

Planning Commission Minutes

February 20, 2018

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:03 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: Community Development, Director Doreen Liberto; Principal Planner, Don Funk; Assistant Planner, Maricruz Aguilar-Navarro; Admin. Asst./Deputy City Clerk, Erica Sonne.

4. Public Comments

None

5. Presentations

Selection of Chair and Vice Chair Motion by Commissioner Lee and seconded by Commissioner Raschella.

Commission Barbree nominated Commissioner Raschella Vice Chair, Commissioner Raschella accepted Seconded by Commissioner Lee and she was approved unanimously.

Commission Barbree nominated Chair Nuck for Chair, Chair Nuck accepted Seconded by Commissioner Raschella and he was approved unanimously.

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: February 6, 2018

Action: Motion made by Commissioner Raschella to approve minutes of February 6, 2018 with typo corrections. Seconded by Commissioner Mendez. Motion carried 5-0.

7. Public Hearing Items

- A. Project Name: Proposed All-Temp Refrigeration Warehouse
- Case No.: CUP 2017-011, AR 2017-004 and LM 2017-002
- Applicant: Tom Willoughby, All-Temp Refrigeration
- Location: 740 S. First Street (APN: 235-092-042-005-000), and (APN: 235-042-004-000), King City, CA. 93930
- Consideration: This is a continued public hearing from the Planning Commission meeting of February 6, 2018. The Commission will consider the approval of Conditional Use Permit Case No. CUP2017-011, Architectural Review Case No. AR2017-004, And Lot Merger Case

No. LM2017-002 for the Construction of a new 5,000 Square Foot Office and Related Storage of Equipment for Heating and Air Conditioning Contractor Services at 740 S. First Street, King City, Ca 93930.

Recommendation: Staff recommends the Planning Commission conduct the public hearing and adopt Resolution No. 2018-207 which approves Cases No. CUP2017-011, AR2017-004 and LM2017-002 for the construction of a 5,000 square foot office and storage for a heating and air-conditioning contractor's office, a lot merger of two (2) parcels into one (1) parcel, with the changes to the architectural appearance of the building prepared by the applicant's architect, based on the findings of fact and subject to the Conditions of Approval

Environmental

Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 32 In-Fill Development Projects, Categorical Exemption set forth in CEQA Guidelines, section 15332 as this project involves development of within the city limits on a project site of no more than five acres substantially surrounded by urban uses. The site is adequately serviced by all required utilities and public services. The project is consistent with the general plan designation and zoning regulations. The project site has no value as habitat for endangered, rare or threatened species. The applicant will be required to provide street, gutter, curb sidewalk and other public improvements as identified for South First Street. Site drainage will be required to meet the City's and Central Coast Regional Water Quality Control Board standards. The project would not result in significant effects related to traffic, noise, air quality or water quality.

Principal Planner Don Funk introduced this item with a PowerPoint presentation.

Applicant's architect was present.

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

Action: Motion made by Commissioner Raschella to adopt Resolution No. 2018-207 which approves Cases No. CUP2017-011, AR2017-004 and LM2017-002 for the construction of a 5,000 square foot office and storage for a heating and air-conditioning contractor's office, a lot merger of two (2) parcels into one (1) parcel, with the changes to the architectural appearance of the building prepared by the applicant's architect, based on the findings of fact and subject to the Conditions of Approval. Seconded by Commissioner Barbree. Motion carried 5-0.

B. Project Name: Temporary Agricultural Employee Housing

Case No.: CUP 2016-001A2 and AR 2016-001A2

Applicant: SGH Holdings, LLC

Location: 218 N. First Street, King City, CA. 93930

Consideration: CUP Amendment and Architectural Review Amendment for addition of Temporary Housing for 150 of H2A Agricultural Employees at an existing barracks style Farmworker Housing Facility located at 218 N. First Street, King City CA. 93930. The project includes bunk

beds for the additional residents, outdoor recreational facilities, indoor recreational/relaxation areas on the first and second floors of the existing building, dining room, additional restrooms, addition of windows, laundry facilities and other related improvements. The project also includes the parking of busses and vans at a nearby off-site property located south of the farmworker barracks facility.

Recommendation: Staff recommends the Planning Commission 1) review request for Conditional Use Permit and Architectural Review, 2) receive public comment; and 3) adopt the attached Resolution approving the Mitigated Negative Declaration, ("MND"), Conditional Use Permit CUP 2016-001A2 and AR2016-001A2.

Environmental Determination: Initial Study and Mitigated Negative Declaration ("MND") in accordance with the California Environmental Quality Act (CEQA), the City of King, California, is the Lead Agency. A MND has been prepared for the project identified above. The purpose of this Notice of Intent ("NOI") is to solicit comments on the environmental analysis contained in the MND. There are no known environmental impacts that cannot be satisfactorily mitigated. There are no known regional environmental issues.

Principal Planner Don Funk introduced this item with a PowerPoint.

Staff is recommending continuation of this item to the next meeting as they have received letters from Smith Monterey with their concerns just today on the lease of the bus parking area. Mr. Funk read the letter into the record.

