

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION TUESDAY, DECEMBER 6, 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: November 1, 2016

7. PUBLIC HEARINGS

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

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.

- 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.

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>DECEMBER 2016</u>		
December 6 th	6:00 p.m.	Planning Commission
December 12 th	6:00 p.m.	Airport Advisory Committee
December 13 th	6:00 p.m.	City Council
December 20 th	6:00 p.m.	Planning Commission
December 27 th	6:00 p.m.	City Council (Canceled)

<u>January 2017</u>		
January 3 rd	6:00 p.m.	Planning Commission
January 8 th	6:00 p.m.	Airport Advisory Committee
January 10 th	6:00 p.m.	City Council
January 17 th	6:00 p.m.	Planning Commission
January 24 th	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)

MIMTC: 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

November 1, 2016

1. Call to Order

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

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 X Margaret Raschella X Ralph Lee A

Commissioner Barbree made a motion to excuse Commissioner Lee, seconded by Commissioner Mendez.

Staff present: Doreen Liberto-Blanck, Community Development Director; Don Funk, Principal Planner; Erica Sonne, Admin. Asst./Deputy City Clerk

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: October 18, 2016

Action: Motion made by Commissioner Mendez to approve minutes of October 18, 2016. Seconded by Commissioner Barbree. Motion carried 4-0.

7. Public Hearing Items

a. Project: O'Reilly Auto Enterprises, LLC

Case No.: Conditional Use Permit/AR/MND Case No. CUP-2016-007

Applicant: Jeff Liederman, PM Design Group, Inc.

Proposal: The request is for approval of a conditional use permit to allow construction of a new 7,453 square foot commercial building on a vacant portion of a site. On December 8, 2015, the City Council City Council ("**Council**") unanimously adopted the Initial Study/Negative Declaration ("**IS/ND**") and approved a request by O'Reilly Auto Enterprises, LLC. ("**Applicant**") to change the zoning from the Multiple Family Residential and Professional Offices ("**R-4**") Zoning District to Highway Service ("**H-S**") Zoning District. On December 1, 2015, the Planning Commission ("**Commission**") adopted the IS/ND and approved CUP Case No. 150-280. Approval of CUP 2016-007 will constitute a reissuance of CUP no. 150-280.

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. The General Land Use Designation is Highway Service Commercial (“HSC”).

The project includes a conditional use permit, architectural review permit, and landscaping permit for a proposed retail store on Parcel 1 at the corner of Broadway and Canal Street. The Commission, on December 1, 2015, approved CUP 150-290 for this project. That CUP is scheduled to expire on December 1, 2016. If approved by the Commission, CUP Case No. 2016-007 will re-issue the CUP with a new expiration date of November 1, 2017.

Location: 743 Broadway Street, King City, CA 93930

Environmental

Determination: The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15061 (b) (3). This provision states that a local jurisdiction can find a project exempt from CEQA if “the activity 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 (“IS/ND”) was prepared on the 2015 submittal and it was found there were no significant adverse impacts. With this determination, clearly the project is exempt from CEQA.

Recommendation: Staff recommends that Planning Commission 1) review request for Conditional Use Permit 2) receive public comment 3) Approve CUP 2016-007 based on findings and Conditions of Approval contained in the staff report.

Don Funk, Principal Planner presented this item. He stated that due to no extensions on CUP’s O’Reilly’s had to reapply. He went over his power point quickly.

O’Reilly Project, Broadway and Canal

CUP 2016-007 (Previous CUP 150-290)

- Proposal: Request for Conditional Use Permit/Architectural Review Permit
- Previously approved: December 15, 2015, Commission approved CUP 150-290. Identical Project
- Purpose for permit: Re-Issue approval to extend expiration date to November 1, 2017, providing applicant additional time to complete the Building Permit process
- Applicant: O’Reilly Auto Enterprises, LLC
- Location: 743 Broadway Street, incl. property on east side of Canal Street between Broadway and Bassett Streets.
- Following are brief descriptions of the applications to be considered by the Planning Commission.
- Conditional Use Permit (“CUP”), including Architectural Review and Landscaping Permit Review: The CUP provides details regarding the construction of a new 7,453 square foot commercial retail building, related parking, driveways, trash enclosure, landscape areas, public information kiosk and other improvements proposed for the 0.94 acre vacant parcel located at the southeast corner of Broadway Street and Canal Street.
- The CUP is identical to the previous permit, CUP 150-290
- **Timeline Summary**
- **December 1, 2015** Commission approves Mitigated Negative Declaration (MND)
- **December 1, 2015** Commission approves Tentative Parcel Map Case P00-000-294

- **December 1, 2015** Commission recommends approval of Zone Change Case P00-000-293
- **December 8, 2015** City Council approves MND and Zone Change Case P00-000-293
- **December 15, 2015** Commission approves Conditional Use Permit/AR/LP/MND Case CUP-150-290
- **May 3, 2016** Commission approves final design of Kiosk.
- **May 3, 2016** Commission approves variance for Sign Permit Case No.: VAR SN0-000-480
- **Oct 4, 2016** Applicant filed application for CUP 2016-007 to re-issue the Use Permit due to expire, December 15, 2016
- **November 1, 2016** Commission hearing to consider approval of CUP 2016-007
- Note that applicant has Building Permit in process at City Building Department and expects to pull Building Permit in Spring 2017. A Maintenance Agreement for Kiosk is in process.
- The Architectural Review and Landscape Permit includes the following:
 - 3. Architectural Review Permit ("AR") and Landscape Permit ("LP"): Architectural Review is required for the H-S Zone pursuant to Municipal Code §17.50.010. Pursuant to Municipal Code §17.50.017, separate landscape permits are also required with an application for a permit provided for in Municipal Code §17.50.010. Architectural review includes all buildings, parking, driveways, walkways and other improvements. The LP permit requires preparation of landscape plans for each project and show proposed planting areas, bushes, trees and irrigation systems to serve these areas as well as measures for the continual maintenance of landscaped areas.
 - Min. Landscaping Required: 20%. Landscaping Proposed: 25%
 - Trees within landscaping areas may serve for required street trees for parcel map. 20 trees are proposed by the applicant. Street trees required: 8. A total of 9 trees are proposed near the sidewalk.
 - Parking required: 21 Proposed by applicant: 37
 - Max coverage allowed: 50% Proposed: 18%
 - Min front setback: 10 ft. Proposed: 90 ft.
 - Min rear setback: 20 ft. Proposed: 26 ft.
 - Min interior side setback: 10 ft. Proposed: 10 ft.
 - Min street side setback: 20 ft. Proposed: 90 ft.
 - Drainage and Erosion Control will include bioretention basins in the landscape areas
 - The bioretention basins and erosion control will ensure that the site meets RWQCB standards for pollution control and reduce runoff to the City drainage system
 - **The West Broadway Master Plan recommends that buildings be located near the Broadway sidewalk.**
 - The Planning Commission, on December 15, 2016, determined that kiosk meets the intent of the Master Plan.
 - **Planning Commission approved Mitigated Negative Declaration on December 1st and City Council approved MND on December 8, 2015**
 - The Initial Study and Mitigated Negative Declaration mitigate potential negative impacts of the project. The mitigation measures are incorporated as project conditions.

RECOMMENDATION: Staff recommends that the Planning Commission, after conducting a Public Hearing and taking public testimony, approve the following:

1. Approve the CUP 2016-007 (including provision that kiosk will serve to meet the West Broadway Master Plan provision for bldgs to be located next to Broadway Street sidewalk). This CUP will replace CUP 150-290 for the identical project. It includes the following two permits:
2. Architectural Review
3. Landscaping Permit

Eric Paasche was in attendance for O'Reilly.

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

Action: Motion made by Commissioner Raschella to approve Resolution 2016-163 approving CUP 2016-007. Seconded by Commissioner Barbree. Motion carried 4-0.

- b. Project:** Chapter 8 of 2015 Housing Element
- Case No.:** GPA 2015-001
- Applicant:** City of King
- Proposal:** Discuss Chapter 8 of the approved 2015 Housing Element Update. Chapter 8 contains Implementation Strategies for the approved 2015 Housing Element Update. The Planning Commission will make a recommendation to the City Council
- Location:** King City, CA 93930
- Environmental Determination:** Environmental Document (MND)
- Recommendation:** Staff recommends that Planning Commission 1) review and consider revisions to Chapter 8 (Programs) of the previously Adopted Housing Element; 2) Conduct Public Hearing; 3) Provide Recommendation to the City Council

Doreen Liberto, Community Development Director, presented this item.

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

Commissioner Barbree asked if there are any hope of getting federal help on getting more low income housing. Community Development Director stated that there have been discussions on that.

Planning Commission would like to visit a Medical Cannabis facility to get an idea on how many people may need more housing and an idea on how many jobs would be provided.

Action: Motion made by Commissioner Raschella to approve Resolution 2016-164 approving recommendations to the City Council on the 2015-2023 Housing Element Ch. 8. Seconded by Commissioner Mendez. Motion carried 4-0.

8. Regular Business-

None

9. Planning Commission Report –

10. Director Reports- New hours at City Hall. November 15th meeting is canceled for a special City Council meeting. Thursday November 3rd at 6p.m. Maricruz Aguilar-Navarro is back.

11. Written Correspondence– None

12. Adjournment

There being no more business, the Planning Commission meeting was adjourned at 6:35 p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King



PLANNING COMMISSION

DATE: DECEMBER 6, 2016
TO: PLANNING COMMISSION
FROM: DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: TENTATIVE PARCEL MAP TO CREATE TWO (2) LOTS AT 324 NORTH THIRD STREET AND 325 COPLEY AVENUE (PAUL LAYOUS)

RECOMMENDATION

Staff recommends the Planning Commission adopt the attached Resolution approving the tentative parcel map.

