

Planning Commission Minutes

February 7, 2017

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 X Margaret Raschella X Ralph Lee X

Staff present: Doreen Liberto-Blanck, Community Development Director; Don Funk, Principal planner Maricruz Aguilar-Navarro, Assistant 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:** December 20, 2016

Action: Motion made by Commissioner Raschella to approve minutes of December 6, 2016. Seconded by Commissioner Barbree. Motion carried 5-0.

7. Public Hearing Items

- a. **Project:** Zone Change of the Village Core (“VC”) Zone District and Conditional Use Permit (Case No. CUP No. CUP2016-016) and Architectural Review (Case No. AR2016-003) for Kasey Fitness Academy at 321 Broadway Street, King City, CA 93930.

Case No.: ZC 2016-005, CUP 2016-016, AR 2016-003

Zone Change

Applicant: City of King

CUP and AR

Applicant: Kasey Tertulien, Kasey's Fitness Academy

Proposal: The Planning Commission will make recommendations to the City Council on whether to approve a zoning text amendment to the City Zoning Ordinance VC Zone District, to permit under a Conditional Use Permit, fitness facilities greater than 1,500 square feet.

The Planning Commission will consider approval of a conditional use permit and architectural review to remodel and allow the use of a fitness facility greater than 1,500 square feet within the first floor of an existing vacant commercial

building located at 321 Broadway Street.

Location: VC Zoning District (Text Amendment)
321 Broadway Street (CUP and Architectural Review)

Environmental

Determination: Categorical Exemptions: The change to the ordinance, Case ZC 2016-005 as well as the proposed fitness facility within an existing building are exempt pursuant to Section 15301 (Class 1 Categorical Exemption, "Existing Facilities") of the State CEQA Guidelines (Title 14, California Code of Regulations Section 15000, et seq.). 15301. Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible (up to 50 percent expansion) or no expansion of use beyond that existing at the time of the lead agency's determination.

Recommendation: Find the Project Categorically Exempt, Class 1 from CEQA; and Approve
1. Recommend the City Council adopt an Ordinance approving a text amendment change to the Historic Corridor Revitalization Plan and Village Core ("VC") Zoning Category, modifying Table 4.7 to allow, in the VC Zone District, Health and Fitness Facilities greater than 1,500 square feet in area within existing buildings, subject to a Conditional Use Permit; and
2. Approve Conditional Use Permit Case No. CUP 2016-016 and AR 2016-003 allowing a proposed 4,961 square foot health and fitness facility within an existing building at 321 Broadway Street, subject to the Conditions of Approval ("COA") and adoption of the Ordinance.

Don Funk, Principal Planner presented this item. Maricruz Aguilar, Assistant Planner passed out Amended Exhibit 5 Conditions of Approval.

Paul Hodges, Building Official, clarified that some of the flooring is slab and non-slab which is not weight bearing. Kasey Tertulien the applicant stated that there would not be any equipment in the building currently.

Chair Nuck opened the public hearing.

Karen Jernigan is very supportive of this project. She wants Planning Commission to cut red tape and be business friendly.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella to Find the Project Categorically Exempt, Class 1 from CEQA; and Recommend the City Council adopt an Ordinance approving a text amendment change to the Historic Corridor Revitalization Plan and Village Core ("VC") Zoning Category, modifying Table 4.7 to allow, in the VC Zone District, Health and Fitness Facilities greater than 1,500 square feet in area within existing buildings, subject to a Conditional Use Permit seconded by Lee. Motion carried 5-0;

Motion made by Commissioner Raschella Approve Conditional Use Permit Case No. CUP 2016-016 and AR 2016-003 allowing a proposed 4,961 square foot health and fitness facility within an existing building at 321 Broadway Street, subject to the Conditions of Approval ("COA") and adoption of the Ordinance., seconded by Mendez. Motion carried 5-0.

- b. Project:** General Plan Amendment and Zone Change to a portion of APN245-111-036-000
- Case No.:** GPA2017-001 and ZC2017-001
- Applicant:** City of King
- Proposal:** Amending the General Plan Land Use Map and the Zoning Map. The property is situated west of the City and adjacent to the Waste Water Treatment Plant ("**WWTP**") and totals 170.5 acres. Approximately 93 acres of the property are farmable land and 77.30 acres are of river bottom land. This area of land consists of one (1) legal lot with two assessor parcel numbers (APN: 245-111-035-000

and APN: 245-111-036-000). Of this property, the approximately 93.21 acres of APN 245-111-035 is situated on County of Monterey unincorporated boundary and Zoned F/40 Farmland and the 77.30 acres are situated within city limits and is zoned Light Industrial ("M-1") within the Public Quasi ("PQ") Land Use Designation. The proposed amendment and rezone are only for property within city limits.

Location: APN 245-111-036

Environmental

Determination: This project is categorically exempt pursuant to California Environmental Quality Act §15061 (3). The proposed project will not have an adverse impact on the environment.

Recommendation: Staff Recommends Planning Commission adopt the attached resolution recommending City Council to amend the general plan from Public Quasi ("PQ") to Agriculture ("AG") and a Zone Change from Light Industrial ("M-1") Zoning District to Agriculture ("A").

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

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

Action: Motion made by Commissioner Barbree to adopt the attached resolution recommending City Council to amend the general plan from Public Quasi ("PQ") seconded by Raschella. Motion carried 5-0.

8. Regular Business-

None

9. Planning Commission Report – None

10. Director Reports- Term limits for 3 commissioners are up March 31,2017. Please reapply and or pass out an application to someone that may be interested in becoming a commissioner.

Paul Hodges gave an update on the Farmworker housing. They are looking to move in March 3rd. 214 men will be moving in. Awnings will be going in. Trees will be going in. Ms. Aguilar stated that the fencing would be coming to Planning Commission soon.

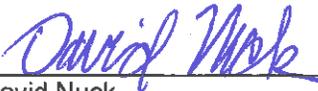
Maricruz Aguilar gave an update on Carmen Moya's Project, Little Bit of Country opening soon. La Plaza Bakery has not pulled permits yet.

Doreen Liberto Blank stated that a Facade Grant Program for 300 block of Broadway, \$15,000. Tom Salcido is restoring the First Street building and he has purchased Collegeville and it will be on City Sewer. Council adopted a Street Scape plan.

11. Written Correspondence– None

12. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:40 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King