

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, JULY 2, 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

- A. Project: Mustang Court Homes, Proposed by Peoples' Self-Help Housing
- Applicant: Peoples' Self- Help Housing (Sheryl Flores)
- Location: APN: 026-071-073-000, Mustang Court, King City, CA. 93930
- Consideration: Vesting Tentative Tract Map Case No. TTM2019-001
Conditional Use Permit Case No. CUP2019-002
Architectural Review Permit Case No. AR2019-001

Landscape Planning Review Permit Case No. LPR2019-001

Recommendations: Staff recommends the Planning Commission:

1. Adopt a Resolution recommending the City Council approve TTM2019-001.
2. Adopt a Resolution approving CUP2019-002, AR2019-001 and LPR2019-001

Environmental
Determination:

Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, has determined with certainty that there is no possibility that this project may have a significant effect on the environment. Therefore, the project is categorically exempt from the California Environmental Quality Act ("**CEQA**"), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects.

- B. Project: San Antonio Mixed Use Center
- Applicant: Chris Madson, Chris Madson Construction
- Location: 126 San Antonio Drive, King City, CA 93930
- Consideration: Conditional Use Permit Case No. CUP2018-005, Architectural Review Permit Case No. AR2018-017, Landscaping Design Review Permit Case No. LDR2018-003, and Variance Permit Case No. VAR2018-002 for Chris Madson Construction to construct a mixed use project (approximately 3,080 sq. ft. of commercial space and 8 residential units) at 126 San Antonio Drive, King City, CA. 93930.
- Recommendation: Staff recommends the Planning Commission adopt a Resolution No. 2019-258 which approves Cases No. CUP 2018-005, AR 2018-017, VAR 2018-002 and LDR 2018-003.

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.

8. NON-PUBLIC HEARINGS

- A. Project: Mills Ranch Specific Plan
- Applicant: Mike Nino, Nino Homes

Location: Mills Ranch development located at the north edge of King City, southwest corner of the intersection of San Antonio Drive and Spreckels Road.

Consideration: Planning Commission Interpretation Case No. PCI 2019-002 to consider a Substantial Conformance Determination regarding the design standards for fences in the Mills Ranch Specific Plan.

Recommendation: Staff recommends the Planning Commission adopt Resolution No. 2019-259 which recommends to the City Council to make a determination of substantial conformance regarding modified fence designs in the Mills Ranch Specific Plan.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –
A. None

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

July

July 2nd	6:00 p.m.	Planning Commission
July 8th	6:00 p.m.	Airport Advisory Committee
July 9th	6:00 p.m.	City Council
July 15th	6:00 p.m.	Recreation Commission
July 16th	6:00 p.m.	Planning Commission
July 23rd	6:00 p.m.	City Council (Canceled)

AUGUST

August 6th	6:00 p.m.	Planning Commission
August 12th	6:00 p.m.	Airport Advisory Committee
August 13th	6:00 p.m.	City Council
August 19th	6:00 p.m.	Recreation Commission
August 20th	6:00 p.m.	Planning Commission
August 27th	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

AR: Architectural Review

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)

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

June 4, 2019

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:02 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 A
David Mendez X Brett Saunders X Domingo Uribe X

Commissioner Mendez made a motion to excuse Commissioner Avalos. Seconded by Commissioner Saunders. 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: May 21, 2019

Action: Motion made by Commissioner Saunders to approve minutes of May 21, 2019. Seconded by Commissioner Uribe. Motion carried 4-0.

7. PUBLIC HEARINGS

- A. Project: Zone Change Case No. ZC 2019-001
- Applicant: Janet Buttgerit
- Location: 119 N. Vanderhurst Ave., King City, CA 93930 (APN: 026-162-001)
- Consideration: Zone Change of 22,550 Sq. Ft. Property from Multiple-Family Residential and Professional Office ("R-4/N") to Village Business ("VB") Located at 119 North Vanderhurst Ave., Assessor's Parcel Number 026-162-001 and Amendment to the Historic Corridor Revitalization Plan Designation From Neighborhood ("N") to Village Business ("VB").
- Recommendation: Staff recommends the Planning Commission adopt the attached Resolution No. 219-254, which recommends the City Council approve Rezoning Case No. ZC2019-001 to change APN 026-162-

001 from the Multiple Family Residential and Professional Offices (R-4/N) Zoning District to Village Business (VB) Zoning District.

**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 this project may have a significant effect on the environment. This is because the uses allowed under the VB Zoning District are not more intense than the uses permitted under the R-4/N Zoning District. Therefore, this project is not subject to CEQA."

Community Development Director Liberto introduced this item.

Janet Buttgereit explained where the building location is.

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

Chair Nuck closed the public hearing.

Commissioner Saunders made a motion adopt the attached Resolution No. 2019-254, which recommends the City Council approve Rezoning Case No. ZC2019-001 to change APN 026-162-001 from the Multiple Family Residential and Professional Offices (R-4/N) Zoning District to Village Business (VB) Zoning District. Commissioner Mendez seconded. Motion carried 4-0.

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 conduct the public hearing and adopt Resolution No. 2019-255 which approves Case No. AR 2018-016.

**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.

Assistant Planner Eric Berg-Johansen introduced this item.

Commissioner Uribe wanted to know when the bathrooms would go in and Mr. Berg-Johansen stated that when tenant improvements are made in each space then it would come in.

Commissioner Uribe also clarified about the fence being replaced between the properties (the Gardens and Amherst Center) and Mr. Madson stated that he had agreed that he would replace the fence at the last meeting, and he agreed again that he would replace the fence.

Commissioner Uribe made a motion to adopt Resolution No. 2019-255 which approves Case No. AR 2018-016. Seconded by Saunders. 4-0

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 6:12p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King



Item No. 7(A)

REPORT TO THE PLANNING COMMISSION

DATE: JULY 2, 2019

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: DONALD J. FUNK, PRINCIPAL PLANNER & MARICRUZ AGUILAR, ASSISTANT PLANNER

RE: CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. CUP 2019-002, VESTING TENTATIVE TRACT MAP CASE NO. TTM 2019-001, ARCHITECTURAL REVIEW CASE NO. AR 2019-001, AND LANDSCAPE PLAN REVIEW CASE NO. LPR 2019-001 FOR THE DIVISION OF A 0.66 ACRE PARCEL INTO SEVEN (7) LOTS AND THE CONSTRUCTION OF SEVEN (7) SINGLE-FAMILY RESIDENCES ON MUSTANG COURT, ASSESSOR'S PARCEL APN 026-071-073

RECOMMENDATION

Staff recommends the Planning Commission adopt the attached Resolutions:

1. Resolution No. 2019-257, which approves Conditional Use Permit (CUP 2019-002), Architectural Review Permit (Case No. AR 2019-001), and a Landscape Plan Review (LPR 2019-001), and
2. Resolution No. 2019-256, which recommends the City Council approve Vesting Tentative Tract Map (Case No. TTM 2019-001).

BACKGROUND

The applicant, Peoples' Self Help Housing ("**PSHH**"), is a non-profit organization that buildings affordable housing. They are requesting to create seven (7) single-family residences for low-income families. A vacant 28,656 square foot parcel, or .66 acre site, would be subdivided into seven (7) lots with the eventual construction of seven (7) single-family detached homes. The site is located along Mustang Court. (**Reference Figure 1.**) The vacant site is relatively level (generally less than two (2%) percent slope) and covered with non-native annual grasses. There are no significant vegetation, habitat or other environmental issues that would constrain the development of residential use of the

property. Before urban uses encroached onto adjacent lands, the site was historically cropland during the 1800's and early 1900's.

The homes will be built through a process called sweat equity. Sweat equity refers to the labor homeowners dedicate to building their own home and helping their neighbors build their homes. The vesting tentative track map ("VTM"), conditional use permit ("CUP"), architectural review permit ("AR") and landscaping plan permit ("LPR") allow construction of seven (7) low-income homes. The applicant has requested the use of Municipal Code Section 16.12.310 and Section 17.16.100 (Optional Design Standards) to tailor the development regulations (e.g., setbacks) to the parcel and proposed project design. Municipal Code Chapter 16.12 requires the City Council to make a final determination on tract maps. Therefore, the Planning Commission approves the CUP, AR, and LPR and makes a recommendation on the VTM. The VTM is scheduled for City Council consideration on July 9, 2019.

Figure 1 – Site Location



DISCUSSION

Proposed Applications

The applicant is requesting approval of four (4) separate related permits, which are:

1. **Vesting Tentative Tract Map (Case No. VTM 2019-001):** To subdivide a 28,656 square foot parcel into seven (7) lots ranging from 3,394 sq. ft. to 5,136 sq. ft. The

applicant requests lot size reductions for lot area, lot width and lot depth, as shown on **Figure E**.

2. **Conditional Use Permit (CUP 2019-002):** To construct seven (7) detached residences and associated driveways, parking, fencing, utilities, drainage system and other improvements. Applicant requests reductions in interior side yard setbacks from six (6') feet to four + (4.33') feet and street side yard reduction from ten (10') feet to six (6') feet, as shown on **Figure D**.
3. **Architectural Review Permit (Case No. AR 2019-001):** To build contemporary designed homes of four (4) one (1) story, three (3) bedroom homes and three (3) two (2) story, three (3) bedroom homes, as shown on **Figures A-C**.
4. **Landscape Plan Review (LPR 2019-001):** To install landscaping as shown on the Conceptual Landscape Plan with proposed street trees, shrubs, ground-cover, front yard trees and water-conserving irrigation system and Water Efficient Landscape Worksheet.

PSHH has a long history of constructing similar affordable housing projects in the region. They intend to sell the lots to low-income owners who qualify for USDA 502 mortgages. Per USDA requirements, the homeowners must physically participate in the building process and contribute "sweat-equity" to reduce their mortgages (USDA 502). A building contractor will instruct the new homeowners in construction methods and safety measures. The homeowners will participate in the building of their homes. PSHH has assisted over one-thousand and two hundred (1,200) low-income families to become successful homeowners through mutual self-help construction.

General Plan and Zoning Designations and Surrounding Land Uses

The site is within the MHDR General Plan land use designation and R-3 Zoning District. The MHDR allows eighteen (18) dwelling units per acre. Based on the lot size, the General Plan allows up to fourteen (14) units on the subject site. The project has a density of about twelve (12) units per acre. The MHDR land use designation allows a variety of residential units, including single family. The R-3 Zoning District permits the development of single family dwellings. (**Reference Table 1.**)

The site is surrounded on the north and east by cluster residential housing, on the west by single-family housing and on the south by the high school football stadium. (**Reference Table 1.**) The proposed homes will be consistent with the surrounding uses.

Site Plan

The applicant proposes lots that are less than the area, width and depth required by the Municipal Code. (**Reference Figure D.**) Optional Design Standards are being utilized to tailor the project to the parcel. The requested reductions facilitate the development of moderate sized single-family homes and small properties that will be affordable to low-

income families, fulfilling the Housing Element policy to: *“Encourage Small Lots and Utilize Irregular Lots,” of the Housing Element of the General Plan.*”

Interior side yard setbacks will range from of four (4.33') feet to five (5') feet. Rear yard setbacks of fifteen (15') feet to twenty-one (21') feet will provide usable outdoor space for each family. The applicant will construct six (6') foot tall wood privacy fences between each new home. Gates will provide access for garbage containers to be stored in the private yards.

Architecture

The project will include one (1) and two (2) story residences. The applicant proposes a contemporary architectural style with two (2) housing sizes, a single-story home and a two (2) story home. The single-story homes will be approximately 1,316 square feet with three (3) bedrooms and two (2) bathrooms and the two-story homes will be approximately 1,548 square feet with three (3) bedrooms and two and one-half (2.5) bathrooms. Roofs, constructed of dark gray asphalt shingles, are gable style and wall texture is stucco. A variety of complementary house colors are proposed. **(Reference Figures A-C.)** Windows have handsome wood decorative trim which gives each home a more custom appearance. All of the homes feature two (2) car attached garages and two additional onsite guest parking spaces in front of the garage doors. There will be a single elevation for the three (3) two (2) story homes with several different compatible color schemes. There will be two (2) different elevations for the four (4) single-story homes.

Each home has an attached two (2) car garage which complies with Municipal Code Section 17.52.010(c)(A)-Single-Family Residences. In addition, each home will have minimum setback of twenty (20') foot minimum from the edge of the proposed main drive, providing space for two (2) guests to park in the paved private driveways in front of each of the garage doors. Each landowner will own to the center of the proposed main drive, approximately twelve (12') feet of the twenty-four (24') feet wide concrete drive, which will be described on the final map as an easement for access to the neighbors' homes.

Landscape/Irrigation/Drainage

The applicant submitted a conceptual landscaping and irrigation evaluation. Plants are proposed to be drought tolerant and easy to maintain with an emphasis color and texture. The applicant proposes a variety of trees for front yards, including Silk Tree, Strawberry Tree, Chitalpa (multi-trunk tree), Crape Myrtle (lavender color flowers) and the Chinese Pistache. Shrubs include Wild Lilac, Toyon, Coffeeberry and Rosemary. Twenty-six (26) different trees, shrubs, and groundcover plants are proposed. The ground would be covered with three (3") inches of 'walk-on' bark mulch.

In addition to using drought tolerant plantings, the applicant proposes a low water use drip irrigation system. The plan includes a Water Efficient Landscape Worksheet evaluation of landscaping and irrigation, per Municipal Code Chapter 15.50.

Under the requirements of the US Environmental Protection Agency (“**EPA**”) and the State Water Resources Control Board, the City of King is a small municipal separate storm water system (“**MS4**”) and all projects (as defined under the law) are required to incorporate best management practices to protect water quality. The City’s Municipal Code Section 17.56.100 requires developers to comply with City, EPA and Central Coast Regional Water Quality Control Board (“**RWQCB**”) requirements for erosion control during grading and construction as well as requirements for long-term water quality after the project construction is complete. Municipal Code Section 17.56.100 provides developers seven (7) different options to address water quality and reduce runoff.

The applicant’s engineer conducted a preliminary drainage analysis of the site and proposed project. The subdivision plan includes a proposed drainage system that incorporates ‘Stormtech Chambers’ in the rear yards of each residence. The chambers are sub-surface drainage basins that collect the rainfall runoff from each site, allowing the drainage waters to percolate into the groundwater and protecting the water quality of runoff. The Stormtech systems can be sized for different amounts of runoff.

Vesting Tentative Tract Map

Vesting tentative tract maps (“**VTM**”) are subject to the Planning Commission making a recommendation to the City Council based on findings contained in Municipal Code Section 16.28.112, which state, “*that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any adopted specific plan of the city.*” The applicant proposes seven (7) lots that are smaller than, narrower than and shallower than the Subdivision Regulations. (**Reference Figure E.**) Pursuant to Municipal Code Section 16.12.040, the minimum lot area is six-thousand (6,000’) square feet, minimum width is sixty (60’) feet and minimum depth is ninety (90’) feet. The lot sizes, widths and depths are less than required by the subdivision regulations. However, the project will result in significant benefits that warrant the granting of variations based on the affirmative findings that can be made. Pursuant to Municipal Code Sections 16.12.310 and 16.12.320 and 16.12.330.

The proposed VTM provides all of the required improvements stipulated in Municipal Code Section 16.16.020. Following is a summary of some of the improvements.

- **Solid Waste:** The proposed main drive is too narrow for standard trash trucks. Salinas Valley Solid Waste has indicated that they plan a special pick-up for trash and recyclables using a smaller truck that can maneuver on the twenty-four (24’) foot wide access drive.
- **Water, Sewer, Electricity and Other Utilities:** Water will be supplied by California Water Service Co. and sewer services by the City of King. Water meters are proposed to be located adjacent to the Mustang Court frontage, next to the main drive entry, with separate private water service lines to each home. New utility services will be installed underground.

- Mail Delivery Service: A community-type lockable mailbox serving all seven (7) homes will be provided adjacent to Mustang Court.

Maintenance Agreement

The applicant is required to prepare a 'Maintenance Agreement' and provide an executed copy of it to the City prior to recordation of the VTM.

Option Design Standards

Municipal Code Sections 16.12.310 and 17.16.110 allow the use of modified development standards to improve a project design. Optional Design Standards provide the Planning Commission with the authority to allow divergences from code standards when and where the deviation will:

- (1) Produce a more desirable and livable community than the minimum requirements in this chapter;
- (2) Create better community environment through dedication of public areas, or setting out permanent scenic easements or open spaces, rearrangement of lot sizes, or reforestation of barren areas; and
- (3) Reduce the danger of erosion.

The design of the proposed project, which reduces lot sizes and building setbacks, will provide affordable single-family homes for low-income families, which produces a more desirable community due to a range of housing costs. The Housing Element of the General Plan encourages "Small Lots and Utilize Irregular Lots," recommending that the City "work with local developers to identify workable small lot options." The Housing Element further encourages "Development Incentives" by identifying "appropriate and achievable infill development incentives" and to "Implement incentives." The small lots, reduced setback and other deviations requested by the applicant will enable them to build an affordable housing development. The project reduces the danger of erosion by including innovative Stormwater Chambers to reduce rainfall runoff and help recharge the groundwater basin.

Advantages of Project

The proposed project would be beneficial to City because it:

1. provides needed housing for low-income families.
2. is infill development and will provide housing in close proximity to shopping, work, parks and schools.
3. provides off-street parking for both residents and guests. The vicinity has very little on-street parking. The off-street parking will ensure adequate parking is provided.

4. will have on-site pickup of solid waste trash. The trash pickup will reduce impacts on Mustang Court, which currently has insufficient areas for trash cans on trash pickup day.
5. it is well designed and the buildings and landscaping will be attractive additions to the City.

Disadvantages of Project

There are no known disadvantages to the proposed project.

ENVIRONMENTAL DETERMINATION:

Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, has determined with certainty that there is no possibility that this project may have a significant effect on the environment. The applicant submitted a Phase I environmental evaluation of the property which indicated that there were no significant impacts. The Phase I Environmental Report was conducted by Haro Environmental earlier this year. That document showed very low levels of pesticide residue but did not indicate any environmental conditions or concerns that would pose a significant environmental threat. While agricultural chemicals were detected, they were levels below thresholds. Therefore, the project is categorically exempt from the California Environmental Quality Act (“CEQA”), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects.

Tables

Table 1: Adjacent General Plan, Zoning District and Land Use

Direction	General Plan/ Zoning District/ Existing Land Use	Direction	General Plan/Zoning District/ Existing Land Use
North:	MHDR/R-3/ Duplex Residence	East:	MHDR/R-3/ Duplex Residences
West:	MHDR/R-3/ Single-Family Residences	South:	PQ/R-1/ High School Football Stadium

Table 2: Project Consistency with Municipal Code

Zoning and Subdivision Criteria	Code Requirement R-3 Zone	Applicant’s Proposal	Percentage Reduction or Change	Reason for Divergence from Code Standard,
---------------------------------	---------------------------	----------------------	--------------------------------	---

PLANNING COMMISSION HEARING
TTM 2019-001, CUP 2019-002, AR 2019-001, LPR 2019-001
JULY 2, 2019
PAGE 8 OF 11

Minimum Lot Size M.C. 17.16.060 M.C. 16.12.040	6,000 sq. ft. (Zoning and Subdivision Standard)	Lots range from 3,394 sq. ft. to 5,136 sq. ft.	43% reduction of smallest lot	Reduction will result in provision of affordable housing for low-income families
Maximum Density M.C. 17.16.130	One unit per 2,000 sq. ft. lot area	Seven units on 28,656 = 4,094 sq. ft. per unit	Meets Code	No divergence from code
Minimum Lot Width M.C. 17.16.060 M.C. 16.12.040	60 ft. (Zoning and Subdivision Standard)	38 ft.	36% reduction of lot width	Reduction will result in provision of affordable housing for low-income families
Minimum Lot Depth M.C. 17.16.060 M.C. 16.12.040	100 ft. (Zoning Standard) 90 ft. (Subdivision Standard)	89 ft. (smallest lot depth)	11% reduction of lot depth	Reduction will result in provision of affordable housing for low-income families
Maximum Lot Coverage M.C. 17.16.070	60% Coverage	58% Coverage, (Smallest lot)	Meets Code	No divergence from code
Minimum Front Setback M.C. 17.16.080	15 ft.	20 ft.	Meets Code	No divergence from code
Minimum Street Side- Yard Setback (unit located next to Mustang Court) M.C. 17.16.080	10 ft. (Applies to Lot 1)	6 ft. (Lot 1)	40% reduction	Reduction will result in provision of affordable housing for low-income families
Minimum Interior Side- Yard Setback M.C. 17.16.080	6 ft.	4.33 ft. to 5 ft.	28% reduction	Reduction will result in provision of affordable housing for low-income families
Minimum Rear-Yard Setback M.C. 17.16.080	10 ft.	14.96 ft.	Meets Code	No divergence from code
Minimum Landscape Area M.C. 17.16.130	300 sq. ft. per unit	1,248 sq. ft. Or greater	Meets Code	No divergence from code
Minimum Parking & Space Sizes Garage (For Each Residence) M.C. 17.52.010	Two 10 ft. x 20 ft. covered parking spaces	10 ft. x 20 ft. (20 ft x 20 ft garages)	Meets Code	No divergence from code
Open Visitor Parking Spaces (Minimum Parking Space Size) M.C. 17.52.060	9 ft. x 20 ft. each parking space	9 ft. x 20 ft.	Meets Code	No divergence from code
Maximum Building Height M.C. 17.16.050	30 ft.	15 to 28 ft. (One and Two- Story Units)	Meets Code	No divergence from code
Minimum Landscape Area per Unit (Incl. Walkways) M.C. 17.16.030	300 sq. ft.	Ranges from 1,350 sq. ft to 1,790 sq. ft.)	Meets Code	No divergence from code
Minimum Width, Access Drive M.C. 17.52.060	24 ft. width	24 ft. width	Meets Code	No divergence from code

Figures



Figure A, Perspective Rendering View from Mustang Court



Figure B, View From Drive Looking South



Figure C, View From Drive Looking North

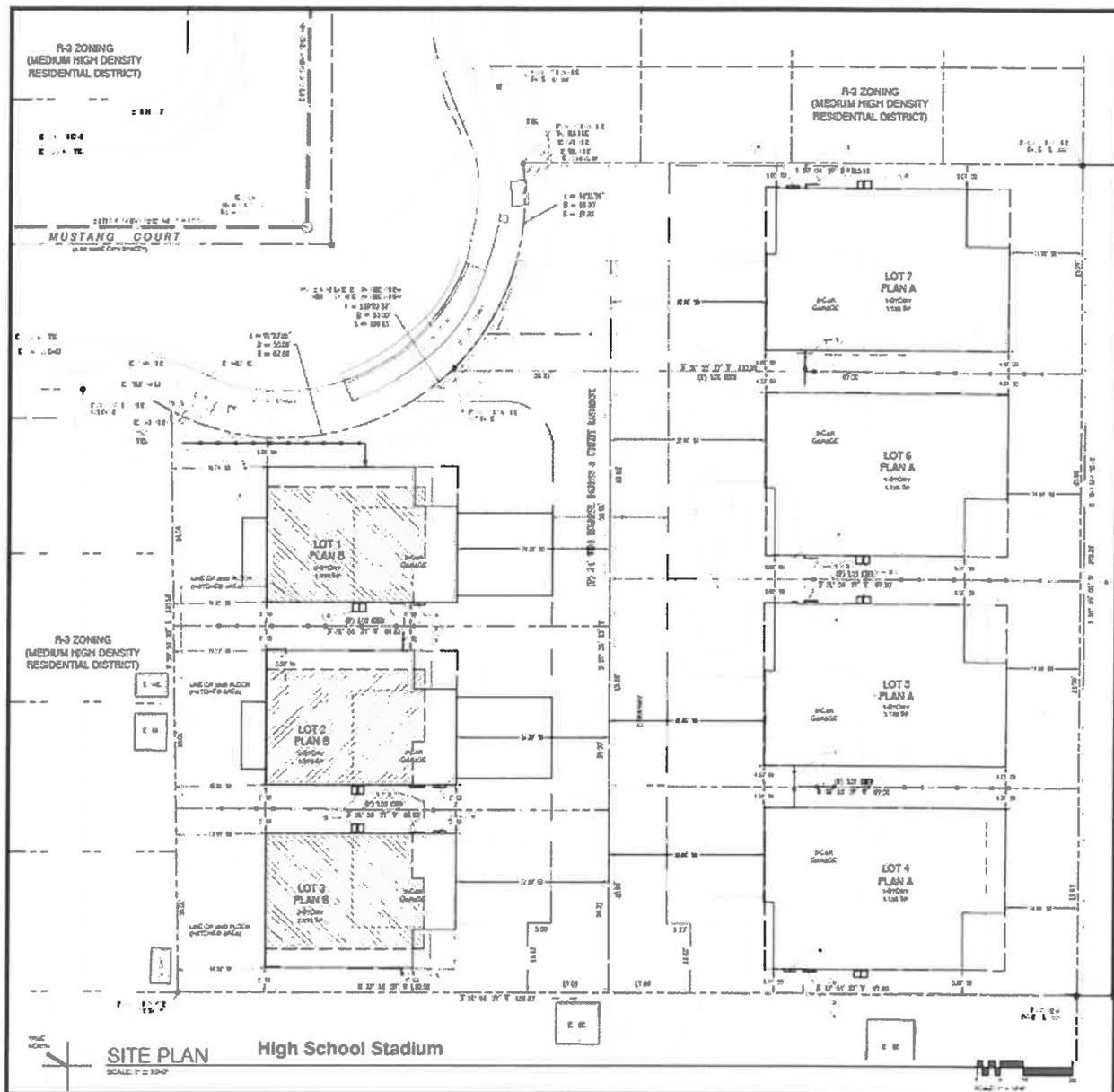


Figure D, Site Plan

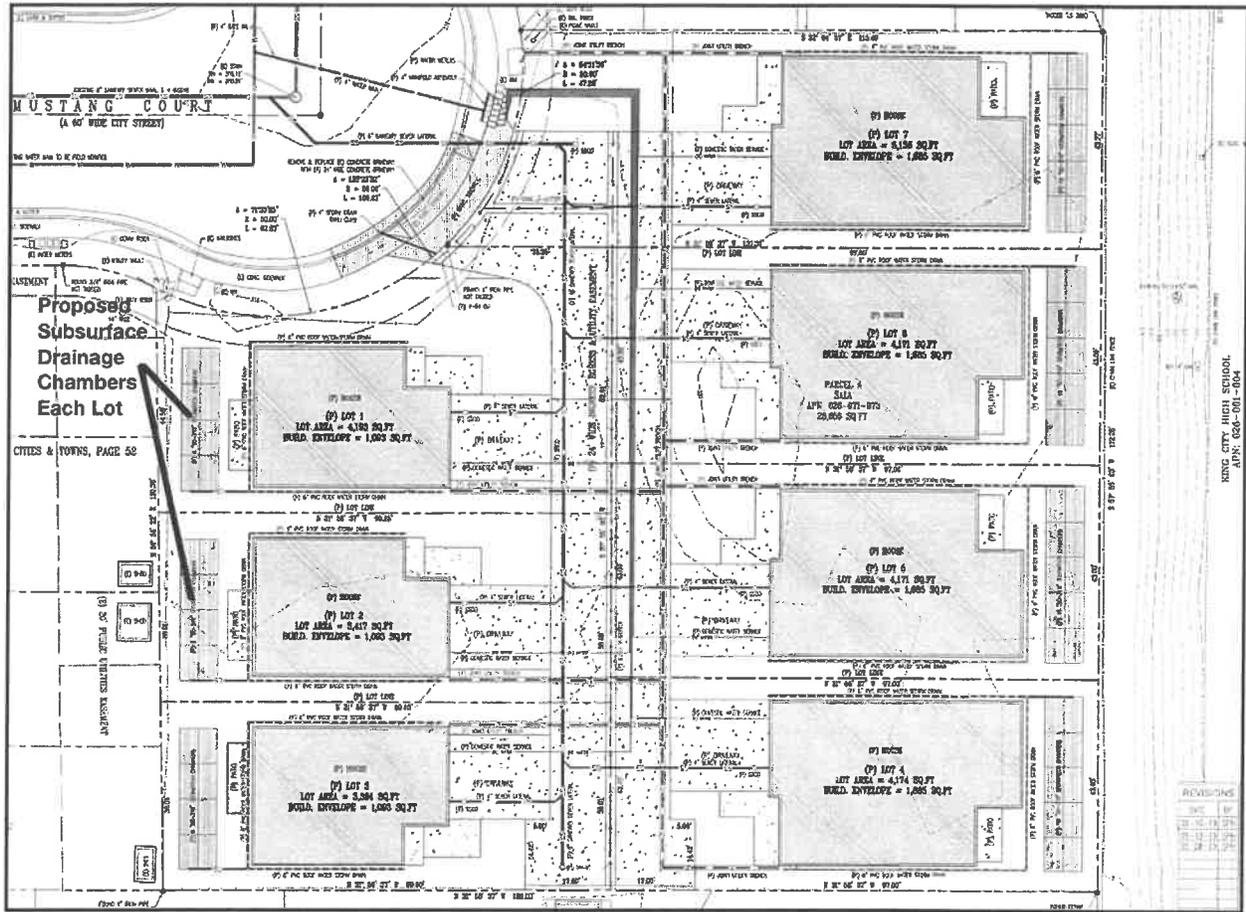


Figure E Vesting Tentative Tract Map showing subsurface drainage chambers

Attachments:

