

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, OCTOBER 04, 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: September 20, 2016

7. PUBLIC HEARINGS

a. Project: Always Towing and Recovery – Temporary Vehicle Storage

Case No.: CUP 2016-006

Applicant: Joan Miller. Representative, Larry Hayes

Proposal: Use of existing fenced lot south of 1011 Broadway to temporarily store vehicles from CHP and Local Law Enforcement tow and recovery operations.

Location: Southern portion of 1011 Broadway lot, adjacent to Franciscan Way, King City, CA 93930

**Environmental**

**Determination:** The proposed use will not include new construction; it may include laying new gravel in an existing fenced lot. Review of CEQA Guidelines §15301 (Existing Facilities) and §15302 (Replacement or Reconstruction) indicates that this project can be determined as Categorical Exempt

**Recommendation:** Staff recommends that Planning Commission 1) review request for Conditional Use Permit 2) receive public comment 3) make determination.

**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**

<b><u>OCTOBER 2016</u></b>		
October 4 <sup>th</sup>	6:00 p.m.	Planning Commission
October 10 <sup>th</sup>	6:00 p.m.	Airport Advisory Committee (Canceled for holiday)
October 11 <sup>th</sup>	6:00 p.m.	City Council
October 18 <sup>th</sup>	6:00 p.m.	Planning Commission
October 25 <sup>th</sup>	6:00 p.m.	City Council

<b><u>NOVEMBER</u></b>		
November 1 <sup>st</sup>	6:00 p.m.	Planning Commission
November 8 <sup>th</sup>	6:00 p.m.	City Council
November 14 <sup>th</sup>	6:00 p.m.	Airport Advisory Committee
November 15 <sup>th</sup>	6:00 p.m.	Planning Commission
November 22 <sup>nd</sup>	6:00 p.m.	City Council

**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**  
**September 20, 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. Pledge of Allegiance**

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

**3. Roll Call**

Chairperson David Nuck   X   Vice Chair David Mendez   X    
Michael Barbree   A   Margaret Raschella   X   Ralph Lee   X  

Motion made by Commissioner Mendez to excuse Commissioner Barbree, Seconded by Commissioner Raschella. Motion carried 4-0.

**Staff present:** Doreen Liberto-Blanck, Community Development Director and Don Funk, Principal Planner

**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:** September 6, 2016

**Action:** Motion made by Commissioner Raschella to approve minutes of September 6, 2016. Seconded by Commissioner Lee. Motion carried 4-0.

**7. Public Hearing Items**

- a. Project:** Variance ("**VAR**") for lot size and parking (Paul Layous) – 324 North Third Street and 325 Copley Avenue.

**Case No.:** VAR 2016-003

**Applicant:** Paul Layous

**Proposal:**

**Location:** 324 North 3<sup>rd</sup> St. and 325 Copley Ave, King City, CA 93930

**Environmental**

**Determination:** Categorically exempt from CEQA pursuant to CEQA Guidelines §15061 (b) (3). This provisions states that a local jurisdiction can find a project exempt

from CEQA if *“the activity is covered by the is covered by the general rule that CEQA, which applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”* An initial study/negative declaration was prepared on the 2015 submittal and it was found there were not significant adverse impacts. With this determination, clearly the project is exempt from CEQA. The project could also be considered a Class 1 categorical exemption (Existing Facilities). The key consideration is whether the project involves negligible or no expansion of an existing use.

**Recommendation:** Staff recommends the Planning Commission adopt the attached Resolution approving the variances for lot size and parking.

Community Development Director, Doreen Liberto-Blanck presented this item.

Chair Nuck opened the public hearing and seeing no one come forward closed the public hearing.

**Action:** Motion made by Commissioner Lee to adopt the attached Resolution 2016-159 approving the variances for lot size and parking. Seconded by Commissioner Raschella. Motion carried 4-0.

**b. Project:** Conditional Use Permit (*“CUP”*) Case No. 2016-005, to construct an 80-foot tall lattice style communications tower at 218 Bassett Street, adjacent to the SoMoCo offices.

**Case No.:** CUP Case No. 2016-005

**Location:** 218 Bassett Street, King City

**Proposal:** The Applicant proposes to add an 80-foot tall lattice style antenna tower at 218 Bassett Street in Downtown King City.

