

## Planning Commission Minutes

December 6, 2016

### 1. Call to Order

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Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:04 p.m.

### 2. Pledge of Allegiance

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

### 3. Roll Call

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Chairperson David Nuck X Vice Chair David Mendez A

Michael Barbree X Margaret Raschella X Ralph Lee A

Commissioner Barbree made a motion to excuse Commissioner Mendez and Commissioner Lee, seconded by Commissioner Raschella. Motion carried 3-0.

**Staff present:** Maricruz Aguilar-Navarro, Assistant Planner; Octavio Hurtado, City Engineer; Erica Sonne, Admin. Asst./Deputy City Clerk

### 4. Public Comments

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*None*

### 5. Presentations

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*None*

### 6. Consent Calendar

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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:** November 1, 2016

**Action:** Motion made by Commissioner Barbree to approve minutes of October 18, 2016. Seconded by Commissioner Raschella. Motion carried 3-0.

### 7. Public Hearing Items

- a. **Project:** Paul Layous Tentative Parcel Map
- Case No.:** Tentative Parcel Map Case No. TPM 2016-001
- Applicant:** Paul Layous
- Proposal:** Tentative Parcel Map ("*TPM*") divides creates two (2) 4,375 square foot lots.
- Location:** 324 North Third Street and 325 Copley Avenue.

#### **Environmental**

**Determination:** The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15315 (Class 15). This provisions states that a local jurisdiction can find a project exempt from CEQA if the activity is covered under the general rule that CEQA, which applies only to projects which have the potential for causing a significant effect on the environment.

**Recommendation:** Staff recommends that Planning Commission adopt the Resolution approving the tentative parcel map

Maricruz Aguilar-Navarro, Assistant Planner presented this item.

**Action:** Motion made by Commissioner Barbree to approve table this item until December 20, 2016, seconded by Raschella. Motion carried 3-0.

**8. Regular Business-**

- a. Project:** Arboleda Phase Three Final Map Conformance
- Applicant:** Nino Homes
- Proposal:** Third Phase in the Arboleda Development. Nino Homes has requested to record the final map, which consists of forty-five (45) lots.
- Location:** Arboleda Specific Plan area

**Recommendation:** Staff recommends that Planning Commission recommend the City Council authorize the City Engineer to sign the final map.

Maricruz Aguilar-Navarro, Assistant Planner presented this item.

Octavio Hurtado, City Engineer further presented on this item and answered questions. The developer is bonding for the current phase he is working on. He is postponing a portion of the linear park however he is moving forward with it. He wants to do the perimeter park all at the same time.

**Action:** Motion made by Commissioner Barbree to approve Resolution 2016-166 approving Tract Map for Phase three, being a subdivision of the remainder parcel as shown on the map of Tract No. 1457, filed in Volume 23 of Cities and Towns, at Page 21, City of King, Monterey Count, California. Seconded by Commissioner Raschella. Motion carried 3-0.

- b. Project:** Meyer Property Parcel Map Conformance
- Case No.:** Parcel Map 2016-01
- Applicant:** SGH Holdings, LLC
- Proposal:** Request to record the final parcel map, which consists of two (2) parcels.
- Location:** 218 First Street

**Recommendation:** Staff recommends that Planning Commission recommend the City Council authorize the City Engineer to sign the final map.

Maricruz Aguilar-Navarro, Assistant Planner presented this item.

Octavio Hurtado, City Engineer further presented this item explaining the change in the resolution to be signed.

John Baucke spoke on wanting to get this recorded thanking staff for going the extra mile to get this done before the end of the year.

**Action:** Motion made by Commissioner Barbree to approve Resolution 2016-167 approving Final Parcel Map Case No. 2016-001, being a subdivision of the tract of land described in the deed recorded as document number 2001071988 of official records, also being a portion of the Union Pacific Railroad Co. grounds as shown on the map filed in Volume 2 of Cities and Towns at Page 30 records of Monterey County, in King City, California as revised and distributed tonight. Seconded by Commissioner Raschella. Motion carried 3-0.

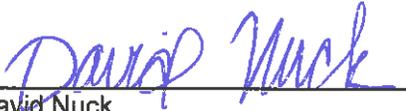
**9. Planning Commission Report –**

**10. Director Reports-** The next meeting will be December 20, 2016 and City Hall will be closed December 23, 2016-January 2, 2017

**11. Written Correspondence– None**

**12. Adjournment**

There being no more business, the Planning Commission meeting was adjourned at 6:14 p.m.



David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King