

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, MAY 21, 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, Brett Saunders,
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 May 7, 2019 Planning Commission Meeting
Recommendation: Approve and file.

7. PUBLIC HEARINGS

None

8. NON-PUBLIC HEARINGS

- A. Project: Amherst Center
Applicant: Chris Madson
Location: 1195 Amherst Drive, King City, CA 93930
Consideration: Architectural Review Case No. AR 2018-016, for the Construction of a Mixed-Use Residential Development with 12 Residential Units And 6,584 SF of Commercial at 1195 Amherst Drive, King City.

Recommendation: Staff recommends the Planning Commission continue this item to June 4, 2019 Planning Commission meeting.

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in CEQA Guidelines, section 15332 which exempts the mixed use project because it is infill and is consistent with the General Plan policies and applicable zoning designation. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

A. None

11. WRITTEN CORRESPONDENCE

12. ADJOURNMENT

UPCOMING REGULAR MEETINGS

MAY

May 7th	6:00 p.m.	Planning Commission
May 13 th	6:00 p.m.	Airport Advisory Committee
May 14th	6:00 p.m.	City Council
May 20 th	6:00 p.m.	Recreation Commission
May 21 st	6:00 p.m.	Planning Commission
May 28 th	6:00 p.m.	City Council

June

June 4th	6:00 p.m.	Planning Commission
June 10th	6:00 p.m.	Airport Advisory Committee
June 11th	6:00 p.m.	City Council
June 17th	6:00 p.m.	Recreation Commission
June 18th	6:00 p.m.	Planning Commission
June 25th	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)

MIMTC: 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

MIND: 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)

NIEPA: 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

Planning Commission Minutes

May 07, 2019

1. Call to Order

Chair 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

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

3. Roll Call

Chairperson David Nuck X Oscar Avalos X
David Mendez A Brett Saunders X Domingo Uribe X

Commissioner Avalos made a motion to excuse Commissioner Mendez. Seconded by Commissioner Uribe. Motion carried 4-0.

Staff present: Community Development Director, Doreen Liberto; Asst. 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: April 2, 2019

Action: Motion made by Commissioner Uribe to approve minutes of April 2, 2019. Seconded by Commissioner Avalos. Motion carried 4-0.

7. PUBLIC HEARINGS

- A. Project: King City in Bloom Mural Project #2
- Applicant: King City in Bloom
- Location: 315 Broadway Street, King City, CA 93930
- Consideration: A Public Mural Sign Permit for King City in Bloom to Paint a 520 Square Foot Historical Mural on the West Wall of 315 Broadway Street, King City, Ca 93930.
- Recommendation: Staff recommends the Planning Commission approve the Public Mural Sign Permit Case No. SN2019-004 for King City in Bloom, allowing a 40'x13' (520 square foot) historical mural painted on the exterior west wall of 315 Broadway Street, subject to the attached conditions of approval.
- Environmental Determination: Staff has performed a preliminary environmental assessment of this

project and has determined that it falls within the Categorical Exemption set forth in 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, Section 15311, is deemed to apply to this project.

Assistant Planner Maricruz Aguilar-Navarro 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 approve the Public Mural Sign Permit Case No. SN2019-004 for King City in Bloom, allowing a 40'x13' (520 square foot) historical mural painted on the exterior west wall of 315 Broadway Street, subject to the attached conditions of approval. Commissioner Saunders seconded. Motion carried 4-0.

- B. Project: Amherst Center
- Applicant: Chris Madson
- Location: 1195 Amherst Drive, King City, CA 93930
- Consideration: Conditional Use Permit Case No. CUP 2018-004 and Architectural Review Case No. AR 2018-016, Variance 2018-001, and Landscape Planning Review LDR 2018-002 for the Construction of a Mixed-Use Residential Development with 12 Residential Units And 6,584 SF of Commercial at 1195 Amherst Drive, King City, and a master use permit for potential uses to occupy the commercial space.
- Recommendation: Staff recommends the Planning Commission conduct the public hearing and adopt Resolution No. 2019-252 which approves Cases No. CUP 2018-004 and AR 2018-016, VAR 2018-001 and LDR 2018-002 for the development and construction of twelve (12) residential units and 6,584 square foot commercial space, and approves a master use permit for potential uses to occupy the commercial space, 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 Categorical Exemption set forth in CEQA Guidelines, section 15332 which exempts the mixed use project because it is infill and is consistent with the General Plan policies and applicable zoning designation Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

Community Development Liberto introduced this item. Ms. Liberto clarified that this is not for farmworker housing. There is a 40ft. wide PG&E easement that goes through the property.