**Environmental**

**Determination:** If the Commission determines that there are no visual or design issues related to the proposed tower, the Commission can determine that the project qualifies for a CEQA Categorical Exemption, Class 3. However, should the Commission determine that the proposed tower does create significant visual impacts, the Commission may require the preparation of a Mitigated Negative Declaration, to be focused on visual issues. Recently approved new towers in the City have been required to mitigate views by various measures, including the addition of stadium lights at the High School towers and landscaping mitigation at the High School as well as landscaping mitigation at other sites in the City.

**Recommendation:** The proposed tower, as designed, will be highly visible and is height and a style that is generally more suitable for industrial type locations. As such, it may be difficult to find that the tower is “visually compatible with the City’s existing historic buildings” nor does it have a “western feel.” However, should the Planning Commission determine that the proposed tower does meet the design guidelines of the Historic Corridor Revitalization Plan and determine that the height is appropriate for the location on Bassett Street, the Commission could then approve CUP Case No. 2016-005, subject to the Conditions of Approval (“COA”).

Principal Planner, Don Funk presented this item.

Chair Nuck opened the public hearing

Wes Beebe architect for the applicant explained why a mono poll will not work. Landscaping is not feasible.

Chair Nuck ask why this location. Applicant stated line of site to areas in town and Pine Canyon for microwaves. Chair Nuck stated that there are other towers and wondered if the applicant could attach to one of them. Applicant stated that PG&E and the County do not rent space on their towers. Chair Nuck feels that if all the towers are in one location it will limit the visual effect. Applicant stated that it won't work at another location.

Chair Nuck is having a hard time making a case to allow the tower.

Planning Commissioner Lee feels like it is visual white noise he feels if it was put up quickly no one would notice.

Joe Girard feels that the tower is not as visual as a mono tower. The reason for the site is for the fiber optics. It feeds Pine Canyon and people in town and they will lose their service as the trees are making it difficult with the 20ft. tower they have on the building currently.

Chair Nuck asked if 80ft is set in stone.

Mr. Girard stated that it has to do with giving good unlimited service to people in town which people do not have any choices of now. They have a flat rate plan. Microwave needs a solid tower that does not move more than an inch and wind is an issue. They want to offer better service in town.

Chair Nuck wanted to know if there was any other option. Mr. Girard stated that they have exhausted all the options.

Mr. Funk ask about making the tower shorter. Mr. Girard stated that it would not serve all the costumers.

Chair Nuck closed the public hearing.

**Action:** Motion made by Commissioner Raschella to adopt the attached Resolution approving the tower. Seconded by Commissioner Lee. Motion carried 4-0.

- c. **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 **ADOPT** the attached Resolution which approves the CUP, AR and VAR.

Community Development Director, Doreen Liberto-Blanck presented this item. She read in the amendment to Condition of Approval number 2 that was handed out to the Planning Commission.

Chair Nuck opened the public hearing

Lino Belli, AIA Leed Architect for SCH Holdings, LLC., they agree to the modifications for number 2 Conditions of Approval. They are hoping this will be an addition to the downtown. Adding larger windows to the sleeping areas, plus some trees and awnings over those windows along with new paint for the exterior and landscaping. Still talking about the same number of beds.

Commissioner Lee ask what kind of tree they were going to use; he suggest crepe myrtle. Lino Belli stated that would make a note of that.

Community Development Director stated that a directional sign would be needing to be put in so maybe that could be part of the landscaping plan.

Steve Scaroni, spoke stating he feels this is a good project, he thanked Doreen for the last minute changes, he was insistent on this because he realizes that it is not realistic to get things done in King City in 30 days. The renewals are important to them. He feels they are going to need 10 years to see fruit out of this project with the exception of a higher and better use. The renewal would be as stated unless there is a higher and better use. He is passionate about this project; downtown business is going to notice a bump up in traffic. H2A has taken over all the motels in town. H2A housing has grown and there is a great need. There is passion behind this project to do a great job for King City.