SUMMARY

On **September 20, 2016**, the Planning Commission approved variances for lot size and parking at 324 North Third Street and 325 Copley Avenue. (The Planning Commission approved the same project on **September 1, 2015**; however, the project expired and needed to be re-approved).

The subject tentative parcel map creates two (2) 4,375 square foot parcels. The Planning Commission approved variances for the lot reduction on **September 20, 2016** and allowed the applicant to subsequently submit a tentative parcel map.

BACKGROUND

The project site has two (2) zoning categories. Half of the lot is designated R-4 (nearest Third Street) and the other half is zoned R-1. Both zoning districts require a minimum of six-thousand (6,000') foot lots. The applicant proposes to remove an existing garage and divide the property into two (2) substandard 4,375 square foot lots. The applicant proposes to demolish an existing two (2) car garage that straddles the proposed new rear lot line.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15061 (b) (3). This provision states that a local jurisdiction can find a project exempt from CEQA if *"the activity 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 ("**IS/ND**") was prepared with the 2015 submittal and it was found there were not significant adverse impacts. With this determination, clearly the project is exempt from CEQA. (Class 15 Categorical Exemption (Minor Land Divisions) is not applicable because the lot split requires a variance.)

The project does not change the density nor result in major changes in the existing appearance. The two (2) existing residences will remain. The existing two (2) car garage would be removed in order to accommodate the new lot line splitting the property into two (2) parcels. Other than the removal of the garage and construction of the carport, no other significant changes will occur.

The attached **September 20, 2016** staff report and applicant submitted material provide additional information on the project.

The following findings of fact can be made in the affirmative to approve the TPM.

Tentative Parcel Map Findings:

To approve the tentative parcel map ("**TPM**"), the Planning Commission must find that none of the circumstances set forth in the Government Code of California Chapter 66474.61(a) through (g) exit:

- a. **That the proposed map is not consistent with applicable general plan as specified in Government Code §65451.**

The proposed TPM is consistent with the City of King general plan.

- b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

There are no improvements proposed for the proposed tentative parcel map.

- c. **That the site is not physically suitable for the type of development.**

The applicant proposes to remove an existing garage and divide the property into two (2) substandard 4,375 square foot lots, which is similar in size to other lots in the area. The applicant proposes to demolish an existing two (2) car garage that straddles the proposed new rear lot line.

- d. **That the site is not physically suitable for the proposed density of the development.**

The site is physically suitable for the existing development.

- e. **That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The TPM will not cause any environmental damage.

- f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The TPM design will not create public health problems.

- g. **That the design for the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The TPM will not conflict with easements.

Public Hearing Notice:

The TPM was noticed in The Rustler on November 23, 2016.

- Exhibit 1: Resolution**
- Exhibit 2: Conditions of Approval**
- Exhibit 3: September 20, 2016 Planning Commission Staff Report**

EXHIBIT 1

RESOLUTION NO.2016-165

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
APPROVING TENTATIVE PARCEL MAP 2016-002 FOR PAUL LAYOUTS CREATING TWO
(2) PARCELS LOCATED ON APN: 026-183-009-000
324 NORTH 3RD STREET AND 325 COPLEY AVE, KING CITY, CALIFORNIA.**

WHEREAS, on **September 20, 2016**, the Planning Commission ("**Commission**") approved a variance application to the reduce lot size from 6,000 square feet to 4,375 square feet and reduce parking from two (2) covered spaces to one covered space located at 324 North Third Street and 325 Copley Avenue proposed by Paul Layouts ("**Applicant**");

WHEREAS, the applicant submitted a tentative parcel map to create two (2) parcels, as shown on **Exhibit 1 ("Project")**;

WHEREAS, the project is 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 under 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 with the 2015 submittal and it was found there were no 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) listed under CEQA guidelines §15301. The key consideration of a Class 1 categorical exemption is whether the project involves negligible or no expansion of an existing use;

WHEREAS, an Initial Study/Negative Declaration ("**IS/ND**") was prepared and circulated for public and agency review with a twenty (20) day review period starting on **August 6, 2015** and **ending on August 26, 2015** on the original submittal, and provided an opportunity for the public and agencies to review the issues addressed and offer comments on any aspect of the environmental review process, or the adequacy of the evaluation;

WHEREAS, no significant environmental impacts were identified, based on the 2015 IS/ND with the project and therefore, CEQA Guidelines §15061 (b) (3) is applicable;

WHEREAS, a Notice of Public Hearing was noticed in the City Rustler Newspaper and Notice of Public Hearing was sent to all property owners within three-hundred feet (300') of the Project;

WHEREAS, on **December 6, 2016**, the Commission held a public hearing for the project at which time the public could provide testimony;

WHEREAS, the Commission reviewed all supporting documents, and all information, whether written or oral, presented prior to making a decision; and

WHEREAS, the Commission makes the following findings of facts on the TPM:

- a. **That the proposed map is not consistent with applicable general plan as specified in Government Code §65451.**

The proposed TPM is consistent with the City of King general plan.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

There are no improvements proposed for the proposed tentative parcel map.

c. That the site is not physically suitable for the type of development.

The applicant proposes to remove an existing garage and divide the property into two (2) standard 4,375 square foot lots. The applicant proposes to demolish an existing two (2) car garage that straddles the proposed new rear lot line.

d. That the site is not physically suitable for the proposed density of the development.

The site is physically suitable for the existing development.

e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The TPM will not cause any environmental damage.

f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The TPM design will not create public health problems.

g. That the design for the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The TPM will not conflict with easements.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission approves Tentative Parcel Map Case No. 2016-002 to create two (2) parcels, as shown on **Exhibit 1** and consistent with the Conditions of Approval (**Exhibit 2**) as presented.

This resolution was passed and adopted this 6th day of December, 2016, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST:

ERICA SONNE, SECRETARY TO THE PLANNING COMMISSION

EXHIBIT 2

PLANNING COMMISSION

TENTATIVE PARCEL MAP CASE NO. 2016-002 (LAYOUTS)

CONDITIONS OF APPROVAL (December 6, 2016)

CONDITIONS OF APPROVAL

Community Development Department (The applicant should contact Maricruz Aguilar, 831.386.5916, if there are any questions.)

1. **Project Description:** Parcel Map Case No. PM 2016-002 includes two (2) 4,375 square foot lots located at 325 Copley Avenue and 324 North Third Street, as shown on **Exhibit 1** (Tentative Parcel Map).
2. **Approval Period:** The parcel map shall be recorded within one-year from the tentative parcel map approval by the Planning Commission. If not recorded within one-year, the tentative parcel map becomes void.
3. **Hold Harmless Clause:** Hold Harmless and Indemnification Clause: The applicant agrees, as part of and in connection with each and all the applications and approvals, to defend, indemnify, and hold harmless the City of King ("**City**") and its elected officials, officers, contractors, consultants (including Earth Design, Inc., Hanna & Brunetti, Aleshire & Wynder, attorneys), employees and agents (including Earth Design, Inc., and Hanna & Brunetti) from any and all claim(s), action(s), or proceeding(s) (collectively referred to as "proceeding") brought against City or its officers, contractors, consultants, attorneys, employees, or agents (including Earth Design, Inc., Aleshire & Wynder, and Hanna & Brunetti) to challenge, attack, set aside, void, or annul.

Any approvals issued/ in connection with all approvals, actions and applications by City covered by the conditions of approval and/or mitigation measures; and/or

Any action and approvals taken to provide related environmental clearance under the California Environmental Quality Act of 1970, as amended ("**CEQA**") by City's advisory agencies, boards or commissions; appeals boards or commissions; Planning Commission, or City Council. The applicant's indemnification is intended to include, but not be limited to, damages, fees and/or costs awarded against or incurred by City, if any, and costs of suit, claim or litigation, including without limitation attorneys' fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and/or parties initiating or involved in such proceeding.

The applicant agrees to indemnify City and its elected officials, officers, contractors, consultants, attorneys, employees and agents (including Earth Design, Inc., Hanna & Brunetti, Aleshire & Wynder, attorneys) for all of City's costs, fees, and damages incurred in enforcing the **indemnification** provisions of this Agreement.

The applicant agrees to defend, indemnify and **hold harmless** City, its elected officials, officers, contractors, consultants (including Earth Design, Inc., Hanna & Brunetti, Aleshire & Wynder, attorneys), attorneys, employees and agents (including Earth Design, Inc., and Hanna & Brunetti) from and for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (including, but not

limited to, an environmental impact report, sphere of influence amendment, annexation, pre-zoning, general plan amendment, specific plan, vesting tentative tracts, sign applications, variances, conditional use permits, architectural review, etc.), if made necessary by said proceeding, and if the applicant desires to pursue such City approvals and/or clearances, after initiation of the proceeding and that are conditioned on the approval of these documents.

In the event that the applicant is required to defend City in connection with such proceeding, City shall have and retain the right to approve:

- The counsel to so defend City.
- All significant decisions concerning the manner in which the defense is conducted; and
- Any and all settlements.

City shall also have and retain the right to not participate in the defense, except that City agrees to reasonably cooperate with the applicant in the defense of the proceeding. If City chooses to have counsel of its own defend any proceeding where the applicant has already retained counsel to defend City in such matters, the fees and expenses of the additional counsel selected by City shall be paid by City. Notwithstanding the immediately preceding sentence, if City's Attorney's Office participates in the defense, any and all City Attorney, Staff and consultants' fees and costs shall be paid by the applicant. In addition, in the event of litigation, the applicant shall pay any and all City Staff and consultants' fees and costs.

