

Planning Commission Minutes

January 15, 2019

1. Call to Order

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

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

3. Roll Call

Chairperson David Nuck X Oscar Avalos X

David Mendez X Domingo Uribe X

Staff present: Community Development Director Doreen Liberto; 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: December 18, 2018

Action: Motion made by Commissioner Mendez to approve minutes of December 18, 2018. Seconded by Commissioner Avalos. Motion carried 4-0.

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.

Community Development Liberto introduced this item.

Commissioner Uribe feels that they should just pay upfront. His concern is they are making money and they aren't paying their way. The City should take its share now.

Commissioner Mendez thought that the project would not go past the 10 years and we would not get the 50% back.

Chair Nuck opened the public hearing,

Linda Rossi SGH, stated that they are willing to pay the fees. They intend to ask for extensions and will probably go passed the 10 years.

Ms. Rossi asked why it was a temporary use. Ms. Liberto stated that it was because the use was not allowed in this building to begin with.

Chair Nuck closed the public hearing.

Commissioner Avalos made a motion to adopt the attached Resolution 2019-248 amend Condition of Approval No. 3. Commissioner Uribe seconded. Motion carried 4-0.

- 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.

Community Development Director Liberto introduced this item.

Chair Nuck opened the public hearing,

Seeing no one come forward

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion to adopt the attached Resolution 2019-249 recommending the City Council amend the Inclusion Housing Requirement Ordinance. Commissioner Avalos seconded. Motion carried 4-0.

8. NON- PUBLIC HEARINGS –

A. None

9. Regular Business- None

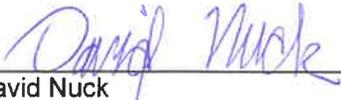
10. Planning Commission Report – None

11. Director Reports- None

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:44 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King