- Exhibit 1 – Findings of Fact
- Exhibit 2 – Conditions of Approval
- Exhibit 3 - Planning Commission Resolution No. 2019-256 for Vesting TTM
- Exhibit 4 – Planning Commission Resolution No. 2019-257 for CUP/AR/LPR
- Exhibit 5 – Project Site Plan
- Exhibit 6 - Vesting Tentative Tract Map, Pages 1 and 2
- Exhibit 7 -Architectural Renderings, Building Elevations and Floor Plans, Schematic Landscaping Plans and Water Use

Submitted by: *MCJ For Donald Funk*
 Donald Funk, Principal Planner

Approved by: *Doreen Liberto*
 Doreen Liberto, AICP, Community Development Director

EXHIBIT 1

FINDINGS OF FACTS

VTM 2019-001, CUP 2010-002, AR 2019-001, and LPR 2019-001

The purpose for making Findings of Facts is to *"bridge the analytical gap between the raw evidence and ultimate decision"*. The Municipal Code gives the Planning Commission (Commission) the authority to approve a project so long as the Commission can make certain findings. Written "findings of fact" are required in order to support the decision of the hearing body to approve or deny a project.

California Environmental Quality Act (CEQA) Findings of Fact

Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, has determined with certainty that there is no possibility that this project may have a significant effect on the environment. The applicant submitted a Phase I environmental evaluation of the property which indicated that there were no significant impacts. The Phase I Environmental Report was conducted by Haro Environmental earlier this year. That document showed very low levels of pesticide residue but did not indicate any environmental conditions or concerns that would pose a significant environmental threat. While agricultural chemicals were detected, they were levels below thresholds. Therefore, the project is categorically exempt from the California Environmental Quality Act ("**CEQA**"), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects.

Vesting Tentative Tract Map ("VTM")

(To approve a VTM, findings must be made in accordance with Municipal Code Chapters 16 and 17, and pursuant to the Subdivision Map Act, Cal. Government Code Sections 66473.1, 66474, .66451, etc.)

1. The VTM is in conformity with provisions of the Subdivision Map Act ("**SMA**") and Municipal Code Chapter 16.28, Tentative Maps, as to design, public improvements, drainage, utilities, road improvements because the project will make all necessary improvements to provide for the health, safety and welfare of the community.
2. The VTM is consistent with the goals, policies and objectives of the City of King General Plan and MHDR General Plan land use designation because:
 - a. the MHDR land use designation allows up to eighteen (18) dwelling units per acre. The project is at a density of twelve (12) dwelling units per acre.
 - b. it is consistent with the Housing Element policy to: *"Encourage Small Lots and Utilize Irregular Lots."*
 - c. the MHDR land use designation allows a variety of residential units, including single family.

3. The project is consistent within the R-3 Zoning District which allows single-family dwellings.
4. The design and improvement of the VTM are consistent with SMA Section 66188 because the design of the map, and the project provides for the needed street alignment, grades and widths, drainage and sanitary facilities and utilities, including the required easements, fire roads, fire breaks, and other specific physical requirements required by the General Plan. In addition, Section 66427 of the SMA expressly states that the “design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”
5. The design and layout of the VTM are consistent with the design standards established by the SMA and City of King Municipal Code. Several City departments/official (including Department of Building and Safety, City Engineer, and Waste Management) have reviewed the originally submitted map. The City Engineer provided comments that have been included as conditions of approval. In addition, the project will be required to comply with providing necessary public access to the on-site easements.
6. The subdivision site is physically suitable for this type and density of development. The property is not in a flood zone or earthquake fault zone and is relatively flat. Project construction would involve minimal site grading and alteration of existing topography. Thus, the project site is physically suitable for the proposed development.
7. The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat because staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, has determined with certainty that there is no possibility that this project may have a significant effect on the environment. The applicant submitted a Phase I environmental evaluation of the property which indicated that there were no significant impacts. The Phase I Environmental Report was conducted by Haro Environmental earlier this year. That document showed very low levels of pesticide residue but did not indicate any environmental conditions or concerns that would pose a significant environmental threat. While agricultural chemicals were detected, they were levels below thresholds. Therefore, the project is categorically exempt from the California Environmental Quality Act (“**CEQA**”), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects.
8. The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. This VTM provides for easements, as shown on the tentative map and addressed in the conditions of approval.

9. The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems. The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the design and conditions of approval for VTM. The driveway is consistent with the requirements of the City Engineer and Fire Department. The homes will be equipped with automatic residential fire sprinklers and will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.
10. The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable. The site is not covered by a land conservation contract. The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board ("**RWQCB**"). No discharge violation currently exists and sewer capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage and all sewage would be discharged into the city's sanitary sewer system for ultimate treatment. Urban stormwater runoff is required to meet the City's RWQCB permit requirements for urban development. The subdivision plan includes a proposed drainage system that incorporates 'Stormtech Chambers' in the rear yards of each residence.
11. Government Code Section 66473.1 requires that the design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Based on the project location, there is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. The design of the VTM provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Conditional Use Permit (CUP)

1. The project is consistent with the goals, policies and objectives of the City of King General Plan and MHDR General Plan land use designation because:
 - a. at a density of twelve (12) dwelling units per acre, the project is below the allowable number of dwelling units of 18 units per acre.
 - b. It is consistent with the Housing Element policy to: "*Encourage Small Lots and Utilize Irregular Lots.*"
 - c. the MHDR land use designation allows a variety of residential units, including single family.

2. The project is consistent within the R-3 Zoning District which allows single-family dwellings.
3. The health, safety and general welfare of the community will be protected through the project layout and conditions of approval. The project design and location ensure that the City develops in an orderly manner, and t operates in a manner that does not adversely affect the surrounding areas.
4. The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection. The proposed onsite structures are compatible in size, style and scale with the adjacent uses.
5. The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g., convenient vehicle access to property and utilities, appropriate site arrangement and integrated signage).

Option Design Standards

6. The project is consistent with the intent of Municipal Code Section 16.12.310 and Section 17.16.100 (Optional Design Standards) because it tailors the development to the parcel because it:
 - a. produces a more desirable and livable community than the minimum requirements in this chapter;
 - b. creates better community environment through rearrangement of lot sizes to create a better layout for affordable housing; and
 - c. reduces the danger of erosion, as required by the conditions of approval.

Architectural Review/Landscape Design Permit

1. The design is consistent with applicable provisions of the General Plan, Zoning District and surrounding neighborhood because it provides single family development which is similar to the surrounding area.
2. The project has a unified and coherent design that creates an internal sense of order and desirable environment for occupants, visitors, and the general community, is consistent with the Zoning District and Option Design Standards, and is consistent with adjacent architecture, subject to implementation of the conditions of approval.
3. The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area, subject to implementing the conditions of approval.

4. The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes regional indigenous drought-resistant plant material capable of providing desirable habitat, and that can be appropriately maintained, and is consistent with Municipal Code Chapter 15.50, subject to implementation of the conditions of approval.
5. The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation such as purple pipes, building materials, drought tolerate landscaping, and site planning, subject to implementation of the conditions of approval.

EXHIBIT 2

CONDITIONS OF APPROVAL (Staff Final) TTM CASE NO. 2019-001, CUP CASE NO. 2019-002, AR CASE NO. 2019-001, LPR CASE NO. 2019-001

THE FOLLOWING CONDITIONS OF APPROVAL (“COA”) ARE APPLICABLE TO TTM 2019-001 CUP 2019-002, AR 2019-001, LPR 2019-001.

Community Development Department Conditions (The applicant should discuss the following conditions of approval (COA) with Maricruz Aguilar, (831) 386-5916, if there are any questions.)

1. **Project Description:** The project includes using the Optional Design provision of Municipal Code Sections 16.12.310 and 17.16.110, which allow variations from certain development standards.

The approval includes:

- **Vesting Tentative Tract Map Case No. TTM2019-001** – A recommendation to the City Council to subdivide a 28,656 square foot parcel to create seven (7) lots ranging in size from 3,394 square feet to 5,136 square feet, with a twenty-four (24') feet wide common access driveway. The project includes parcels which are less than. The minimum required lot area, and lot width and lot depth as shown on **Exhibit 6**.
 - **Conditional Use Permit Case No. CUP2019-002** - Construct seven (7) single family, one and two-story detached houses. The project is a “sweat equity” project for low-income families. The project includes reduced side yard setbacks, as shown on **Exhibit 5**.
 - **Architectural Review Permit Case No. AR2019-001** – Construct homes in accordance with approved architectural elevations, renderings, site plan, and colors and materials, as shown on **Exhibit 7**.
 - **Landscape Plan Review Permit Case No. LPR2019-001** – Install landscaping and fencing in accordance with COA 11 and as shown on **Exhibit 7**.
2. **VTM:** TTM2019-001 is subject to City Council approval. Any changes by the City Council to the VTM, including the COA, that affect the Planning Commission action(s) on CUP2019-002, AR2019-001 or LPR2019-001, may be referred back to the Planning Commission to amend their approval.
 3. **Expiration of Projects:**
 - **CUP/AR/LP:** The approval period shall be null and void **if not used** within one (1) year from the date of the Planning Commission approval.
 - **Tract Map:** The TTM shall expire three (3) years after approval or conditional approval by the final decision maker unless otherwise provided in the Subdivision Map Act (“**SMA**”) Government Code Section 66452.6.
 4. **Hold Harmless Clause:** To the furthest extent allowed by law, the applicant shall indemnify,

hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from, resulting from, or in connection with any Third Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these conditions of approval or any approval associated with entitlements associated with the project (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all approvals. The applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

The nature and extent of the applicant's obligations to indemnify, defend and hold harmless the City with regard to events or circumstances not addressed in the preceding paragraph shall be governed by this paragraph. To the furthest extent allowed by law, the applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, the applicant or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance authorized or required by the approvals, requirements (including any mitigation measures) related to CEQA, or the performance of any or all work to be done by the applicant or its contractors, agents, successors and assigns pursuant to the approvals (including, but not limited to any design, construction and/or ongoing operation and maintenance of off-site improvements, if any, unless and until such off-site improvements are dedicated to and officially accepted by the City). The applicant's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, consultants or agents are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, consultants agents or volunteers. If the applicant should subcontract all or any portion of the services to be performed pursuant to the approvals, the applicant shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers in accordance with the terms of this paragraph. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

5. **Other County, State and Federal Permits:** The applicant shall provide copies of any required County, State and Federal permits and written verification of waiver of permit requirements.
6. **Changes:** The project shall be in substantial conformance with the approved plans (**Exhibit 5, Exhibit 6, Exhibit 7**, and the COA approved by the Planning Commission on **July 2, 2019** and as determined by the Community Development Director.

7. **Lighting:** Adequate security lighting shall be provided. The lighting shall meet all standards contained in the Municipal Code Section 17.20.120. Outdoor lighting fixtures, either wall mounted or light standards, should be in keeping with the architectural theme of the buildings. They should provide enhanced pedestrian safety, in addition to street light fixtures, and accentuate, but not dominate architectural features. **As part of the final tract map submittal building permit submittal of each lot,** a lighting plan shall be submitted for review by the Building and Safety Department, Community Development Department and Police Department and identify in the design how to prevent glare into the public areas. All outdoor lighting shall be hooded and directed so as not to shine on public roads or surrounding properties. Where appropriate, light-emitting diode ("**LED**") lighting should be used for external lighting to reduce the site's electricity consumption. Pole light fixtures in parking areas shall not exceed thirty (30') feet in height.

8. **Standard Cultural Resource:** The following cultural resource COA are applicable to all approved applications.

- **Prior to and during construction of each phase or individual construction activity** undertaken as part of the project and to mitigate potential impacts to cultural resources, the following steps shall be taken:
- **Prior to excavation and construction on the project site,** the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying historic or prehistoric cultural resources or removing artifacts such as, but not limited to, prehistoric groundstone, projectile points, shell middens, or debitage, human remains, historic materials such as, but not limited to, bottles or cans and other cultural materials from the project site.

Responsibility: Project Applicant, Prime Construction Contractor, Subcontractors

Timing: Prior to excavation and construction

Funding: Project Applicant

- **Prior to any demolition, excavation, or construction,** the project applicant shall identify a qualified archaeologist to be on call if any cultural resources are identified, or if required by the City when project excavation of four (4') feet or great is needed. The City shall approve the selected archaeologist **prior to issuance of the any permit that includes soil disturbance.** When excavation of greater than four (4') feet is anticipated, a Tribal Monitor may be required.

Responsibility: Project Applicant, City

Timing: Prior to any demolition, excavation or construction.

Funding: Project Applicant

- **Prior to soil disturbing activities to search for surface evidence of historic or prehistoric cultural resources,** a project survey has not been conducted as part of the project application process, the archaeologist shall conduct a pedestrian survey of the project site. The archaeologist shall be authorized to perform spot check monitoring of subsurface construction for potential cultural resources, and analyze and evaluate artifacts or resources that may be uncovered. The qualified archaeologist shall also have the authority to temporarily halt excavation and construction activities in the immediate vicinity (within a 50-meter radius, or approximately 164-feet) of a find if significant or potentially significant cultural resources are exposed and/or adversely affected by

construction operations.

Responsibility: Project Archaeologist, City

Timing: Prior to soil disturbing activities to search for surface evidence of historic or prehistoric cultural resources.

Funding: Project Applicant

- In the event of a find, reasonable time shall be allowed for the qualified archaeologist to conduct additional subsurface testing, analysis, and reporting, if warranted. During this time, excavation and construction shall not be allowed in the immediate vicinity of the find (within a 50-meter radius, or approximately 164-feet, or within a larger area as determined by the qualified archaeologist). However, activities may continue in other areas of the project site if so, determined by the qualified archaeologist.
- If any find is determined to be significant by the qualified archaeologist, representatives of the project developer or construction contractor and the City, and the qualified archaeologist, shall meet to determine the appropriate course of action.

Responsibility: Project Archaeologist, Project Applicant, Construction Contractor, City

Timing: Prior to any work within a 50-meter radius, or approximately 164-feet, of the find

Funding: Project Applicant

- All cultural materials recovered as part of the testing or monitoring program shall be subject to scientific analysis, professional museum curation, and reporting prepared according to current professional standards. A copy of the report and analysis shall be provided to the California Historical Resources Information System Northwest Information Center for recordation.

Responsibility: Project Archaeologist, City

Timing: After Report and Analyses is completed

Funding: Project Applicant

In accordance with *State CEQA Guidelines*, Section 15064.5 (e)(1)(A)(B), in the event of the discovery or recognition of any human remains on the project site during development, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site or any area reasonably suspected to overlie adjacent human remains until the Monterey County coroner is contacted to determine that no investigation of the cause of death is required. Possible indications of burials could include a layer of shells placed over the burial.
- If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission ("**Commission**") within twenty-four (24) hours. The Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

Responsibility: Project Contract, Project Applicant, City

Timing: In Event of Discovery or Recognition of any Human Remains

Funding: Project Applicant

- The project applicant or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if the:
 - a) Commission is unable to identify an MLD or the MLD failed to make a recommendation within forty-eight (48) hours after being notified by the Commission;
 - b) Descendent identified fails to make a recommendation; or
 - c) Landowner or their authorized representative rejects the recommendation of the descendent, and the mediation by the Commission fails to provide measures acceptable to the landowner.

Responsibility: Project Applicant, NAHC, MLD, City

Timing: After Discovery of Human Remains

Funding: Project Applicant

THE FOLLOWING COA APPLIES TO THE CUP, LP AND AR

Community Development Department Conditions (The applicant should discuss the following conditions of approval (COA) with Maricruz Aguilar, (831) 386-5916, if there are any questions.)

9. **Architectural Features:** The proposed building materials have dark gray asphalt roof shingles, windows with wood decorative trim, gable style and wall texture stucco with a combination compatible color scheme. The project shall utilize the proposed color scheme as presented on **Exhibits 7**. Minor variations will be subject to review and approval by the Community Development Department. All surfaces visible from the adjacent streets will be finished according to these standards.
10. **Sales Prices of Homes and Initial Qualified Buyers:** **Concurrent with the building permit application**, the applicant shall provide estimated projected sales prices of home, expected family sizes for those who are anticipated to purchase the homes and family income levels (e.g., low or moderate income families) who will qualify for the homes.
11. **Provisions Addressing Maintenance of Landscaping and Building Exteriors:** **Concurrent with the building permit application**, the applicant shall provide measures that address the on-going maintenance of landscaping on each parcel, maintenance and repair of no-parking/fire lane signs and other improvements. Said provisions shall also include measures to prevent property owners and guests from parking on or otherwise destroying landscape areas identified in the final plan. Said provisions should also include measures to inform all future landowners and tenants of homes to protect drainage facilities, including but not limited to down-drains and roof gutters and down spouts, drainage pipes, and underground and surface drainage areas.
12. **Landscaping Plans:** **Prior to issuance of a building permit**, the applicant shall submit plans in compliance with Municipal Code Section 15.50.030, Provisions for new or rehabilitated landscapes. The Community Development Director or her designee shall review final Landscape Plans for consistency with the Plans approved by the Planning Commission and for consistency with the provisions for complying with Municipal Code Section 15.50.030.

Public Works Department (The applicant should discuss the following COA with Octavio Hurtado, City Engineer, at (831) 386-5927, if there are any questions.)

13. **Improvement Plans:** Project Drainage, Grading, Utilities, and Site Plans shall be prepared and signed by a Licensed Civil Engineer. Onsite signage (stop signs, etc. at driveways shall be included in plan submittal). All Plan Review and Construction Observation/Inspection costs shall be paid by the applicant. A deposit to cover said costs will be required. Improvements in Public Right of Way or Easements shall conform to the City of King design standards (latest edition). All improvements shall be these standards, unless noted otherwise. The applicant shall provide vehicle sight and stopping distance for any/all obstructions including but not limited to landscaping, signs, or other items are placed in/near intersections. All construction shall be to and provide ADA (Americans with Disabilities Act) access. Improvements in public right-of-way or easements shall conform to the City of King design standards (latest edition). All improvements shall be to these standards, unless noted otherwise. All work/improvements in shall be inspected by and be from Improvement Plans reviewed and Approved by City Engineer.

14. **Grading and Drainage Plans:** Before issuance of any building permit, the applicant shall submit grading and drainage plans for the City Engineer review and approval. The grading and drainage Plans shall include:

- a. *Drainage Plan.*
- b. *Best Management Practices Plans ("NPDES"). The NPDES must include:*
 - i. *Permanent: Urban Storm Water Management Plan.*
 - ii. *Construction: Storm Water Pollution Prevention Plan.*
 - iii. *Construction during November -April: Wet Weather Erosion Control Plan.*

The Grading and Drainage Plan shall be signed and stamped by a State of California-Registered Civil Engineer. All grading shall be done in conformance with City standards and to the satisfaction of the City Engineer.

15. **Infrastructure and Underground Utilities:** Prior to issuance of a building permit, verification of existing connections for each home to the City sewer main along the frontage of the lot on which the home exists or is planned shall be provided to the City Engineer. Each home is required to connect to the sewer main along its frontage and any plans for sewer line connections shall be submitted to and reviewed by the City Engineer. Individual sewer connections for each separate residence are required. The underground utilities shall include storm drain piping, sanitary sewer, water piping, and other requirements per City standards.

16. **Encroachment Permit and Public Improvements:** Before starting street frontage improvements, the applicant shall be required to obtain a City of King encroachment permit for all work in City right of way (e.g., sidewalk, curb, gutter, driveway, roadway, alley). The applicant is required to provide plans and improvements for all required improvements within the right-of-way, including sidewalks, curbs, gutters and landscaping within the right-of-way.

17. **Infrastructure and Underground Utilities:** Before issuance of a building permit, an Infrastructure and Utility Plan for the entire site shall be submitted to and approved by the City Engineer. The underground utilities shall include storm drain piping, sanitary sewer, water piping, and other requirements per City standards. The applicant shall obtain and pay all associated permits/fees/costs for any/all Utility Companies (including but not limited to PG&E,

Telephone, TV, California Water System) and any/all governmental agencies.

18. **Utilities:** The applicant shall obtain and pay all associated permits/fees/costs for any/all utility companies and any/all government agencies as applicable.
19. **City and Regional Traffic Impact Fee (MM T-1):** Before issuance of any building permit, the applicant shall participate in the City's development impact fee program as a condition of approval of the building permit. The applicant shall consult with the Transportation Agency for Monterey County ("**TAMC**") to determine the project should pay the regional traffic mitigation fee pursuant to the TAMC Nexus Study to the City of King Building and Safety Department. Participation in the City's development impact fee program shall be as a COA of the building permit. Development impact fees offset the costs of increased demand resulting from new development to public facilities and to streets, traffic signals and bridges. The proposed project would be subject to compliance with this provision of the municipal code as a standard COA.
20. **Submittal of Erosion and Sediment Control Measures and SWPPP (MM HY-1):** Prior to any construction, erosion and sediment control measures for grading and construction as well as for the permanent project shall be prepared and approved by the City Engineer. In addition, if required by State and Federal Law (projects one (1) acre and larger), a Stormwater Pollution Prevention Plan ("**SWPPP**") may be required to be submitted to the City Engineer for review and approval, depending on size of project. To prevent silt and debris from entering the existing storm drain system during construction, the developer shall utilize storm drain inlet interceptors or filters to protect the existing storm drain. Soils and/or percolation test(s) may be required by the City Engineer and/or the Central Coast Regional Water Quality Control Board ("**RWQCB**") to identify measures necessary to maintain and reduce stormwater on-site and other measures to provide erosion, sediment and pollution control at the site.

City of King Building and Safety Department (The applicant should discuss the following COA with the Chief Building Official, (831) 386-5915, if there are any questions.)

21. **Building Plans:** Prior to issuance of a building permit, All COA shall be imprinted on plans submitted for building permits. Building plans shall comply with the current Title 24 California Building Standards Codes.
22. **Soils Report:** As part of the building permit submittal, and if deemed necessary by the Building Official and City Engineer, the applicant shall submit a Soils Report prepared by a State of California-Registered Engineer or State of California-Registered Geotechnical Engineer. Prior to issuance of a building permit, the Soils Report shall be reviewed and approved by the Chief Building Official and City Engineer.
23. **Business License:** Prior to issuance of a building permit, a business license shall be obtained for every person conducting or carrying on the business of general contractor or contractor constructing, altering, repairing, wrecking or salvaging buildings, highways, roads, railroads, excavations or other structures, projects, developments or improvements.
 - Every person conducting or carrying on the business of electrical, plumbing or painting subcontractor.

- Every person conducting or carrying on the business of masonry, glazier, cement, floor, heating, plastering, roofing, sash, sheet metal, tile, lathing and any other subcontractor not specifically mentioned in this Title 5 of the Municipal Code.
- Every person conducting or carrying on the business of house moving, grading, paving, wrecking, sewer construction, pipeline construction, trenching, or excavating.

