

Planning Commission Minutes

March 6, 2018

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:01 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 Margaret Raschella X

Michael Barbree X Ralph Lee X David Mendez 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

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 20, 2018

Action: Motion made by Commissioner Barbree to approve minutes of February 20, 2018. Seconded by Commissioner Raschella. Motion carried 5-0.

7. NON-PUBLIC HEARINGS

- A. Project Name: Phase 7 Royal Coach Park
- Case No.: AR 2018-001
- Applicant: Mellogold Development, LLC.
- Location: Bedford and Brighton, King City, CA. 93930
- Consideration: Architectural Review Application for three (3) model home plans for the construction of the remaining nineteen (19) lots of Phase 7 of the Royal Coach Park.
- Recommendation: Staff recommends the Planning Commission adopt the attached Resolution No. 2018-215 approving Architectural Review Case No. AR 2018-001.

**Environmental
Determination:**

This project has been already environmentally assessed by the City. A final Environmental Impact Report ("**EIR**") was prepared in 1989 for the general plan amendment, pre-zoning, annexation and subdivision of the 89-acres for the Royal Coach Park property. The City certified the EIR and approved the project in November 1989. In 2003, City Council approved the findings to specific plan elements for the 37-single family lots for Royal Coach Park Subdivision (final phase) which is located in the Planned Development ("**P-D**") Zone District. This project comprises a portion of the project that was originally assessed, or no substantial new information that was not previously known when the project was originally assessed. No further action under CEQA is required.

Assistant Planner Maricruz Aguilar introduced this item with a PowerPoint presentation.

Larry Cerruti, Applicant was present for questions.

Action: Motion made by Commissioner Raschella to adopt the attached Resolution No. 2018-215 approving Architectural Review Case No. AR 2018-001. Seconded by Commissioner Lee. Motion carried 5-0.

8. PUBLIC HEARINGS –

- A. **Project Name:** Temporary Agricultural Employee Housing (Phase 2)
- Case No.:** CUP 2016-001A2 and AR 2016-001(A2)
- Applicant:** SGH Holdings, LLC
- Location:** 218 N. First Street, King City, CA. 93930
- Consideration:** Continued Public Hearing to consider an Amended CUP and Architectural Review 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 hearing was continued from the meeting of February 20, 2018. 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 owned by Smith-Monterey located south of the farmworker barracks facility.
- Recommendation:** Staff recommends the Planning Commission continue the Public Hearing to 1) review request for Conditional Use Permit and Architectural Review, 2) receive public comment; and 3) adopt the attached Resolution approving the revised 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.

This item was continued from February 20, 2018.

Principal Planner Don Funk introduced this item with a PowerPoint.

Chair Nuck opened the public hearing.

Commissioner Barbree wanted to make sure that all the big questions have been resolved.

Commissioner Lee was concerned about the train noise. Principal Planner Funk stated that it was mitigated the same as Phase 1.

Steve Scaroni, SGH, stated that they worked through this extensively in Phase 1, they have had extensive checking from the federal government. They have had no complaints from anyone. The applicant feels it would fall back on him if there was an issue. He will mitigate it to be consistent with Phase 1 under condition 37. He stated that they are going to paint the entire building to bring up the whole First Street corridor.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Barbree to adopt the attached Resolution approving the revised Mitigated Negative Declaration, ("MND"), Conditional Use Permit CUP 2016-001A2 and AR2016-001A2. Seconded by Commissioner Raschella. Motion carried 5-0.

9. Regular Business- None

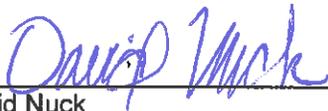
10. Planning Commission Report –

11. Director Reports- None

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:55 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King