The applicant's defense and indemnification of City set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgments rendered in the proceeding.

Building and Safety Department (Please contact Paul Hodges at 831.385.3281, if there are any questions)

4. **Building Permits:** Prior to final recordation of the map, the existing garage shall be demolished and the new carport shall be constructed. The applicant will work with the Building and Safety Director to get the appropriate permits.

Public Works (Please contact Octavio Hurtado at 831.385.3281, if there are any questions.)

5. **Parcel Map:** Prior to file and recordation of the parcel map, the applicant shall submit for plan check and review of the final parcel map to the office of the City Engineer.

Parcel Map Agreement:

The parcel map is not valid until all conditions of approval and mitigation measures imposed by the Planning Commission are signed for and agreed to by the applicant.

"I have received a copy of the conditional use permit COA and mitigation measures and agree with them. I understand that if I do not abide by them, the Planning Commission has the authority to revoke my conditional use permit, pursuant to the Municipal Code. **(Reference Municipal Code §17.64.040)**"

Applicant's Signature _____ Date: _____

SEPTEMBER 20, 2016 PLANNING COMMISSION STAFF REPORT AND APPLICANT SUBMITTAL MATERIAL

7 (a)

PLANNING COMMISSION

DATE: SEPTEMBER 20, 2016
TO: PLANNING COMMISSION
FROM: DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: VARIANCES FOR LOT SIZE AND PARKING (PAUL LAYOUTS)- 324 NORTH THIRD STREET AND 325 COPLEY AVENUE

RECOMMENDATION

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

SUMMARY

On September 1, 2015, the Planning Commission approved variances for lot size and parking at 324 North Third Street and 325 Copley Avenue. The variance was approved for one-year and the Municipal Code does not allow extensions of time. Therefore, the applicant submitted a new request for the variance.

The variances are for reduced: 1. parking size, and 2. parking for a single vehicle carport. The variances would allow future creation of two (2) 4,375 square foot parcels and reduce the parking for a single vehicle carport. The project is the same one approved in 2015. (The original staff report is attached as Exhibit 3.)

BACKGROUND

The project site has two (2) zoning categories. Half of the lot is designated R-4 (nearest Third Street) and the other half is zoned R-1. Both zoning districts require a minimum of six-thousand (6,000') foot lots. The applicant proposes to remove an existing garage and divide the property into two (2) substandard 4,375 square foot lots. The applicant proposes to demolish an existing two (2) car garage that straddles the proposed new rear lot line. The applicant will eventually submit a tentative parcel map to create two (2) lots.

The project is 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.

As mentioned above, the applicant desires to divide an existing parcel into two (2) parcels. He is requesting a variance to create two (2) substandard size parcels, removal of an existing two (2) car garage and construction of a new carport for 324 North Third Street.

The proposed variances will not change the density nor result in major changes in the existing appearance.

1. The two (2) existing residences will remain. The existing two (2) car garage would be removed in order to accommodate the new lot line splitting the property into two (2) parcels.
2. The Initial Study/Negative Declaration does not indicate any significant environmental impacts.
3. Other than the removal of the garage and construction of the carport, no other significant changes will occur.
4. The proposed use is not in conflict with the General Plan.
5. Findings are attached to address the adoption of the Negative Declaration and the approval of the two (2) variances.
6. The COA are those conditions that area necessary to:
 - a. Protect the health, safety and general welfare of the public.
 - b. Make possible the development of the City in an orderly and efficient manner.
 - c. Make possible the development of the City in a manner that conforms with the purpose and intent set forth in the Zoning Code and in the General Plan.

The attached September 1, 2015 staff report and applicant submitted material provide additional information on the project.

Variance Findings

The Planning Commission may grant a variance, when all of the following conditions are found to apply:

Municipal Code §16.20.020 Findings for Lot Size Reduction:

- (1) The Planning Commission finds that approval of the variance shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the same vicinity. In doing so, the Planning Commission finds that the subject proposal will create two (2) parcels that will be identical in size to the two (2) existing parcels located adjacent to the subject property.
- (2) The Planning Commission finds that because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict literal application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity. In doing so, the Planning Commission specifically finds that the subject property is almost identical to the size, use and configuration of the adjacent two (2) properties and that denial of the application would deprive the applicant of the same privileges that are enjoyed by the adjacent neighboring property owner.

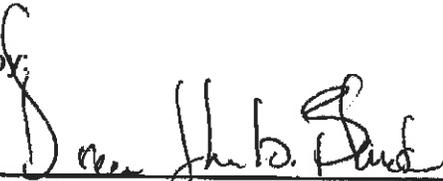
- (3) The Planning Commission finds that the circumstances of this particular case, the approval of the lot size variance, rather than the sections at issue in this title related to minimum lot size, carry out the spirit and intent of this title, with little or no impact on the site appearance or existing density.
- (4) The Planning Commission, by approval of the conditions, has created adequate guarantees that the conditions imposed will be complied with.

Municipal Code §17.62.010 Findings for Approval of the Parking Variance:

- (1) The Planning Commission finds that approval of the variance for off-street parking is subject to such conditions that will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is situated. In doing so the Planning Commission specifically finds that there are existing properties with single car width carport. Further, the Commission finds that extending the depth of the carport to forty (40') feet will provide adequate covered parking for the existing residence and substantially result in no reduction in existing covered off-street parking. Tandem parking is only justifiable in this case due to the small size of the property.
- (2) The Planning Commission finds that, because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. In doing so, the Planning Commission specifically finds that the removal of the existing two (2) car garage and construction of a two (2) car tandem carport will effectively retain the number of off-street spaces at two (2) with no reduction of off-street parking. Further, the Planning Commission finds that it is likely that the two tandem spaces will be just as functional as would the two (2) existing garage parking spaces.

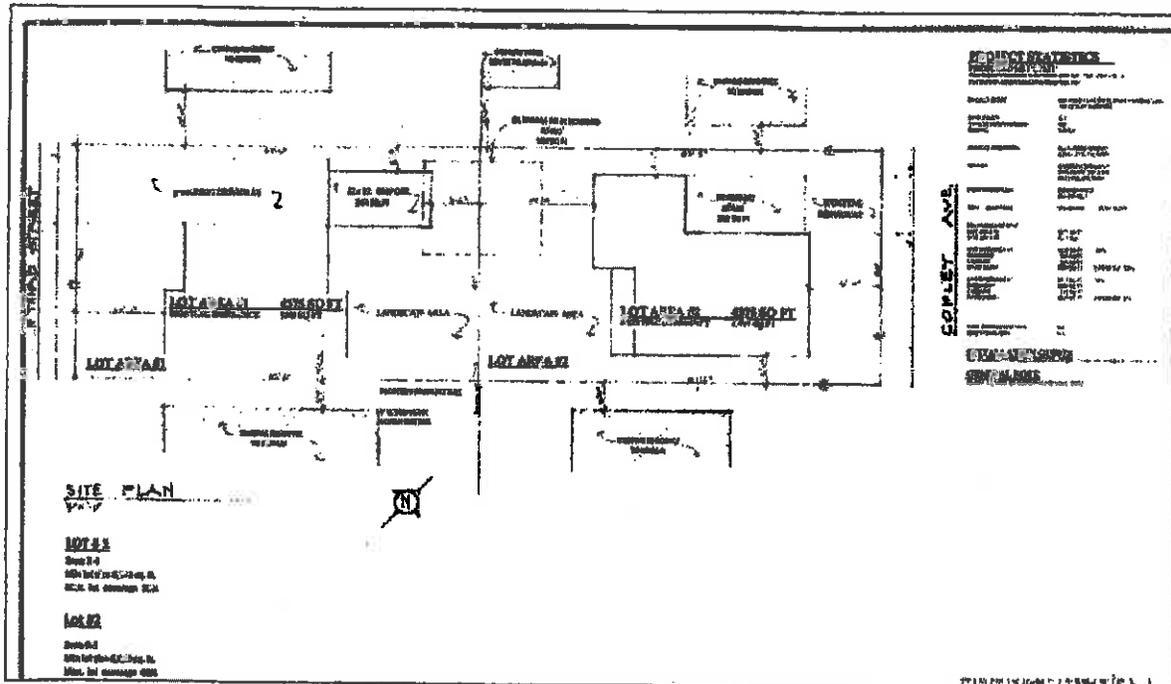
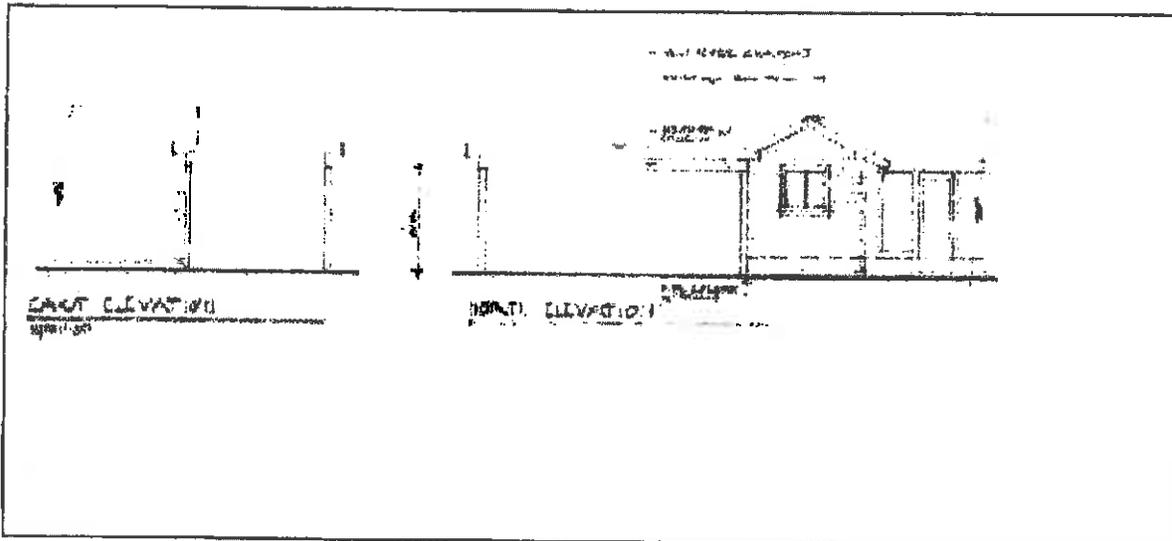
Prepared by and

