

**TEMPLETON AREA ADVISORY GROUP
PROJECT REVIEW COMMITTEE**

Addressing the Area's Land Use Planning Since 1994

**PRC Report to TAAG Board
March 5, 2020 meeting**

The meeting was attended by TAAG PRC Members Jon De Morales, Murray Powell, and Bruce Jones; Toad Creek Committee members Jon De Morales and Dorothy Jennings; and other TAAG Delegates Joe Jarboe, and Erik Gorham. Also in attendance was Templeton Community Service District's General Manager Jeff Britz. Others in attendance included agents and applicants for the various projects and community interested parties. Three projects were reviewed as noted below:

1. Applicant: Ryan C. Halsey and Steve Sahadi

Project number: SUB2019-00046 TOAD CREEK TERR LLC VTTM 3132

Agent: Francisco Vargas

Nature of application: Proposed Tract Map and Conditional Use Permit for a residential Single-Family Cluster Division for 20 townhome units that will be accessed by a proposed 24-ft access drive along Old County Rd in Templeton.

APNs: 041-031-005 and -013

This project has generated several emails and letters from adjacent property owners prior to this meeting because of its potential precedence for higher density Single-Family development in Templeton. At this meeting, concerns about higher density Single-Family development were also voiced. Concerns have been expressed about adjustments requested to Title 21.03.012(4), allowing reduction in road width to 24 and 22 feet. Also, concerns have been expressed about modifications of Title 22.30.475(d) allowing waiver of the requirement that a third story be limited to 75% of the square footage of the first story. Much of the discussion at this meeting centered around the proximity of Toad Creek to this development. Members of the TAAG Project Review Committee along with present members of the TAAG Toad Creek Committee unanimously recommended that a dedicated Toad Creek Trail Easement, approved by the County Parks and Recreation Department, be a condition of approval of this development's Land Use Permit.

Members of the public have commented on concerns about the management of the Toad Creek area adjacent to this project. The PRC and the present members of the Toad Creek Committee recommended that members of TAAG meet with Devin Best of the Upper Salinas-Las Tablas Resource Conservation District for their recommendations for the management of the creek area.

2. Applicant: Peoples' Self-Help Housing

Project number: DRC2019-00260

Agent: Steve Orozco

Nature of application: Proposed Conditional Use Permit for 28-unit multi-family apartments consisting of 4 buildings located at 246 Bennett Way in Templeton
APN: 040-289-020

This project was approved without change by the PRC Committee.

3. Applicant: Karen Frigon

Project number: DRC2020-00014

Nature of application: Proposed Minor Use permit for vacation rental, requesting reduction distance between vacation rentals from 1500 feet to approximately 1450 feet, located at 950 Jensen Rd in Paso Robles.

APN: 026-331-025

PRC's recommendation regarding this matter was not unanimous. A motion was made to approve the modification of the 1,500-foot requirement. The three PRC members present voted in the following way: 2 voted for the motion and 1 opposed the motion.

PRC member Murray Powell opposed the reduction of the 1,500-foot separation distance between vacation rentals located in the Adelaide area on the basis that the intent of 1,500 foot Title 22 ordinance separation distance was implemented in order to limit the number of licensed vacation rentals allowed in the Adelaide/Willow Creek area. Title 22 Section 22.30.510 - Residential Vacation Rentals B. 1, and 2. state:

1. Purpose. The Adelaide/Willow Creek Area is an agricultural and rural residential area with limited infrastructure, narrow roadways, challenged fire service, and topography that magnifies noise and light issues. There is also a concentration of wineries, bed and breakfast inns, lodging, and events in the area. Tailored residential vacation rental standards are necessary to address these unique neighborhood compatibility and community character issues.

2. Location. No residential vacation rental shall be located within 1,500 feet of an existing permitted vacation rental. This requirement may be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required.

Respectfully submitted,

Bruce Jones, Acting Chair PRC Committee