City of King Fire Department (The applicant should discuss the following Fire Department COA with the Fire Chief at (831) 386-5915, if there are any questions. Contact the Fire Marshall if there are any questions regarding fire sprinklers or other provisions of the Fire Code.)

24. **Automated Fire Suppression System and Fire Safety Measures:** Concurrent with the building permit application, all buildings shall have fire sprinkler systems. Prior to issuance of a final occupancy permit, the fire suppression system plans shall be reviewed and approved by the Building Inspector and City Fire Marshall. Other fire-protection measures, as defined by Building and Fire Codes, may be required.

THE FOLLOWING COA ARE APPLICABLE TO THE VTM

Public Works Department (The applicant should discuss the following COA with Octavio Hurtado, City Engineer, at (831) 386-5927, if there are any questions.)

25. **Conditional Use Permit:** The VTM shall comply with the COA for CUP Case No. 2019-002.
26. **Fees:** Prior to recordation of the final tract map, the applicant shall pay all applicable City processing fees in full.
27. **Copies of Final Map Required:** Prior to recordation of the final tract map, five (5) copies of the final tract map and the required review fees in effect at the time of submittal shall be provided to the City Engineer for compliance review of the COA and Technical Review and plan checking of the final tract map.
28. **Title Company:** Prior to recordation of the final tract map, the map shall be submitted to a Title Company for Tract map review and to issue a Tract Map Guarantee.
29. **Tax Clearance Letter:** Prior to recordation of the final tract map, a tax clearance letter will be required from the Monterey County Tax Collector.
30. **Final Map Review:** If the proposed final tract map is revised from the approved Tentative Tract Map, or if changes to the COA are sought, approval of the revisions shall be in the same manner as for the originally approved Tentative Tract Map.
31. **Infrastructure and Underground Utilities:** Prior to issuance the final tract map, plans for water lines, sewers and other utilities shall be provided to the City Engineer. Each home is required to connect to the sewer main in the method approved by the City Engineer and plans for water and sewer line connections shall be submitted to and reviewed by the City Engineer. Individual sewer connections for each separate residence are required. The underground utilities shall include storm drain piping, sanitary sewer, water piping, and other requirements per City standards.
32. **COA Listed on Final Map:** Prior to recordation of the final tract map and subject to the

City Engineer's approval as to form and content, the applicant shall include all the COA and agreements associated with or required by the Project approval on a separate information sheet to be recorded with the final map. All applicable conditions of the Project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

33. **Drainage and Erosion Control:** **Prior to recordation of the final tract map**, the applicant shall submit plans to show that there is positive drainage of rainfall runoff to the City right-of-way's and that measures will address the prevention of site erosion and sediment to the satisfaction of the City Engineer. Drainage shall meet standards of the City and the RWQCB.
34. **POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION** The City Engineer shall review each project to assure compliance with these requirements, "*POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION.*" The RWQCB standards include BMPs for erosion and sediment control during project construction and after completion of the project. LID measures include, but are not limited to: i) limiting disturbance of creeks and natural drainage features, minimizing compaction of highly permeable soils, limiting removal of native vegetation at the site to the minimum area needed to build the project, limiting impermeable surfaces, including buildings and paving, and the use of innovative design layout that further increases permeable surfaces and landscaping. Measures shall include those necessary to protect water quality during the grading and construction period as well as permanent measures after completion of the project. If required by the RWQCB (projects 1 acre or larger), a SWPPP shall be prepared. If required, said Draft and Final SWPPP documents shall be submitted to the City Engineer, **prior to issuance of a building permit**.

Development shall minimize stormwater runoff by implementing one or more of the following site design measures identified by the RWQCB:

- (1) Direct roof runoff into cisterns or rain barrels for reuse
- (2) Direct roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California building code
- (3) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with California building code
- (4) Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with California building code
- (5) Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces
- (6) The directing of runoff to bioretention basins,
- (7) Other similar measures as determined by the City Engineer.

35. **Maintenance Agreement:** **Prior to recordation of the final map**, the applicant shall submit to the City a copy of the executed maintenance agreement.

City of King Fire Department (The applicant should discuss the following Fire Department COA with the Fire Chief at (831) 386-5915, if there are any questions. Contact the Fire Marshall if there are any questions regarding fire sprinklers or other provisions of the Fire Code..)

36. **Provisions to Prevent Parking on or Blocking Main Drive and Landscaping Areas:** **Prior to recordation of the final tract map**, the applicant shall provide a document that addresses the prevention of any parking or other obstruction on the main driveway, maintaining at all

times a minimum of twenty-four (24') feet in width clear, and parking on landscaping areas. The main drive shall also be paved and constructed to withstand the weight of the fire equipment likely to need access to each of the residences to provide both fire protection and medical assistance.

37. **Provisions to Allow City Enforcement of Fire Lanes and Other Emergency Protection Measures:** Prior to recordation of the final tract map, the applicant shall provide a document that allows the City to enforce emergency access to all residences.
38. **Provisions for Trash Pickup and Screening of Trash Containers:** Prior to recordation of the final map, the applicant shall provide plans to screen trash containers on each parcel and arrange a trash pick-up program with the solid waste company to allow each homeowner with on-site pick-up provisions for solid waste and recycling containers to serve the development.
39. **Street Trees and Other Improvements:** Prior to recordation of the final map, the applicant shall provide, as part of their Landscape Plans, a minimum of two street trees along Mustang Court in the parkway adjacent to Lots 1 and 7 pursuant to Municipal Code Section 16.16.020. Alternatively, the applicant may substitute trees located within the private landscaped yards of Lots 1 and 7 in lieu of the street trees within the parkway.

EXHIBIT 3
RESOLUTION NO. 2019-256

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
RECOMMENDING THE CITY COUNCIL OF THE CITY OF KING ADOPT A
CATEGORICAL EXEMPTION, AND APPROVE A SEVEN (LOT) VESTING
TENTATIVE TRACT MAP FOR THE CONSTRUCTION OF AN AFFORDABLE
HOUSING PROJECT LOCATED ON MUSTANG COURT, KING CITY, CALIFORNIA
(APN 026-071-073)**

WHEREAS, Peoples' Self Help Housing ("**Applicant**") filed applications for Cases No. TTM 2019-001, CUP2019-002, AR2019-001, and LRP2019-001 for the construction of a sweat equity affordable housing project consisting of seven (7) single family residential units ("**Project**") located on Mustang Court, King City, CA, and as shown on **Exhibits 6**; and

WHEREAS, pursuant to Municipal Code Section 16.288.110, the Planning Commission ("**Commission**") makes a recommendation to the City Council ("**Council**") on vesting tentative maps ("**VTM**") and the Commission makes the final decision on conditional use permits ("**CUP**"), architectural review ("**AR**") and landscape review permits ("**LRP**"); and

WHEREAS, staff has performed a preliminary environmental assessment of the Project and determined it will not have the potential to results in significant adverse environmental impacts and is categorically exempt from the California Environmental Quality Act ("**CEQA**") Guidelines (14 Cal. Code Regs. §15000 et. seq.), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects; and

WHEREAS, the Project Review Committee ("**PRC**") met to review the Project and prepare conditions of approval ("**COA**") that allow the Commission and Council to make the necessary findings of fact, as written on **Exhibit 1**; and

WHEREAS, on **July 2, 2019**, the Commission met at the duly noticed public hearing as prescribed by law to reviewed and considered the information provided in the staff report, all relevant information and accepted all testimony during the public hearing; and

WHEREAS, on **July 2, 2019**, the Commission made a recommendation to the Council on the TTM 2019-001, and the Commission approved CUP2019-002, AR2019-001 and LPR2019-001 subject to the Council's final action on the VTM, by adopting Resolution No. 2019-257; and

WHEREAS, the Commission recommends the Council approve the TTM2019-001, subject to the findings of facts, as outlined in **Exhibit 1**.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King recommends the City Council of the City of King approve TTM2019-001, as presented on **Exhibit 6**, with the findings of fact outlined in **Exhibit 1**, and the conditions of approval outlined in **Exhibit 2**.

This resolution was passed and adopted this 2nd day of July 2019, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST: _____
ERICA SONNE, SECRETARY TO THE PLANNING COMMISSION

EXHIBIT 4
RESOLUTION NO. 2019-257

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
ADOPTING A CATEGORICAL EXEMPTION, AND APPROVING CONDITIONAL USE
PERMIT CASE NO. CUP2019-002, ARCHITECTURAL REVIEW CASE NO. AR2019-
001, AND LANDSCAPE PLAN REVIEW CASE NO. 2019-001 FOR THE
CONSTRUCTION OF AN AFFORDABLE HOUSING PROJECT LOCATED ON
MUSTANG COURT, KING CITY, CALIFORNIA ASSESSOR'S PARCEL (APN 026-
071-073)**

WHEREAS, Peoples' Self Help Housing ("**Applicant**") filed applications for Cases No. TTM 2019-001, CUP2019-002, AR2019-001, and LRP2019-001 for the construction of a sweat equity affordable housing project consisting of seven (7) single family residential units ("**Project**") located on Mustang Court, King City, CA, and as shown on **Exhibits 5 and Exhibit 7**, King City, CA; and

WHEREAS, pursuant to Municipal Code Section 16.288.110, the Planning Commission ("**Commission**") makes a recommendation to the City Council on vesting tentative maps ("**VTM**") and the Commission makes the final decision on conditional use permits ("**CUP**"), architectural review ("**AR**") and landscape review permits ("**LRP**"); and

WHEREAS, staff has performed a preliminary environmental assessment of the Project and determined it will not have the potential to results in significant adverse environmental impacts and is categorically exempt from the California Environmental Quality Act ("**CEQA**") Guidelines (14 Cal. Code Regs. §15000 et. seq.), pursuant to Section 15332 of the CEQA Guidelines for Infill Development Projects; and

WHEREAS, the Project Review Committee ("**PRC**") met to review the Project and prepare conditions of approval ("**COA**") that allow the Commission to make the necessary findings of fact, as written on **Exhibit 2**; and

WHEREAS, on **July 2, 2019**, the Commission met at the duly noticed public hearing as prescribed by law to reviewed and considered the information provided in the staff report, all relevant information and accepted all testimony during the public hearing; and

WHEREAS, the Commission made a recommendation to the City Council ("**Council**") on the VTM by adopting Resolution No. 2019-256; and

WHEREAS, the Commission approved the CUP, AR and LRP, making the findings of facts, as outlined in **Exhibit 1**, and subject to the City Council approving TTM2019-001.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King approves Conditional Use Permit Case No. CUP2019-002, Architectural Review Permit Case No. AR2019-001, and LRP2019-001, as presented on **Exhibit 5 and Exhibit 7**, with the findings of fact outlined in **Exhibit 1**, and the conditions of approval outlined in **Exhibit 2**.

This resolution was passed and adopted this 2nd day of July 2019, by the following vote:

AYES:

NAYS:

ABSENT:

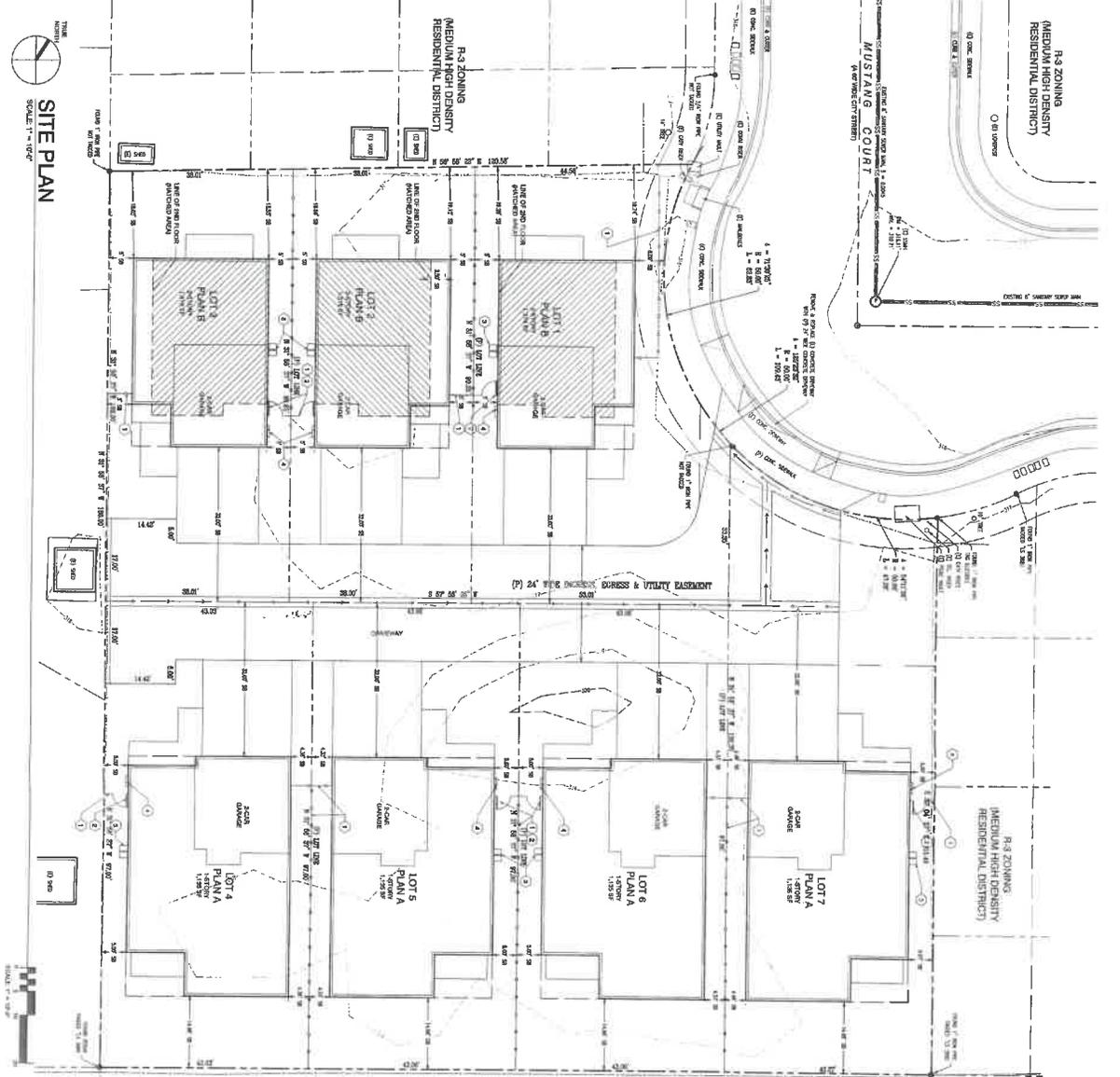
ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST: _____
ERICA SONNE, SECRETARY TO THE PLANNING COMMISSION

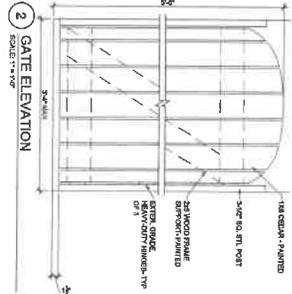
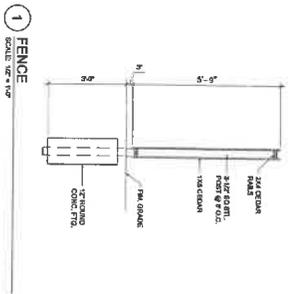
R-3 ZONING
MEDIUM HIGH DENSITY
RESIDENTIAL DISTRICT

MUSTANG COURT
W/ 20' SIDE SETBACK



R-3 ZONING
MEDIUM HIGH DENSITY
RESIDENTIAL DISTRICT

- SHEET NOTES**
1. 6\"/>
 - 2. 2\"/>
 - 3. THRESH / RECYCLE BINS
 - 4. GAS METRY / ELECT. METER
 - 5. (R) CHAINLINK FENCE



LOTS & BUILDING TYPES BREAKDOWN

LOT #	SIZE	HOUSE TYPE	HOUSE AREA (SF)	HOUSE AREA (SF) (W/ 20' SIDE SETBACK)	HOUSE AREA (SF) (W/ 20' SIDE SETBACK) (TOTAL)	LOT COVERABLE
1	1,181	2 STORY DETACHED	697	425	1,292	24.3
2	1,111	2 STORY DETACHED	697	425	1,292	24.3
3	1,111	2 STORY DETACHED	697	425	1,292	24.3
4	1,111	2 STORY DETACHED	697	425	1,292	24.3
5	1,111	2 STORY DETACHED	697	425	1,292	24.3
6	1,111	2 STORY DETACHED	697	425	1,292	24.3
7	1,111	2 STORY DETACHED	697	425	1,292	24.3
TOTAL			6,271	3,750	11,021	201.1

Project / Owner: **People's Self Help Housing**
 MUSTANG COURT
 KING CITY, CA
 A.P.N.: 065-071-075

RECEIVED
 JUN 4 2019
 CITY OF KING COUNTY
 DEPT. OF PLANNING

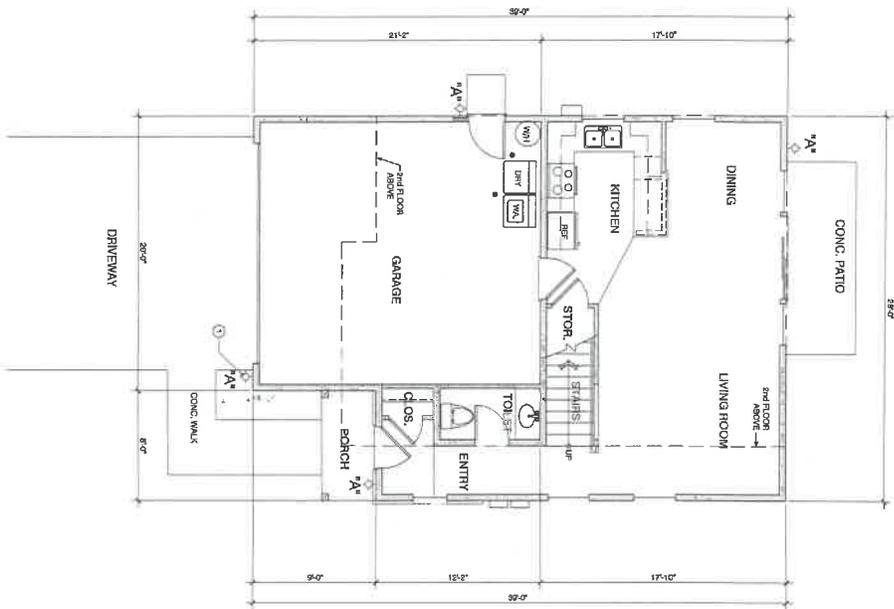
PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

THE PAUL DAVIS PARTNERSHIP, LLP
 8001 Montgomery Ct. Suite 100
 King City, CA 95050
 paul@pauldavispartnership.com

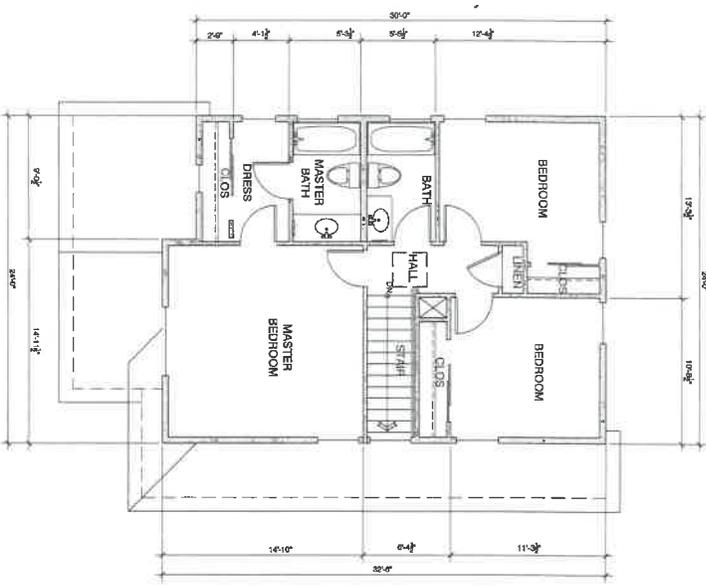
Scale: 1/4" = 1'-0"

Sheet Title: **SITE PLAN**

A1.1



PLAN B	
TOT. FC.	807 SF.
2ND FLOOR	719 SF.
GARAGE	423 SF.
TOTAL	1,739 SF.



FLOOR PLAN - B
SCALE: 1/8" = 1'-0"



- SHEET NOTES**
- PROPOSED EXTERIOR LIGHT FIXTURES - SEE SHEET PA.1 FOR CUT SHEET

Project / Owner:
Peoples Self Help Housing
 MUSTANG COURT
 KING CITY, CA
 APN: 026-071-075

16 2015
 CITY OF KING CITY
 CITY ENGINEER

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 The Paul Davis Partnership, LLP
 2875 S. Bascom Avenue, Suite 200
 Mountain View, CA 94035
 TEL: 650-961-1000
 FAX: 650-961-1001
 paul@pauldavispartnership.com

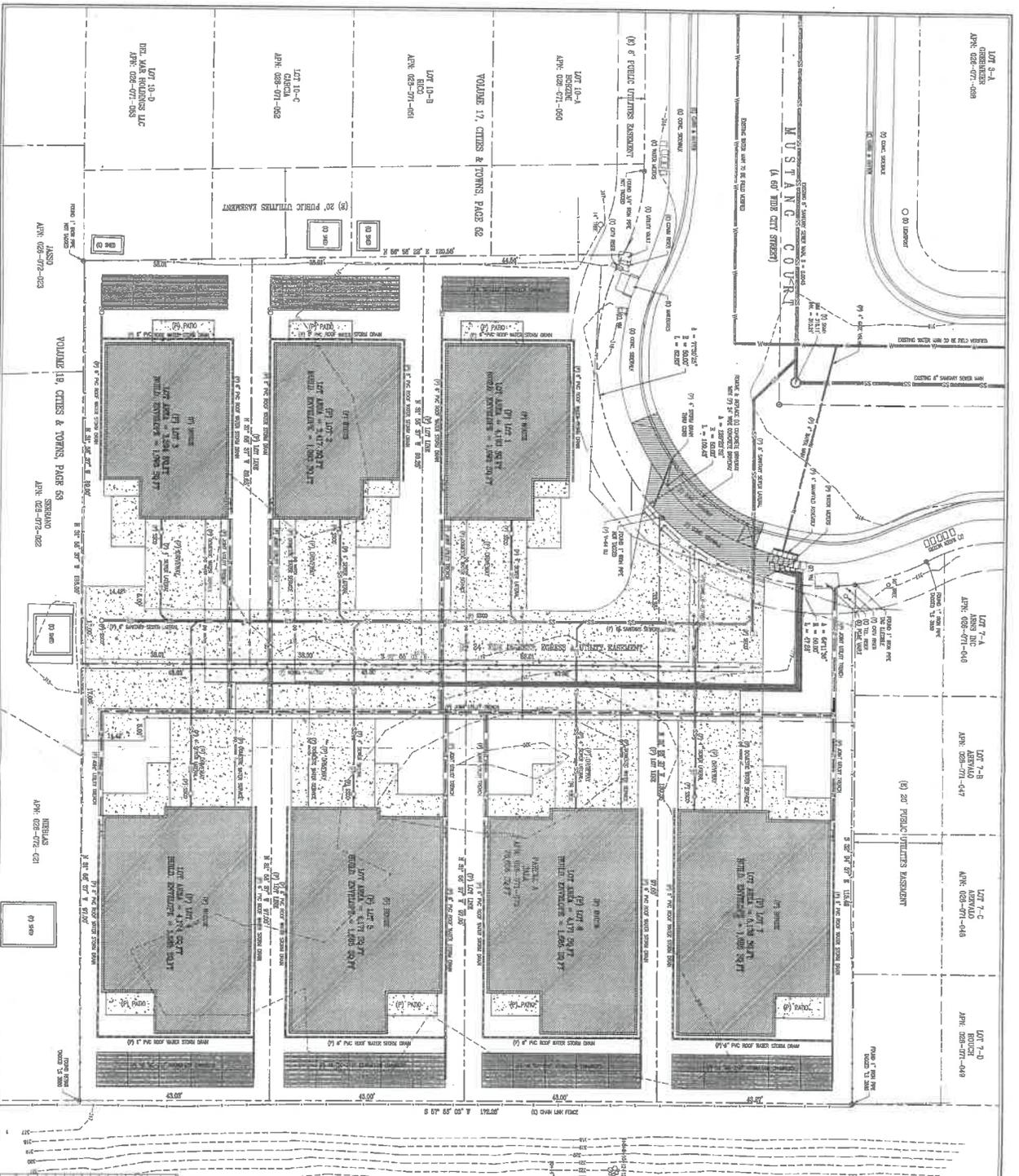


Drawn By: AC
 Design Date: 5/14/2018
 Project Number: 19118

State of California
 Department of Industrial Relations
 Division of Occupational Safety and Health
 Notice to the Public: This is a notice to the public that the undersigned is a duly licensed professional engineer in the State of California, and that the undersigned is the author of the design shown on the attached drawings. The undersigned is not responsible for any errors or omissions in the design shown on the attached drawings.

