

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994

TO: Kate Shea, Supervising Senior Planner

C: TAAG board members, applicants or agents, Vicki Janssen, Micki Olinger

FROM: Chris Cobey, TAAG Chair

SUBJECT: Report of significant actions at TAAG's regular June 20, 2019, meeting¹

DATE: June 24, 2019

At its regular June 20, 2019, meeting, TAAG's board acted on three project applications referred to it by the County Planning Department for review and comment.

1. Application of [Sphere Partners, Inc.](#) DRC 2019-00092 (agent: Martin Mohamed): Proposed minor use permit for a commercial mixed-use project consisting of ground floor commercial retail and restaurant space and second floor offices, three buildings total (Bldg 1, restaurant = 3847 square feet; bldg 2, retail/office = 7312 SF; bldg 3, retail/office = 6512 SF). Location is 221 North Main Street (nearest cross-street: Creekside Ranch Road), Templeton. The board heard from two representatives of the applicant and from eight public commenters. The board learned that an "information hold" had been placed on the application after its Project Review Committee (PRC) considered the application. The developer reported that the original project description and certain renderings have been revised since the original submission which the PRC considered, and that the public has not been provided with comprehensive information regarding the design of the project.
The TAAG board unanimously voted 6-0 to **defer final action on the application to the July meeting**, to allow the developers to meet with and attempt to address the concerns of the nearby residents and other speakers on the potential issues such as lighting, traffic, safety, privacy, and visibility.
2. Application of [Ruiz](#), SUB 2019-00040 COAL 19-0021 (agent: Skip Touchon): Lot line adjustment between four existing lots to accommodate future development. Location: 400 Crum Road (nearest cross-street: Old County Road), Templeton. The agent made the presentation for the applicant. The PRC chair in his revised report reported that, after considering this application, the PRC unanimously recommended approval of this application. There were no public comments

¹ This report is provided in compliance with TAAG Bylaws, Art. VII, sections 1(b) and (f). A draft of this report was circulated for comment to other TAAG members. This final version reflects the Chair's consideration of any comments by TAAG board members, but the final version was prepared by the Chair alone.

The TAAG board unanimously voted 6-0 to **recommend approval** of the application.

3. Application of [Zipperer](#), DRC 2019-00085 (agent: Christine Mulholland):
Proposed minor use permit for outdoor and/or tented temporary events (up to 20 events per year, with a maximum capacity of 200 people for only three times per year; all other events not to exceed 150 people and no more often than once per week). Location: 4015 Almond Drive (nearest cross-street: El Pomar Drive), Templeton. The agent presented the application, and responded to the board's questions, including noise concerns.

The TAAG board voted 5-0 (Cobey recused) to **recommend approval** of the application.

The board heard an informational update from Caltrans project manager Aaron Henkel on the conversion of the intersection of Highway 46 West and Vineyard drive from a four-way stop to a roundabout. Caltrans estimates that construction will start in about year, and may take up to a year to complete.

In administrative actions, Murray Powell was elected vice chair unanimously, and the board adjusted committee assignments because of the resignation of a delegate effective May 31.

Additional analysis from the PRC or CPRC on the referred applications (recommendation to the TAAG board; analysis of suggested Planning Department factors) may be found in the committee chair reports, located on TAAG's website on its [Committee Reports](#) page, in the report dated prior to the date of this TAAG regular meeting. Chair reports of other committees may also be found on the Committee Reports page of the website.

Any member of the TAAG board attending this meeting may be contacted for further information about the actions taken at the meeting.

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