 14 new lots and one remainder lot located along the Highway 101 corridor north of North Main Street on Ramada Drive, Templeton. APN: 040-211-009.

Francisco Vargas - Presented the proposed parcel map

Public: Rob Rosales: Are the Riparian rights allowed on the entire parcel?

Each unit will receive their designated allotment and the remainder will go to the front portion of the parcel that will be developed later.

ARC Report Read

Sarah motioned to approve with the ARC report recommendations, Joel 2nd, voice vote unanimous yes.

AA-2 LRP2016-00016 Licari – Proposed General Plan Amendment to change the current land use and zoning designation from Office and Professional to Residential Multi-Family; and, an Ordinance Amendment to amend Figure 104-27 of the North County Communities and Village section of the North County Planning Area located at 246 Bennett Way, Templeton. APN: 040-289-020.

Amber Davis - Presented the proposed General Plan Amendment to change the current land use.

Public: Gwen Pelfrey: Asked about the county plan for a water retention area in that or a nearby location.

- Amber's response: With adequate setbacks, the project would not impact the Toad creek area.

Sarah read two comments from nearby property owners.

ARC Report read.

Rob Rosales: approves of change but critiqued some of the statements made by applicant, ex. sufficient office professional space which he believes to be untrue. Issue with parking lot on opposite side of Toad Creek will be used by non-residents of complex.

Gwen Pelfrey: Asked about how to stop people from park-n-ride from using the parking lot

Board: Sarah stated that the community does lack services and goods locally for people already here and new houses are going to add to strain. TUSD will have to deal with growth.

Joel asked about the definitions of the zoning and what could be built with certain zoning.

Alice Motioned to approve with ARC recommendations, 2nd by Chris, voice vote unanimous yes.

AA-3 SUB2016-00105 COAL 17-0044 Hackett Pacific Investments Inc. – Proposed lot line adjustment to consolidate winery improvements/structures to one parcel,

keeping equal exchange of property acreage and size. located at 7450 Vineyard Drive, Templeton APN(s): 039-011-025, -026.

Lacey - Presented the lot line adjustment change.

Sarah asked about reason for the change.

ARC report read.

Joel asked about the potential for future development.

- Same potential today, one house and one winery could be built.

Alice brought up that the adelaide community is trying to keep agriculture and is seeing a growth of vacation rentals and parties at wineries.

Sarah motioned to approve as presented, 2nd by Joel, Roll call vote 4-1 pass in favor, Chair Alice G. was only No vote.

AA-4 SUB2016-00103 CO17-0057 Kroger – Proposed parcel map to subdivide 2.4 acres into two 1.2 acre parcels located at 1373 Vineyard Drive, Templeton APN: 039-272-037

Leah presented.

ARC report read.

Joel asked about access to the proposed parcels.

Motion to approve by Joel, 2nd by Alice, voice vote unanimous yes.

9.ADMINISTRATIVE REPORTS AND ISSUES

10.PENDING COMMITTEE REFERRALS & REPORTS

The following applications have been submitted to the county for review and will be scheduled at a future TAAG meeting.

PCR-1 SUB2016-00004 Rose – Proposed subdivision of 1 parcel into 2 parcels located at 1946 Raymond Ave, Templeton. APN: 039-251-008. *Review delayed at the request of applicant.*

PCR-2 SUB2016-00095 CO 11-0035 Semmes – Proposed Parcel Map to subdivide existing parcel of 2.18 acres into three parcels of 0.52, 1.04 and 0.62 acres in size located at 1075 Rossi Road, Templeton. APN: 039-381-065

PCR-3 DRC2016-00130 Vaughan – Proposed minor use permit to allow up to 12 temporary events (200 guests maximum) during the calendar year at 6060 Peachy Canyon Road, Templeton. APN: 026-331-046.

PCR-4 DRC2015-00031 Old Creek Road Group – Proposed conditional use permit for road improvements to an existing agricultural road, four new residential driveways, and four building pads on Old Creek Road, Cayucos. APNs: 046-031-004, -005,-007, -012, -038, and -039; 046-041-068 and -069.

11.REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)

Sarah - Sheriff wants TAAG to say that the board knows about the Oktoberfest event
Chris asked about how they will handle "drunks".

Gwen brought up that if the county refers it to TAAG and for TAAG to approve then it needs a motion.

- It was explained that it was not referred by county and to be approved but from the Sheriff department and that they want TAAG to be aware of it.

Matt - Need to correct the July minutes approval. Matt was not at the July meeting and needed to abstain from vote and motion. Original motion was retracted and corrected. Minutes reflect that vote in the minutes section.

12.ADJOURNMENT: 9:00 PM