State of California
 FLOOR PLANS

A2.2



KING CITY HIGH SCHOOL
APN: 028-061-004

UTILITY LEGEND

10	.....	WATER MAIN
11	.....	SEWER MAIN
12	.....	STORM SEWER MAIN
13	.....	WATER SERVICE LINE
14	.....	SEWER SERVICE LINE
15	.....	STORM SEWER SERVICE LINE
16	.....	WATER METER
17	.....	SEWER METER
18	.....	STORM SEWER METER
19	.....	WATER VALVE
20	.....	SEWER VALVE
21	.....	STORM SEWER VALVE
22	.....	WATER METER VALVE
23	.....	SEWER METER VALVE
24	.....	STORM SEWER METER VALVE
25	.....	WATER MAIN VALVE
26	.....	SEWER MAIN VALVE
27	.....	STORM SEWER MAIN VALVE
28	.....	WATER MAIN VALVE
29	.....	SEWER MAIN VALVE
30	.....	STORM SEWER MAIN VALVE
31	.....	WATER MAIN VALVE
32	.....	SEWER MAIN VALVE
33	.....	STORM SEWER MAIN VALVE
34	.....	WATER MAIN VALVE
35	.....	SEWER MAIN VALVE
36	.....	STORM SEWER MAIN VALVE
37	.....	WATER MAIN VALVE
38	.....	SEWER MAIN VALVE
39	.....	STORM SEWER MAIN VALVE
40	.....	WATER MAIN VALVE
41	.....	SEWER MAIN VALVE
42	.....	STORM SEWER MAIN VALVE
43	.....	WATER MAIN VALVE
44	.....	SEWER MAIN VALVE
45	.....	STORM SEWER MAIN VALVE
46	.....	WATER MAIN VALVE
47	.....	SEWER MAIN VALVE
48	.....	STORM SEWER MAIN VALVE
49	.....	WATER MAIN VALVE
50	.....	SEWER MAIN VALVE
51	.....	STORM SEWER MAIN VALVE
52	.....	WATER MAIN VALVE
53	.....	SEWER MAIN VALVE
54	.....	STORM SEWER MAIN VALVE
55	.....	WATER MAIN VALVE
56	.....	SEWER MAIN VALVE
57	.....	STORM SEWER MAIN VALVE
58	.....	WATER MAIN VALVE
59	.....	SEWER MAIN VALVE
60	.....	STORM SEWER MAIN VALVE



REVISIONS

NO.	DATE	DESCRIPTION
1	05-15-19	ISSUED FOR PERMITS
2	05-15-19	ISSUED FOR PERMITS
3	05-15-19	ISSUED FOR PERMITS
4	05-15-19	ISSUED FOR PERMITS
5	05-15-19	ISSUED FOR PERMITS
6	05-15-19	ISSUED FOR PERMITS
7	05-15-19	ISSUED FOR PERMITS
8	05-15-19	ISSUED FOR PERMITS
9	05-15-19	ISSUED FOR PERMITS
10	05-15-19	ISSUED FOR PERMITS

VESTING TENTATIVE SUBDIVISION MAP

MUSTANG COURT SUBDIVISION

PLANNED BY: MUSTANG COURT SUBDIVISION
ASSOCIATES ENGINEERS, INC. 028-071-073

DESIGNED BY: MUSTANG COURT SUBDIVISION
ASSOCIATES ENGINEERS, INC. 028-071-073

ENGINEER: J. J. JOHNSON
NO. 10000

DATE: 05-15-19

SHEET 2 OF 2

EXHIBIT 7

People's Self Help Housing

WESTING COURT
 10601 N. CA
 A.P.N. 096-071-079

RECEIVED
 MAY 16 2019
 CITY OF RIVERSIDE
 THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS



Exterior Material / Color - Scheme # 1

ROOF ASPHALT SHINGLE:	OWENS CORNING TIMBER COOL ROOF	
CEM PLASTER BODY COLOR:	LAHARRA X258 TRABUCCO	
PT-1 TRIM/FASCIA GUTTER POST/BEAM:	SW607 Everyday White	
PT-2 SIDING COLOR:	SW772 Twinkulate Tan	
PT-3 ENTRY DOORS & SHUTTERS:	SW616 Combed Clay	

Exterior Material / Color - Scheme # 2

ROOF ASPHALT SHINGLE:	OWENS CORNING COOL ROOF	
CEM PLASTER BODY COLOR:	LAHARRA SOUTHERN MOSS	
PT-1 TRIM/FASCIA GUTTER POST/BEAM:	SW607 Everyday White	
PT-4 ENTRY DOORS & SHUTTERS:	SW285 FAIRFAX BROWN	

Exterior Material / Color - Scheme # 3

ROOF ASPHALT SHINGLE:	OWENS CORNING MOUNTAIN SIDE COOL ROOF	
CEM PLASTER BODY COLOR:	LAHARRA ALAMO	
PT-1 TRIM/FASCIA GUTTER POST/BEAM:	SW607 Everyday White	
PT-5 HORIZ LAP SIDING COLOR:	SW604 RIVERWOOD	
PT-6 ENTRY DOORS & SHUTTERS:	SW623 TEMPE STAR	



The Paul Davis Partnership, LLP
 10311 Monterey Ct, Suite 100
 Escondido, CA 92026
 paul@pauldavispartnership.com



Drawn By: AC
 Working Date: 04/16/2019
 Project Number: 1918
 Paul Davis

This drawing was prepared by the Paul Davis Partnership, LLP, a professional corporation, under the supervision and seal of the architect of record, Paul Davis Partnership, Architects & Planners, a professional corporation, and is not to be used for any other project without the written consent of Paul Davis Partnership, Architects & Planners.



CONCEPTUAL LANDSCAPE PLAN

7 HOMES, MUSTANG COURT
 King City, CA
 1 OF 3 Peoples Self Help Housing

Jim Burrows
 Landscape Architecture
 JBLA Job #18-128
 March 6, 2019

Plant List

ABBREV	MIN. SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
TREES			
ALB JUL	15G	ALBIZIA JULIBRISIN 'ROSEA' / SILK TREE	L
ARB UNE	15G	ARBUBUS UNEDCO / STRAWBERRY TREE	L
CHI TAS	15G	CHITALPA TASHKENTENSIS / CHITALPA (MUL-TI-TRUNK)	L
LAG IND W'	15G	LAGERSTROEMIA INDICA / MASCOCOE / CRAPE MYRTLE (LAVENDER)	L
PIS CHI	15G	PISTACIA CHINENSIS / CHINESE PISTACHE	L
BACKGROUND SHRUBS (6-21)			
CEA WC'	5G	CEANOETHUS 'WHEELER CANYON' / WHEELER CANYON WILD LILAC	L
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
LOW SHRUBS (3-41)			
BER THU 'CB'	5G	BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB BARBERRY	L
CAL LJ	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
CIS DH'	5G	CISTUS DORIS HIBBERSON / ROCKROSE	L
LEU CAN 'TC'	1G	LEUCOPHYLLUM CAUDIDUM 'THUNDER CLOUD' / TEXAS RANGER	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L
FOREGROUND ACCENT SHRUBS (2-31)			
BOU 'R'	5G	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA	L
LAV ANG 'H'	5G	LAVENDULA ANGSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	L
PER 'BS'	5G	PEROVSKIA 'BLUE SPIRE' / BLUE SPIRE RUSSIAN SAGE	L
MEDIUM HEIGHT GROUND COVER (2-31/4-61)			
A	48" OC	ARCTOSTAPHYLOS DENSIFLORA 'HARMONY' / MANZANITA	L
B	60" OC	BACCHARIS 'CENTENNIAL' / CENTENNIAL COYOTE BRUSH	VL
C	48" OC	CEANOETHUS GLOIOSUS 'ANCHOR BAY' / ANCHOR BAY CEANOETHUS	L
D	38" OC	LETMUS CONDENSATUS 'CANTON PRINCE' / CANTON PRINCE WILD RYE	L
E	60" OC	ROSMARINUS OFFICINALIS 'IRENE' / (NO COMMON NAME)	L
LOW GROUND COVER (1-2' x4-81)			
G	48" OC	COTONEASTER DAMMERI 'LOW-FAST' / BEARBERRY COTONEASTER	L
I	48" OC	CISTUS SALVIFOLIUS 'PROSTRATUS' / SAGE-LEAVED ROCKROSE	L
J	38" OC	FESTUCA MAIREI / ATLAS FESCUE	L
K	48" OC	SALVIA 'DARA'S CHOICE' E / DARA'S CHOICE SAGE	L
MULCH			
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK			
LEGEND			
VL = VERY LOW WATER USE			
L = LOW WATER USE			
M = MEDIUM WATER USE			
H = HIGH WATER USE			
G = GALLONS			
B = BOX			

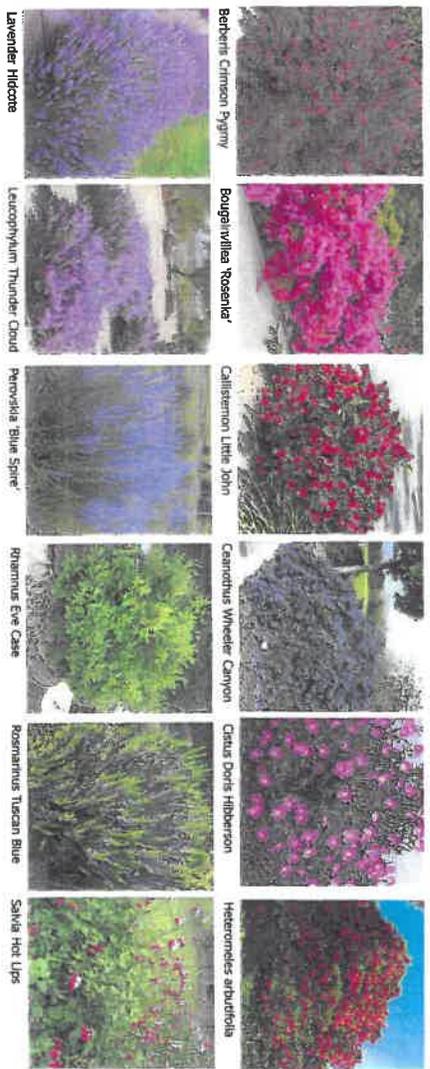
*WATER USE EVALUATION OF PLANT MATERIALS
WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

Landscapes will be drought tolerant and easy to maintain with an emphasis on color and texture.

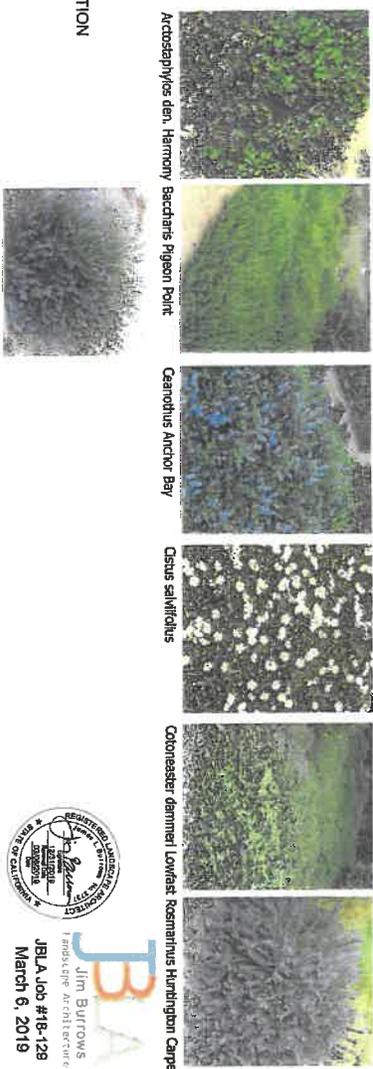
TREES



SHRUBS



GROUND COVERS



7 HOMES, MUSTANG COURT
King City, CA
2 of 3 Peoples Self Help Housing



Jim Burrows
Landscape Architecture
JBLA Job #18-128
March 6, 2019

Water Efficient Landscape Worksheet									
This worksheet is filled out by the project applicant and is a required item of the Landscape Demonstration Package.									
One worksheet complete for point of construction (year entry):									
Select your city:		Elgin City		Project name or address:		MUSTANG COURT Lot 2			
Reference Evidentiary/Description (EVID):		49.6		Landscape Area Sector Type:		Residential			
Reference Evidentiary/Description (EVID)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	Project Type	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	Zone 1	
Regular Landscape Areas									
Low Water Use Trees	0.2	Bubbler	0.77	Residential	0	0	0	Zone 1	
Low Water Use	0.2	Drip	0.81	Residential	380	94	2885	Zone 1	
Med Water Use	0.4	Drip	0.49	Residential	0	0	0	Zone 1	
High Water Use	0.8	Overhead	0.75	Residential	0	0	0	Zone 1	
					Average	Total	Total	Zone 1	
					0.25	380	94	Zone 1	
Special Landscape Areas									
Average ETAF for Regular Landscape Areas:					In Compliance				
SLA-1	Total Landscape Area				1	0	0	Zone 1	
					Statewide ETAF		0.25	Zone 1	
					ETWU Total		2,885	Zone 1	
					Percentage of MAWA		4.5%	Zone 1	
ETAF Calculations									
Regular Landscape Areas					Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area					Maximum Allowed Water Allowance (MAWA)				
380					94				
Total Area					Percentage of MAWA				
1,582					4.5%				
Average ETAF					0.25				
0.25					0.45 Non-Residential				
All Landscape Areas					0.55 Residential				
Total ETAF x Area					0.81 Drip				
380					0.75 Overhead				
Total Area					Average ETAF				
1,582					0.25				
Average ETAF					0.25				

Water Efficient Landscape Worksheet									
This worksheet is filled out by the project applicant and is a required item of the Landscape Demonstration Package.									
One worksheet complete for point of construction (year entry):									
Select your city:		Elgin City		Project name or address:		Mustang Court Lot 1			
Reference Evidentiary/Description (EVID):		49.6		Landscape Area Sector Type:		Residential			
Reference Evidentiary/Description (EVID)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	Project Type	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	Zone 1	
Regular Landscape Areas									
Low Water Use Trees	0.2	Bubbler	0.77	Residential	0	0	0	Zone 1	
Low Water Use	0.2	Drip	0.81	Residential	1,682	883	11,784	Zone 1	
Med Water Use	0.4	Drip	0.49	Residential	0	0	0	Zone 1	
High Water Use	0.8	Overhead	0.75	Residential	0	0	0	Zone 1	
					Average	Total	Total	Zone 1	
					0.25	1,682	883	Zone 1	
Special Landscape Areas									
Average ETAF for Regular Landscape Areas:					In Compliance				
SLA-1	Total Landscape Area				1	0	0	Zone 1	
					Statewide ETAF		0.25	Zone 1	
					ETWU Total		11,784	Zone 1	
					Percentage of MAWA		26.5%	Zone 1	
ETAF Calculations									
Regular Landscape Areas					Average ETAF for Regular Landscape Areas must be 0.65 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area					Maximum Allowed Water Allowance (MAWA)				
383					883				
Total Area					Percentage of MAWA				
1,582					26.5%				
Average ETAF					0.25				
0.25					0.45 Non-Residential				
All Landscape Areas					0.55 Residential				
Total ETAF x Area					0.81 Drip				
383					0.75 Overhead				
Total Area					Average ETAF				
1,582					0.25				
Average ETAF					0.25				

LOT 2 (TYPICAL INTERIOR FRONT YARD LANDSCAPE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEETS

LOT 1 (TYPICAL CORNER FRONT YARD LANDSCAPE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEETS

Water Conservation Notes

- The following water conservation techniques shall be employed in this Project:
- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWEL0).
 - Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
 - Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
 - Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
 - Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
 - Recommendations shall be given for annual irrigation schedule at project completion.
 - Lawn is not used.

Statement of Water Conserving Irrigation Design

- The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:
- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
 - Irrigation hydrozone application shall be adjusted according to water needs and weather.
 - Irrigation system master valve shall be used.
 - Irrigation system "Smart controller" with water budgeting feature shall be used.
 - Irrigation system flow sensor shall be used.
 - Irrigation system of rain shut-off device connected to irrigation controller shall be used.
- To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

7 HOMES, MUSTANG COURT
King City, CA
3 of 3 Peoples Self Help Housing





Item No. 7(B)

REPORT TO THE PLANNING COMMISSION

DATE: JULY 2, 2019

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

VIA: ERIK BERG-JOHANSEN, PLANNER

RE: CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. CUP 2018-005, ARCHITECTURAL REVIEW CASE NO. AR 2018-017, VARIANCE CASE NO. 2018-002, AND LANDSCAPING DESIGN REVIEW CASE NO. LDR 2018-003 FOR THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL DEVELOPMENT WITH EIGHT (8) RESIDENTIAL UNITS AND 3,080 SF OF COMMERCIAL, AND A MASTER USE PERMIT FOR POTENTIAL USES TO OCCUPY THE COMMERCIAL SPACES ON THE SUBJECT PROPERTY.

RECOMMENDATION:

It is recommended Planning Commission adopt Resolution No. 2019-258 which approves Cases No. CUP 2018-005, AR 2018-017, VAR 2018-002 and LDR 2018-003.

BACKGROUND:

Chris Madison (***“Applicant”***) submitted an application for the construction of eight (8) new residential units and 3,080 square feet of commercial uses on the property identified as APN 026-501-006: Conditional Use Permit (Case No. CUP 2018-005), Architectural Review (Case No. AR 2018-017), Variance request (Case No. VAR 2018-002), and Landscape Design Review (Case No. LDR 2018-003). The subject property is approximately 30,000 square feet in size.

The project site is at 126 San Antonio Drive (APN 026-501-006) and is located within the Neighborhood Commercial (***“NC”***) General Plan Land Use Designation and Neighborhood Commercial (***“C-N”***) Zoning District. (***Reference Figures 2 and 3.***)

The applicant requests approval of a master conditional use permit (***“CUP”***), architectural review (***“AR”***), landscape design review (***“LDR”***) and variances (***“VAR”***). The proposal includes a:

1. development and construction of eight (8) residential units and 3,080 square foot commercial space. (***Reference Exhibit 1.***); and;
2. list of permitted uses to occupy the commercial spaces (without processing future CUP), as follows:

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 2 OF 43**

- a. professional offices;
- b. medical offices;
- c. grocery stores;
- d. bakery;
- e. beauty or barber shop;
- f. laundry service;
- g. off-sale liquor sales;
- h. coin operated cleaning, dry cleaning; and
- i. restaurants including delicatessens and pubs.

There are two (2) variance requests:

1. Eliminate the requirement for one (1) garage per three (3) or more bedroom apartments. Covered and uncovered surface parking is proposed instead of garages.
2. Reduce the front yard setback from the required twenty (20') feet to ten (10') feet.

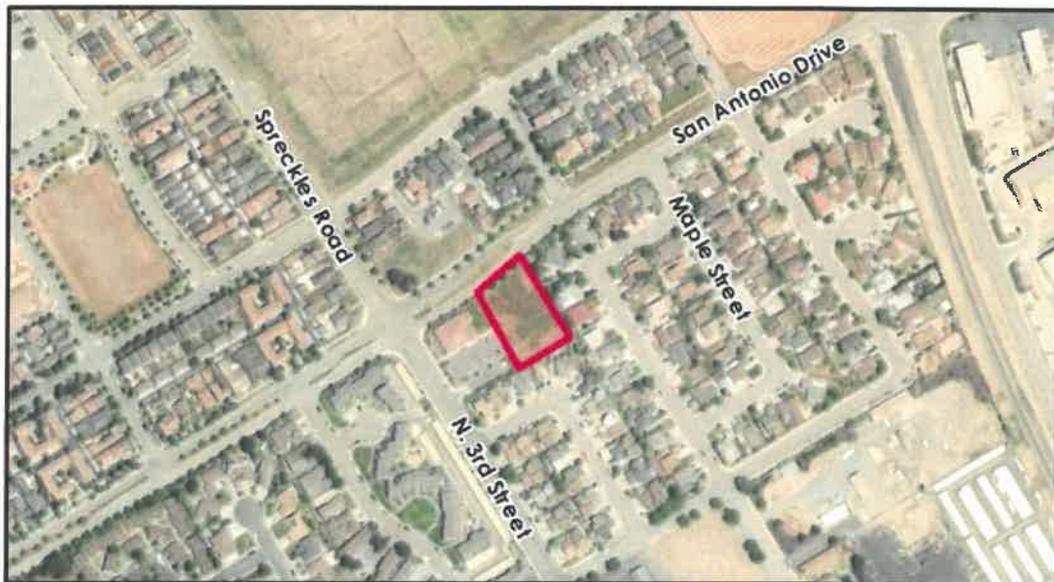


Figure 1 Site Location Map

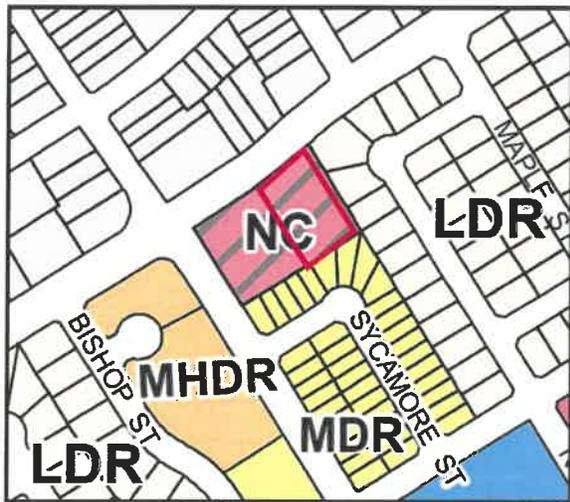


Figure 2 Land Use Map

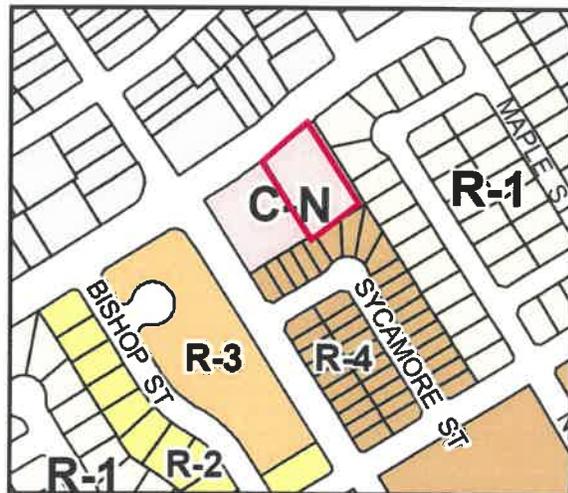


Figure 3 Zoning Map

According to Municipal Code Sections 17.20.030 (b) and (e), commercial uses and mixed uses projects with commercial on first floor and residential on second floor are permitted subject to obtaining a CUP and AR.

DISCUSSION:

The proposal includes CUP, AR, VAR and LDR applications for the construction of eight (8) residential apartments and 3,080 square foot commercial space within the NC Zoning District (*Reference Figure 4*).



Figure 4 Proposed Land Uses

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 4 OF 43**

The property is currently undeveloped and does not support any significant vegetation or natural features. **(Reference Figure 5.)** The property is bounded by San Antonio Drive to the north, a medical office to the west, single-family residences to the east, and a mix of duplexes and single-family residences to the south. An existing concrete masonry wall is located along the eastern and southern property lines.

San Antonio Drive currently features a median that would restrict traffic in and out of the subject property to right-in, right-out movements. The applicant proposes reconfiguration of the median to allow for left turn movements in and out of the property. **(Reference Figure 6.)**

The building fronting San Antonio Drive (Building A) contains ground floor commercial space with two (2) residential units above. Building A will feature commercial lease spaces on the first floor, and the entrances will be oriented towards San Antonio Drive to allow for convenient pedestrian access from the existing sidewalk. The commercial space is currently proposed as an open shell floor plan with shared restrooms; this will allow future tenants an opportunity to customize the size and configuration of their lease space. The two (2) second story residential units will be accessed via a staircase at the rear of the building.

Building C, the smallest proposed building, is located behind Building A and includes two (2) residential units. Building B is located at the southwestern corner of the property and includes four (4) residential units. All proposed residential units feature three (3) bedrooms, two (2) bathrooms and 1,356 square feet of living space.

Parking is located in the eastern portion of the property with access to San Antonio Drive. Thirteen (13) carport spaces and seventeen (17) uncovered spaces are proposed for a total of thirty (30) onsite parking spaces including one handicap accessible space.

Drainage is proposed to be directed to an underground detention chamber located underneath the parking lot. After passing through this treatment system stormwater is directed to the public stormwater system in San Antonio Drive.



Figure 5 Site Photo

Median Redesign: The applicant proposes a redesign of the existing median in San Antonio Drive. The median is adjacent to the subject property and in its current configuration would restrict access to the subject property to right-in, right-out vehicle movements. This configuration is not desirable to the applicant because it creates an inconvenient situation for residents and potential customers. The applicant has been working with the City Engineer on the appropriate redesign of the median. Staff agrees that restricting traffic movements could negatively impact the commercial component, and therefore supports a revised median configuration.



Figure 6 Existing Median in San Antonio Drive

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 6 OF 43**

Proposed Commercial Uses

The applicant is requesting approval of a master CUP for the following uses: professional offices; medical offices; grocery stores; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin operated cleaning, dry cleaning; and restaurants including delicatessens and pubs.

On May 7, 2019, the Planning Commission reviewed a similar project at 1195 Amherst Drive. The same uses listed above were proposed as part of this project. During deliberations the Planning Commission expressed concerns with off-sale liquor sales, restaurants, and pubs. The concerns are summarized as follows:

- There may not be enough parking spaces to accommodate proposed uses.
- Alcohol sales could create negative impacts on neighborhood.

While comments from past meetings should be acknowledged, the Planning Commission should also consider that this is a different project at a different location. Staff poses the following questions to the Commission that may be helpful to guide the discussion during deliberations:

- *Does the Commission believe the subject project location has different characteristics than the 1195 Amherst project location?*
- *Based on the location and considering the property's C-N zoning, are the requested uses reasonably compatible with other uses on the site and in the neighborhood?*
- *If the Commission finds any proposed uses to be potentially incompatible, could certain restrictions be placed on these uses to bring them to a higher level of compatibility (e.g., parking requirement)?*

Variance to Parking Standards (Chapter 17): The applicant requests a VAR to the City's parking pursuant to Municipal Code Section 17.52.010 which requires apartments with three (3) or more bedrooms apartments to provide one (1) garage per unit plus one (1) covered space. This is similar to the Planning Commission approval for the Amherst mixed use development project.

While an adequate number of parking spaces for the residential use is proposed, the applicant is proposing to eliminate the requirement for garages. The applicant has provided findings that justify the need for a variance. First, the site is physically constrained due to an existing easement along San Antonio Drive. Constructing garages requires more space and would likely result in fewer residential units and/or a decrease in the overall number of onsite parking spaces (which is a negative considering commercial uses are also proposed).

