

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION TUESDAY, AUGUST 2, 2016 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS
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: July 19, 2016

7. PUBLIC HEARINGS

- a. Project:** Conditional Use Permit ("**CUP**"), Architectural Review ("**AR**") and Variance ("**VAR**") to permit agricultural employee housing for 216 agricultural employees located at 218 North First Street.

Case No.: CUP 2016-001, AR 2016-001, VAR 2016-001

Applicant: David Gill, Rio Farms and Steve Scaroni, SFCOS

Proposal: The proposal is to convert a portion of a former tomato processing facility located at 218 North First Street into temporary agricultural employee housing for H2A VISA Agricultural Employee Housing Program. The proposed remodel of the interior of the former Meyer Building will upgrade the building to include sleeping area, dining area, a manager's apartment, bathrooms, bus loading/unloading area, parking for visitors and employees and a small outdoor recreation area. The property is designated General Commercial on the General Plan and First Street Corridor ("**FSC**") zoning district.

Public hearing on CUP/AR/VAR was continued from March 1, 2016 to April 19, 2016 to May 17, 2016 to June 7, 2016.

Location: 218 N. First Street, King City, CA 93930

Environmental Determination: Mitigated Negative Declaration approved by Planning Commission on March 1, 2016.

Recommendation: Continue CUP Case No. 2016-001, AR Case No. 2016-001 and VAR Case No. 2016-001 to the August 16, 2016 Planning Commission meeting.

b. Project: Parcel Map ("PM")

Case No.: PM2016-001

Applicant: Smith-Monterey

Proposal: Meyer Lot Split Parcel Map Application

Location: 2108 No. First St., King City CA. 93930

Recommendation: Continue Tentative Parcel Map Case No. 2016-001 to the August 16, 2016 Planning Commission meeting.

8. REGULAR BUSINESS

None

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

<u>AUGUST 2016</u>		
August 2nd	6:00 p.m.	Planning Commission
August 8th	6:00 p.m.	Airport Advisory Committee
August 9th	6:00 p.m.	City Council
August 16 th	6:00 p.m.	Planning Commission
August 23 rd	6:00 p.m.	City Council

<u>SEPTEMBER</u>		
September 6 th	6:00 p.m.	Planning Commission
September 12 th	6:00 p.m.	Airport Advisory Committee
September 13 th	6:00 p.m.	City Council
September 20 th	6:00 p.m.	Planning Commission
September 27 th	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

Planning Commission Minutes

July 19, 2016

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:00 p.m.

2. Roll Call

Chairperson David Nuck X Vice Chair David Mendez X

Michael Barbree X Margaret Raschella X Ralph Lee X

Staff present: Doreen Liberto Blanck, Community Development Director and Scott Bruce Principal Planner.

3. Pledge of Allegiance

Chairperson Nuck led the Commission and audience in the Pledge of Allegiance.

4. Public Comments

None

5. Presentations

None

6. Consent Calendar

All matters listed on 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:** June 7, 2016

Action: Motion made by Commissioner Raschella to approve minutes of June 7, 2016. Seconded by Commissioner Barbree. Motion carried 5-0.

7. Public Hearing Items

- a. Project:** Conditional Use Permit ("**CUP**"), Architectural Review ("**AR**") and Variance ("**VAR**") to permit agricultural employee housing for 216 agricultural employees located at 218 North First Street.

Case No.: CUP 2016-001, AR 2016-001, VAR 2016-001

Applicant: David Gill, Rio Farms and Steve Scaroni, SFCOS

Proposal: The proposal is to convert a portion of a former tomato processing facility located at 218 North First Street into temporary agricultural employee housing for H2A VISA Agricultural Employee Housing Program. The proposed remodel of the interior of the former Meyer Building will upgrade the building to include sleeping area, dining area, a manager's apartment, bathrooms, bus loading/unloading area, parking for visitors and employees and a small outdoor recreation area. The property is designated General Commercial on the General Plan and First Street Corridor ("**FSC**") zoning district.

Public hearing on CUP/AR/VAR was continued from March 1, 2016 to April 19, 2016 to May 17, 2016 to June 7, 2016.

Location: 218 N. First Street, King City, CA 93930

Environmental Determination: Mitigated Negative Declaration approved by Planning Commission on March 1, 2016.

Recommendation: Staff recommends the Planning Commission continue this item.

Doreen Liberto-Blanck, Community Development Director explained that staff recommends the public hearing be continued to the next Planning Commission Meeting as there are some items that are still in need of discussion.

Chair Nuck opened the public hearing and no one coming forward continued the public hearing per the action below.