Chair Nuck opened the public hearing,

Commissioner Uribe found some discrepancies with elevations and actual diagrams. It shows bathrooms for the future. He wants to see where they are actually going to be. His concern is what is going to look like, and it should be part of the original construction plan.

Community Development Director Liberto stated that a condition can be added that Figure 2 will be amended to reflect Figure 20 and be brought back to the Planning Commission for review.

Community Development Director stated that the Planning Commission can continue the AR 2018-016 and approve the CUP 2018-004, VAR 2018-001 and LDR 2018-002 with amendments to the CUP.

Commissioner Uribe is concerned that there is not going to be enough parking. He doesn't want to see anyone parking on Amherst.

Community Development Director stated that Planning Commission can pull uses tonight that would cause more parking issues. They would have to come back for CUP's for each use at a later date.

Commissioner Saunders suggested designating one parking space for each living area which would be 12.

Maricela Herrera has lived her for 30 years. Her concern is alcohol sales and there are already a lot of empty spaces and saturated with alcohol sales for the youth. She lives nearby and just now have the peace of mind to walk out peacefully. We are the first teachers at home. She said what about a gym instead of alcohol sales.

Commission agreed that the off-sale liquor, Coin operated cleaning laundry stores, Restaurants, delicatessen, would be off the list and have to come in for a CUP. Amended list to have coffee shop, bakery along with other permitted uses.

A condition is that unless specifically allowed every use will have to come back with a CUP.

Maricela Herrera would like to speak for the people living in these spaces to have designated parking.

Commissioner Uribe is concerned about the fence adjacent to the property. The applicant wants a secure location so he could work with the adjacent property owner.

A condition that will be added to bring a fencing plan back during the AR.

Chair Nuck closed the public hearing.

Commission took a 10-minute break for the Resolution to be revised for approval.

Community Development Director read into the record:

For Exhibit 3 Resolution

Remove AR 2018-006

Findings of Fact— removing findings 2,3, and 4.

Page 23 Number 35 take out AR2018-006. As presented in site plan Figure 1 and exhibit 2 which are the conditions of approval.

Conditions of approval Exhibit 4

Take out reference to AR and under Project Description take out AR.

Farther down under Condition No. 1. Project Description: Uses that can occupy without a CUP professional offices; medical offices; grocery stores; Coffee shop; bakery; beauty or barber shop; Dry cleaning, and everything else is deleted.

Condition 3 take out AR

Condition 40 deleted will come back as conditioned.

New condition unless part of CUP 2018-004 all future commercial uses shall be required to come back to Planning Commission for a CUP.

Commissioner Saunders made a motion to remove the AR from the resolution and adopt Resolution No. 2019-252 as amended which approves Cases No. CUP 2018-004, VAR 2018-001 and LDR 2018-002 for the development and construction of twelve (12) residential units and 6,584 square foot commercial space, and approves a revised master use permit for potential uses to occupy the commercial space, based on the findings of fact. Seconded by Uribe. 4-0

Motion by Commissioner Uribe to continue the Architectural Review coming back on May 21st. Commissioner Saunders 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 7:48p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King



Item No. 8 (A)

REPORT TO THE PLANNING COMMISSION

DATE: MAY 21, 2019

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONSIDERATION OF ARCHITECTURAL REVIEW REVISIONS CASE NO. AR 2018-016, FOR THE DESIGN OF THE AMHERST CENTER A 12 UNIT APARTMENT/MIXED-USE DEVELOPMENT AT 1195 AMHERST DRIVE, KING CITY.

RECOMMENDATION:

During the May 7, 2019 public hearing, the Planning Commission found a discrepancy between the site plan and architectural renderings. The Planning Commission approved the conditional use permit, variance and landscaping plan but continued the architectural review to the May 21st meeting. On May 14th, Staff met with Chris Madson, Applicant, to review the revised plans. A few items need to be modified on the revised plans so the Applicant agreed to continue the architectural review application to June 4th.

Staff recommends that this item be continued to the June 4, 2019 Planning Commission meeting.