Second, the use of surface parking is consistent with surrounding development, including the La Buena Esperanza Co-Op apartments located to the south at the

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 7 OF 43**

corner of San Antonio Drive and North Third Street, as well as the King Station Apartment complex which is located in the C-N Zoning District and located at the corner of Bedford Avenue and San Antonio Drive. These complexes utilize carports and uncovered parking. The adjacent site, a medical center, also features only uncovered surface parking. In summary, the elimination of garages would not grant special privileges to the project site because the design is consistent with existing development in the vicinity and in the C-N Zoning District.

Variance to Front Yard Setback (Chapter 17): The applicant requests a front yard setback reduction from required twenty (20') feet to ten (10') feet. The applicant states that this is justified based on the fact that there is an existing 9.5-foot easement between the street right-of-way and the property line, which results in the structure being built approximately 19.5 feet from the back of sidewalk. So, while a variance is requested, the result is that the structure will be close to twenty (20') feet from the street as intended by the code requirement. Staff finds that siting the mixed use building closer to the street is advantageous for the pedestrian experience along San Antonio Drive, especially considering commercial uses will exist on the ground level.

DEVELOPMENT STANDARDS ANALYSIS:

Per the Municipal Code Section 17.20.030 (e), mixed use projects are permitted subject to obtaining a CUP. The Planning Commission will determine if the proposed project complies with the regulations of the Municipal Code and if the proposed uses are consistent with the location, neighboring uses and vicinity.

The applicant is proposing a functional and pleasing design for the site that will fit in with neighboring uses.

Private Open Space

The development should provide a two (2) open space areas as shown on the site plans. **(Reference Figure 7.)** The project proposes two open space areas for the residents within the development, and a condition of approval requires two trellises. The applicant's proposal includes two open space areas as shown in Figure 5 below. **(Reference Condition of Approval No. 4.)**

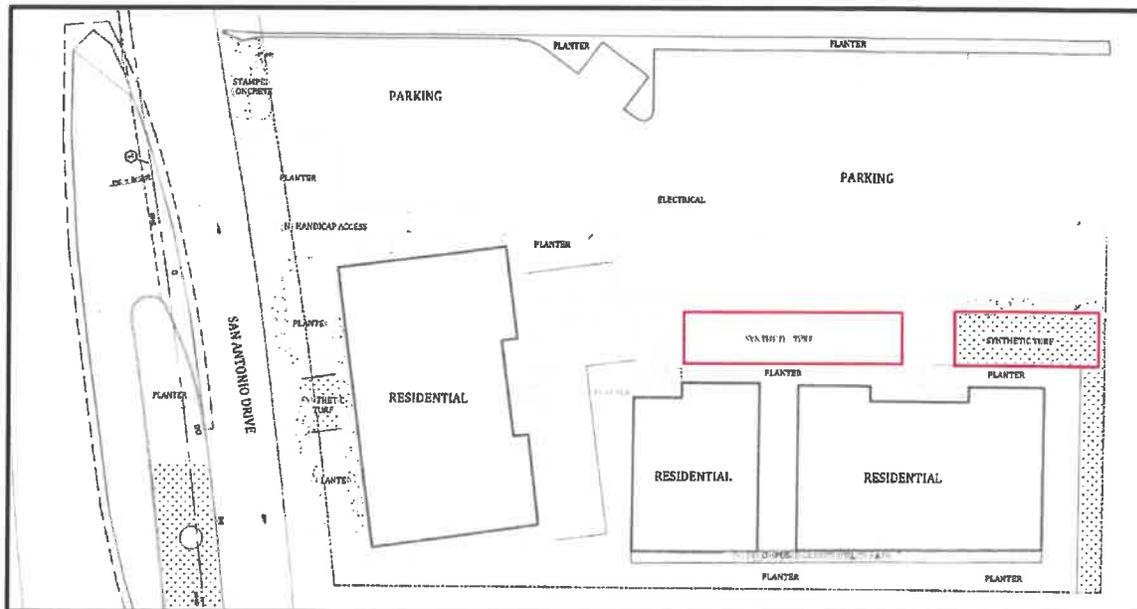


Figure 7 Landscape Plan Showing the two private open areas

Pedestrian and Visual Linkage

The project includes an internal walkway connecting the residential and commercial uses.

Parking

The project proposes thirty (30) parking spaces including one (1) ADA compliant space. The Municipal Code does not provide a parking standard for mixed use projects that provide shared parking spaces. The Municipal Code does not have a separate calculation for mixed use projects and instead calculates the number of parking spaces based on each use¹. The parking standards for commercial uses vary from one (1) parking space per two-hundred (200) square feet of sales floor area, to one space per four-hundred (400) square feet of sales floor area. The development plans do not provide a list of specific commercial tenants because these have not been determined yet. However, most commercial uses require one (1) space per three-hundred (300) square feet, or one (1) space per four-hundred (400) square feet. In a more conservative scenario where all businesses require 1 space per three-hundred (300) square feet, the total required number of spaces for the commercial uses (3,080 SF) would be eleven (11) spaces. Considering an additional sixteen (16) spaces are required for the residential use (eight (8) units, two (2) spaces per unit),

¹ In any commercial zone where residential occupancy is permitted on the second story of a structure, the parking requirements for residential parking will apply in addition to the required number of parking spaces for the retail business over which it is located.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 9 OF 43**

it is expected that twenty-seven (27) parking spaces will adequately serve the development. With thirty (30) spaces proposed, this leaves a few extra spaces in the event a restaurant or other use with a greater parking requirement is proposed in the future.

The subject project is similar to a recently approved mixed use project at 1195 Amherst Drive. The Amherst project has twelve (12) residential units, 6,000 square feet of commercial space, and forty-one (41) onsite parking spaces². With twelve (12) residential units, the code required twenty-four (24) parking spaces for residential uses, leaving seventeen (17) spaces for the commercial uses. The subject project includes fourteen (14) spaces for the commercial uses, but only about half the amount of commercial square footage (6,000 SF vs. 3,080 SF). Therefore, the subject project provides onsite parking for commercial uses at a higher ratio than the approved project at 1195 Amherst Drive.

It should also be considered that parking will be shared between the commercial and residential uses, and in many cases, the highest parking demand for residential uses (in the evening after work) is at a different time than the highest demand for commercial (during normal business hours). Other jurisdictions have specific standards to address shared parking situations, which are necessary to ensure that mixed-use developments do not become obsolete due to high parking demands:

- The City of San Luis Obispo allows a fifty (50%) percent reduction of required parking for “Eating and Drinking Establishments, and Food and Beverage Sales” in the Neighborhood Commercial (“C-N”) Zoning District. Based on the “purpose section” of their parking code, this reduction is likely intended to minimize negative environmental impacts, consolidate parking when typical demands may be satisfied more efficiently by shared facilities, and to encourage other modes of transportation in neighborhood settings including walking, biking, and carpooling.

The City of San Luis Obispo code also allows the Planning Director to approve a twenty (20%) percent parking requirement reduction for shared parking serving more than one use.

- The City of Salinas requires only one (1) parking space for studios, one (1) bedroom, and two (2) bedroom units in mixed use buildings. Further, the parking requirement for all commercial uses in a mixed use building is one (1) space per four-hundred (400) square feet of floor area.

² The subject project has eight (8) residential units, 3,080 SF of commercial space, and thirty (30) parking spaces.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 10 OF 43**

- The City of Paso de Robles includes the following provision for mixed-use developments: *“In a mixed-use development (per above), the combined parking requirements may be reduced by a maximum of thirty-three percent (e.g. residential and non-residential uses within the same building or on the same parcel) unless it is demonstrated that a further reduction in parking spaces is merited due to a reduced parking demand, as approved by the planning commission.”*

They also have provisions for “joint use parking” which is the same as shared parking: *“Up to sixty-six percent of the parking facilities used primarily for a daytime use may be provided by the parking facilities used primarily for a nighttime and/or Sunday use. The reverse is also true: up to sixty-six percent of the parking facilities used primarily for a nighttime and/or Sunday use may be provided by the parking facilities used primarily for a daytime use.”*

- The City of Atascadero includes the following provisions: *Shared On-Site Parking Adjustment. Where two (2) or more nonresidential uses are on a single site, the number of parking spaces may be reduced through administrative use permit approval (Section 9-1.112) at a rate of five percent (5%) for each separate use, up to a maximum of twenty percent (20%); as long as the total number of spaces is not less than required for the use requiring the largest number of spaces.*

Shared Peak-Hour Parking. In addition to the reduction of required parking allowed by subsection (e) of this section, where two (2) or more uses have distinct and differing peak traffic usage periods (for example, a theater and a bank), the required number of parking spaces may be reduced through conditional use permit approval, provided that the parking lots of each use are located within three hundred (300) feet of each other (as measured along the most direct pedestrian path). The amount of reduction may be up to seventy-five percent (75%) of the amount of spaces required for the most intensive of the two (2) or more uses sharing the parking.

For example, the project would also be consistent with the Salinas requirements for commercial uses in a mixed-use building, which is one (1) space per four-hundred (400) square feet of floor area. Calculating parking at this rate for the subject project would result in eight (8) required parking spaces for the commercial component. Since fourteen (14) spaces reserved for commercial uses is proposed, this standard would be met with spaces to spare.

If the 20% reduction available in Atascadero was applied to the subject project where twenty-seven (27) spaces are required (at a 1 per 300 SF commercial ratio), the required number of spaces would be twenty-two (22). If the 33% reduction available in Paso Robles was applied the required number of spaces would be eighteen (18). This would result in the subject property having nine (9) extra parking spaces. So, if

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 11 OF 43**

these reductions were considered, even a use with a higher parking requirement like a small cafe³ could be accommodated.

In summary, since the commercial uses will be utilized during normal business hours, typically between 7 AM and 6 PM for professional service uses or 7AM to 10 PM for grocery stores, laundromat and restaurants uses, the additional parking spaces will be available for the residents in the evening. A reduction of parking spaces is permitted with the approval of the community development director. **(Reference see Condition of Approval No. 6.)**

Offsite Parking: Some cities also have provisions for offsite parking agreements. These codes allow a property owner to work with an adjacent property owner to “borrow” extra parking spaces. Considering the subject property is adjacent to a medical office (which operates during normal business hours), there may be an opportunity to establish an off-site parking agreement that would allow visitors of the mixed-use development to park at the medical office outside normal business hours. Note that these types of agreements require consent and cooperation from all involved property owners, but in the event a high parking use (i.e. restaurant) is proposed on the subject property it would be beneficial to have an offsite parking allowance in place for the site. Therefore, staff recommends the following optional condition:

- *The applicant may pursue an offsite parking agreement with any commercially zoned property within 250 feet of the subject property. The cooperating property must prove that there are excess parking spaces beyond the minimum required by the Municipal Code, or that the parking spaces will be utilized only outside normal business hours. Offsite parking spaces must be designated with a physical sign specifying the hours they can be used by visitors, and the subject property shall install signage stating the availability and location of offsite parking spaces. The agreement language, signage, and any other related items shall be approved by the Planning Director prior to establishing an offsite parking agreement.*

Existing Easements

In addition to the easement along the San Antonio Drive frontage, the subject property holds a 12 ft non-exclusive access easement across the southern boundary of Clinica de Salud (the adjacent property to the south). The easement does not extend into the subject property, but because it is adjacent it can be used for an access drive out to Third Street to the benefit of the subject property. To summarize, the Clinica property does not have access rights to the subject property, but the

³ Parking requirement for restaurants: 1 space for each 3 seats but not less than 1 space for each 30 square feet of the floor area of the dining room.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 12 OF 43**

subject property does have access rights through the Clinica property. The subject project does not propose to utilize the access easement at this time.

Carport

The project proposes shared use for the parking spaces area. The applicant is proposing fourteen (14) carport spaces to be designated for apartments. The project proposes carport for the residential units. The carports will have a corrugated steel roof and the beams will be encased with stucco similar in color and style of the proposed structures. The project will be conditioned to designate the carports for the residential units. **(Reference Condition of Approval No. 7.)**

Addresses

The project is a mixed-use development. The differentiating between the commercial and residential units is required when providing addresses for the uses. The commercial units shall use the alphabet (A-D) and the residential units shall use numerical units. **(Reference Condition of Approval No. 8.)**

Building Entrance Orientation

The buildings located along the street shall have the entrances orientated towards the street. The project orientates the building towards San Antonio Drive. Project will be conditioned to meet this requirement, **(Reference Condition of Approval No. 9.)**

Landscape

A drought tolerant landscape plan is designed including a variation of very-low to moderate water consumption plants. At the time of building permit submittal, a final landscape plan shall be submitted by the applicant and include water consumption calculations to comply with the Water Efficiency Ordinance Municipal Code Chapter 15.50. **(Reference Condition of Approval No. 14.)**

This proposed project has landscaping treatment proposed for the street frontage along San Antonio Drive and around the parking lot. The final landscape plan shall show street trees provided along frontage abutting San Antonio Drive. **(Reference Condition of Approval No. 14b.)**

Trash Enclosures

The Waste Management Agency will serve the project. A trash enclosure is proposed as required by municipal code. Trash enclosures shall be located in a manner that will result in the least impacts to residents from noise and odors. They shall be located so they are easily accessible for trash collection. The applicant's proposal provides an enclosure accessible by the pedestrians and by the trash company.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 13 OF 43**

Trash enclosures shall be screened from public view with walls, fences and landscaping, and designed with use of colors and material that are architecturally compatible with the buildings on the site. The applicant's proposal provides an enclosure with CMU exterior block wall construction and with a wood gate. The enclosure is approximately one-hundred and eighty (180) square feet and has been reviewed by Waste Management, Inc. (**Reference Condition of Approval No. 16.**) (Waste Management provides solid waste pickup.)

Drainage Requirements:

The project will be required to meet State and Federal drainage and erosion standards, keeping drainage from the buildings on-site in a manner that will permit percolation into the ground water and reduction of stormwater flows. The site lends itself to use of bioretention basins or similar methods of maintaining drainage on-site. Since the site is greater than one (1) acre in area, construction and grading would follow normal Stormwater Pollution Prevention Plan ("**SWPPP**") protocols for grading and construction during rainfall events. As long as measures meet the SWPPP standards and maintain future rainfall on-site, there should be no significant negative impacts expected from the project. The applicant should discuss SWPPP standards with the Central Coast Regional Water Quality Control Board ("**RWQCB**") and with the City Engineer. The project is required to conform to City and RWQCB Standards, and be reviewed and approved by the City Engineer, (**Reference Condition of Approval No. 35.**)

Signage

The project proposes a sign monument sign. The colors, size and lettering are within the requirements of the City Municipal Code Chapter 17.55. (**Reference Condition of Approval No. 13.**) The applicant shall resubmit a master signage plans for the commercial uses.

ARCHITECTURAL REVIEW ANALYSIS

The Planning Commission will act as the architectural review committee ("**ARC**"), pursuant to Municipal Code Section 17.30.120.

Building Height

The project buildings cannot exceed two stories and shall not exceed 30 feet in height. The proposed structures are two (2) stories and the tallest is 27 feet in height.

Building Site

Front yard: The project proposes a ten (10') foot setback from San Antonio Road where twenty (20') feet is normally required. A variance to reduce the setback is

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 14 OF 43**

requested. It is noted that a 9.5-foot easement is located between the street right-of-way and the property line, which results in the structure being built approximately 19.5 feet from the back of sidewalk.

Side Yard: The project proposes a ten (10') foot side yard along the western property line where the property abuts an existing commercial office use. A much greater setback (over fifty (50') feet) is proposed on the eastern side where the property abuts existing single-family residences (this area is occupied by the driveway, parking area, and trash enclosure). The minimum side yard setback is ten (10') feet because the property is adjacent to a residential district per Municipal Code Section 17.20.060 (b).

Rear Yard: The project proposes a fifteen (15') foot rear yard setback. The minimum requirement is fifteen (15') feet because the project is adjacent to a residential district per Municipal Code Section 17.020.060 (c). A fire access easement also exists in the rear yard area. Keeping this easement area clear is critical for emergency access, and therefore following must occur: Staff recommends that a portion of existing wood fence equal to the width of the twelve (12') foot access easement be removed. Since this was erected by the medical clinic they are responsible for the removal.

Architectural Features

All the proposed structures exteriors will include stucco on the first floor and with wood siding and wood trim on the second floors. Stone veneer exterior accent walls and awnings are located on the street facing side of the mixed-use building. The roofs will have composition shingles.

The color pallet includes a mixture of grey tones with brick/burgundy tone awnings. The proposed building materials is a combination of wood siding, stucco and wood trim with a stone veneer accent wall. The project shall utilize the proposed pallet shown on **Attachment 3. (Reference Condition of Approval No. 17.)**

Window Placement

Windows for the commercial uses shall be located at street level and along the public street. The windows for commercial uses along San Antonio Drive are required to be a minimum of 6 feet x 5 feet and are located one and one-half (1.5') feet from the ground surface allowing pedestrians easy visual access. While it appears this standard is met, the project will be conditioned to ensure it is met through the building permit phase. **(Reference Condition of Approval No. 12.)**

Outdoor and Building Lighting

The project proposes lighting within the parking and pedestrian pathways. Lighting fixtures either wall-mounted or light standards shall be in keeping with the architectural theme of the buildings. The lighting should provide enhanced pedestrian

safety and safety of parking. Pole light fixtures in parking areas shall not exceed thirty (30") feet in height. Project COA require the above. (**Reference Condition of Approval No. 24.**)

Roof and Roof-mounted Equipment

Any mechanical equipment shall be screened from the public view using landscape, walls, fencing, parapets or other architectural elements or a combination thereof. Mansard roofs, parapets, overhangs, and awnings will be decorative and coordinated with the architecture and colors of the building. Visible roofing materials on these features will be tile or architectural metal. Composition, tar and rock roofing materials are not acceptable for visible roofing. Site and roof-mounted equipment shall be painted and screened from adjacent public street visibility and shall coordinate with architectural features of the building. Well maintained antenna towers and satellite dishes (e.g., dish antennas) may be left unpainted. These details must appear on elevations submitted for architectural review. (**Reference Condition of Approval No. 15.**)

Electrical and mechanical apparatus and fixtures located on exterior walls shall be concealed from street visibility in a manner consistent with the architectural design of the building. (**Reference COA No. 26.**)

Fences and Walls

Fences and walls are permitted. An existing six (6') foot tall masonry block wall is located along the east and south property lines. An existing six (6') foot tall wood fence is location along the western property boundary between the subject property and the medical clinic. All walls and fences are proposed to remain. (**Reference Figures 8 and 9.**)



Figure 8 Existing Masonry Wall Along Property Line



Figure 9 Existing Wood Fence Along Property Line

Surrounding Uses and Zoning Districts

Table 1 provides an overview of the adjacent zoning and land use.

Table 1 Adjacent General Plan/Zoning District/Land Use			
North:	PD / P-D / Single-family homes	East:	LDR / R-1 / Single-family homes
West:	NC / C-N / Medical Center	South:	MDR / R-4 / Single-family homes and Duplexes

MUNICIPAL CODE REQUIREMENTS

Table 2 Development Standards for proposed Project

Table 2 Development Standards Met?		
	Development Standard	Requirements Met?
Maximum Building Height	Two Stories (30 feet)	Requirement Met (29 feet max)
Minimum Setback (Buildings)	Front Yard: No less than 20 ft Side Yard: None or 10 ft Residential Rear Yard: None or 15 ft from residential	Front: 10 ft (Variance requested) Side: 10 ft Rear: 15 ft

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 17 OF 43**

Landscaping	Minimum area is 10% of gross area of the building site.	Requirement Met
Parking (Off Street Parking)	Dependent on future commercial uses.	30 parking spaces proposed.
Parking (ADA parking)	1-2 ADA parking spaces	1 ADA space proposed, compliance TBD through building permit.
Fence/Walls	Permitted but not required	Existing walls to remain.
Outdoor Lighting	Lighting should be in keeping with architectural theme of buildings and provide enhanced pedestrian safety.	UNKNOWN. A final lighting plan shall be submitted at the time of building permit submittal.
Trash Enclosure	Trash should be screened and located away from residents 1 Enclosed trash area 12'x14'	Requirement Met
Scale and Portion	Buildings shall avoid monolithic building scale and proportions	Requirement Met
Colors/materials	Required to be authentic and keeping with the building architectural style and regional influences	Requirement Met
Screening	Any mechanical equipment shall be screened from public view	Requirement Met
Building Entrance Orientation	Primary building entrances to be located along public street	Requirement Met
Residential Privacy	Views into living quarters should be avoided.	Requirement Met
Window Placement	Street level business's windows to be located along public street frontages at height for	Requirement Me

PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 18 OF 43

	pedestrian visible access	
Pedestrian and Visual Linkage with Public Space	Project shall incorporate pedestrian linkages to public realm	Requirement Met
Signage	6ft high freestanding monument sign. Building Signs are 1 sq. ft. per each 2 lineal feet of building frontage Indirect lighting.	6ft high freestanding monument sign. Requirement is met. A Master Sign Program shall be submitted for the commercial spaces.

GENERAL PLAN/POLICIES AND REQUIREMENTS:
Table 3 provides the land use designations for the project.

Table 3 General Plan Designation	
General Plan Land Use Designation:	NC (Neighborhood Commercial)

Land Use Element

The proposal is consistent with the City General Plan designation. The proposed uses (commercial and residential apartments) are permitted the Neighborhood Commercial areas of the City and will provide variety of commercial services that will benefit the nearby residential neighborhoods as well as provide employment for local residents. Staff notes that allowing a variety of commercial uses is consistent with the intent of the C-N Zoning District; once established, the businesses will be within walking distance from a large neighborhood. This will reduce vehicle trips and increase the desirability of the area as new amenities will exist in the neighborhood. The following General Plan policies support the proposed mixed-use project:

3.2.1 The City shall provide for the maximum flexibility in interpreting allowable uses under the zoning ordinance in order to encourage good retailing design and effective utilization of commercial property, and shall encourage a mix of residential and commercial uses where appropriate.

3.3.2 Existing residential land uses located adjacent to commercial property shall be protected from noise, unsightliness, offending odors, and other nuisances.

An existing masonry wall will provide a visual and noise buffer between the subject property and adjacent residences. Further, the proposed access drive and parking area serves as a buffer between the mixed-use building and the residences to the east.

Advantages

The development of this mixed-use project would be beneficial to the City. The nearby residential neighborhood would benefit having commercial uses within walking distance, and building itself will enhance the area aesthetically through its design and landscaping. The project will result in improved business, development in the City, additional needed neighborhood commercial services within the surrounding areas.

Disadvantages

There are no known disadvantages. The project is well designed and will benefit the community as well as creating an enhancement to the area.

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.

PROJECT REVIEW COMMITTEE COMMENTS AND REVIEW AND REVIEW BY AGENCIES:

A representative from each City Department meets to discuss most community development projects. This group operates as the City's staff advisory team, which is referred to as the Project Review Committee ("**PRC**"). PRC provides comments to the applicant and COA before a project goes to the Planning Commission. No major issues regarding the project arose during the meeting of the PRC. Comments from PRC are incorporated throughout the staff report and their recommendations are incorporated in the attached COA. Comments in this Staff Report reflect comments made by City Staff.

As of the date of the preparation of this staff report, no written testimony has been received by the City.

PUBLIC NOTICE AND INPUT:

A public hearing notice was published in the King City Rustler South County Newspaper on **June 19, 2019**, and all property owners of record within three-hundred (300') feet of the subject site were notified of this evening's public hearing and invited to voice any concerns on this application.