Approved by:



DOREEN LIBERTO-BLANCK, AICP, COMMUNITY DEVELOPMENT DIRECTOR

Site Plan Map and Elevation Drawing of Proposed New Carport



P.O. BOX 1743
220 LYNN ST.
KING CITY, CA. 93930
(831)385-0810 PHONE
(831)385-0688 FAX

WESLEY BEEBE ARCHITECTURE

PROJECT DESCRIPTION

**Barbara Sargenti
324 N Third St.
King City, Ca.**

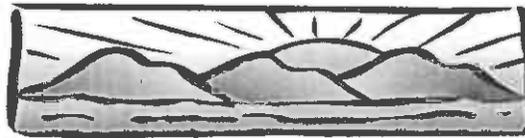
PROJECT: Lot split and construction of a 20' x 14' carport

Project description

The site has two residences one on Third Street with and old garage and a residence that fronts on Copley Avenue with a carport. The owner would like to split the lot and tear down the old garage and build a new carport. We are asking for a variance for the size of the two lots and construction of a single car port and reduced setbacks for the new carport.

If you have any questions please call

Wes Beebe



KING CITY
C A L I F O R N I A

Item No. 8 (a)

REPORT TO THE PLANNING COMMISSION

DATE: DECEMBER 06, 2016

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: OCTAVIO HURTADO, HANNA & BRUNETTI, CITY ENGINEER

RE: ARBOLEDA PHASE THREE FINAL MAP CONFORMANCE

RECOMMENDATION:

It is recommended that Planning Commission: 1) determine that Creekbridge Home's Phase Three Final Map is in substantial conformance with the approved Vesting Tentative Map; 2) authorize and direct the Planning Commission Secretary to certify the Final Map as in substantial conformance with the approved Vesting Tentative Map.

BACKGROUND:

This is the third phase in the Arboleda Development. Nino Homes has requested to record the final map, which consists of 45 lots. Before the City Engineer can sign the final map, the Planning Commission must review the map per City's ordinances.

DISCUSSION:

Before the City Council can authorize the City Engineer to sign the parcel map, the Planning Commission must review the final map to determine whether it is in substantial conformance with the approved tentative map, and then instruct the Planning Commission Secretary to sign a certification on the final map.

Staff has reviewed the parcel map and confirmed that it is in substantial conformance to the approved vesting tentative tract map. Generally, substantial conformance means the number of lots, the lot sizes and dimensions, and lot configurations of the final map are similar to the approved vesting tract map.

COST ANALYSIS:

There is no fiscal impact as a result of this action.

**CITY COUNCIL
ARBOLEDA PHASE THREE FINAL MAP CONFORMANCE
DECEMBER 06, 2016
PAGE 2 of 2**

ALTERNATIVES:

The following alternatives are provided for Commission consideration:

- 1) Approve staff's recommendation:
- 2) Not approve staff's recommendation:
- 3) Provide other direction.

Exhibits:

1. Approved Vesting Tentative Tract Map
2. Final Map
3. Resolution

Submitted and Approved by:



Octavio Hurtado, Hanna & Brunetti, City Engineer

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, AND/OR INTEREST IN AND TO THE REAL PROPERTY DESCRIBED BELOW AS SHOWN ON THE MAP ATTACHED TO THIS INSTRUMENT AND THAT THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DETAILED BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE ENGINEERED AND DESIGNATED AS BRIDGE DRIVE, BRUNNELL STREET AND CECILY STREET, SAID DEDICATION(S) ARE FOR ANY AND ALL PUBLIC USES UNDER, OVER, ON AND ACROSS SAID STREETS AND PORTIONS THEREOF AS SHOWN ON THE HEREIN MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: EASEMENTS FOR ANY AND ALL PUBLIC SERVICE PURPOSES INCLUDING, BUT NOT LIMITED TO, THE CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, AND CONDUITS FOR STORM DRAINS, SANITARY SERVICES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, TELEVISION AND TRAFFIC SIGNAL FACILITIES, SCHEDULED PUBLIC UTILITIES, AND ANY APPURTENANCES THERETO, LIVING UNDER, OVER, ON AND ACROSS THOSE CERTAIN AREAS DESIGNATED AS PUBLIC SERVICE EASEMENT (P.S.E.) AS SHOWN ON THE HEREIN MAP.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE PRESENT AND FUTURE PHASES OF THE 'ARBOLEDA' DEVELOPMENT, EASEMENTS FOR INGRESS AND EGRESS PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE ALLEY AND UTILITY FACILITIES AND ANY APPURTENANCES THERETO LYING UNDER, OVER, ON AND ACROSS THOSE STRIPS OF LANDS DESIGNATED AS 'INGRESS, EGRESS AND UTILITY EASEMENT' (I.E.U.) AS SHOWN ON THE WITHIN MAP. SAID EASEMENTS WILL BE MAINTAINED AS DEFINED BY THE C.C. & P.S. CREATED FOR SAID 'ARBOLEDA' DEVELOPMENT.

WE HEREBY RESERVE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND PARCELS WITHIN THE PRESENT AND FUTURE PHASES OF THE 'ARBOLEDA' DEVELOPMENT, EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE LANDSCAPING AND ANY APPURTENANCES THERETO LYING UNDER, OVER, ON AND ACROSS THOSE STRIPS OF LANDS DESIGNATED AS 'LANDSCAPE EASEMENT' (L.E.) AS SHOWN ON THE WITHIN MAP. SAID EASEMENTS WILL BE MAINTAINED AS DEFINED BY THE C.C. & P.S. CREATED FOR SAID 'ARBOLEDA' DEVELOPMENT.

ALL THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL REMAIN OPEN AND FREE FROM BALDINGS AND STRUCTURES, EXCEPT LAWFUL AND NECESSARY PUBLIC UTILITIES, AND OBSTRUCTIONS THAT DO NOT IMPAIR THE USE OF OR ARE INCONSISTENT WITH THE PURPOSES OF THE HEREIN DESCRIBED STREETS AND EASEMENTS.

OWNER: NINO FAMILY L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____

ITS: _____

OWNERS' ACKNOWLEDGEMENT

I, HEREBY STATE ON OATH BEFORE ME THAT THE SIGNATURES AND THE IDENTIFICATION OF THE PERSONS WHOSE NAMES ARE SET FORTH IN THE INSTRUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND THAT THE INSTRUMENT IS TRUE AND CORRECT.

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____ 2016, BEFORE ME,

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE _____

NAME OF NOTARY (PLEASE PRINT) _____

PRINCIPAL COUNTY OF BUSINESS _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

TRACT NO.

ARBOLEDA 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 COUNTY, CALIFORNIA

PREPARED FOR NINO DEVELOPMENT, INC. CREGGAN & D'ANGELO CONSULTING ENGINEERING MONTEREY, CALIFORNIA SEPTEMBER 2016

AVIGATION EASEMENT

AN AVIGATION EASEMENT, PERTAINING TO ARCHBOLT OBSERVIST AND RELATED NOISE, WAS BEING EXECUTED AND RECORDED ON JULY 24, 2004, SERIES NO. 2004070294, MONTEREY COUNTY OFFICIAL RECORDS.

NOTICE DISCLOSING POTENTIAL NUISANCES

A NOTICE DISCLOSING POTENTIAL NUISANCES, PERTAINING TO AGRICULTURAL, CROPLAND, AND FOREST USES, WAS BEING EXECUTED AND RECORDED ON AUGUST 9, 2004, SERIES NO. 2004080904, MONTEREY COUNTY OFFICIAL RECORDS.

ABANDONMENT OF PUBLIC EASEMENT

PER SECTION 66454(C) OF THE SUBDIVISION MAP ACT, THE FOLLOWING PUBLIC EASEMENT THAT IS NOT SHOWN ON THIS MAP SHALL CONSTITUTE ABANDONMENT BY THE CITY OF KING, THAT 60' WIDE EASEMENT FOR STORM DRAIN SHOWN ON EXHIBIT "B" AND DESCRIBED IN DOCUMENT 2005070294, OFFICIAL RECORDS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

THOSE EASEMENTS FOR PUBLIC UTILITY AND SANITARY SEWER SHOWN AS PARCELS 12, 13 AND 14, AND PORTION OF PARCELS 15 AND 16, WITHIN THE ARBOLEDA PHASE THREE DEVELOPMENT, AS DESCRIBED IN DOCUMENT 2006020204, OFFICIAL RECORDS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

TRUSTEE'S STATEMENT

CREATED BY BANK N.A. AS TRUSTEE UNDER THAT DEED OF TRUST RECORDED APRIL 12, 2004, SERIES 2004040207, OFFICIAL RECORDS, MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID PARCEL MAP AND JOINS IN ALL OFFERS OF DEDICATION.