Action: Motion made by Commissioner Rashella to **CONTINUE** the public hearing of CUP2016-001, AR2016-001, VAR2016-001, to the **Aug 2, 2016** Planning Commission meeting. Seconded by Commissioner Barbree. Motion carried 5-0.

b. Case No.: PM2016-001

Applicant: Smith-Monterey

Proposal: Meyer Lot Split Parcel Map Application

Location: 218 No. First St., King City CA. 93930

Recommendation: Staff recommends the Planning Commission continue this item.

Doreen Liberto-Blanck, Community Development Director explained that staff recommends the public hearing be continued to the next Planning Commission Meeting as there are some items that are still in need of discussion.

Chair Nuck opened the public hearing.

John Baucke, Smith Monterey, explained the lot split briefly.

Chair Nuck continued the public hearing per the action below.

Action: Motion made by Commissioner Rashella to **CONTINUE** the public hearing of PM2016-001, to the **Aug. 2, 2016** Planning Commission meeting. Seconded by Commissioner Mendez. Motion carried 5-0.

8. Regular Business-

a. Project: Architectural Review ("AR")

Case No.: AR2016-002

Applicant: Jose Sanchez

Proposal: The proposal is for an Architectural Review ("AR") to locate *La Plaza Bakery* at 111 Broadway, the site of the former *Moon's Deli and Meats*. just west of the intersection of Broadway and 1st Streets. The site is located in the First Street Corridor ("FSC") portion of the Historic Corridor Revitalization Plan ("HCRP") Zone District, and within the Retail Commercial Transitional ("RCT") land use designation of the General Plan.

Location: 111 Broadway St., King City CA. 93930

Environmental Determination: CEQA Guideline §15301 – Existing Facilities, Class 1 Categorical Exemption, pursuant to the California Environmental Quality Act ("CEQA").

Recommendation: Staff recommends that the Planning Commission *adopt* the attached Resolution which: *Finds* the project Categorical Exempt pursuant to CEQA; and *Approves* Architectural Review ("AR") Case No. 2016-002, subject to the attached conditions of approval ("COA").

Scott Bruce, Principal Planner introduced this item, going over a power point of the project.

- Locate **La Plaza Bakery** at the location of the former **Moon's deli and Meats**.
- Request Architectural Review by the Planning Commission (Commission functions as the Architectural Review Committee). Committee ensures that General Plan design objectives are being satisfied.

- This project renovates the existing building and makes site improvements. Use is similar to previous.
- The site is in the First Street Corridor (FSC District and is surrounded by FSC or VC (Village Core) District.
- A primary item of review / discussion is the relationship of the look of the proposal to the Guidelines of Historic Corridor Revitalization Plan.
- INTERIOR: Seating, Baked Good Display, Kitchen
- FLOORSPACE: Add 280 Square feet along frontage (seating) and 240 square feet at rear (freezer and dry storage) (Existing Total Floor Area is 2,800 sf)
- FAÇADE: Windows on north and west. New entry door. Windows on west.
- SITE: Exterior seating to west. Parking lot renovation with new landscaping.
- STREET: Proposing diagonal parking.
- This item required interpretation and implementation of the **HCRP**.
- **HCRP** includes a Preferred Plan with Architectural Guidelines and Regulating Plan with Development Standards.
- **HCRP** also includes Vision and Goals.
- The La Plaza Bakery site lies within the FSC (First Street Corridor)
- The **HCRP** provides guidance and recommendations for enhancing business opportunities, jobs, shopping, streetscapes and other community services and activities.
- The proposed renovations as shown comply with Use, Setback and Coverage (Site Development) Standards.
- The proposed project aligns with HCRP / FSC goals which include having uses that include office, services and shops --- intensifying near First Street.
The FSC should include colorful landscaping and other pedestrian amenities making it an inviting entrance to the City's Historic Corridor.
- The HCRP Architectural Design Guidelines are intended to guide the form of new and redevelopment projects to reinforce the City's historic character in the HCRP.
- The Guidelines were prepared to "... ensure that new development in the City of King's historic downtown reflects the community's vision."
- Categorically Exempt from CEQA
- A contemporary building façade that relates to the history of the City and the purpose and intent of the HCRP.
- The proposed renovations enhance the character of the area and encourage new development.
The Proposed Project is harmonious with and adds to orderly growth of the City – compatible with surrounding uses.
- Construction shall be in substantial conformance with the plans as submitted.
- Signage will require a Sign Plan / permit.
- A Landscaping Plan is required for any project requiring Architectural Review.
- Additional information will be required related to permeable paving in the parking area.
Restriping in the City ROW requires City Engineer approval and encroachment permit.
- Find the Project Categorical Exempt
- Find the proposed Architecture in conformance with the Purpose and Intent of the HCRP
- Provide additional direction on maximum signage.
- Provide comment on landscaping and parking improvements
Approve AR 2016-002 subject to Conditions of Approval

Jose the architect explained his design concept and how it incorporates into the City's HCRP.