Doreen Liberto further explained stating that this is one of the largest if not the largest Seasonal Worker housing in the city. This project provides the recreational area indoors. The upcoming Seasonal Housing Ordinance will have standards in it. This project is in no way setting the standards for future. She went through three conditions that need to be modified or deleted Pg. 37 last bullet delete that bullet, (starting with "Other areas of building.....", page 42 COA 21 third sentence from the bottom, (starting with "This includes....." delete the rest of the sentence all the way down and page 47 COA second number 5 should be deleted. This is a beginning and a meeting will be done with the applicant. New COA will be presented at the next meeting.

Chair Nuck opened the public hearing,

Jerry Rava spoke in support of Steve Scaroni's Project. He feels that they are working on a living document and it changes all the time. He would like the City to stop making changes. Doreen Liberto stated that they are trying to work with the information that comes from the Rava's they have been waiting for the Rava's to respond. He would like consistency. He doesn't feel that the recreation area is as important. He wants this project of his going. He wants to start pounding nails. He wants it consistent with other projects in town. They had to have all this parking for the office that they put in and others don't. He spoke on ground water sustainability and the landscaping should be cut back on or use drought resistant. He said as an employer it is their job to keep the employees safe so if they had a soccer field and they got hurt on it then they will not be working the next day. He further stated that what are our parks for and the movie theatre if not for recreation or entertainment.

Bill Lipe, Monterey County, he is happy to hear that the applicant got to speak to staff. He is happy to hear that this is not a project that will be used as model for other projects. He feels King City has some nice parks. He suggested having bikes for recreation.

Steve Scaroni, applicant, he started by thanking staff, this is phase 2, this is an out of the box project, this is one of his most functional projects that he has. They were blindsided by the Smith Monterey issue. He feels that the people have been good citizens. Promises made and promises kept. He stated that we need housing because we need H2A. H2A keeps agriculture going. They have to make this work. Benefits to the City, burst in commerce, there has been a little impact on tax revenue, they want to work, send money home and go home and come back the following season. This project helped the Broadway

crossing project. Farm workers are here to work, a minimum of 8 hours they are not here with a focus on recreation. They get back, face time or call home and call their families, eat, do a load of laundry and go to bed. Space issue needs to be worked out with staff. 50,000 sq. ft. in total. 136 sq. ft. per employee. 100 sq. ft. is all that the state calls for. He is 36% over subscribed as regulated. He wants to stick to the existing standards that are in place and not reinvent the wheel. They are going to call it open space instead of recreation. The most they have in one room (barracks) is 20 people.

When the multi-modal station comes in he will find parking somewhere else. They are going to need to have 8-10 buses and a couple vans.

Chair Nuck would like to see the same formula, as far as space, as the last phase. Mr. Scaroni stated that the open space was not planned that way and it is given a false expectation. He appreciates his point but they shouldn't crowd anyone. Chair Nuck doesn't feel that there is any space outside so the open space would need to be indoors. He would appreciate not reinventing the wheel and this all cost money.

Commissioner Barbree asked about onsite food. Mr. Scaroni wants to get the kitchen in but not this time. He feels buying the food from outside vendors is about \$3,000 to \$4,000 a day which is more efficient.

Action: Motion made by Commissioner Barbree to continue this public hearing to the March 6, 2018 meeting. Seconded by Commissioner Mendez Motion carried 5-0.

This Item Is Being Heard First Tonight

- C. Project Name: King City In Bloom Mural Project #1
- Case No.: SN2018-001
- Applicant: King City In Bloom
- Location: 101 Broadway Street, King City CA. 93930
- Consideration: Mural Permit Application for a 390 Square Foot Historical Mural Painted on the East Wall of 101 Broadway Street, King City, CA. 93930
- Recommendation: Staff recommends the Planning Commission approve Mural Permit Case No. SN 2018-001 for King City In Bloom to paint a 30'x13' (390 square foot) historical mural on the exterior east wall of 101 Broadway Street, subject to the attached conditions of approval.
- Environmental Determination: The project qualifies as a Class 11 Categorical Exemption set forth in CEQA Guidelines, Class 11 "consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to:
- (a) On-premise signs." This project involves painting of a mural on an existing wall and involves no expansion of use. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, §15311, is deemed to apply to this project.

Assistant Planner, Maricruz Aguilar introduced this item.

Chair Nuck opened the public hearing,

Laurie Slaten gave a history of the first mural. They want to make sure to have good security and lighting for the mural. They are hoping to have it done in the summer. They have some money set aside for this first mural. They are in the process of applying for grants.

Bill Lipe he applauds the murals being done in King City. In Salinas they have taken the electrical boxes so they are more appealing to the eye as well. He looks to donate some money to the King City in Bloom project.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella to approve Mural Permit Case No. SN 2018-001 for King City In Bloom to paint a 30'x13' (390 square foot) historical mural on the exterior east wall of 101 Broadway Street, subject to the attached conditions of approval. Seconded by Commissioner Lee. Motion carried 5-0.

8. Non-Public Hearing Items –

None

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- None

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 7:11 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King