CREATED BY BANK

BY: _____

STATE OF CALIFORNIA }
COUNTY OF MONTEREY }
ON _____ 2016, BEFORE ME,

PERSONALLY APPEARED _____

EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY'S SIGNATURE _____

NAME OF NOTARY (PLEASE PRINT) _____

PRINCIPAL COUNTY OF BUSINESS _____

MY COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A SURVEY MADE BY ME OR UNDER MY DIRECTION FOR THE PURPOSES OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE TIME OF THE SURVEY. I HAVE BEEN ADVISED BY THE SURVEYOR THAT ALL THE INSTRUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THESE POSITIONS BEFORE THE SURVEY IS COMPLETED, AND THAT THE INSTRUMENTS ARE, OR WILL BE, SUBSTANTIALLY CONFORMING TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

UNRA A. WOODHURST
PLS NO. 5321 NO. 5321

DATE _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS THAT SHOWN ON THE TENTATIVE MAP. I HAVE REVIEWED AND ANY APPROVED ALTERNATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ARNOLD R. BRUNETTI, P.L.C.E. 17185
CITY ENGINEER

DATE _____

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP FOR THE FINAL MAP SHOWN HEREIN WAS SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF KING, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERNATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

MARCOLOZZI ZAGOUR
SECRETARY OF THE PLANNING COMMISSION
CITY OF KING

DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF KING, AT ITS REGULAR MEETING HELD ON _____ DAILY APPROVED THE FINAL MAP SHOWN HEREIN, AUTHORIZED ITS RECOGNITION, AND ACCEPTS ON BEHALF OF THE PUBLIC, SUBJECT TO THEIR IMPROVEMENT IN ACCORDANCE WITH CITY STANDARDS, THE STREETS AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMANCE WITH THE TERMS OF THE OFFER OF DEDICATION.

I ALSO HEREBY CERTIFY THAT SAID CITY COUNCIL AUTHORIZES THE ABANDONMENT OF THE 60' WIDE EASEMENT FOR STORM DRAIN PREVIOUSLY COMPLETED TO THE CITY OF KING BY GRANT DEED RECORDED 7/25/2005 IN DOCUMENT 2005070294, OFFICIAL RECORDS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

I ALSO HEREBY CERTIFY THAT SAID CITY COUNCIL AUTHORIZES THE ABANDONMENT OF THE PUBLIC UTILITY AND SANITARY SEWER EASEMENTS PREVIOUSLY COMPLETED TO THE CITY OF KING BY CHAM DEED RECORDED 3/14/2008 IN DOCUMENT 2008032288, OFFICIAL RECORDS OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

STEVEN ADAMS
CITY CLERK
CITY OF KING

DATE _____

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD AT THE REQUEST OF NINO FAMILY L.P., THIS _____ DAY OF _____ 2016 AT _____ MINUTES PAST _____ IN _____ VOLUME _____ OF CITIES AND TOWNS AT PAGE _____ RECORDS OF MONTEREY COUNTY, CALIFORNIA.

STEPHEN L. WAGNER
COUNTY RECORDER

BY _____

DATE _____

SEAL NO. _____

FEE _____

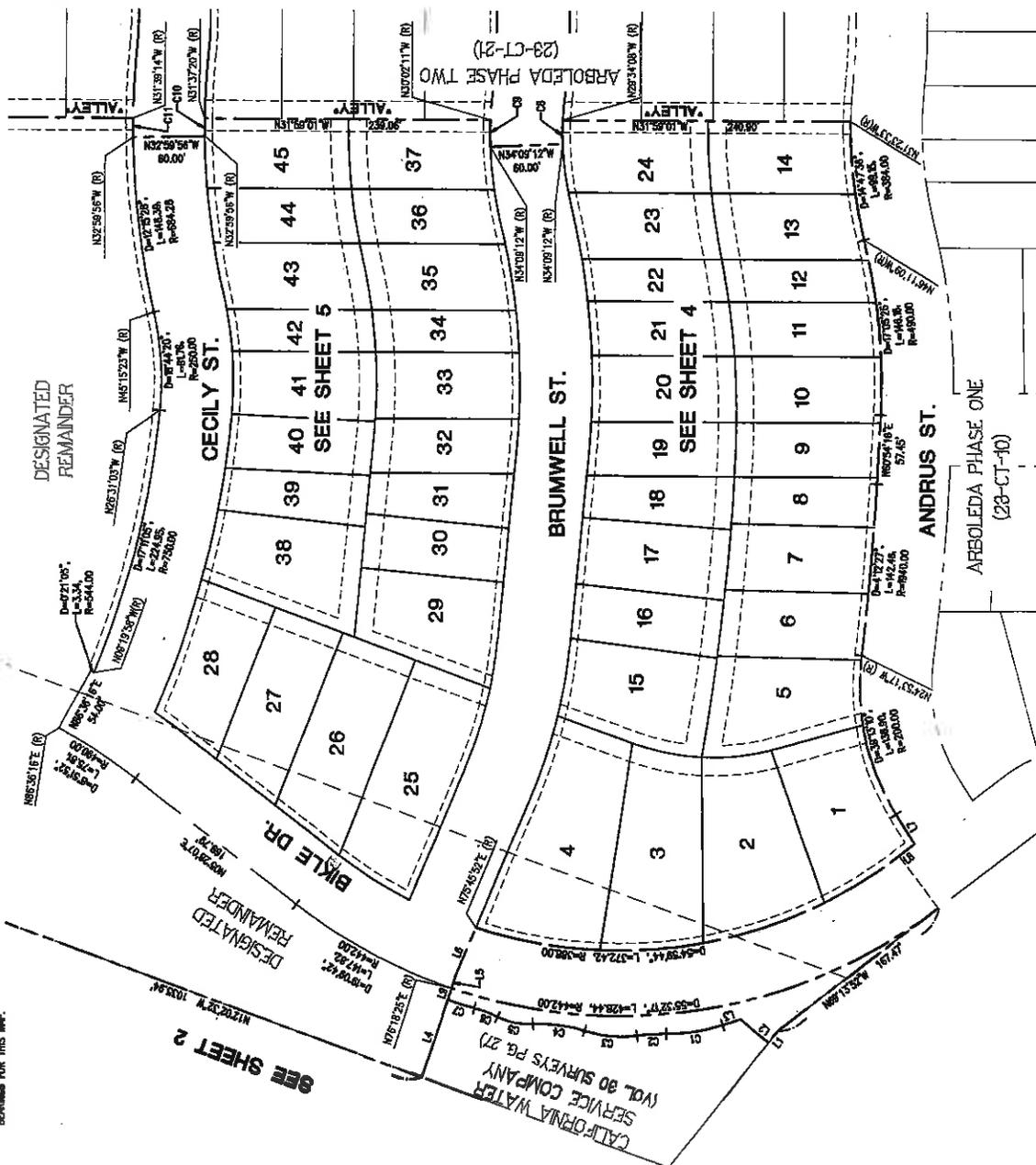
TRACT NO.

ARBOLEDA 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 COUNTY, CALIFORNIA

PREPARED FOR NINO DEVELOPMENT, INC
 CREEGAN & D'ANGELO CONSULTING ENGINEERING
 MONTEREY, CALIFORNIA
 SEPTEMBER 2016



BASIS OF BEARINGS
 THE BEARINGS OF ALL LINES SHOWN ON THIS MAP WERE MEASURED IN THE FIELD BY THE SURVEYOR. THE BEARINGS OF THE REMAINDER PARCEL AS SHOWN ON THE MAP WERE MEASURED IN THE FIELD BY THE SURVEYOR. THE BEARINGS OF THE REMAINDER PARCEL AS SHOWN ON THE MAP WERE MEASURED IN THE FIELD BY THE SURVEYOR. THE BEARINGS OF THE REMAINDER PARCEL AS SHOWN ON THE MAP WERE MEASURED IN THE FIELD BY THE SURVEYOR.



Line #	Bearing	Length
L1	N65° 07' 13" W	13.14
L2	S08° 52' 47" W	30.36
L3	S48° 31' 08" E	15.84
L4	N78° 18' 25" E	88.04
L5	N78° 18' 25" E	8.50
L6	N81° 01' 28" E	44.67
L7	N25° 53' 32" E	28.22
L8	S88° 13' 52" E	16.20
L9	N78° 18' 25" E	10.00

Curve #	Delta	Length	Radius
C1	17° 21' 13"	48.04	180.00
C2	7° 00' 05"	24.44	200.00
C3	24° 56' 28"	43.53	100.00
C4	20° 50' 36"	43.85	120.00
C5	28° 37' 17"	28.87	60.00
C6	10° 03' 36"	21.07	120.00
C7	2° 57' 55"	23.39	452.00
C8	43° 50' 04"	20.00	250.00
C9	4° 07' 01"	22.27	310.00
C10	17° 23' 36"	15.00	624.28
C11	17° 20' 42"	18.06	884.28

LEGEND

- MONUMENT NOT FOUND AS NOTED
- FOUND STD. CITY MONUMENT AS NOTED
- SET STD. CITY MONUMENT LS 5321
- RECORD DATA AS NOTED
- FOUND 1" IRON PIPE (AS NOTED)
- SET 1" IRON PIPE (AS NOTED)
- MONUMENT TO MONUMENT
- TOTAL DISTANCE
- PUBLIC SERVICE EASEMENT
- ACCESS, EGRESS, AND UTILITY EASEMENT
- LANDSCAPE EASEMENT
- RADIAL BEARING
- DISTINCTIVE BORDER LINE
- MONUMENT LINE/CENTERLINE
- RIGHT OF WAY LINE
- LOT OR PARCEL LINE
- EASEMENT LINE
- LS 3860, PER 21-P-83
- LS 5892, PER 23-CT-10
- LS 3860, PER 21-P-119
- LS 5892, PER 23-CT-21

- NOTES:
1. ALL MONUMENTS SHALL BE SET IN THE ALIQUOTS OF EACH INTERIOR LOT CORNER, AND IN THE SEVERAL MEASURED 12 INCHES FROM THE EXTERIOR CORNER ON THE PROLONGATION OF THE INTERIOR SIDE LOT LINES OF EACH LOT.
 2. ALL DIMENSIONS AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. NO MONUMENTS WILL BE SET AROUND THE EXTERIOR OF PARCEL 8. MONUMENTS WILL BE SET ONLY AS SHOWN ON THIS MAP.
 4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS AROUND THE EXTERIOR OF THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORDED PER REFERENCES 1 - 4.

