

# **PROJECT REVIEW COMMITTEE ZOOM MEETING Report to TAAG**

**April 1, 2021**

Project Review Committee meeting on April 1m 2021, was attended by the four TAAG Delegates on that committee, including Erik Gorham, Murray Powell, Dede Davis, and Bruce Jones. The meeting was also attended by representatives of the two reviewed projects and members of the public.

Three agenda items were addressed at this meeting:

1, The committee designated Erik Gorham as PRC Committee Chair and Bruce Jones as non-voting Alternate Delegate.

## **2. SUB2020-00027 TR 3138 SARA STREET PROPERTIES SUBDIVISION**

Proposed Tract Map and CUP for s 15-lot subdivision with 1 affordable housing unit / parcel. This project was previously reviewed on Nov. 5, 2020 by the PRC. See Addendum to review that report. This plot of land is 10.88 acres and is zoned residential suburban with a 1-acre lot size minimum. The developer proposed a 15-lot subdivision based on providing 1 affordable housing unit. At the November 2020 review, Dr. Sani, the parcel owner, said he would consider making new plans that reduced density to be consistent with the neighborhood of 1-acre lots. Dr. Sani has since decided to continue pursuing a 15-lot subdivision on this 10.88 acres.

A motion was made and seconded that this project be limited to ten 1-acre lots compatible with surrounding development. This motion passed unanimously.

## **3. DRC2021-00054 UDSSEN**

Request for a Minor Use Permit for Castoro Cellars for a new Wine Storage Building located at 1315 N. Bethel Road in Templeton. The 21-acre site is comprised of 2 parcels. PRC Chair Erik Gorham recused himself because of previous business relationship with Castoro Cellars.

A motion was made and seconded that this project be approved as presented. The motion passed unanimously.

Respectfully submitted,  
Erik Gorham, PRC Chair

## **ADDENDUM**

Report from PRC Chair to TAAG Chair for 11/5/2020 PRC zoom meeting

Project Review Committee Report for November 5, 2020 The Templeton Area Advisory Group Project Review Committee held a meeting on November 5, 2020 to discuss SUB2020-00027, which is a proposed 15 house development off Bennett Way in Templeton. Scott Stokes from Above Grade Engineering presented the project. The owner, Javad Sani was in attendance as

well. There were also 10-15 members of the public in attendance, many who were owners of property close or adjacent to the proposed development. The plot of land is 10.88 acres, and is zoned Residential Suburban, with a 1-acre lot size minimum. The proposed development included 1 very low -income unit, so the developer was entitled to a 30% bonus density. The developer described that to arrive at 15 units, the 10.88 acres was rounded up to 11 for the base density. Then, with a bonus density of 30%, this gives 14.3 units, which then rounded up again gives 15 units allowed. The chair (Joe Jarboe) argued that the base density should be exactly 10, based on Title 22 section 22.12.080.6.c: Other land use categories. The base density for a site in a land use category other than Residential Single-Family or Residential Multi-Family is the maximum number of residential parcels that are allowable under this Title, not including any density bonus as provided under this Title. With a base density of 10, there would be a bonus density of 32.5%, so the number of allowed parcels would be 14 ( $10 * 1.325 = 13.25$ , rounded up to 14) Scott said that state law allowed rounding, so we agreed to disagree and moved on. Members of the public were allowed to speak, with all voicing opposition to the 50% increase in density of the project (10 units to 15 units), as well as the fact that 8 of the proposed lots were only about a half-acre in size (an effective 100% density increase compared to lots in the surrounding area). It was also noted that none of the surrounding plots had such high density. As examples, the parcel of land of similar size adjacent to the east of the proposed development has 8 houses and another similar parcel adjacent to the southwest has 8 houses. In the end, the chair asked the owner (Javad Sani) if he would consider reducing the density of the project to comply with the normal zoning of the area (1 acre lots). He said he would consider making new plans that reduced the density. There was a general consensus among the public that there would be little opposition to the project if it was built with the current zoning of 1 acre lots. Residents were not opposed to development in general, but they were opposed to the high density of the proposed project.

Respectfully submitted,  
Joe Jarboe