



## REGULAR MEETING OF THE PLANNING COMMISSION

Tuesday December 15, 2015, 6:00 P.M.

Council Chambers, City Hall

212 S. Vanderhurst Avenue, King City, CA

<http://www.kingcity.com>

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### PLANNING COMMISSION MEMBERS

<b>David Nuck,</b> Chairperson	<b>David Mendez,</b> Vice Chairperson	<b>Michael Barbree,</b> Commissioner	<b>Margaret Raschella,</b> Commissioner	<b>Ralph Lee</b> Commissioner
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1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Oral Communications – Public Comments

*Any person may comment on any item not on the agenda. **PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.** Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.*

5. Consent Calendar

*All matters listed under the Consent Calendar are considered routine and may be approved by one action of the Planning Commission, unless any member of the Planning Commission wishes to remove an item for separate consideration.*

a. **Approval of Minutes:** November 17, 2015

b. **Extension Request:** Conditional Use Permit Case No. CUP2014-008 Eddington Funeral Service

6. Presentations

*None*

7. Non-Public Hearing Items

a. Planning Commission Interpretation: Use Interoperation of Lodging in the First Street Corridor ("**FSC**") Zoning District (Farmworker Housing)

8. Public Hearing Items

a. **PROJECT:** Conditional Use Permit ("**CUP**") for Tanner Young, on behalf of T-Mobile/American Tower Corporation

**FILE NO.:** Case No.: CUP 2015-004

**APPLICANT:** Tanner Young, The Derna Group

**PROPOSAL:** The request is to amend its original Conditional Use Permit ("**CUP**") approved by City Council on **June 11, 1996**. The proposed amendment includes adding six (6) 6-foot panel antennas to replace the existing six (6) 6-foot panel antennas and, adding three (3) new RRUs mounted behind the proposed antennas, and adding one (1) microwave dish. The proposed work is to be done to the existing lattice tower within the

existing lease area at 48448 Lonoak Road. The one hundred and forty (140') foot high lattice tower is located at 48448 Lonoak Road and is designated Agriculture ("AG") on the General Plan Land Use Map and Agriculture ("A") on the Zoning Map.

**LOCATION:** 48448 Lonoak Road, King City, CA 93930

**ENVIRONMENTAL DETERMINATION:** The project is categorically exempt, pursuant to §15301 of the California Environmental Quality Act ("CEQA") Guidelines: Existing Facilities, Class 1.

*(Staff: Maricruz Aguilar, Assistant Planner)*

**RECOMMENDATION:** Approve CUP2015-004, which amends original CUP approved by City Council on June 11, 1996. T-Mobile Modification to the existing wireless telecommunications facility to add and replace new equipment on the existing one hundred and forty (140') foot lattice tower on 48448 Lonoak Road, King City.

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**b. PROJECT:** Conditional Use Permit ("CUP"), Architectural Review ("AR") and Landscaping Plan ("LP") for O'Reilly's Auto Enterprise, LLC

**FILE NO.:** Case No.: CUP-150-290

**APPLICANT:** Jeff Liederman, PM Design Group, Inc on behalf of O'Reilly Auto Enterprises, LLC

**PROPOSAL:** The request is for approval of a conditional use permit, architectural review and landscaping permit to allow construction of a new 7,453 square foot commercial building on a vacant portion of a site. An application for a sign permit has also been submitted for consideration. The project site is located on the Southeast corner of Broadway Street and Canal Street. The address is 743 Broadway Street, King City, CA 93930. City Council approved the first reading of Ordinance No. 2015-717 on December 8, 2015 for a rezone of the zoning boundary line. Second reading is scheduled for January 2016.

The proposed retail building is a 7,453 square feet building that is proposed to operate seven (7) days a week from 8:00 A.M. to 10:00 P.M. The proposal includes a trash enclosure, thirty-seven (37) parking spaces, including two (2) accessible spaces and a public informational kiosk located near the corner of Broadway and Canal. Bicycle parking will be provided near the northeast corner of the building. The project will also include 10,199 square feet of landscaping. The existing apartment building located at the corner of Canal and Bassett Street is proposed to remain. A solid block fencing is proposed between the commercial use and the adjacent existing residential uses.

**LOCATION:** 743 Broadway Street, King City, CA

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration ("MND")

*(Staff: Don Funk, Principal Planner)*

**RECOMMENDATION:** Approve Resolution No. 2015-143 which, 1. Adopts the MND, and approves the CUP, AR, and LP contingent upon the zone change becoming effective thirty (30) days after the second reading of the Ordinance No. 2015-717 by the City Council. 2. Refer the Sign Permit to the Community Development Director for final review and approval.

9. Planning Commissioner Report

10. Director's Report

11. Written Correspondence

12. Adjournment

**NOTES**

**WRITTEN MATERIAL:** Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 212 S. Vanderhurst Avenue, King City, Ca, during normal business hours, and may be posted on the City's website identified above.

**AGENDA ITEM SPEAKING TIME:** The Planning Commission may limit persons speaking on an agenda item to three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT:** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (831) 385.3281. Whenever possible, requests should be made four (4) working days in advance of the meeting

**UPCOMING REGULAR MEETINGS**

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<b><u>JANUARY 2016</u></b>		
January 5 <sup>th</sup>	6:00 p.m.	Planning Commission
January 11 <sup>th</sup>	6:00 p.m.	Airport Advisory Committee
January 12 <sup>th</sup>	6:00 p.m.	City Council
January 18 <sup>th</sup>	5:00 p.m.	Recreation Committee
January 19 <sup>th</sup>	6:00 p.m.	Planning Commission
January 26 <sup>th</sup>	6:00 p.m.	City Council

## **THE CITY OF KING GLOSSARY**

**ADT:** Average daily trips made by vehicles or persons in a 24-hour period

**ALUC:** Airport Land Use Commission

**AMBAG:** The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

**APCD:** Air Pollution Control District

**BMP:** Best Management Practice, Bike Master Plan

**CAP:** Climate Action Plan

**CC&Rs:** Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

**CDBG:** Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

**CEQA:** California Environmental Quality Act

**CFD:** Community Facilities District

**COG:** A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

**CUP:** Conditional Use Permit

**EIR:** Environmental Impact Report

**Ex-Parte:** Communication between Planning Commissioners and applicants outside of a public meeting

**FEMA:** Federal Emergency Management Agency

**GHG:** Greenhouse gas

**HOME:** Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

**HCP:** Habitat Conservation Plan

**HCD:** State Department of Housing & Community Development

**HUD:** U.S. Department of Housing and Urban Development

**LAFCO:** Local Agency Formation Commission

**LID:** Low Impact Development (measures to reduce rainwater runoff impacts)

**LLA:** Landscaping and Lighting District

**LOS:** Level of Service (a measurement of traffic efficiency used by Caltrans)

**MMTC:** A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

**MOU:** Memorandum of Understanding

**MND:** Mitigated Negative Declaration

**MPO:** A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

**Neg Dec:** Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

**NEPA:** National Environmental Policy Act

**SOI:** Sphere of Influence.

**TAMC:** The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

**TOT:** Transient Occupancy Tax

**Variance:** A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

**VMT:** Vehicle Miles Traveled