Community Development Director clarified to the Planning Commission that the CUP/AR/VAR applications are valid for one-year from the Planning Commission approval date. If the applications are not used within one-year, the applications become invalid and new applications must be re-submitted for Planning Commission consideration and decision. The temporary use time (e.g., five (5) years) begins with the use of the CUP/AR/VAR. The project is a temporary use for five (5) years. The applicant can request an extension of time of the CUP one-year at a time, for a total of five (5) extensions or up to a total project life of ten (10) years. The applicant shall file a written request for an extension of time at least six (6) months thirty (30) days prior to the expiration date of the initial five (5) year period and each one (1) year term extension. The request shall be subject to review and approval by the Planning Commission who will act on the request with in ninety (90) days of written request from applicant.

Chair Nuck closed the public hearing.

**Action:** Motion made by Commissioner Mendez to adopt the attached Resolution with the change to COA #2 read in to the record, approving the CUP 2016-001, AR 2016-001 and VAR.2016-001. Seconded by Commissioner Raschella. Motion carried 4-0.

## **8. Regular Business-**

None

## **9. Planning Commission Report –**

## **10. Director Reports-**

## **11. Written Correspondence– None**

## **12. Adjournment**

There being no more business, the Planning Commission meeting was adjourned at 7:06 p.m.

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David Nuck  
Planning Commission Chairperson  
City of King

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Erica Sonne  
Planning Commission Secretary  
City of King



Item No. 7 (a)

**REPORT TO THE PLANNING COMMISSION**

**DATE: OCTOBER 04, 2016**

**TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION**

**FROM: DOREEN LIBERTO BLANCK, COMMUNITY DEVELOPMENT DIRECTOR;**

**BY: SCOTT BRUCE, PRINCIPAL PLANNER**

**RE: CUP 2016-006, 1011 BROADWAY, CITY OF KING**

**RECOMMENDATION:**

Staff recommends that Planning Commission 1) review request for Conditional Use Permit 2) receive public comment 3) make determination

**BACKGROUND:**

In late spring 2016, Alway's Towing requested interpretation to allow Towing Service operating out of an existing structure at 1011 Broadway Street (corner of Broadway and Franciscan). The site is in the HS (Highway Service) District. The operations were to be primarily as a dispatch office. Tow trucks might be present during office hours; towed vehicles would be parked inside the structure.

Staff reviewed the request and the Director made a determination that the proposed use was similar in character to the previous use on the site (oil and lube). Alway's Towing has been operating at this location since June, 2016.

Alway's Towing is a AAA certified towing service serving Southern Monterey County / Northern Monterey County with other offices in Salinas and Prunedale.

Alway's Towing is now requesting approval to store towed vehicles on the southern portion of the lot, inside a currently fenced area. A maximum of 30 vehicles would be stored at any one time.

**DISCUSSION:**

As noted above, CUP 2016-006 requests permission to park towed vehicles on a portion of the lot located at 1011 Broadway Street. **See Site Plan, Exhibit 4.**

The project site is bounded on the north by Broadway Street, on the east by Franciscan Way with R-4 residential beyond, on the south by PD and on the west by HS (Highway Service).

The Applicant's Project Description *See Project Description, Exhibit 1.* indicates that these vehicles would be the product of tow and recovery operations and would be on site for 30 days or less.

The Project Description also indicates that:

- The proposed use would take up approximately .8 acres of the 1.8 acre site
- The fenced area would be screened
- No additional signage is proposed
- Vehicles would be limited to cars and pick-up trucks
- Office hours 8 – 5 Monday to Friday with 24 hr. towing.
- Employees will include one (1) office person and six (6) tow truck operators
- The existing surface of the existing Parking Lot is DG and gravel
- Approximately 10,000

**Fencing:**

As noted in the Project Description, the entirety of the proposed parking area is currently fenced. Screening will be installed in the current fencing. *See Exhibit 3.* Although Section 17.26.090 indicates that maximum fence height is six (6) feet in the HS district, current fence height (with security wire at the top) is seven (7) feet. The California Highway Patrol requires security fencing for this type of operation and the existing fence will remain.

Section 17.26.090 indicates that maximum fence or wall height is six (6) feet. Section 17.04.210 indicates that "*Fence*" means any structural device forming a physical barrier by means of hedge, wood, mesh, metal, chain, brick, stake, plastic or other similar materials."