TRACT NO.

ARBOLEDA 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 COUNTY, CALIFORNIA
 PREPARED FOR NINO DEVELOPMENT, INC
 CREEGAN & D'ANGELO CONSULTING ENGINEERING
 MONTEREY, CALIFORNIA
 SEPTEMBER 2016

LEGEND

- MONUMENT NOT FOUND AS NOTED
- FOUND STD. CITY MONUMENT AS NOTED
- SET STD. CITY MONUMENT LS 5321
- RECORD DATA AS NOTED
- FOUND 1" IRON PIPE (AS NOTED)
- SET 1" IP LS 5321
- MONUMENT TO MONUMENT
- TOTAL DISTANCE
- PUBLIC SERVICE EASEMENT
- INGRESS, EGRESS, AND UTILITY EASEMENT
- LANDSCAPE EASEMENT
- LE
- RADIAL BEARING
- DISTINGUISH BORDER LINE
- MONUMENT LINE/ASTERISK LINE
- RIGHT OF WAY LINE
- LOT OR PARCEL LINE
- EASEMENT LINE

NOTES:

1. A LEAD AND TACK (LS 5321) SHALL BE SET IN THE ALLEYS AT EACH INTERIOR LOT CORNER AND IN THE SIDEWALK MEASURED 12 INCHES FROM THE FRONT CORNER ON THE PROLONGATION OF THE INTERIOR SIDE LOT LINES OF EACH LOT.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. NO MONUMENTS WILL BE SET AROUND THE EXTERIOR OF PARCEL B. MONUMENTS WILL BE SET ONLY AS NOTED ON THIS MAP.
4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS AROUND THE EXTERIOR OF THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORDED PER REFERENCES 1 - 4.

SEE SHEET 6 FOR CURVE AND LINE TABLES

SEE SHEET 5

GRAPHIC SCALE



BASIS OF BEARINGS

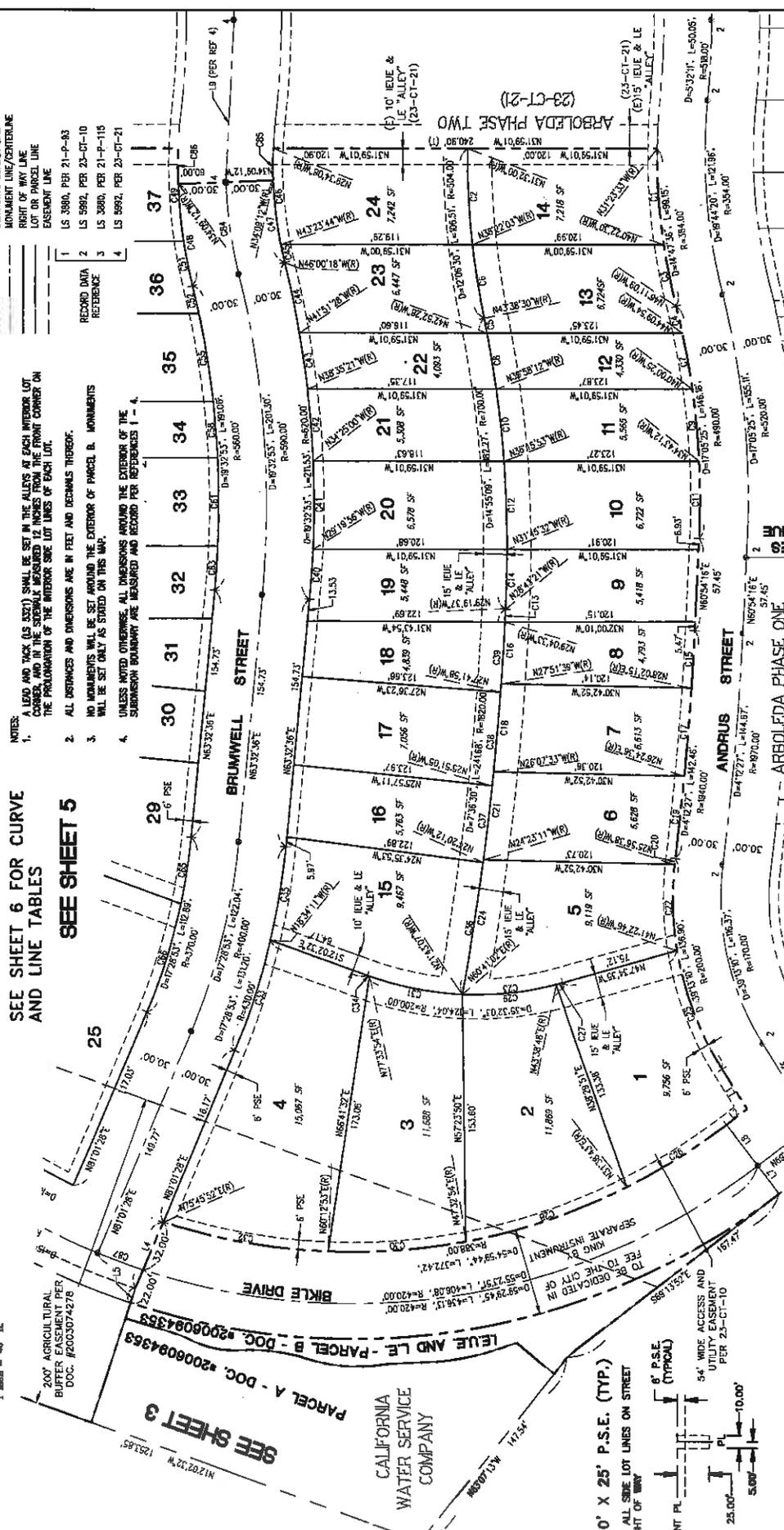
THE BEARING OF N 17° 02' 32" W ALONG THE WESTERLY LINE OF PARCEL 1-5 BETWEEN 2 IRON AND IRON PIPES, AS SHOWN ON PAGE 1457, MONTEREY COUNTY RECORDS WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

200' AGRICULTURAL BUFFER

DOC. #2006094383
 DOC. #2006094378

LEAVE AND LE - PARCEL B - DOC. #2006094363

SEE SHEET 3
 CALIFORNIA WATER SERVICE COMPANY



SEE SHEET 3
 CALIFORNIA WATER SERVICE COMPANY

10' X 25' P.S.E. (TYP.)
 ON ALL SIDE LOT LINES ON STREET
 FRONT PL
 5.00'
 25.00'
 10.00'

6' P.S.E. (TYPICAL)
 UTILITY EASEMENT
 PER 23-CI-10

64' WIDE ACCESS AND
 UTILITY EASEMENT
 PER 23-CI-10

ARBOLEDA PHASE ONE
 (23-CI-10)

SHEET 4 OF 6 SHEETS

TRACT NO.

ARBOLEDA 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 COUNTY, CALIFORNIA

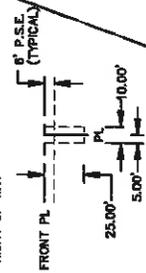
PREPARED FOR NINO DEVELOPMENT, INC
CREEGAN & D'ANGELO CONSULTING ENGINEERING
MONTEREY, CALIFORNIA
SEPTEMBER 2016

LEGEND

- ① MONUMENT FOUND AS NOTED
- ② FOUND STD. CITY MONUMENT AS NOTED
- ③ SET STD. CITY MONUMENT LS 5321
- ④ RECORD DATA AS NOTED
- ⑤ FOUND 1" IRON PIPE (AS NOTED)
- ⑥ SET 1" IRON PIPE (AS NOTED)
- ⑦ MONUMENT TO MONUMENT
- M-M RAIL SERVICE EASEMENT
- PSE PUBLIC UTILITY EASEMENT
- W-W WATER SERVICE EASEMENT
- LE LANDSCAPE EASEMENT
- (R) RAIL BEARINGS
- DESIGNATED BORDER LINE
- MONUMENT LINE/CENTRELINE
- FRONT YARD LINE
- LOT OR PARCEL LINE
- EASEMENT LINE