ALTERNATIVES:

The following alternatives are provided for Planning Commission consideration:

1. Adopt Resolution No. **2019-258** which approves CUP 2018-005, AR 2018-017, VAR 2018-002 and LDR 2018-003;
2. Request modifications in the design and/or proposed use;
3. Deny Resolution No. **2019-258** which denies the project from construction. (If the Planning Commission wishes to deny the project, the reasons should be

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 21 OF 43**

specified, and the item continued to a future hearing so the appropriate findings of fact and resolution can be prepared by staff.); or

4. Provide other direction to staff.

Exhibits:

1. Exhibit 1 – Project Plans and Additional Figures
2. Exhibit 2 – Findings of Fact
3. Exhibit 3 – Resolution No. 2019-258
4. Exhibit 4 – Conditions of Approval

Submitted by: KJA For Erik Berg-Johansen
Erik Berg-Johansen, Planner

Approved by: KJA For Doreen Liberto
Doreen Liberto, AICP, Community Development Director

**EXHIBIT 1
Project Plans and Additional Figures**

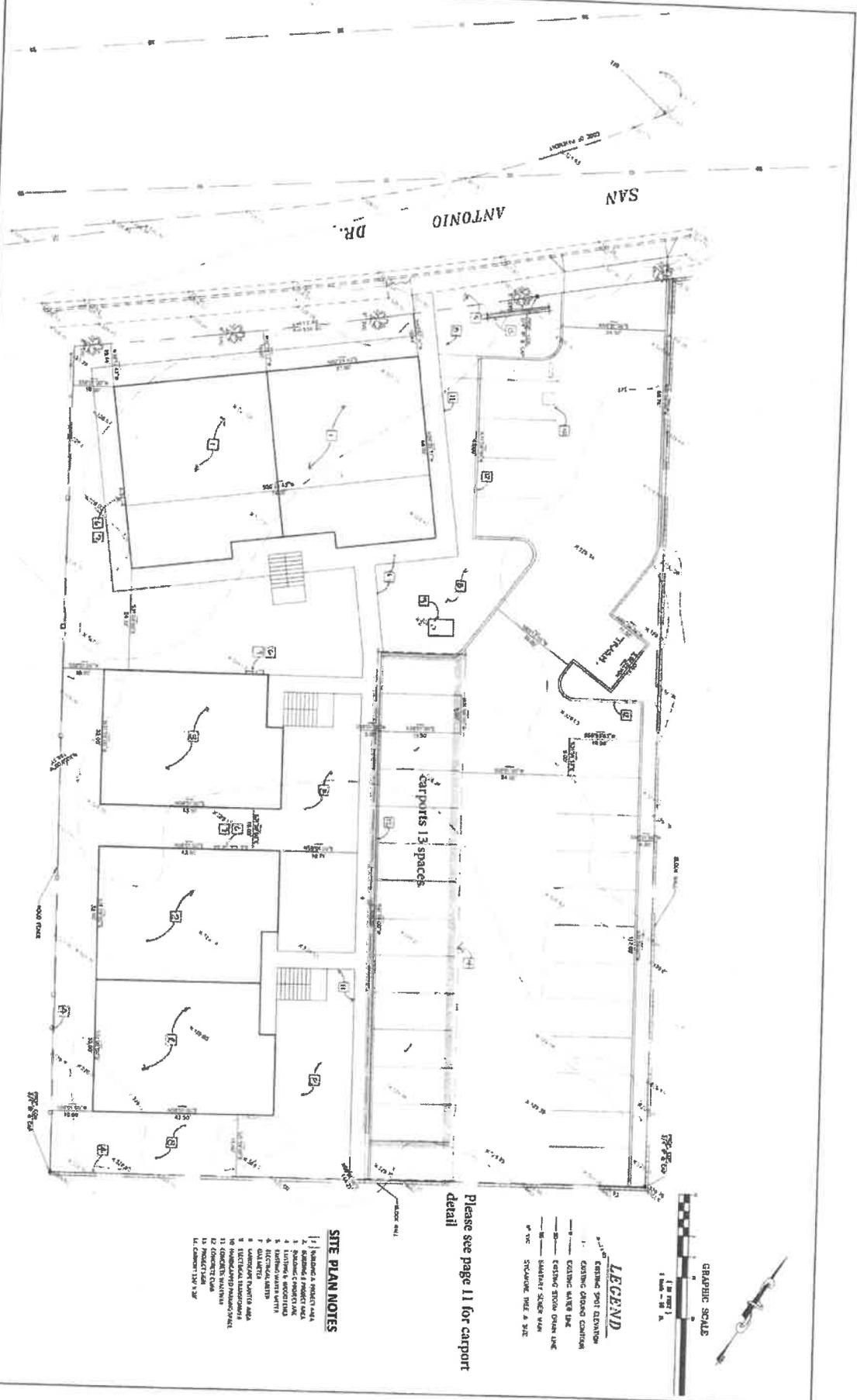
List of Figures:

- Attachment 1** – Site Plan and Civil Engineering Plan Set (reduced)
- Attachment 2** – Landscape Plan Set (reduced)
- Attachment 3** – Architectural Plan Set (reduced)
- Attachment 4** – Revised Median Design
- Attachment 5** – Application and Written Narrative

UNDERGROUND SERVICE ALBERT
 DIAL #11
 TWO WORKING DAYS
 BEFORE YOU DIG

DEVELOPMENT PLAN

APN 026-501-006



LEGEND

- EXISTING SPOT ELEVATION
- EXISTING DRAIN CONTROL
- EXISTING WATER TANK
- EXISTING STORM DRAIN LINE
- MAINTENANCE SLOPE VAN
- STORMWATER PUMP & SIZ.

Please see page 11 for carport detail

SITE PLAN NOTES

1. HAZARDOUS & WASTED AREA
2. HAZARDOUS & WASTED AREA
3. HAZARDOUS & WASTED AREA
4. HAZARDOUS & WASTED AREA
5. HAZARDOUS & WASTED AREA
6. HAZARDOUS & WASTED AREA
7. HAZARDOUS & WASTED AREA
8. HAZARDOUS & WASTED AREA
9. HAZARDOUS & WASTED AREA
10. HAZARDOUS & WASTED AREA
11. HAZARDOUS & WASTED AREA
12. HAZARDOUS & WASTED AREA
13. HAZARDOUS & WASTED AREA
14. HAZARDOUS & WASTED AREA

NOV	DESCRIPTION	DATE	BY	CHKD

T. TANTALIA ENGINEERING
 CIVIL ENGINEER
 C. MADSON

NO.	DATE	BY	CHKD

PROJECT CONTROL POINTS

1.	10018.105	9865.9199	334.5300	
3.	9828.3720	9945.6010	329.2320	3/4" I.P.
5.	10176.8291	9927.0803	327.3610	3/4" I.P.
6.	10233.5655	9927.6178	328.1230	MAG. MAIL & SHINER
7.	10137.4880	9831.7573	328.8800	MAG. MAIL & SHINER

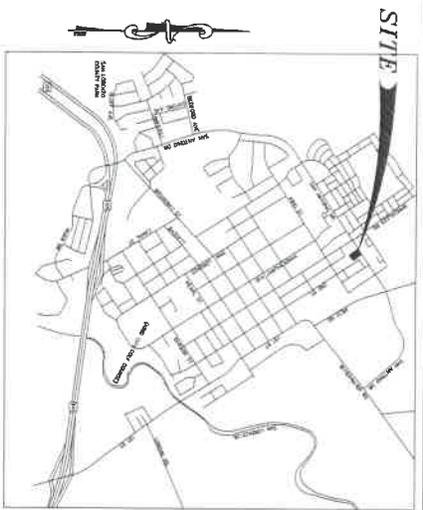
SAN ANTONIO SUNRISE APTS.

SAN ANTONIO DR.

CITY OF KING

MONTEREY COUNTY, CA

SITE IMPROVEMENTS - APARTMENT CONSTRUCTION



CODE COMPLIANCE REQUIREMENTS

- CALIFORNIA BUILDING CODE (LATEST EDITION)
- CALIFORNIA PLUMBING CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA ELECTRICAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA ADMIN. CODE, TITLE 24
- CITY OF KING GRADING ORDINANCE

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	COMPLIANCE DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY ADEQUACY OF THE RESISTANCE TO SETTLEMENT TESTS PERFORMED FOR FOUNDATIONS AND FOUNDATION	---	X
2. VERIFY FOUNDATION AND EXISTING IS SHOWN WITHIN AND	---	X
3. RECORD OF FOUNDATION AND DESIGN OF FOUNDATION	---	X
4. VERIFY USE OF APPROVED MATERIALS AND METHODS AND OF	X	---
5. RECORD OF ADEQUATE OF COMPACTED FILL, GRAIN SIZE	---	X

SHEET INDEX

1. FRONT SHEET
2. GENERAL & CONSTRUCTION NOTES
3. CONSTRUCTION NOTES & DETAILS
4. SITE GRADING AND DRAINAGE PLAN
5. ON-SITE UTILITY PLAN
6. SEWER PROFILE & UTILITY NOTES
7. GRADING PLAN CROSS-SECTIONS
8. GRADING PLAN CROSS-SECTIONS (CONT)
9. STORM DRAIN PLAN & PROFILE
10. UNDER GROUND CHAMBER SYSTEM & DETAILS
11. SAN ANTONIO DR. FRONTAGE IMPROVEMENTS
12. SAN ANTONIO DR. CROSS-SECTIONS
13. EROSION & SEDIMENTATION CONTROL PLAN

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT RESIDENTIAL APARTMENT BUILDINGS ON A VACANT USE ASSESSMENT OF LAND, INCLUDING DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT. THE PROJECT WILL INCLUDE THE APPLICATION OF AN EXISTING STREET CURB AND OTHER ROAD AND A NEW SIDEWALK. THE SEWERAGE SYSTEM SHALL INCLUDE THE CONNECTION TO EXISTING MAIN SEWER LINES, TRENCHES, TRENCHES AND OTHER TELEVISION FACILITIES.

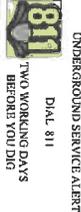
THE PROJECT CONSTRUCTION IS EXPECTED TO COMPLETION ON AUGUST 1, 2018 AND IS SCHEDULED FOR COMPLETION ON FEBRUARY 1, 2019

PROJECT INFORMATION

OWNER: CHRIS MADSON CONSTRUCTION
 1000 OCT 6TH
 1000 OCT 6TH
CONTACT: CHRIS MADSON
 (831) 928-0013
APN: 026-501-008

TARTAGLIA ENGINEERING
CHRIS MADSON CONSTRUCTION
 FRONT SHEET & NOTES

DATE	DATE	DATE	DATE
PACIFIC GAS & ELECTRIC	CALIF. WATER SER.	SO. CALIF. GAS	A. T. & T.
			CHARTER COMM.



SAN ANTONIO SUNRISE APARTMENTS

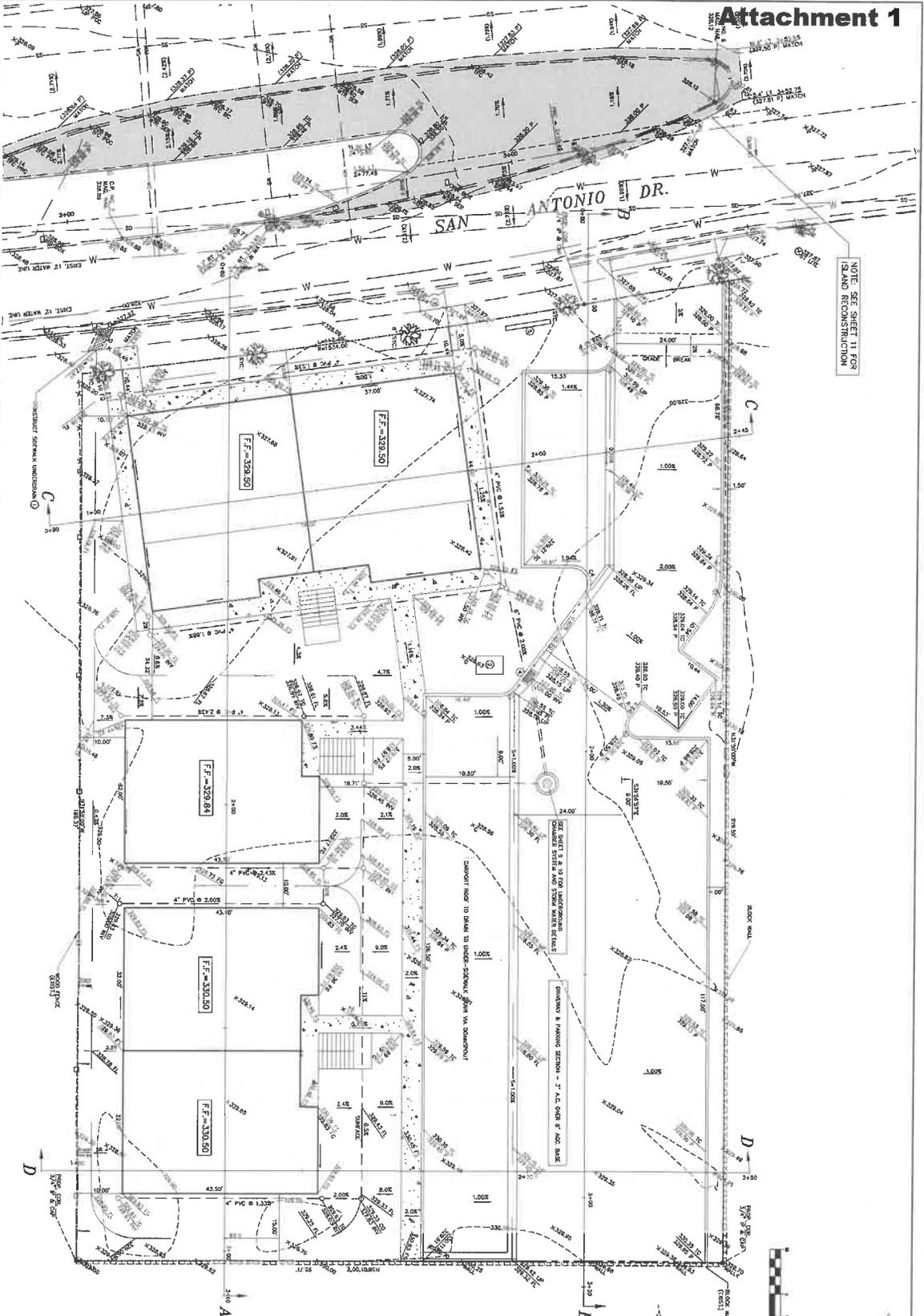
APN 026-501-008

REV.	DESCRIPTION	DATE	APP.
1			

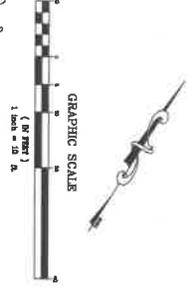
TARTAGLIA ENGINEERING
 1000 OCT 6TH
 1000 OCT 6TH
CONTACT: CHRIS MADSON
 (831) 928-0013
APN: 026-501-008

REVISION/DATE	APP. FOR DATE	DATE
10/18/18		

TARTAGLIA ENGINEERING
 1000 OCT 6TH
 1000 OCT 6TH
CONTACT: CHRIS MADSON
 (831) 928-0013
APN: 026-501-008



NOTE: SEE SHEET 11 FOR ISLAND RECONSTRUCTION



- LEGEND**
- EXISTING SPOT ELEVATION
 - EXISTING GROUND CONTOUR
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - SANITARY SEWER MAIN
 - ST. SIZE, STYCLARE, HEE & SIZE
 - SLOPE/DIRECTION OF FLOW
 - DESIGN FINISH GRADE
 - DESIGN FINISH SURFACE
 - DESIGN FINISH PAVEMENT
 - DESIGN TOP-OF-CURB
 - DESIGN FLOORLINE
 - DESIGN OUTER LP
 - DESIGN FINISH FLOOR
 - DOWNSPOUT INLET & LINE
 - INSTALL SINK, WALK UNDERDRAIN
 - SEE DETAIL SHEET NO. 11
 - TRANSFORMER PAD LOCATION
 - RECONSTRUCT DAMAGED SIDEWALK
 - CONSTRUCT RAIN INLET PER DETAIL ON SHEET NO. 11
 - MONUMENT SIGN

UNDERGROUND SERVICE ALERT
 DIAL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

GRADING & DRAINAGE PLAN

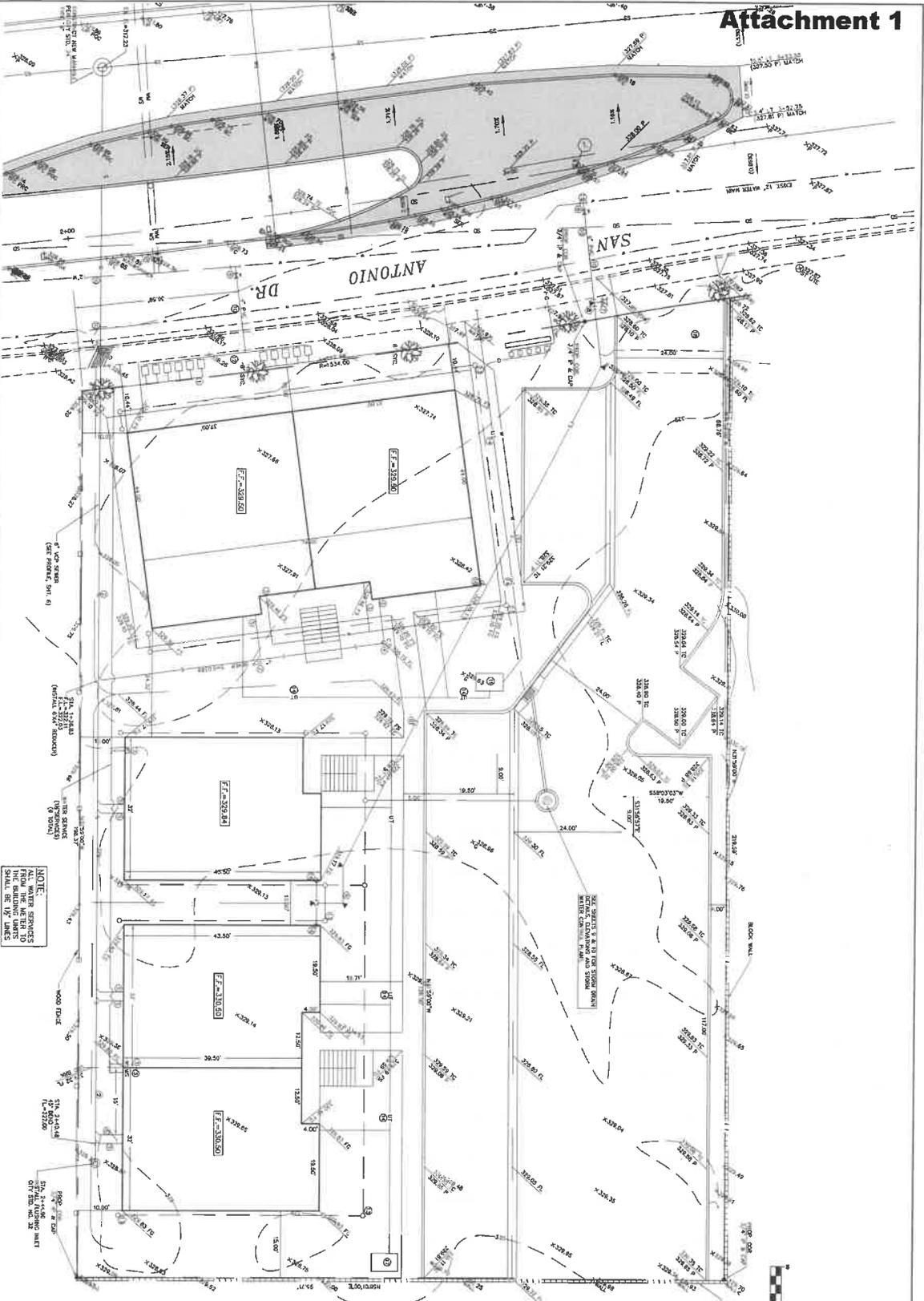
APN 026-501-006

REV.	DESCRIPTION	DATE	APP'D.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

TE TARIQ/OTTA ENGINEERING
 CIVIL ENGINEERS
 20001 E. Highway 111, Suite 100
 Denver, CO 80231
 (303) 751-1111

C. MADSON

DATE	SCALE	SHEET
10/10/18	1" = 20'	11



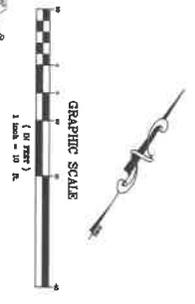
UNDESIGNGROUND SERVICE ALERT
 DIAL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

UTILITY PLAN

APN 026-501-006

NOTE:
 ALL WATER SERVICES
 FROM THE METER TO
 SHALL BE BY TIES

NOTE:
 SEE SHEETS 1 & 2 FOR EXISTING
 UTILITIES AND PROPOSED
 CHANGES TO EXISTING UTILITIES



LEGEND

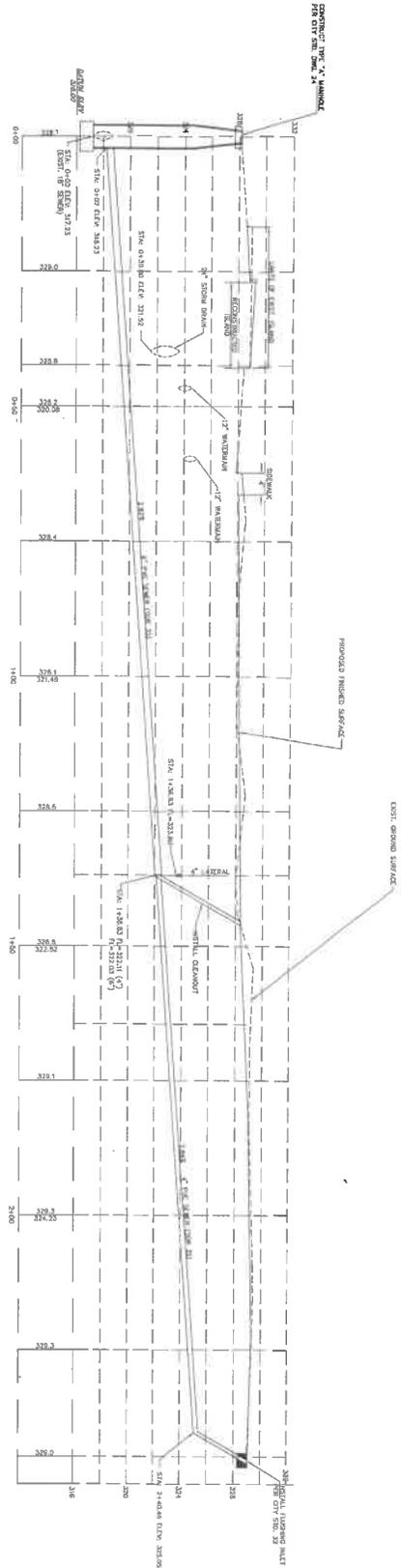
- X— EXISTING SPOT ELEVATION
- S— EXISTING GROUND CONTOUR
- W— EXISTING WATER LINE
- S— EXISTING STORM DRAIN LINE
- S— SANITARY SEWER MAIN
- S— STORM DRAIN LINE & SIZE
- S— FIRE SERVICE LINE
- S— UNDERGROUND UTILITY TRENCH
- ▲ THURST BLOCK
- WATER METERS (10' RT. & 1' LANDSCAPE)
- 4" PVC SEWER LATERAL
- 1" WATER SERVICE LINE
- INSTALL SEWER CLEAN-OUT
- 4" PVC SEWER LATERAL
- INSTALL 4" FIRE SERVICE LINE (FS)
- INSTALL FIRE HYDRANT - CITY STD. NO. 12
- INITIAL 8" X 8" REDUCER
- INITIAL "T" & GATE VALVE
- "PODDER" AND REPT. COPTH. & LOCATION OF EXISTING UTILITY
- TRANSFORMER PAD LOCATION
- 3" DOUBLE CHECK VALVE
- RING FOUNDING CONTROL SEE GRADING PLAN SHEET 4 FOR DETAILS
- UNDERGROUND UTILITY TRENCH SEE DETAIL SHEET 3
- CONNECT TO EXISTING UTILITIES
- FIRE LINE CONNECTION
- ALTERNATE TRANSFORMER LOCATION
- GAS METER'S LOCATION BEHIND MOUNTAIN VIEW SIGN

- ### NOTES:
1. REFER TO THE SITE GRADING PLAN (SIT. 4) FOR ALL FINISH CHANGES FOR THE GARAGE FLOOR, ELEVATIONS AND DRIVE ELEVATIONS.
 2. EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED BY GROUND PENETRATING RADAR AND FROM RECORD INFORMATION. THE UTILITIES SHOWN TO AFFECT THE EXISTING LOCATION AND DEPTH.
 3. ROAD IMPROVEMENTS SHOWN HEREIN ARE CONCEPTUAL. THE CONTRACTOR'S ATTENTION IS DIRECTED TO PLAN SHEET NO. 11 FOR COMPLETE DETAILS.

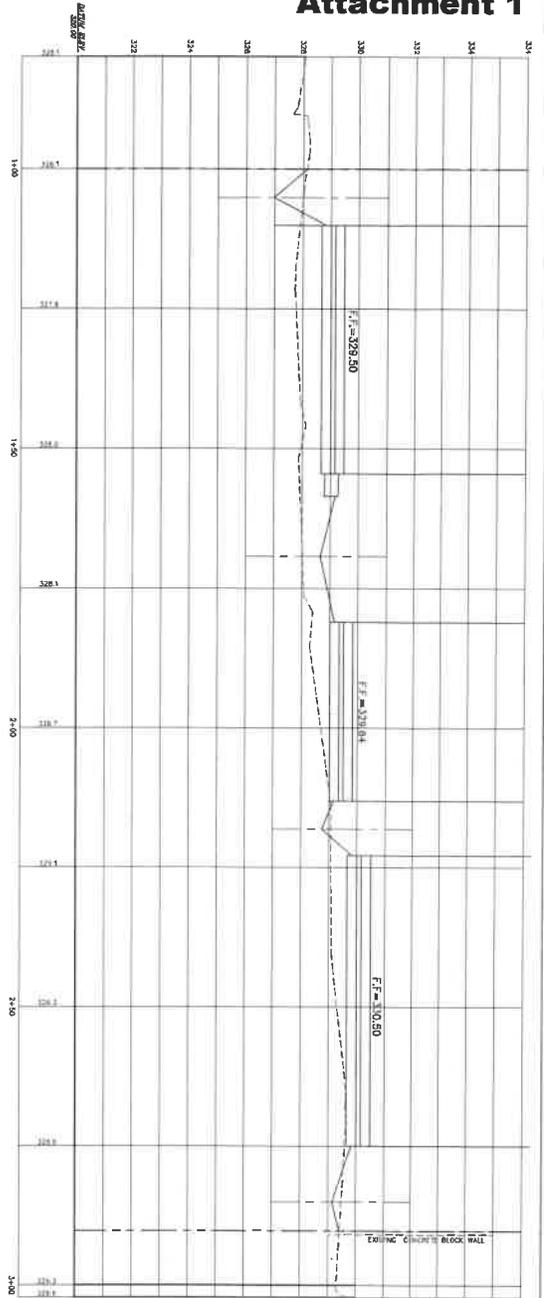
REV.	DESCRIPTION	DATE	APP.
1			

DESIGN	DATE
DRAWN	BY
CHECKED	BY
IN CHARGE	DATE
DATE	TIME
SHEET	NO.