John Baucke spoke in support of the project.

Planning Commission and applicant had a discussion about signage for the building.

Action: Motion made by Commissioner Lee to *adopt* the attached Resolution which: *Finds* the project Categorical Exempt pursuant to CEQA; and *Approves* Architectural Review ("AR") Case No. 2016-002, subject to the attached conditions of approval ("COA"). Seconded by Commissioner Barbree. Motion carried 5-0.

9. Planning Commission Report – None

10. Director Reports-None

11. Written Correspondence– None

12. Adjournment

There being no more business, the Planning Commission meeting was adjourned at 6:48 p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King

DATE: AUGUST 2, 2016
TO: PLANNING COMMISSION
FROM: DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR
RE: SDH Holding LLC CUP Case No. 2016-001, AR Case No. 2016-001 and VAR Case No. 2016-001 (218 North First Street)

RECOMMENDATION:

Continue CUP Case No. 2016-001, AR Case No. 2016-001 and VAR Case No. 2016-001 to the August 16, 2016 Planning Commission meeting.

BACKGROUND

218 North First Street is now owned by SDH Holdings, LLC ("**Applicant**"). The applicant proposes to convert a portion of the Meyer Building to temporary agricultural employee housing using the H2-A Visa Housing Program. The gross area of the remodel is approximately 36,700 square feet of an 84,000 square foot building, including the sleeping area with 214 beds, dining area and caretaker's apartment. With the property owner's approval, Smith-Monterey, LLC submitted a tentative parcel map ("**TPM**") to split 218 North First Street into two (2) parcels. The proposed division line between the two (2) parcels is located at the specific surveyed location of the change from the old warehouse building to the newer warehouse building to the east. The 3.2-acre lot is proposed to be comprised of a 2.2-acre parcel (Parcel 1) and 1.0-acre parcel (Parcel 2). The purpose for the TPM is to create a lot (Parcel 2) that includes the future right-of-way for the Broadway Street extension. Parcel 1 is the location of the proposed agricultural employee housing project (CUP Case No. 2016-001). The 1-acre parcel (Parcel 2) contains the clockTower and future right-of-way for the Broadway Street extension. Smith-Monterey, LLC is negotiating with SDH Holdings, LLC, the property owner, to purchase Parcel 2 if the TPM is approved and recorded.

CUP Case No. 2016-001, AR Case No. 2016-001 and VAR Case No. 2016-001 are closely related to the TPM. The City, SDH Holdings, LLC and Smith-Monterey, LLC are discussing the best mechanism to obtain the Broadway Street extension right-of-way. This issue must be finalized before approving either the TPM or CUP/AR/VAR applications. Therefore, continuation of the item is recommended to provide additional time to resolve this issue.

AGENDA ITEM: <u>7 b</u> ACTION: _____
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DATE: AUGUST 2, 2016
TO: PLANNING COMMISSION
FROM: DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR
RE: SMITH-MONTEREY, LLC TENTATIVE PARCEL MAP

RECOMMENDATION:

Continue Tentative Parcel Map Case No. 2016-001 to the August 16, 2016 Planning Commission meeting.

BACKGROUND

218 North First Street is now owned by SDH Holdings, LLC. With the property owner's approval, Smith-Monterey, LLC submitted a tentative parcel map ("**TPM**") to split 218 North First Street (former Meyer Building) into two (2) parcels. The proposed division line between the two (2) parcels is located at the specific surveyed location of the change from the old warehouse building to the newer warehouse building to the east. The 3.2-acre lot is proposed to be comprised of a 2.2-acre parcel (Parcel 1) and 1.0-acre parcel (Parcel 2). The purpose for the TPM is to create a lot (Parcel 2) that includes the future right-of-way for the Broadway Street extension. Parcel 1 is the location of the proposed agricultural employee housing project (CUP Case No. 2016-001). The 1-acre parcel (Parcel 2) contains the clockTower and future right-of-way for the Broadway Street extension. Smith-Monterey, LLC is negotiating with SDH Holdings, LLC, the property owner, to purchase Parcel 2 if the TPM is approved and recorded.

CUP Case No. 2016-001, AR Case No. 2016-001 and VAR Case No. 2016-001 are related to the TPM. The City, SDH Holdings, LLC and Smith-Monterey, LLC are discussing the best mechanism to obtain the Broadway Street extension right-of-way. This issue must be finalized before approving either the TPM or CUP/AR/VAR applications. Therefore, continuation of the item is recommended to provide additional time to resolve this issue.