The applicant indicates that the screening used will be Boen "Value Veil" PN 30058, purchased through Home Depot. A sample of the material will be available at the Hearing.

**Paving:**

As noted in the Project Description *See Exhibit 1.* The lot is currently "paved" with a combination of DG and gravel. The applicant will agree to providing an additional layer of gravel (2" – 3" prior to commencing operations). The trailer lot to the south is "paved" similarly.

Section 17.52.010 provides parking requirements. The proposed use – vehicle storage – does not create a parking requirement. However, sufficient paved parking for customer service needs is located adjacent to the Alway's towing office space on the northern portion of the lot.

Staff suggests that, in making a determination, the Commission consider the operation of the facility which has been represented as being limited to tow trucks entering and exiting the parking area, depositing and removing parked vehicles. Public access is extremely limited.

**ALTERNATIVES:**

The following alternatives are provided for Commission consideration. It should be noted that mailed notice to owners within 300' of the subject property was inadvertently delayed – therefore these owners have not had the State mandated 10 days to comment. Newspaper Notice in the *King City Rustler* was provided in accordance with State Law.

Therefore the suggested alternatives are:

1. Hear the item, invite public comment and discuss the item. Continue it until October 18, 2016.
2. Deny the item.
3. Provide alternative direction to Staff.

**ATTACHMENTS:**

1. Exhibit 1: Project Description
2. Exhibit 2: Site Photos
3. Exhibit 3: Fencing
4. Exhibit 4: Site Plans
5. Exhibit 5: Resolution 2016-162

Submitted by: *Erica Denme for Scott Bruce*  
SCOTT BRUCE, PRINCIPAL PLANNER

Approved by: *Doreen Liberto-Blanch*

DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT  
DIRECTOR

**Always Towing & Recovery use of Yard area adjacent to 1011 Broadway**

**Project Description:**

Always Towing and Recovery currently occupies the building at 1011 Broadway (formerly Broadway Lube). Company utilizes this building for customer service, office staff and inside storage of towed vehicles. On-site parking is provided for all customers and employees at this existing building. Company requests a conditional use permit allowing it to occupy the adjacent yard area in order to consolidate and expand storage capacity for vehicles. Use of the adjacent yard area is intended to increase company efficiency, enhance security for vehicles and provide added convenience for customers.

Company is a full service tow and recovery operation with other offices in Salinas and Prunedale. Office in King City is intended to provide enhanced service capability to local law enforcement and the motoring public in Southern Monterey County. Company is the only AAA certified towing operation between Soledad and Paso Robles. This AAA certification is a direct benefit to motorists traveling in Southern Monterey County that need services such as tire changes, tow to repair shop or overnight storage. We feel that these auto related services are directly in line with business activity you would expect to find in a Highway Services (HS) zoning district.

Dispatch office will notify driver of need to provide tow or recovery operations at the request of private citizens or local law enforcement. Vehicles that would be stored on site will typically be the result of a request from law enforcement that has jurisdiction in a variety of circumstances, such as removal of a vehicle from roadways that have become immobile due to an accident, abandoned vehicles, DUI, etc. Vehicles are then stored until claimed by either the individual or insurance company. Any unclaimed vehicle is then either sent to a junk yard for salvaging (parted out) or will be sold. Vehicles will not be salvaged in this lot, only stored awaiting further disposition. Typical length of stay of vehicles in the storage area ranges from 1 to 30 days. After approximately 30 days any unclaimed vehicle is either sent to a junk yard or sold in accordance with State of California regulations. It is expected that there would be up to 30 vehicles stored in the lot at any given time. These vehicles would be cars and pickups, no semi-trucks, trailers or other large commercial vehicles are intended to be stored at this location.

Storage lot is currently fully fenced and will be visually screened along the entire perimeter in order to provide a clean and orderly appearance to any passer-by or from adjacent property. No additional business signage is proposed for this storage area.

Always Towing and Recovery office in King City is open Monday to Friday from 8am to 5pm. Tow services are dispatched on a 24hr a day basis. Employees at this location will consist of one person in the office and six tow truck operators.