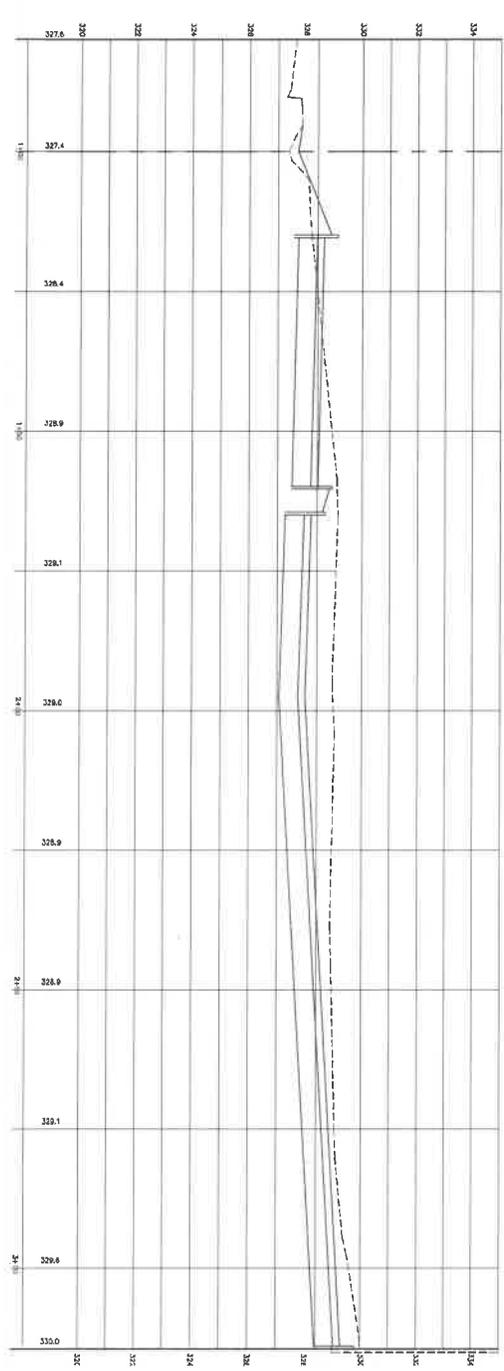
TATAGLIA ENGINEERING
 CIVIL ENGINEERS
 1000 E. UNIVERSITY AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78205
 C. MADSON



Attachment 1



SECTION A-A



SECTION B-B

SCALES:
 1" = 10' HORIZ
 1" = 2' VERT

UNDERGROUND SERVICE ALERT
 DIAL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

PUBLIC IMPROVEMENTS & CROSS SECTIONS SAN ANTONIO DRIVE

REV	DESCRIPTION	DATE	APP.	DATE	APP.
1			T. FARIYAGULLA		
2			E. CIVIL ENGINEERS		
3			C. MADSON		

DESIGN	DATE
DRAWN	DATE
CHECKED	DATE
SCALE	DATE
PROJECT	DATE

PROJECT CONTROL POINTS

1.	10016.1605	9865.9198	334.5300	
2.	9838.9720	9846.6010	328.2320	3/4" I.P.
3.	10173.8291	9927.0803	327.3610	3/4" I.P.
4.	10233.8655	9927.6176	328.1230	MAG. NAIL & SHINER
5.	10137.4680	9831.7573	328.8890	MAG. NAIL & SHINER

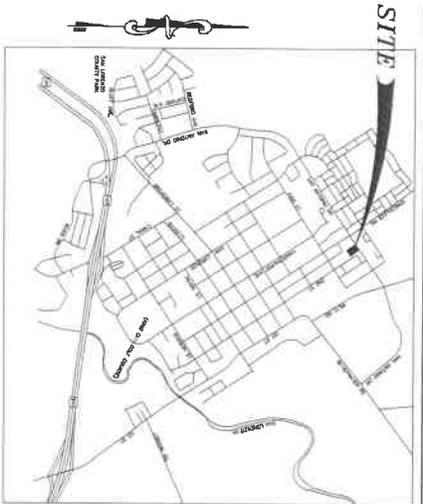
SAN ANTONIO SUNRISE APTS.

SAN ANTONIO DR.

CITY OF KING

MONTEREY COUNTY, CA

SITE IMPROVEMENTS - APARTMENT CONSTRUCTION



CODE COMPLIANCE REQUIREMENTS

- CALIFORNIA BUILDING CODE (LATEST EDITION)
- CALIFORNIA PLUMBING CODE
- CALIFORNIA MECHANICAL CODE
- CALIFORNIA ELECTRICAL CODE
- CALIFORNIA PLUMBING CODE
- CALIFORNIA ADMIN. CODE, TITLE 24
- CITY OF KING GRADING ORDINANCE

**TABLE 1705A.6
REQUIRED VERIFICATION AND INSPECTION OF SOILS**

OPERATION AND SECTION TITLE	CONFORMANCE DURING TAKE-UTTER	PERIODICALLY DURING TAKE-UTTER
1. GENERAL VERIFICATION AND INSPECTION OF SOILS	---	X
2. VIBRY EXAMINATION, IFC. CHECKED TO INSURE SOILS ARE FREE OF OBSTRUCTIONS AND DEBRIS	---	X
3. FILL MATERIALS	---	X
4. VERIFY USE OF PROPER MATERIALS, METHODS AND UTILITY CONNECTIONS	X	---
5. INSURE TO PROVIDE FOR COMPACTED FILL, DRAINAGE, REINFORCEMENT AND VERIFY SOIL SHEAR AND PENETRATION (THIS CALIF. BUILDING CODE)	---	X

SHEET INDEX

1. FRONT SHEET
2. GENERAL & CONSTRUCTION NOTES
3. CONSTRUCTION NOTES & DETAILS
4. SITE GRADING AND DRAINAGE PLAN
5. ON-SITE UTILITY PLAN
6. SEWER PROFILE & UTILITY NOTES
7. GRADING PLAN CROSS-SECTIONS
8. GRADING PLAN CROSS-SECTIONS (CON'T)
9. STORM DRAIN PLAN & PROFILE
10. UNDER GROUND CHAMBER SYSTEM & DETAILS
11. SAN ANTONIO DR. FRONTAGE IMPROVEMENTS
12. SAN ANTONIO DR. CROSS-SECTIONS
13. EROSION & SEDIMENTATION CONTROL PLAN

SCOPE OF WORK

The purpose of this project is to construct residential apartment buildings on a vacant 0.99 acre parcel of land, including site-visit, construction of all existing street curb and gutter island and the proposed drainage system. THE DEVELOPER SHALL PROVIDE THE CONNECTION TO EXISTING STORM SEWER, STORM SEWER, TELEVISION, TELEVISION AND OTHER TELEVISION FACILITIES.

THE PROJECT CONSTRUCTION IS EXPECTED TO COMMENCE ON AUGUST 1, 2018 AND IS SCHEDULED FOR COMPLETION ON FEBRUARY 1, 2018

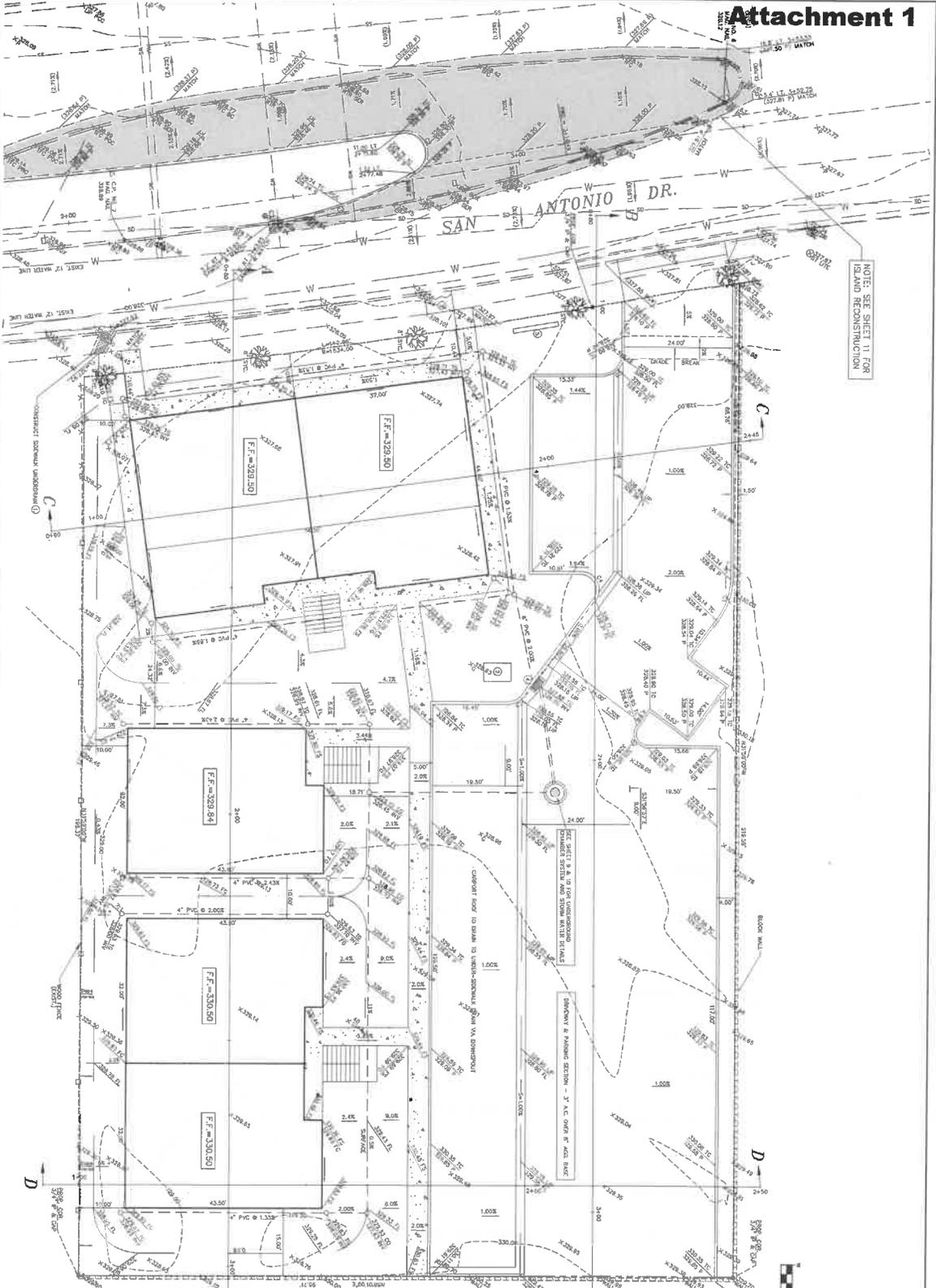
PROJECT INFORMATION

OWNER: CHRIS MADSON CONSTRUCTION
 1000 9TH ST. #104
 MONTEREY, CA 93950

CONTACT: CHRIS MADSON
 (408) 988-9973

APPV: 026-501-006

<p>UNDERGROUND SERVICE ALERT DIAL 811 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PACIFIC GAS & ELECTRIC</p>	<p>CALIF. WATER SER.</p>	<p>SO. CALIF. GAS</p>	<p>A. T. & T.</p>
<p>SAN ANTONIO SUNRISE APARTMENTS</p> <p>APN 026-501-006</p>				
REV.	DESCRIPTION	DATE	APP.	DATE
<p>TARTAGLIA ENGINEERING CIVIL ENGINEERS 10011 TARTAGLIA DRIVE, SUITE 100 MONTEREY, CA 93940</p> <p>C. MADSON</p>				
SCALE	DATE	SHEET	OF	TOTAL
AS SHOWN	AUG 2018	1	1	1



NOTE: SEE SHEET 1 FOR ISLAND RECONSTRUCTION



- LEGEND**
- SPOT ELEVATION
 - EXISTING GROUND CONTOUR
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - SCHEDULED SINK MARK
 - SCHEDULED TREE & SIZE
 - SLOPE/INJECTION OF FLOW
 - DESIGN FINISH GRADE
 - DESIGN FINISH SURFACE
 - DESIGN FINISH PAVEMENT
 - DESIGN FLOOR OF CURB
 - DESIGN FLOORLINE
 - DESIGN CUTTER UP
 - 330.00 FT. DESIGN FINISH FLOOR
 - DOWNPOUT W/LET & LINE
 - SCHEDULED SINK UNDERDRAIN
 - TRANSFORMER PAD LOCATION
 - RECONSTRUCT DAMAGED SIDEWALK
 - CONSTRUCT DRAIN W/LET PER DETAIL ON SHEET NO. 11
 - MONUMENT SIGN

UNDERGROUND SERVICE ALERT
 DIAL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

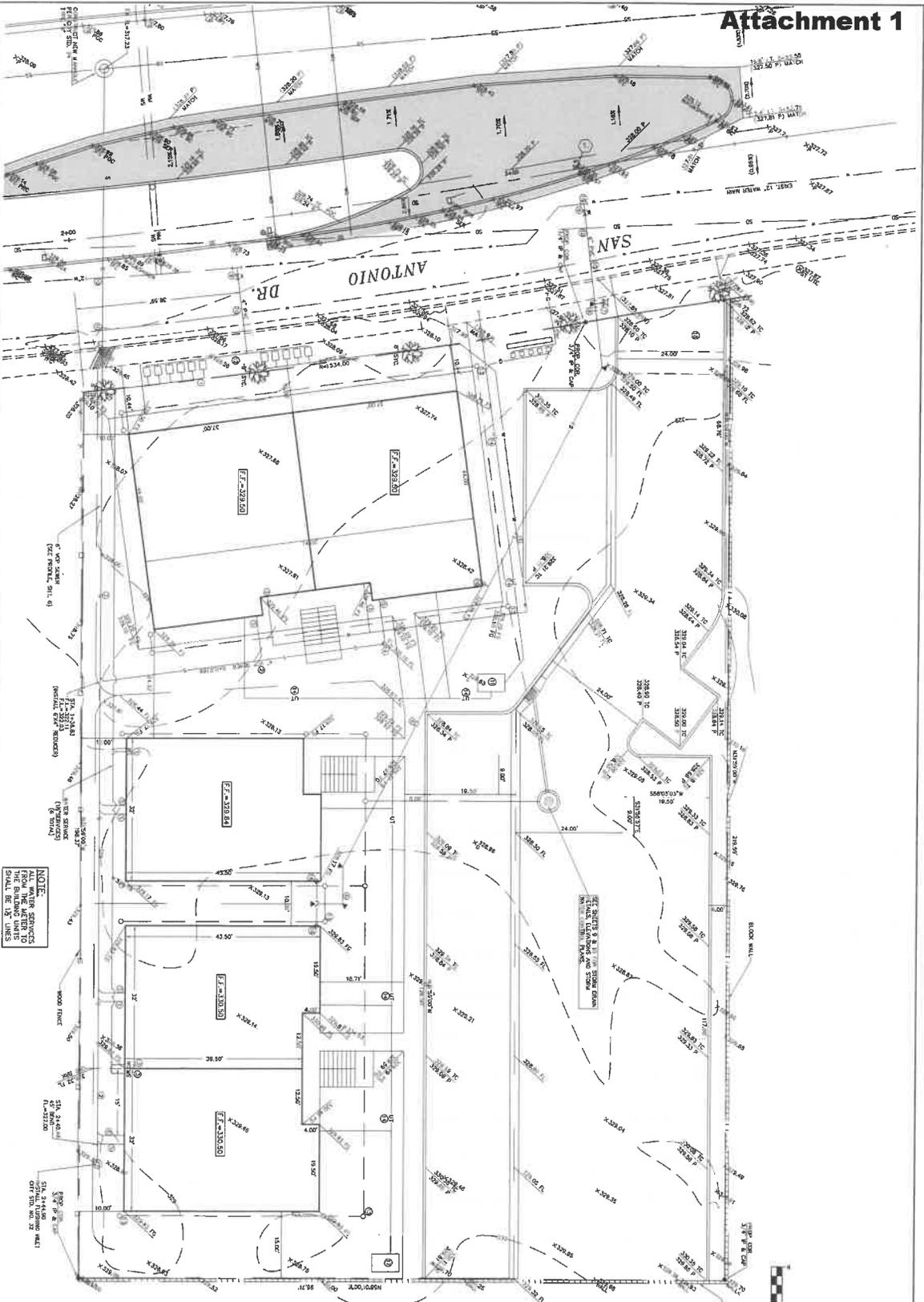
GRADING & DRAINAGE PLAN

APN 026-501-006

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

T. TARTAGLIA ENGINEERING
 CIVIL ENGINEERS
 1200 F STREET, SUITE 100
 C. MADSON

DISC.	DATE	BY	CHK.
01	08/15/12	CM	TT
02	08/15/12	CM	TT
03	08/15/12	CM	TT
04	08/15/12	CM	TT
05	08/15/12	CM	TT
06	08/15/12	CM	TT
07	08/15/12	CM	TT
08	08/15/12	CM	TT
09	08/15/12	CM	TT
10	08/15/12	CM	TT



811
 UNDERGROUND SERVICE ALERT
 DIAL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

UTILITY PLAN

APN 026-501-006

NOTE:
 ALL WATER SERVICES
 FROM THE WATER TO
 SHALL BE 1/2" THICK

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

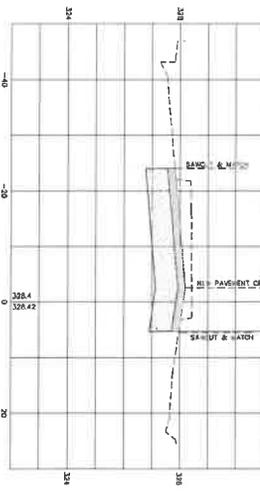
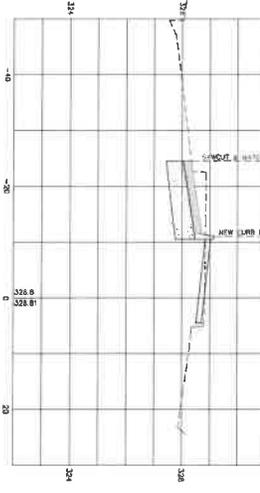
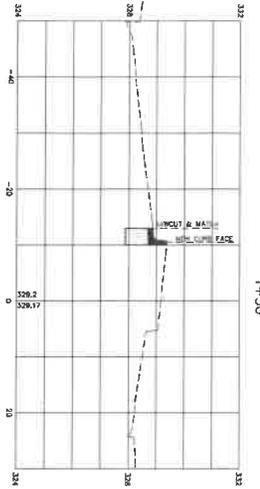
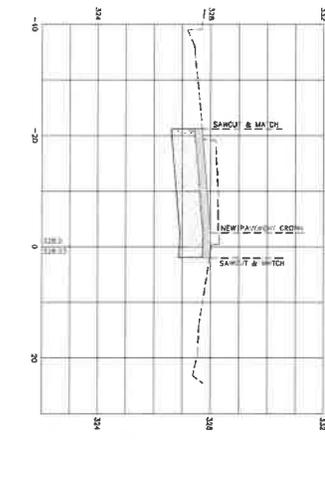
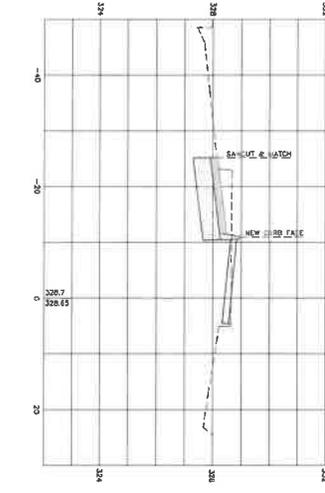
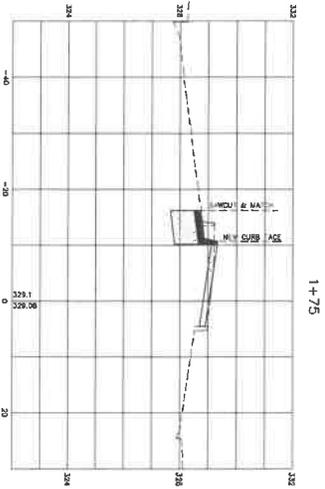
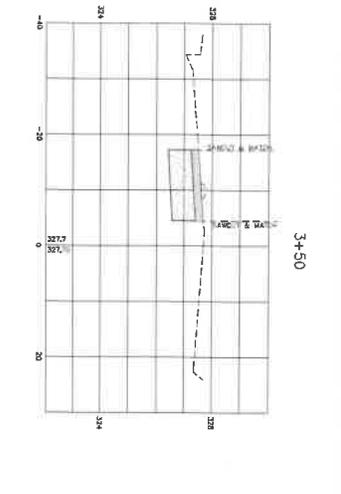
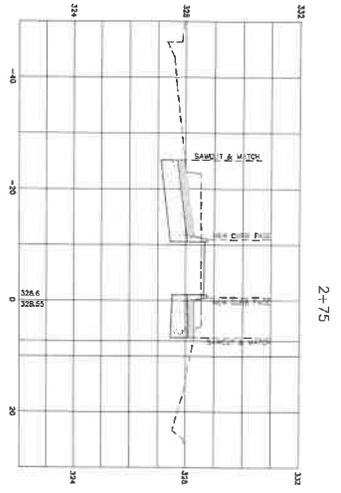
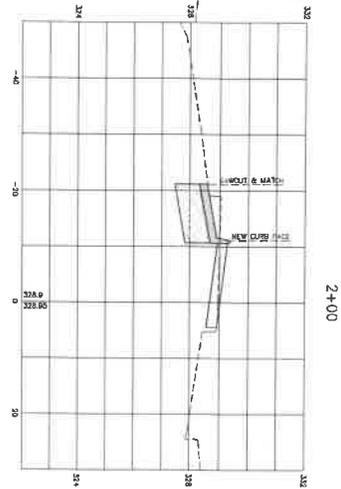
TARTAGLIA ENGINEERING
 CIVIL ENGINEERS
 7840 FORT BEND COUNTY ROAD 1414
 FORT BEND COUNTY, TEXAS 77450
 C. MADSON

REVISION	DATE
1	08/14/2018
2	08/14/2018
3	08/14/2018
4	08/14/2018
5	08/14/2018
6	08/14/2018
7	08/14/2018
8	08/14/2018
9	08/14/2018
10	08/14/2018

- NOTES:**
1. REFER TO THE SITE GRADING PLAN (SIT. 4) FOR FINISH ELEVATIONS FOR THE SURFACE FINISH ELEVATIONS AND GRADE ELEVATIONS.
 2. EXISTING UNDERGROUND UTILITIES HAVE BEEN RECORDED THROUGH THE SURVEY AND FROM RECORD INFORMATION. THE EXISTING UTILITIES SHOWN TO VERIFY THE EXACT LOCATION AND DEPTH.
 3. ROAD IMPROVEMENTS SHOW HEREON ARE CONTRACTOR'S RESPONSIBILITY AND THE CONTRACTOR'S ATTENTION IS DIRECTED TO PLAN SHEET NO. 11 FOR COMPLETE DETAILS.

- LEGEND**
- ◻ EXISTING SPOT ELEVATION
 - EXISTING GROUND CONTOUR
 - EXISTING WATER LINE
 - EXISTING STORM DRAIN LINE
 - SANITARY SEWER MAIN
 - 8" SCL. STORM DRAIN
 - FIRE SERVICE LINE
 - UNDERGROUND UTILITY TRENCH
 - TRUST BLOCK
 - ◻ WATER METERS (10 GPM & 1 LARGER)
 - ◻ 4" PVC SINKER LATERAL
 - ◻ 1" WATER SERVICE LINE
 - ◻ INSTALL SINKER CLEAN-OUT
 - ◻ 4" PVC SINKER LATERAL
 - ◻ INSTALL 4" FIRE SERVICE LINE (FS)
 - ◻ INSTALL FIRE HYDRANT - CITY STD. NO. 12
 - ◻ INSTALL 6"x6" REDUCER
 - ◻ INSTALL "T" & GATE VALVE
 - ◻ "POD" AND VERIFY DEPTH & LOCATION OF EXISTING UTILITY
 - ◻ TRANSFORMER PAD LOCATION
 - ◻ 3" DOUBLE CHECK VALVE
 - ◻ ROOF DRAINAGE SYSTEM - SEE GRADING PLAN, SHEET 4 FOR DETAILS
 - ◻ UNDERGROUND UTILITY TRENCH SEE DETAIL, SHEET 3
 - ◻ CONNECT TO EXISTING UTILITIES
 - ◻ FIRE LINE CONNECTION
 - ◻ ALTERNATE TRANSFORMER LOCATION
 - ◻ GAS METER LOCATION BRAND
 - ◻ MONUMENT SIGN

Attachment 1



NOTE TO CONTRACTOR: SEE SHEET C3 FOR LOCATION OF WATERLINES.

SCALE:
1" = 10' HORIZ
1" = 2' VERT

UNDERGROUND SERVICE ALERT
DIAL 811
TWO WORKING DAYS
BEFORE YOU DIG

SAN ANTONIO ROAD CROSS SECTIONS STA. 1+50 TO 3+50

REV.	DESCRIPTION	DATE	APP.
1	TARTAGLIA ENGINEERING		
2	CIVIL ENGINEERS		
3	PROJECT ENGINEER		
4	CHECKED BY		
5	DRAWN BY		
6	DATE		
7	SCALE		
8	PROJECT NO.		
9	SHEET NO.		

