

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, FEBRUARY 16, 2016
6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

1. **CALL TO ORDER**

2. **ROLL CALL:**

Planning Commission Members: Michael Barbree, Margaret Raschella, Ralph Lee, Vice Chairperson David Mendez, and Chairperson David Nuck

3. **FLAG SALUTE**

4. **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. **PRESENTATIONS**

None

6. **CONSENT AGENDA**

All matters listed under the Consent Agenda 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: January 19, 2016

7. **PUBLIC HEARINGS**

a. Project: Amendment to Conditional Use Permit Case No. CUP2014-007

Case No.: CUP Case No. 150-405

Applicant: GTE Mobilnet of California LP c/o Complete Wireless Consulting

Proposal: The amended project includes changing the pre-fabricated equipment shelter to an outdoor equipment cabinets and to raise the six (6') foot high screen to an eight (8') foot tall screen of the ground equipment. There are no proposed changes to the originally approved forty-nine (49') foot monopole with twelve (12) panel antennas, a standby diesel generator, and coaxial cable ice bridge, and overhead power and telco utilities brought to the facility, located within six-hundred and fifty (650') square foot license area. The project site is within the Pacific Gas & Electric Substation 404 North Second Street, King City, CA. The property is designated General Commercial ("**GC**") on the General Plan Land Use Map and General Commercial ("**C-2**") on the Zoning Map.

Location: 404 N. 2nd Street, King City, CA 93930

Environmental Determination: The project is potentially categorically exempt if it meets all CEQA criteria, pursuant to Section 15301 of the California Environmental Quality Act ("**CEQA**") Guidelines: *Existing Facilities, Class 1.*

8. **REGULAR BUSINESS**
9. **PLANNING COMMISSIONER REPORTS**
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

FEBRUARY 2016

| | | |
|---------------------------|-----------|---------------------|
| February 16 th | 6:00 p.m. | Planning Commission |
| February 23 rd | 6:00 p.m. | City Council |

MARCH 2016

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|------------------------|-----------|----------------------------|
| March 1 st | 6:00 p.m. | Planning Commission |
| March 8 th | 6:00 p.m. | City Council |
| March 14 th | 6:00 p.m. | Airport Advisory Committee |
| March 15 th | 6:00 p.m. | Planning Commission |
| March 21 st | 5:00 p.m. | Recreation Committee |
| March 22 nd | 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