**CITY OF KING**

AUG 30 2016

CUP 2016-006

Site Plan – Title Page

Surrounding Property Uses

Properties surrounding this lot are as follows:

- North – King City Cemetery across Broadway
- West – Empty lot owned by King City currently used as a construction yard for city project
- South – LA Hearne Company storage of bin trailers
- East – Mobile Home Park across Franciscan Way

Setback Dimensions

Fence line runs along property line except for Franciscan Way frontage which has a 4 ft setback.

Lot Size

Entire property = 1.8 acres  
Subject Yard Area = .8 acres

Site Coverage

No buildings are being proposed for this Yard area.

Area distribution as follows:

- Fenced in Area for Vehicle storage = 32,000 sq ft
- Open space in front of Vehicle storage along Franciscan Way = 3000 sq ft
- Total Lot Space = 35,000 sq ft (.8 acre)
- Individual vehicle storage slots and driveway access = 25,000 sq ft (71% of total lot space)
- Space dedicated to Trees (landscaping) = 10,000 sq ft (29 % of total lot space)

Landscaping Coverage

Entire property = 20% (from City approved plans for remodel of building for Kings Worship Center-2011)  
Subject Yard Area = 29% (from detail drawing of this project proposal)

Impervious Surface Coverage

Zero - Lot is DG and gravel. Surrounding contiguous properties are also not paved. LA Hearne trailer storage lot is DG and gravel same as our lot; City unimproved property to the West is simply dirt.

Buildings

No buildings exist or are proposed for subject Yard Area.

Parking

No additional customer parking is proposed in this open yard space. All required customer parking is provided for next to the existing building currently occupied by Always Towing & Recovery.

Fencing

Fencing is 8' total – 6' vertical with 2' security topping. Fencing along entire perimeter to be screened to provide a uniform and neat appearance to any passer-by or from adjacent properties.

COP 20110-006

CITY OF KING

AUG 30 2016



**Center of Lot – Looking at NorthEast corner of lot**  
**Office on left / Franciscan Way Frontage / Mobile Homes**  
**across the street**



**Center of Lot – Looking at SouthEast corner of lot**  
**Franciscan Way Frontage / LA Hearne Trailers to the**  
**right**



**Center of Lot – Looking at NorthWest corner of lot**  
**Construction Yard (Valero sign in background) /**  
**Building behind Church on right**



**Center of Lot – Looking at SouthWest corner of lot**  
**LA Hearne Trailers on left / Denny's beyond construction**  
**yard**



