

Planning Commission Minutes

December 20, 2016

1. Call to Order

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

Staff present: Doreen Liberto-Blanck, Community Development Director; 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 6, 2016

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

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. She passed out the tentative parcel map for the commissions review.

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

Action: Motion made by Commissioner Barbree to adopt the Resolution approving the tentative parcel map, seconded by Raschella. Motion carried 5-0.

b. Project: Farmworker Housing
Case No.: Amendment to Conditional Use Permit Case No. CUP2016-001 and Architectural Review Case No. AR2016-001
Applicant: SGH Holdings, LLC
Proposal: Amend the Conditional Use Permit Case No. CUP2016-001 and Architectural Review Case No. AR2016-001 originally approved by Planning Commission on September 20, 2016 for Temporary Housing of Agricultural Employees at 218 N. First Street, King City, CA 93930. The proposed amendment includes changes to the project description, floor plan and architectural features. The following outlines some of the proposed changes:

1. Change the original manager's apartment unit into a studio apartment with an ADA restroom.
2. Increase one manager to up to two (2) on-site managers. The original approval was for 214 Employees and 1 on-site manager. The proposed amendment is for 214 Employees and up to two (2) on-site managers.
3. Amend the approved architectural elevations which originally included removal of the two (2) roll up doors along the building frontage and addition of seven new windows. The proposed amendment includes keeping the two (2) existing roll-up doors and add two (2) new windows.
4. Changes to the restrooms/showers are to be site built vs modular.
5. Change the project description for operation from "April through October of each year" to "year-round".
6. Add to the project description for on-site meals: add the following language "The employees would be housed (which includes restrooms/showers), provided meals on site to be catered from local restaurants served in the dining room and provided recreation facilities on site."

Location: 218 North First Street.

Environmental

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

Recommendation: Staff Recommends Planning Commission adopt the attached resolution approving amendments to CUP2016-001 and AR2016-001 requested by the applicant and modifications proposed by staff regarding replacement of roll-up doors and a new condition prohibiting outdoor service of meals.

Doreen Liberto-Blanck, Community Development Director presented this item. Noting the following changes the project description for operation from "April through October of each year" to "year-round".

And add to the project description for on-site meals: add the following language "The employees would be housed (which includes restrooms/showers), provided meals on site to be catered from local restaurants served in the dining room and provided recreation facilities on site."

Chair Nuck opened the public hearing.

David Gill and Steve Scaroni gave they're thanks to the staff for the work on the changes. Mr. Scaroni would like to clarify they do not need the year-around currently however if the need to go one month longer or start one month earlier happened he wanted to be able to do that without coming back to Planning Commission. Mr. Scaroni passed out amendments to the food delivery and it will be brought in by a caterer delivered to the facility. He wants to have the option in an emergency to use a food truck to serve out of on their property. They would still like both the roll-up doors to stay in place. They are going to have a lot of windows. They would like to back off the window requirements to keep the roll-up doors.

Doreen Liberto-Blanck clarified a couple of items so that the commission can make an informed decision that it was the PRC review committee's decision on all of the Conditions of Approval. The roll-up door decision was the PRC review committee decision as well. The privacy fence will cut down on the parking and that is the only park space.

Doreen Liberto-Blanck read into the record the amended Conditions of Approval:

6. **Roll-Up Door:** The roll-up doors shall remain closed unless there is loading and unloading.
7. **Itinerant Vendors/Food Service Catering:** All catering services are subject to approval of a City Business License Review. A business license shall be obtained for every person conducting or carrying on the business of food service and/or catering. Any nuisance on garbage onto the public street will be subject to enforcement per city ordinances. **Prior to issuance of occupancy permit**, the applicant shall strip the area to delineate travel path for serving meals. All food service shall be kept behind the fence.
15. **First Street Fence: Prior to final occupancy**, the applicant shall return to the Planning Commission with a fence plan. The applicant shall provide a privacy fence (e.g., slats installed on chain link fence). If the applicant decides to install a six (6') fence (based on variance findings) along First Street, the applicant shall provide the equivalent number of parking spaces being removed, based on approval from the City Engineer and Community Development Department.

Chair Nuck closed the public hearing.

Applicant Mr. Scaroni verbally agrees to the changes.

Action: Motion made by Commissioner Barbree to adopt the attached resolution approving amendments to CUP2016-001 and AR2016-001 with an amendment to the last Whereas in the Resolution seconded by Raschella. Motion carried 5-0.

8. Regular Business-

None

9. Planning Commission Report –

10. **Director Reports-** Canceling January 3rd Planning Commission meeting.

11. **Written Correspondence–** None

12. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:59 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King