- 1 LS 3889, PER 21-P-83
- 2 LS 5932, PER 23-CT-10
- 3 LS 3889, PER 21-P-115
- 4 LS 5982, PER 23-CT-21

10' X 25' P.S.E. (TYP.)
ON ALL SIDE LOT LINES ON STREET
RIGHT OF WAY



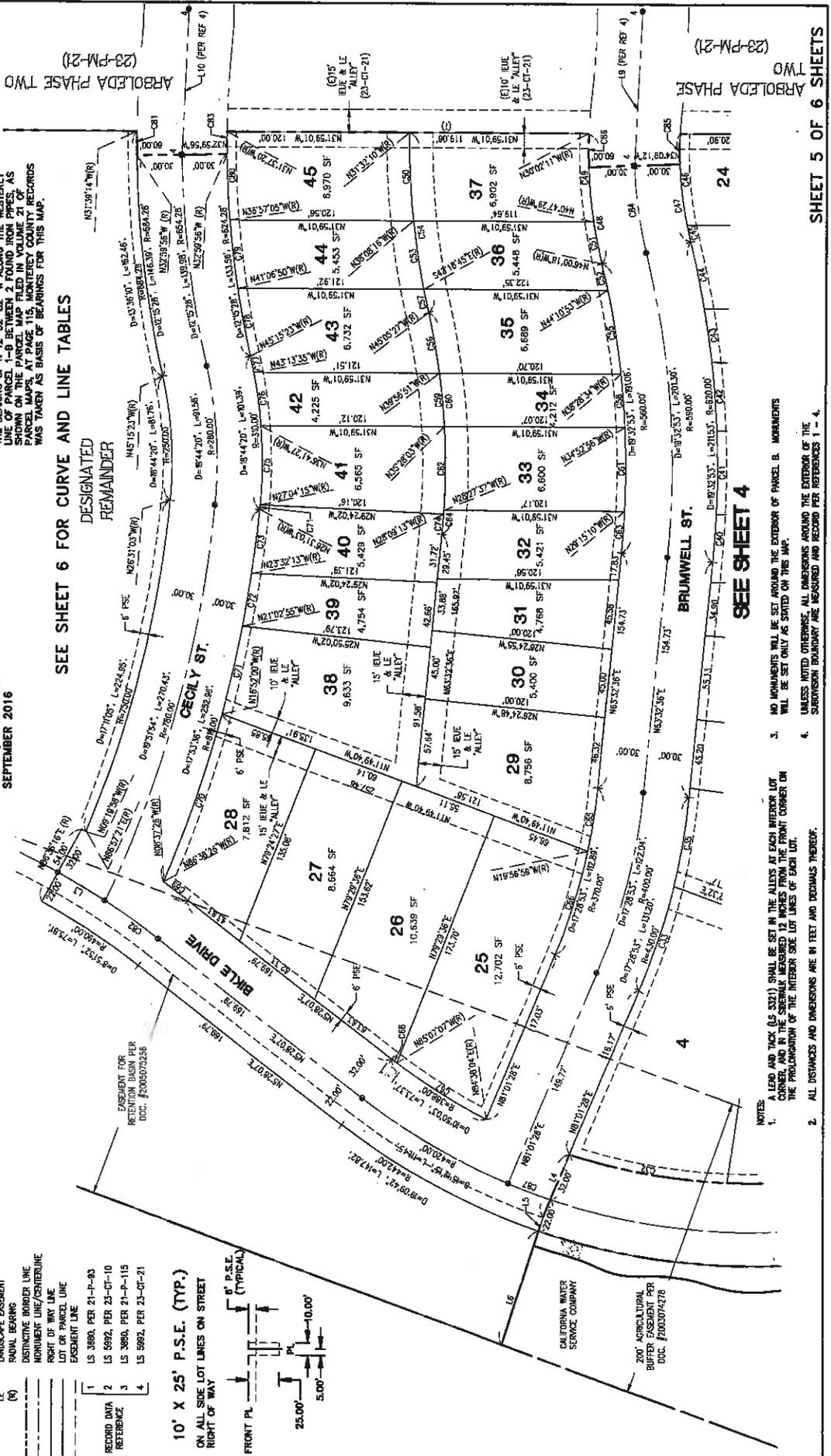
BASIS OF BEARINGS

THE BEARING OF N 17° 02' 32" W ALONG THE WESTERLY
LINE OF PARCEL 1-8 BETWEEN 2 FOUND IRON PIPES, AS
SHOWN ON THE PARCEL MAP FILED IN VOLUME 21 OF
PARCEL MAPS, AT PAGE 115, MONTEREY COUNTY RECORDS
WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

SEE SHEET 6 FOR CURVE AND LINE TABLES
DESIGNATED
REMAINDER

ARBOLEDA PHASE TWO
(23-PM-21)

ARBOLEDA PHASE
TWO
(23-PM-21)



SEE SHEET 4

- NOTES:
1. A LEAD AND TRACK (LS 5321) SHALL BE SET IN THE ALLEYS AT EACH INTERIOR LOT CORNER, AND IN THE SIDEWAYS MEASURED 12 INCHES FROM THE FRONT CORNER ON THE PROLONGATION OF THE INTERIOR SIDE LOT LINES OF EACH LOT.
 2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. NO MONUMENTS WILL BE SET AROUND THE EXTERIOR OF PARCEL B. MONUMENTS WILL BE SET ONLY AS STATED ON THIS MAP.
 4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS AROUND THE EXTERIOR OF THE SUBDIVISION BOUNDARY ARE MEASURED AND RECORD PER REFERENCES 1 - 4.

TRACT NO.

ARBOLEDA 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 COUNTY, CALIFORNIA

PREPARED FOR NINO DEVELOPMENT, INC
 CREEGAN & D'ANGELO CONSULTING ENGINEERING
 MONTEREY, CALIFORNIA
 SEPTEMBER 2016

CURVE AND LINE TABLES FOR SHEETS 4 AND 5 ONLY

Curve #	Delta	Length	Radius
C1	6°52'57"	80.20	364.00
C2	6°50'03"	80.12	394.00
C3	5°46'38"	38.94	364.00
C4	2°01'15"	17.28	490.00
C5	0°46'03"	9.38	700.00
C6	5°16'28"	46.40	504.00
C7	4°09'29"	35.56	490.00
C8	2°54'16"	35.48	700.00
C9	5°17'13"	45.22	490.00
C10	3°42'19"	45.27	700.00
C11	5°37'28"	48.10	490.00
C12	4°38'21"	35.05	700.00
C13	0°15'04"	7.98	1820.00
C14	3°12'11"	37.10	700.00
C15	1°03'29"	35.82	1940.00
C17	1°37'39"	55.10	1940.00
C19	1°31'19"	51.53	1940.00
C20	1°03'21"	3.69	200.00
C22	15°26'08"	53.88	300.00
C25	2°43'42"	78.34	200.00
C26	10°32'35"	73.85	380.00
C27	1°13'24"	4.27	200.00
C28	15°54'11"	107.89	380.00
C29	17°02'14"	58.47	200.00
C30	12°39'59"	85.78	380.00
C31	16°52'02"	58.93	200.00
C32	15°32'59"	105.30	380.00
C33	9°35'40"	72.00	430.00
C34	0°23'34"	1.37	200.00
C35	7°53'13"	96.19	430.00

Curve #	Delta	Length	Radius
C36	2°37'05"	83.15	1820.00
C40	2°32'32"	31.12	620.00
C41	5°05'04"	55.02	620.00
C42	4°10'21"	45.15	620.00
C43	3°16'07"	35.37	620.00
C44	4°08'50"	44.88	620.00
C45	2°35'34"	11.39	250.00
C46	13°49'36"	60.33	250.00
C49	10°45'18"	58.19	310.00
C50	6°38'06"	58.10	504.28
C51	5°12'49"	28.21	310.00
C52	1°49'26"	17.82	380.00
C53	5°10'29"	45.54	504.28
C55	5°42'19"	55.76	590.00
C56	5°08'36"	40.40	450.00
C58	3°38'57"	35.12	560.00
C59	4°28'47"	35.18	450.00
C61	5°37'46"	55.02	560.00
C62	7°00'26"	55.03	450.00
C63	2°47'46"	27.33	560.00
C65	6°30'25"	42.02	370.00
C66	10°58'28"	70.87	370.00
C67	10°14'48"	82.39	380.00
C68	0°35'15"	3.89	380.00
C69	2°06'33"	20.83	544.00
C70	8°14'33"	116.53	810.00
C71	0°33'12"	2.89	310.00
C71	4°10'56"	26.12	610.00
C72	2°29'17"	35.18	810.00

Curve #	Delta	Length	Radius
C73	2°58'50"	42.14	610.00
C74	1°41'49"	13.33	450.00
C75	6°57'12"	52.05	310.00
C76	6°32'08"	35.36	310.00
C77	2°01'46"	16.89	310.00
C78	4°08'33"	45.14	624.28
C79	4°09'46"	45.35	624.28
C80	5°19'46"	58.07	624.28
C81	13°36'10"	162.46	884.28
C82	4°49'16"	43.08	512.00
C83	1°22'36"	15.00	524.28
C84	1°13'10"	57.82	280.00
C85	4°35'04"	20.00	290.00
C86	4°07'01"	22.27	310.00
C87	4°05'54"	30.04	620.00

Line #	Bearing	Length
L1	N85° 53' 37"E	28.22
L2	N89° 13' 52"W	16.20
L3	N01° 22' 27"W	36.12
L4	S91° 01' 28"W	44.67
L5	N78° 18' 25"E	8.50
L6	S78° 18' 25"W	78.04
L7	S29° 46' 08"W	22.00
L8	S29° 46' 08"W	32.00
L9	N69° 49' 33"E	101.43
L10	N69° 23' 14"E	95.29

RESOLUTION NO. 2016-166

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING, CALIFORNIA RECOMMENDING THE CITY COUNCIL APPROVE TRACT MAP FOR ARBOLEDA 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 COUNTY, CALIFORNIA

WHEREAS, on July 24, 2004 the City Council ("**Council**") certified an Environmental Impact Report ("**EIR**"), approved the Arboleda Specific Plan, which allowed four-hundred (400) units, parks and other amenities, and approved a tentative Vesting Tentative Tract Map ("**VTM**") allowing development in several phases, with conditions of approval and mitigation measures;

WHEREAS, on July 26, 2005, the City Council amended the Arboleda Specific Plan conditions of approval;

WHEREAS, Phases 1 and 2 have been previously recorded and housing units constructed;

WHEREAS, the applicant ("**Nino Homes**") has requested the City record the Final Tract Map ("**FTM**") for Phase 3;

WHEREAS, the City has determined that the FTM is statutorily exempt from the California Environmental Quality Act ("**CEQA**") Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps;

WHEREAS, on December 6, 2016, and pursuant to Municipal Code Chapter 16, the Planning Commission ("**Commission**") found that the FTM is in substantial conformance with the approved Arboleda Specific Plan, Tentative VTM and conditions of approval and mitigation measures, and recommended the Council approve the FTM, direct the City Engineer to sign the FTM; and direct the City Clerk to transmit the FTM to the County Recorder of the County of Monterey for filing.

