

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, JANUARY 15, 2019
6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL:

Planning Commission Members: Oscar Avalos, David Mendez, Domingo Uribe
and Chairperson David Nuck

4. PUBLIC COMMENTS

*Any person may comment on any item not on the agenda. **PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.** Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.*

5. PRESENTATIONS

None

6. CONSENT AGENDA

All matters listed under the Consent Agenda 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.** Meeting Minutes of December 18, 2018 Planning Commission Meeting
Recommendation: Approve and file.

7. PUBLIC HEARINGS

- A.** Project: CUP 2016-001 (Amendment No. 3)
- Applicant: SGH Holdings, LLC
- Location: 218 N. First St., King City, CA. 93930
- Consideration: The proposed amendment includes changes to Condition of Approval No. 3 (Development Impact Fees)
- Recommendation: Staff recommends the Planning Commission amend Condition of Approval No. 3, as outlined in the staff report.
- Environmental Determination: A Mitigated Negative Declaration was approved by Planning Commission on March 22, 2016 and March 6, 2018.

- B. Project:** Ordinance to Amend Title 17, Chapter 17.19, Inclusionary Housing Requirements
- Applicant:** City of King
- Location:** Citywide.
- Consideration:** Recommended changes to the inclusionary Housing Ordinance includes but is not limited to housing program and in-lieu fee requirements
- Recommendation:** Planning Commission adopt the attached Resolution recommending the City Council amend the Inclusion Housing Requirement Ordinance.
- Environmental Determination:** In accordance with the California environmental Quality Act (CEQA) and pursuant to CEQS Guidelines Sections 15378 and 15061 (b) (3), this activity is not a “project” subject to CEQA as it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment.

8. NON-PUBLIC HEARINGS

None

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR’S REPORT –

11. WRITTEN CORRESPONDENCE

12. ADJOURNMENT

UPCOMING REGULAR MEETINGS

JANUARY

January 1 st	6:00 p.m.	Planning Commission (canceled)
January 8 th	6:00 p.m.	City Council
January 14 th	6:00 p.m.	Airport Advisory Committee (canceled)
January 15 th	6:00 p.m.	Planning Commission
January 21 st	6:00 p.m.	Recreation Commission
January 22 nd	6:00 p.m.	City Council

FEBRUARY

February 5 th	6:00 p.m.	Planning Commission
February 11 th	6:00 p.m.	Airport Advisory Committee
February 12 th	6:00 p.m.	City Council
February 18 th	6:00 p.m.	Recreation Commission (Canceled)
February 19 th	6:00 p.m.	Planning Commission
February 26 th	6:00 p.m.	City Council

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ALUC: Airport Land Use Commission

AMBAG: The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

APCD: Air Pollution Control District

BMP: Best Management Practice, Bike Master Plan

CAP: Climate Action Plan

CC&Rs: Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

CDBG: Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

CEQA: California Environmental Quality Act

CFD: Community Facilities District

COG: A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

CUP: Conditional Use Permit

EIR: Environmental Impact Report

EIS: Environmental Impact Statement

Ex-Parte: Communication between Planning Commissioners and applicants outside of a public meeting

FEMA: Federal Emergency Management Agency

GHG: Greenhouse gas

HOME: Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

HCP: Habitat Conservation Plan

HCD: State Department of Housing & Community Development

HUD: U.S. Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

LID: Low Impact Development (measures to reduce rainwater runoff impacts)

LLA: Landscaping and Lighting District

LOS: Level of Service (a measurement of traffic efficiency used by Caltrans)

MMTC: A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

MOU: Memorandum of Understanding

MND: Mitigated Negative Declaration

MPO: A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

Neg Dec: Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

NEPA: National Environmental Policy Act

SOI: Sphere of Influence.

TAMC: The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

TOT: Transient Occupancy Tax

Variance: A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

VMT: Vehicle Miles Traveled