**Very Limited Views of  
Yard Area for Passing  
Motorists/Pedestrians  
along Broadway**

**Corner of Broadway  
and Franciscan Way**

**Existing driveway  
on Broadway**

Franciscan Way view of Yard Area with expected screening material



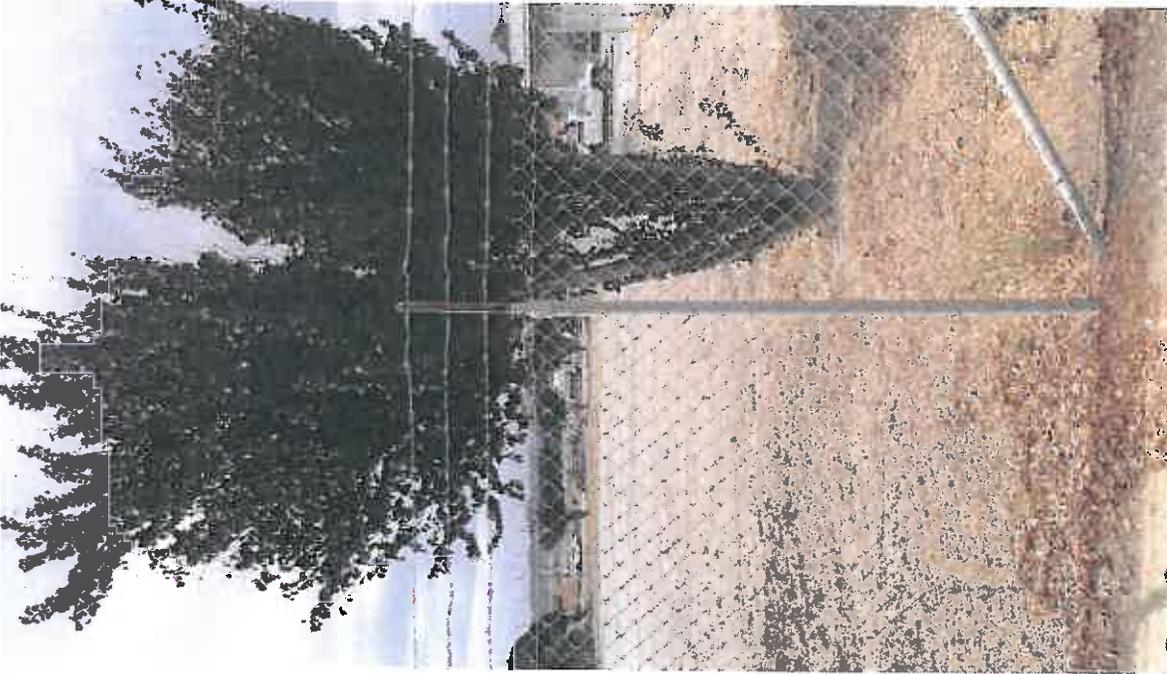
**Fence Screening  
Material**

**Purchase from  
Home Depot  
PN 30058**

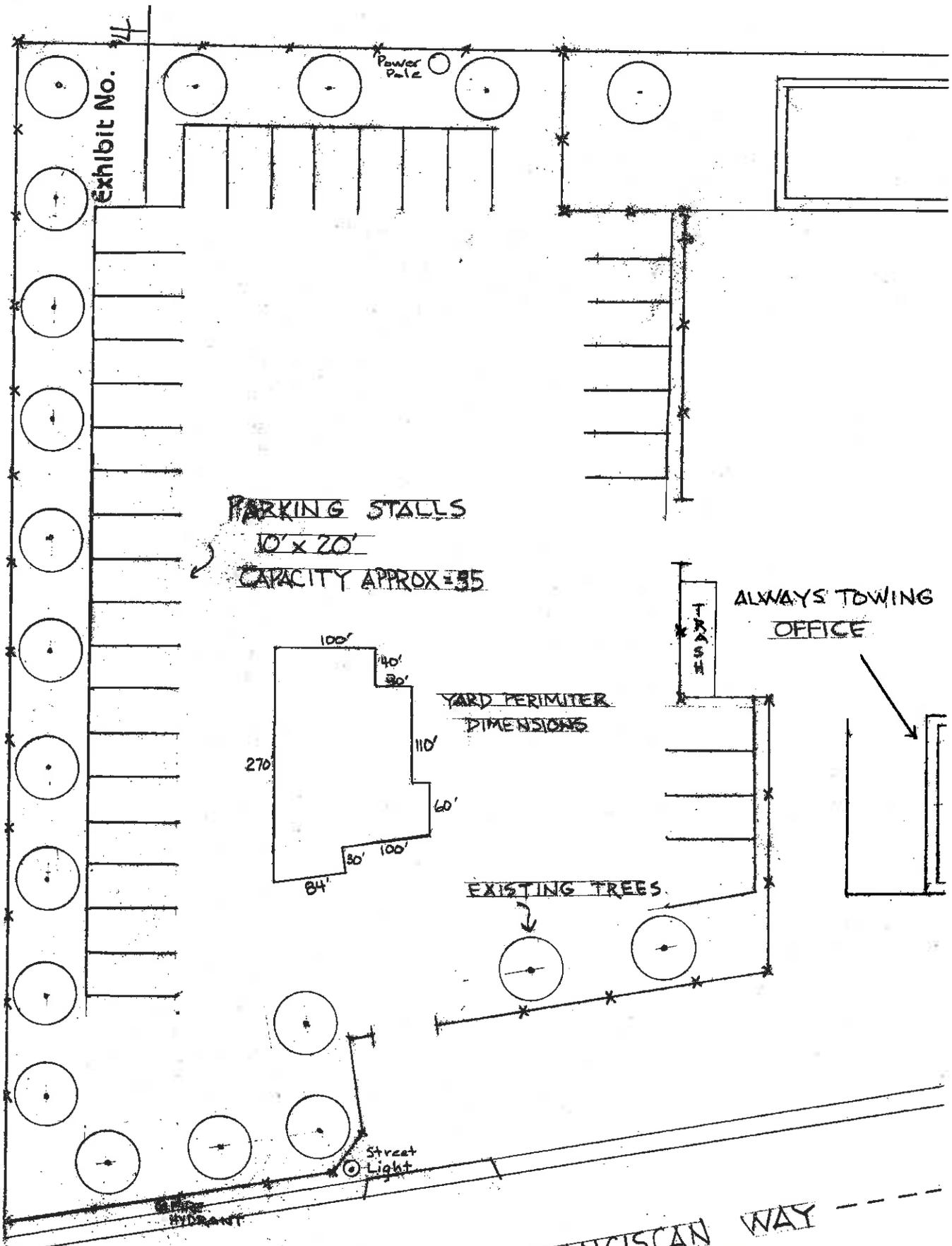
**Made by Boen  
"Value Veil"**



Value Veil is made from HDPE (High Density Polyethylene) material offering up to 90% privacy blockage. This unique product is applicable for residential, as