NOW, THEREFORE IT BE RESOLVED, that the Planning Commission of King City duly recommends the City Council approve the FTM, direct the City Engineer to sign the FTM; and direct the City Clerk to transmit the FTM to the County Recorder of the County of Monterey for filing.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of King on the 6th day of December 2016, by the following vote:

AYES:

NOES:

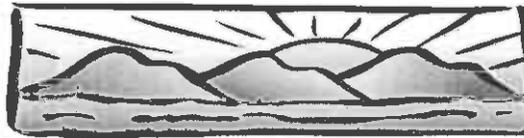
ABSENT:

ABSTAIN:

ATTEST:

David Nuck, Chairperson

Erica Sonne, Planning Commission Secretary



KING CITY
C A L I F O R N I A

Item No. 8 (b)

REPORT TO THE PLANNING COMMISSION

DATE: DECEMBER 06, 2016

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: OCTAVIO HURTADO, HANNA & BRUNETTI, CITY ENGINEER

RE: MEYER PROPERTY PARCEL MAP CONFORMANCE

RECOMMENDATION:

It is recommended that Planning Commission: 1) determine that Meyer Property Parcel Map PM 2016-01 is in substantial conformance with the approved Tentative Map; 2) authorize and directing the Planning Commission Secretary to certify the Final Map as in substantial conformance with the approved Tentative Map.

BACKGROUND:

SGH Holdings, LLC has requested to record the parcel map, which consists of two parcels. Before the City Engineer can sign the final map, the Planning Commission must review the map per City's ordinances.

DISCUSSION:

Before the City Council can authorize the City Engineer to sign the parcel map, the Planning Commission must review the final map to determine whether it is in substantial conformance with the approved tentative map, and then instruct the Planning Commission Secretary to sign a certification on the parcel map.

Staff has reviewed the parcel map and confirmed that it is in substantial conformance to the approved tentative parcel map.

COST ANALYSIS:

There is no fiscal impact as a result of this action.

**CITY COUNCIL
MEYER'S PROPERTY PARCEL MAP CONFORMANCE
DECEMBER 06, 2016
PAGE 2 of 2**

ALTERNATIVES:

The following alternatives are provided for Commission consideration:

- 1) Approve staff's recommendation:
- 2) Not approve staff's recommendation:
- 3) Provide other direction.

Exhibits:

1. Parcel Map
2. Resolution

Submitted and Approved by:



Octavio Hurtado, Hanna & Brunetti, City Engineer

OWNERS' STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE AND/OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

OWNER: SGH HOLDINGS, LLC, a California limited liability company

BY: Steve Stewart, Manager

BY: David Gill, Manager

OWNERS' ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____, 2016, BEFORE ME,

PERSONALLY APPEARED _____

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/OTHER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE OWNERS OF THE FOLLOWING INTERESTS MAY BE OMITTED PURSUANT TO SECTION 66483 OF THE GOVERNMENT CODE AS SAID INTEREST CANNOT FIT INTO A FEW

1. CHARLENE KING AND KATIE KING, EASEMENT HOLDER UNDER DOCUMENT RECORDED OCTOBER 2, 1995 IN VOLUME 46 OF DEEDS, AT PAGE 282, MONTEREY COUNTY OFFICIAL RECORDS.
2. GEORGE F. HENRY AND MINNIE D. HENRY UNDER DOCUMENT RECORDED MAY 6, 1929 IN BOOK 187, AT PAGE 391, MONTEREY COUNTY OFFICIAL RECORDS.
3. GWEST COMMUNICATIONS COMPANY, LLC, ET AL, EASEMENT HOLDER UNDER DOCUMENT AS DOCUMENT NUMBERS 2013052514 AND 2014004113, MONTEREY COUNTY OFFICIAL RECORDS.

THESE EASEMENTS ARE NOT PLOTTABLE FROM RECORD AND ARE NOT SHOWN ON MAP.

TRUSTEE'S STATEMENT

FARM CREDIT SERVICES SOUTHWEST, P.C.A., AS TRUSTEE UNDER THAT DEED OF TRUST RECORDED SEPTEMBER 25, 2014, IN VOLUME 46 OF DEEDS, AT PAGE 282, MONTEREY COUNTY, CALIFORNIA, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF SAID PARCEL MAP.

FARM CREDIT SERVICES SOUTHWEST, P.C.A.

BY: WILLIAM C. COLLINS DATE _____

TITLE: SENIOR VICE PRESIDENT

TRUSTEE'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ }
ON _____, 2016, BEFORE ME,

PERSONALLY APPEARED _____

WHO PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/OTHER AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/OTHER SIGNATURE(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

NOTARY'S SIGNATURE: _____
NAME OF NOTARY (PLEASE PRINT): _____
PRINCIPAL COUNTY OF BUSINESS: _____
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT THE TENTATIVE MAP FOR THE PARCEL MAP SHOWN HEREIN WAS CONDITIONALLY APPROVED ON AUGUST 16, 2016, BY THE PLANNING COMMISSION OF THE CITY OF KING.

Erica Somme DATE _____
SECRETARY OF THE PLANNING COMMISSION
CITY OF KING

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THE MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A COMPLETE AND ACCURATE SURVEY OF THE COMPLETE ACT AND LOCAL ORDINANCE AT THE REQUEST OF SGH HOLDINGS, LLC, IN OCTOBER 2016. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE SURVEY IS ACCURATE AND CONFORMS TO THE REQUIREMENTS OF THE LOCAL ORDINANCE APPROVED TENTATIVE MAP.

DAVID A. KOVACS DATE _____
PROFESSIONAL LAND SURVEYOR NO. 5821
OF THE STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND THAT I HAVE APPROVED ALLEGATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

ALANISA TOLSTYKHIN DATE _____
CITY ENGINEER
CITY OF KING

CITY SUIVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP IS TECHNICALLY CORRECT.

JAMES L. WOOD DATE _____
CITY SUIVEYOR
CITY OF KING

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD AT THE REQUEST OF SGH HOLDINGS, LLC THIS _____ DAY OF _____ 2016 AT _____ MINUTES PAST _____ OF PARCEL MAPS AT PAGE _____, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

STEPHEN L. VAUGHN
COUNTY RECORDER

BY: _____ SERIAL NO. _____
DEPUTY _____ FEE: _____

PM 2016-001

PARCEL MAP

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 THE CITY OF KING, CALIFORNIA

PREPARED FOR: SGH HOLDINGS, LLC
SURVEYED BY: TOLSTYKHIN CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-669-9564

SCALE: 1" = 60' VIEW: FM-1 DATE: November 14, 2016
FILE NAME: RR Deplot Pld.dwg JOB # 15113 Sheet 1 of 2

RESOLUTION NO. 2016-167

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING CITY RECOMMENDING THE CITY COUNCIL APPROVE 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

WHEREAS, on August 16, 2016, the Planning Commission ("**Commission**") approved Tentative Parcel Map ("**TPM**") Case No. PM 2016-001 to subdivide a 3.2-acre lot into two (2) parcels of 1.0-acre and 2.2-acres located at 218 North First Street ("**Project**") for Smith-Monterey, LLC ("**Applicant**");

WHEREAS, the City has determined that the FPM is statutorily exempt from the California Environmental Quality Act ("**CEQA**") Statutory Exemptions, Title 14 of the California Code of Regulations Section 15268, (b) (3) Ministerial Projects, approval of final subdivision maps;

WHEREAS, on December 6, 2016, and pursuant to Municipal Code Section 16.32.110, the Commission found that the Final Parcel Map ("**FPM**") is in substantial conformance with the approved TPM and meets the requirements of Municipal Code Chapter 16, and recommended the City Council approve the FPM, direct the City Engineer to sign the FPM; and direct the City Clerk to transmit the FPM to the County Recorder of the County of Monterey for filing.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission recommends the City Council of King City hereby: 1. approves the FPM for Smith-Monterey, LLC, a copy of which is hereby attached as **Exhibit 1** and made part of this Resolution; 2. directs the City Engineer to sign the FPM; and 3. directs the City Clerk to transmit the FPM to the County Recorder of the County of Monterey for filing, pursuant to the Subdivision Map Act and Chapter 16 of the Municipal Code.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of King on the 6th day of December 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David Nuck, Chairperson

Erica Sonne, Planning Commission Secretary