

# Planning Commission Minutes

November 06, 2018

## 1. Call to Order

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Chair 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

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Chair Nuck led the Commission and audience in the Pledge of Allegiance.

## 3. Roll Call

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Chairperson David Nuck X Oscar Avalos A

Ralph Lee X David Mendez X Domingo Uribe X

Commissioner Mendez made a motion to excuse Commissioner Avalos, seconded by Commissioner Lee. Motion carried 4-0.

**Staff present:** Community Development Director Doreen Liberto; Admin. Asst./Deputy City Clerk, Erica Sonne.

## 4. Public Comments

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## 5. Presentations

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## 6. Consent Calendar

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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 16, 2018

**Action:** Motion made by Commissioner Uribe to approve minutes of October 16, 2018. Seconded by Commissioner Lee. Motion carried 4-0.

## 7. PUBLIC HEARINGS

- A. Project: All-Temp Refrigeration Warehouse CUP Amendment No. 1
- Applicant: Tom Willoughby
- Case No.: CUP2017-011(A1)
- Location: 740 S. First Street, King City CA. 93930
- Consideration: Amend Condition of Approval No. 11 and No.13 of Conditional Use Permit Case No. CUP 2017-011 which changes the timing of providing improvements for public accessibility and sidewalks.
- Recommendation: The Planning Commission adopt Resolution No. 2018-243, which approves amending condition of approval No. 11 and No. 13 of CUP 2017-011A1.

**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 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, are 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 t 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

Community Development Director Doreen Liberto introduced this item. Commissioner Uribe is not comfortable with the 10 years. He wants to see improvements sooner than later.

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

Commissioner Mendez made a motion to continue this item to the next meeting. Seconded by Commissioner Lee. Approved 4-0.

**8. NON- PUBLIC HEARINGS –**

- A. Project: Planning Commission Interpretation of Mills Ranch Subdivision Conditions of Approval No. 87
- Applicant: Mike Nino, Nino Homes
- Location: Mills Ranch Subdivision, King City, CA.
- Case No.: PCI2018-001
- Consideration: Adopt the attached Resolution No.2018-244 making an interpretation that Condition of Approval No. 87 of the Mills Ranch Specific Plan is similar to Condition of Approval No. 92 of the Arboleda Specific Plan.
- Recommendation: Staff is asking for an interpretation from Planning Commission on whether Condition of Approval No. 87 of the Mills Ranch Subdivision intended to require mechanical ventilation or air conditioning versus the requirement for both.
- Environmental Determination: Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, section 15061(b)(3), has determined with certainty that there is no possibility that the interpretation may have a significant effect on the environment. This is because the Planning Commission is making an interpretation that would not cause any foreseeable environmental impacts. Therefore, this project is not subject to CEQA."

Community Development Director Doreen Liberto introduced this item.

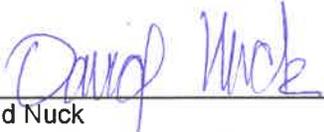
Mike Nino was here to speak. There is ventilation in each of the houses and the houses are plumbed for air conditioning so a person could put it in later. There is natural ventilation. He is trying to keep things as affordable as he can.

Commissioner Uribe stated that sometimes you hear the trucks and Mr. Nino stated that the windows are thicker to keep the noise out.

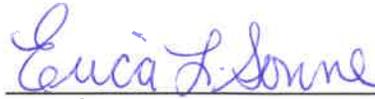
Commissioner Uribe made a motion to approve Resolution 2018-244 interpretation on whether Condition of Approval No. 87 of the Mills Ranch Subdivision intended to require mechanical ventilation or air conditioning versus the requirement for both. Seconded by Commissioner Lee. Motion carried 4-0.

- 9. Regular Business- None**
- 10. Planning Commission Report –**
- 11. Director Reports-**
- 12. Written Correspondence– None**
- 13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned at 6:17 p.m.



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David Nuck  
Planning Commission Chairperson  
City of King



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Erica Sonne  
Planning Commission Secretary  
City of King