

August 1, 2019 Project Review Committee Report to TAAG

Project Review Committee meeting on August 1, 2019, was attended by the three TAAG delegates on that committee, including Murray Powell, Jon DeMorales, and Bruce Jones. The meeting was also attended by representatives of the four reviewed projects and four members of the public.

Four projects were reviewed during the meeting:

1. SUB 2019-00046 TOAD CREEK TERR. LLC VTTM 3132

Proposed Tract Map & Conditional Use Permit for a Residential Single Family Cluster Division for 22 town home units that will be accessed by a proposed 24-ft access drive along Old County Rd. in Templeton. Located at Old County Rd. in Templeton. Right of way variance was requested to reduce the subdivision road to 24 feet wide instead of the standard set by Title 21.03.010.4.a and 4.g. Prior to the meeting, letters were received from the community in opposition to the project. At the meeting, three members of the community expressed opposition to this project. The concerns of the public regarding this project, both in the pre-meeting letters and in person at the meeting, included added traffic congestion on Old County Road and Gibson Road, school overcrowding, water use and property values of adjacent properties. People were unhappy about this project because the density of the project is not consistent with the single family dwellings in adjacent areas. One member of the community expressed his concerns about non-compliance with Title 22.30.475.G.1, regarding common community gathering area for residential small lot single-family units which should be 300 square feet minimum per unit. This project has approximately half of the required gathering area.

This project is still on information hold primarily related to possible easement for the connection of Las Tablas Road to Gibson and possible alterations at the road entrance to the subdivision. Recommendations of PRC committee to TAAG: This project should be re-reviewed by PRC Committee when it is no longer on information hold. After that review, PRC will make its recommendations to TAAG. Unanimous 3-0.

2. SUB 2019-00021 TR 3124 UNIPLAN CONSULTING

Proposed Tract Map with Conditional Use Permit for a mixed-use development project consisting of 2 commercial shell buildings (totaling 11,200 SF) and 5 residential lots at North Main Street and River Run in Templeton. One member of the public expressed the opinion that this project would be improved if, instead of a mixed project of residential lots and commercial development, the project was all commercial development. Recommendations of PRC Committee to TAAG: This project should be approved by TAAG. Unanimous 3-0.

3. DRC 2019-00130 FRANK AND CONNIE NERELLI

Proposed Minor Use Permit to convert existing ag building to a 4900 SF winery, offering tasting by appointment only, and no events. This building currently exists as a “winery” and “tasting room” facility that has been in operation since the year 2000. The apparent purpose of this application is to issue a permit that should have been issued in the year 2000 when the facility was built. Recommendations of PRC Committee to TAAG: This project should be approved by TAAG. Unanimous 3-0.

4. DRC 2019-00137 CRAIG STOLLER

Proposed Minor Use Permit for the tri-phased construction of a 13,060 SF winery facility at South El Pomar Road and Almond Drive in Templeton. This application is a re-activation of DRC 2013-00014 and DRC 2007-00164 to construct a wine processing, storage, and bottling facility in three phases. The project does not include public tasting or special events.

Recommendations of PRC Committee to TAAG: This project should be approved by TAAG. Unanimous 3-0.

Respectfully submitted,

Bruce Jones
PRC Chairman