well as commercial sites. Value Veil Privacy Netting is perfect for pools, construction sites, demolition sites, parks and recreations, golf course, events and more.



Security topping (barbed wire) on chain link fence.  
Required by law enforcement agencies for storage  
of vehicles that have been towed at their request.



SITE PLAN - 1011 BROADWAY

1" = 20'

PREPARED: 10 JULY 2016

Steve E. Wayne  
Property Manager

--- FRANCISCAN WAY ---  
CITY OF KING

AUG 3 0 2016



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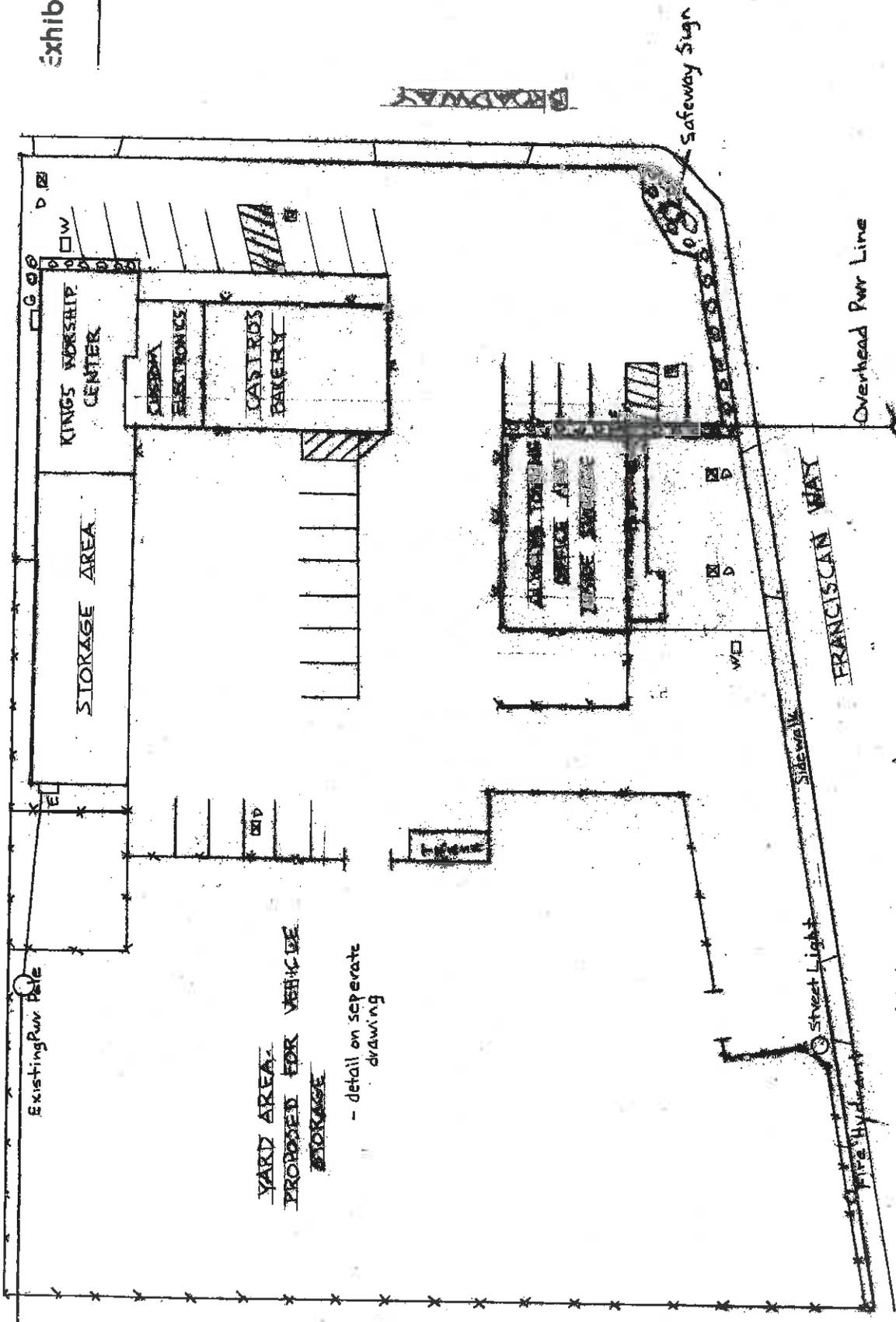
Exhibit No. 4

- W = Water Service
- G = Gas Service
- E = Electric Service
- D = Storm Drain
- ☞ = Outside Light
- \*\* = Fence

(11D21110-000)

CITY OF KING

AUG 30 2016



Prepared by:  
*Dan & Dayle*  
 Property Manager

SITE PLAN - 1011 BROADWAY

1" = 30'

PREPARED: 10 JULY 2016

APN: 026-391-022

**RESOLUTION NO. 2016-162**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,  
APPROVING CONDITIONAL USE PERMIT CASE NO. CUP 2016-006**

**WHEREAS**, on **August 31, 2016**, Larry Hayes, Agent for Joan Miller, Alway's Towing and Recovery, submitted an application for temporary vehicle parking and storage related to Tow and Recovery Operations at a portion of the lot located at 1011 Broadway Street (HS Zoning District)

**WHEREAS**, on September **28, 2016**, a Letter of Completeness was sent to the applicant; and,

**WHEREAS**, the proposed use is allowed with the approval of a Conditional Use Permit in the HS (Highway Service District)

**WHEREAS**, the Project is Categorically Exempt under CEQA §15301 (Existing Facilities) and §15302 (Replacement or Reconstruction); and,

**WHEREAS**, the Commission has reviewed the staff report, accepted public testimony, and considered all other relevant information during the duly noticed public hearing on **October 04, 2016**; and

**WHEREAS**, the Commission makes the followings findings of facts:

1. The purpose of the proposed use is to park and store vehicles from California Highway Patrol (CHP) (and other law enforcement) tow and recovery operations. Vehicles will be stored for a maximum of 30 days. Vehicles will not be salvaged from this lot.
2. The proposed use is consistent with the General Plan Land Use Designation (HS) Highway Service Commercial and Zoning Designation (HS) – Highway Service District
3. The proposed use will be completely contained within an existing fenced area, no new structures or fencing will be erected. Screening will be installed as part of the existing fence. Boen "Value Veil" PN 30058 or equivalent will be used.
4. Existing fencing includes security barbed wire creating total height of seven (7) feet. The HS District allows a maximum fence height of six (6) feet. The existing fence will remain.
5. The existing lot is paved with a combination of decomposed granite (DG) and gravel, similar to the lot to the south. A new layer of gravel (2" – 3") will be added. Parking spaces may be unmarked and wheel stops are not required.
6. Existing landscaping will remain and no new landscaping is proposed.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Planning Commission of the City of King approves Conditional Use Permit Case No. CUP 2016-006.

This resolution was passed and adopted this 18th day of **October 2016** by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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DAVID NUCK, CHAIRPERSON

ATTEST:

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ERICA SONNE DEPUTY CITY CLERK for MARICRUZ AGUILAR-NAVARRO, ASSISTANT  
PLANNER / PLANNING COMMISSION SECRETARY