C. MADSON

NO.	DATE	BY
1	08/15/2018	AL
2	08/15/2018	AL
3	08/15/2018	AL
4	08/15/2018	AL
5	08/15/2018	AL
6	08/15/2018	AL
7	08/15/2018	AL
8	08/15/2018	AL
9	08/15/2018	AL

12

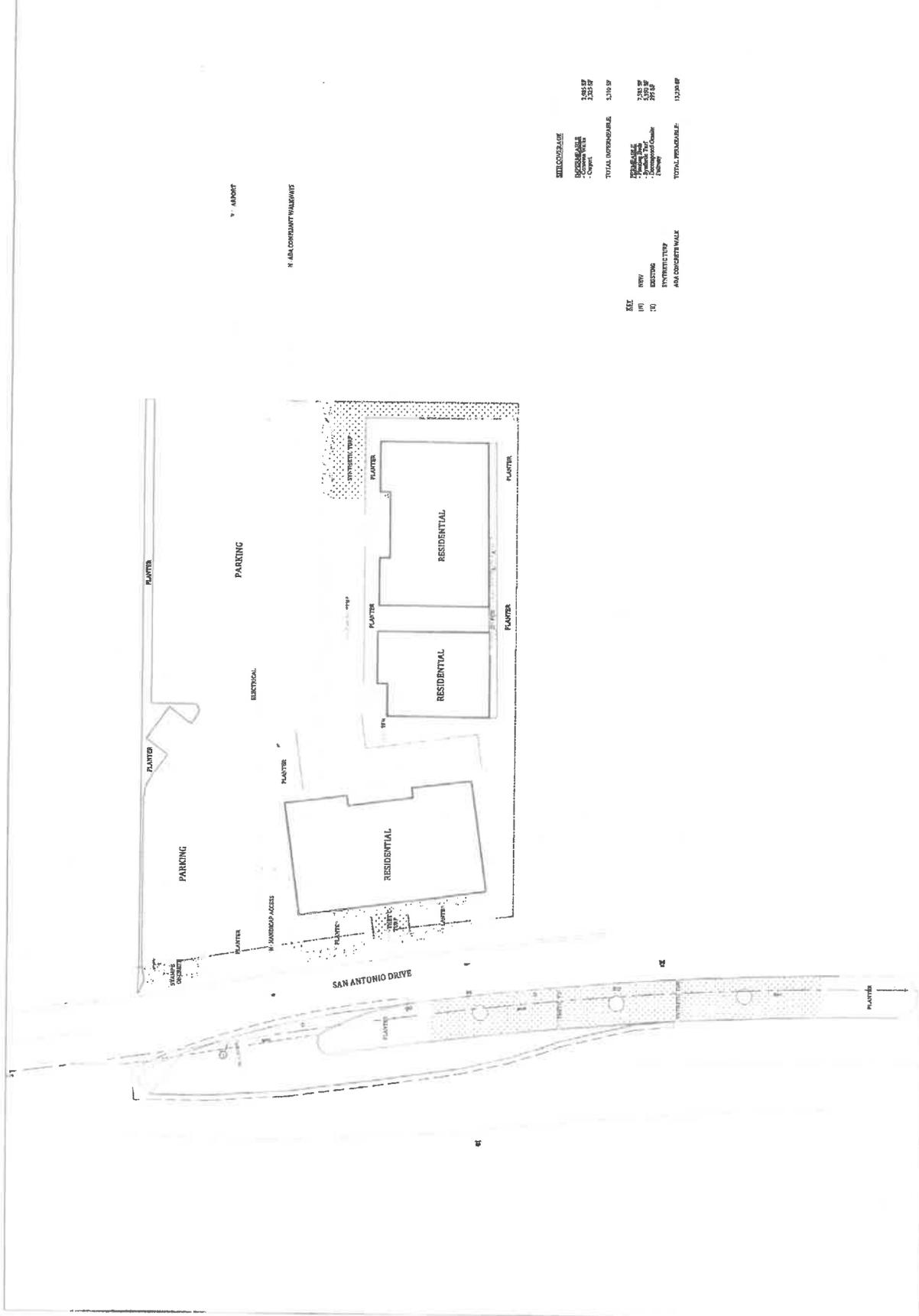
**CLAY TULLY
LANDSCAPE
ARCHITECTURE**
2520 Ryan Road #87
Cost Mesa, CA 94119
P: 909.704.2202
E: clay@claytully.com
www.claytully.com

SAN ANTONIO DRIVE
KING CITY, CA 93930
APN 026-501-006

Landscape Plan Prepared For:

Sheet Title:	Layout Plan
Scale:	1/8" = 1'-0"
Date:	04/18/2018
Drawn By:	CT
Checked By:	CT
Project:	10402018
Sheet:	L1 of 3

Attachmnet 2



TOTAL SQUARE	
NEW	1,485 SF
EXISTING	1,350 SF
TOTAL	2,835 SF
TOTAL IMPERVIOUS	
NEW	1,100 SF
EXISTING	1,500 SF
TOTAL	2,600 SF

SET	NEW	EXISTING	TOTAL
ASPHALT	1,100 SF	1,500 SF	2,600 SF
CONCRETE	1,100 SF	1,500 SF	2,600 SF
TOTAL	2,200 SF	3,000 SF	5,200 SF

ASPHALT
CONCRETE



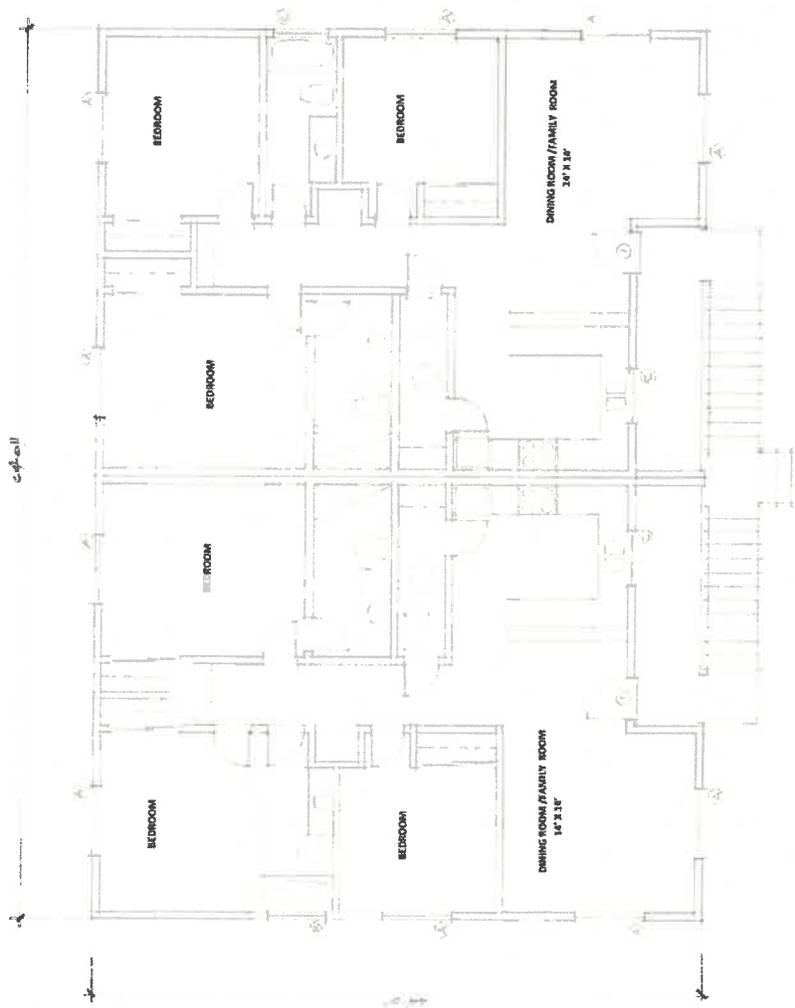


REVISIONS	BY	DATE

WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1743
 KANSAS CITY, MO 64108
 9300 - 1743 FAX (816) 885-0810

DATE	
PROJECT	
DATE	
SCALE	
DATE	

Attachment 3



UPPER FLOOR PLAN - BUILDING A
10.06.08 (REVISED)

WINDOW SCHEDULE

SYM	SIZE	TYPE	UFACTOR	SASH REMARKS
1	36" x 48"	SLIP	0.25	UPPER FRAME
2	48" x 36"	SLIP	0.25	UPPER FRAME
3	48" x 36"	SLIP	0.25	UPPER FRAME

DOOR SCHEDULE

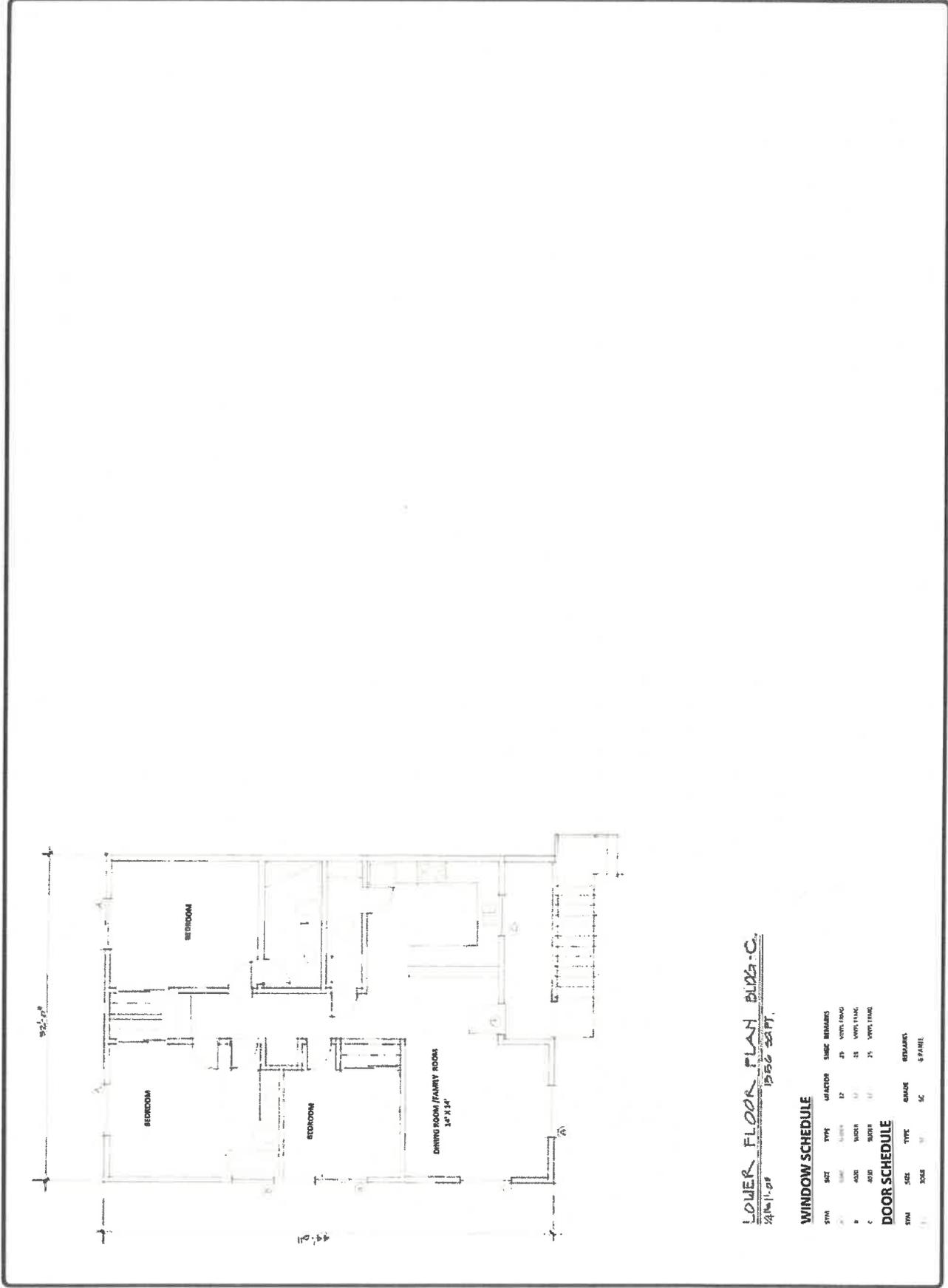
SYM	SIZE	TYPE	GLAZED	REMARKS
1	36" x 66"	6"	SC	5 PANEL

BY	
DATE	
REVISIONS	

WESLEY JAY BEEBE - ARCHITECT
 93930 - 1743 FAX (931) 366-0488
 KING CITY, TN 37050
 PO BOX 1743

DATE	
SCALE	
PROJECT	
NO. OF SHEETS	
SHEET NO.	7
DATE	
SCALE	
PROJECT	
NO. OF SHEETS	
SHEET NO.	

Attachment 3



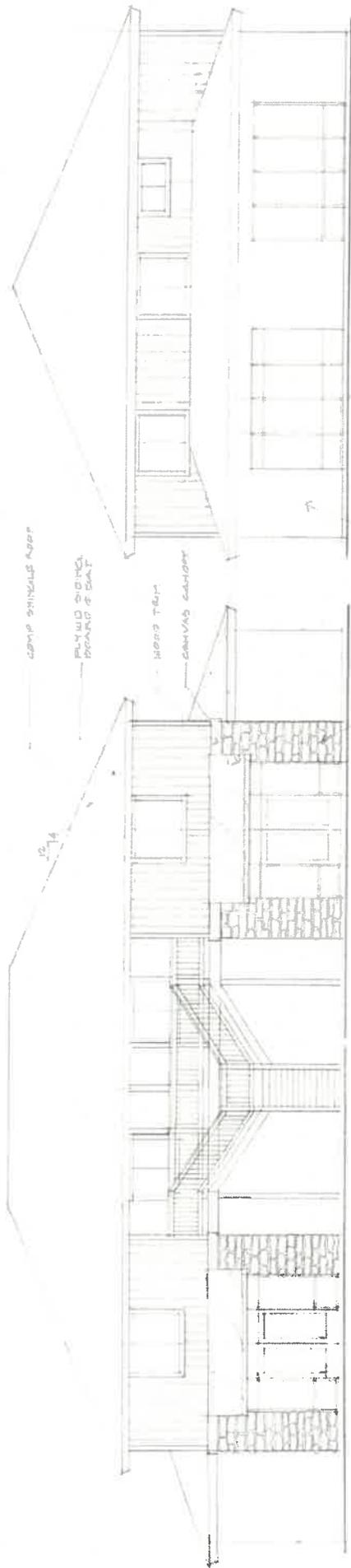
LOWER FLOOR PLAN BLDG-C
 1/2" = 1'-0"
 1552 SQ. FT.

WINDOW SCHEDULE

SYM	SIZE	TYPE	UNIT	GRADE	REMARKS
A	48" X 72"	W/ST/FRG	D7	SC	
B	48" X 72"	W/ST/FRG	D7	SC	
C	48" X 72"	W/ST/FRG	D7	SC	

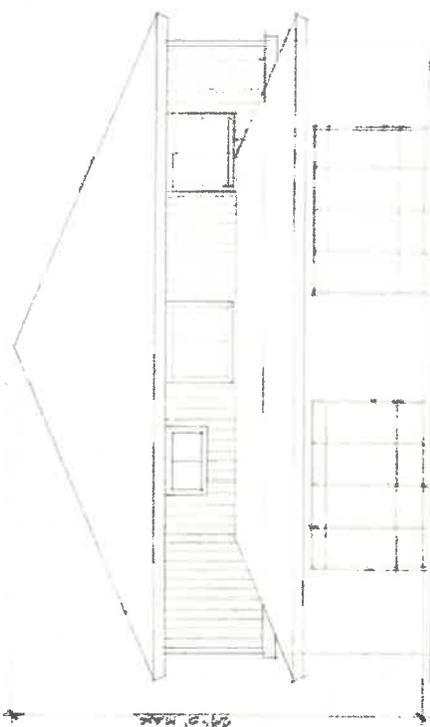
DOOR SCHEDULE

SYM	SIZE	TYPE	GRADE	REMARKS
D	36" X 60"	SC	SC	

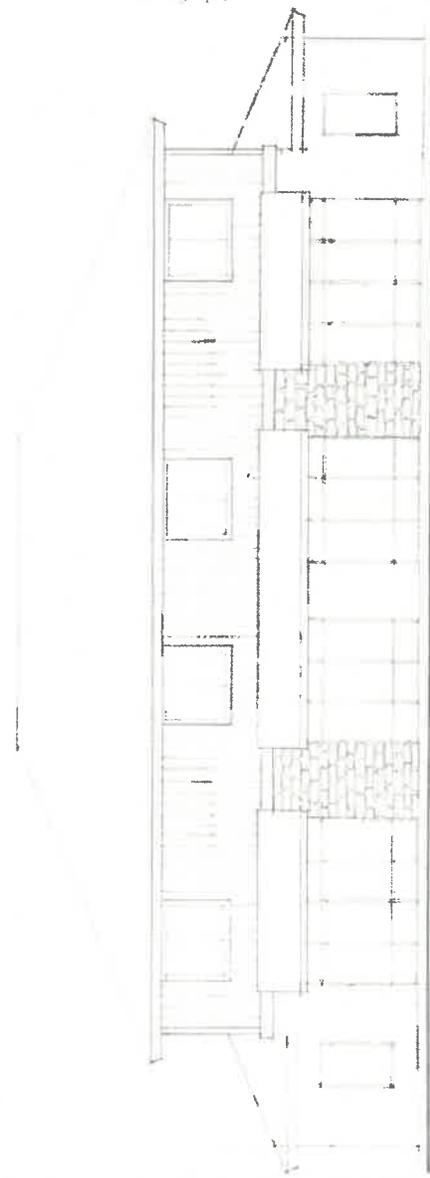


EAST ELEVATION BUILDING A

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

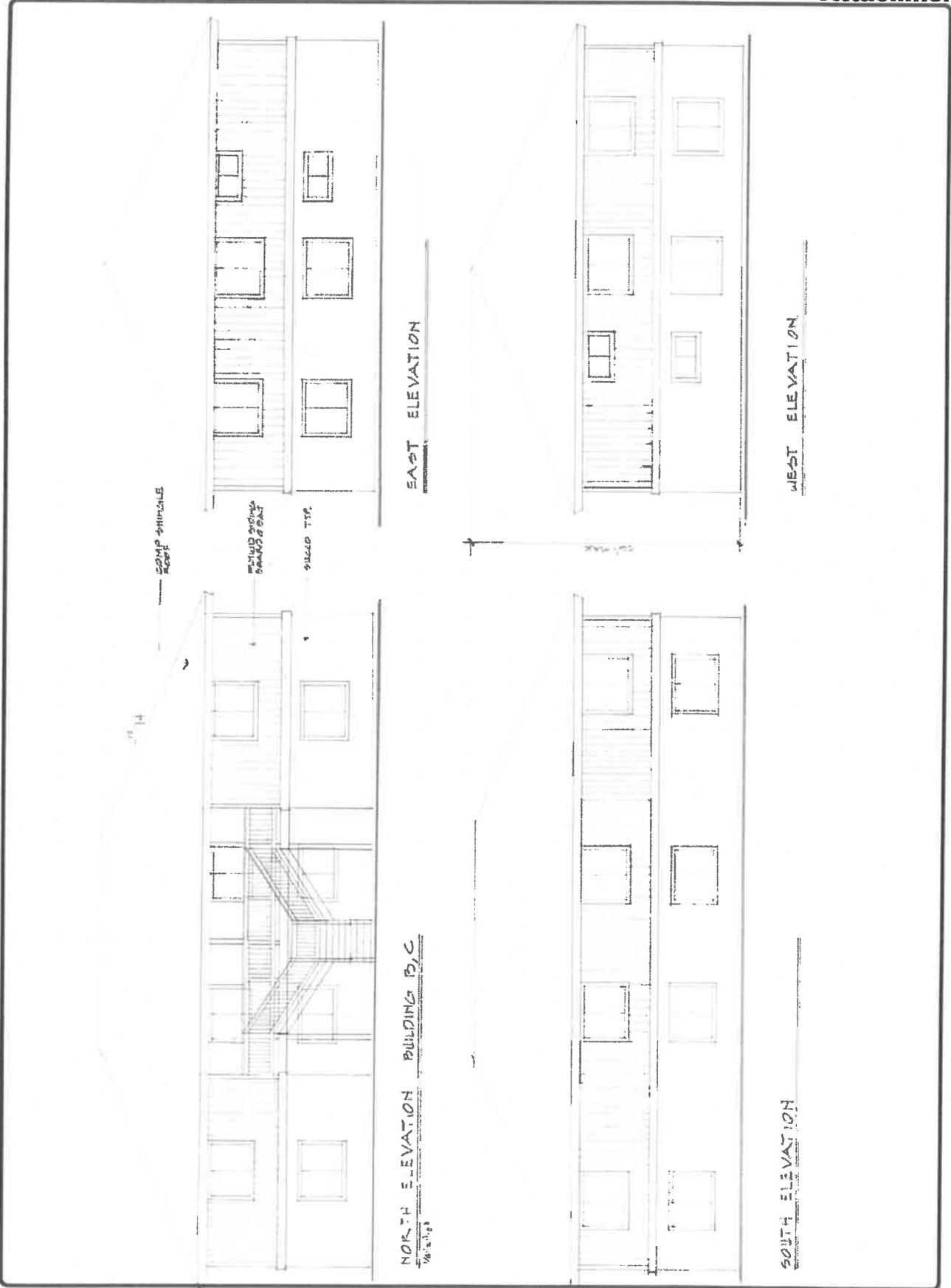
DRAWN	DATE	SCALE	JOB NO.	SHEET
CHICKER				9

REVISIONS	BY

WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1743
 KING CITY, CA 95020-1743 FAX (415) 486-0810
 (415) 486-0810

DATE	10
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
SHEETS	

Attachment 3



NORTH ELEVATION BUILDING B,C
 1/8" = 1'-0"

EAST ELEVATION

SOUTH ELEVATION

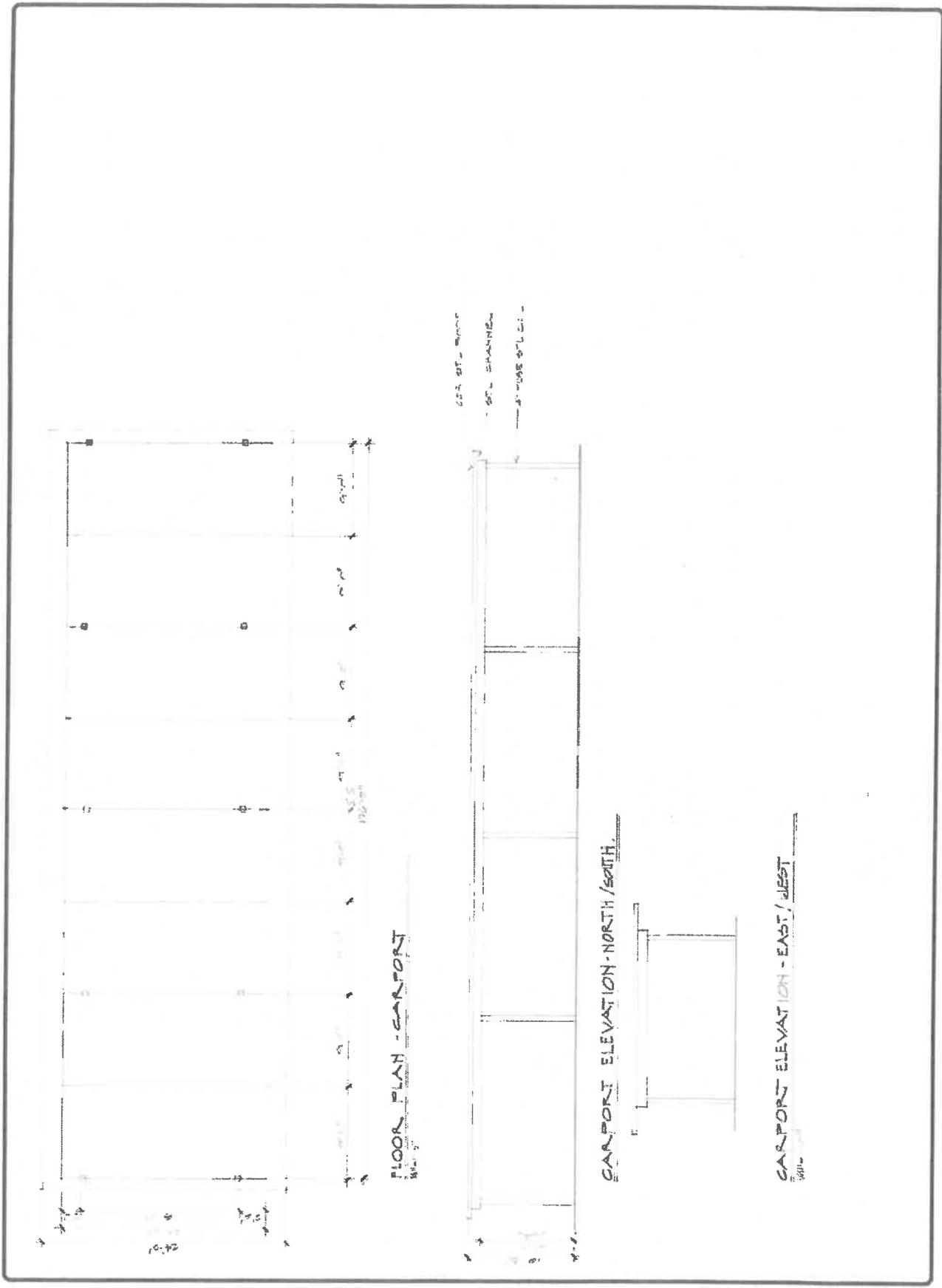
WEST ELEVATION

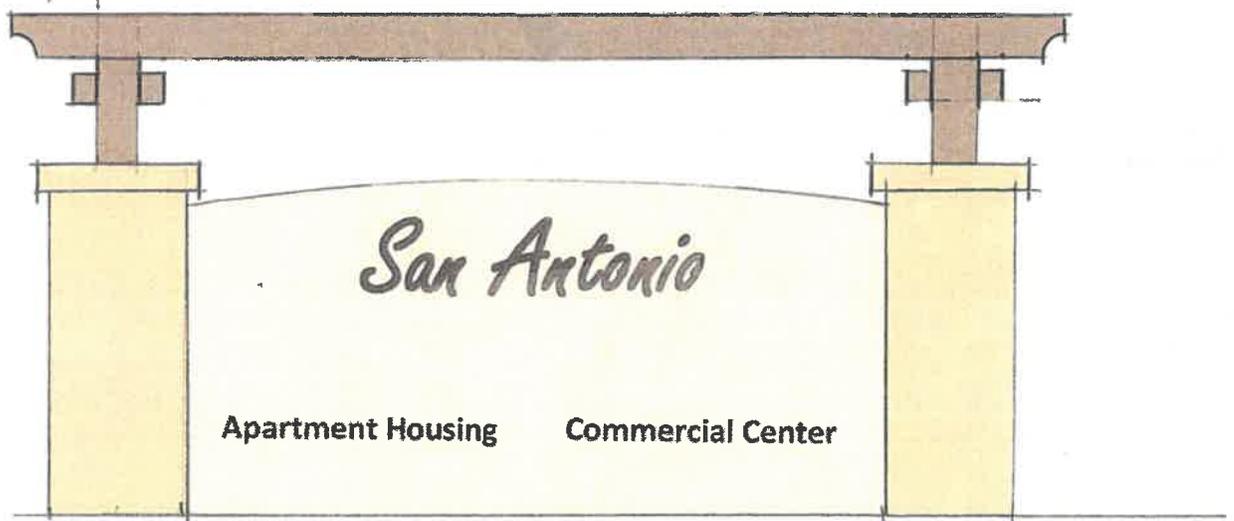
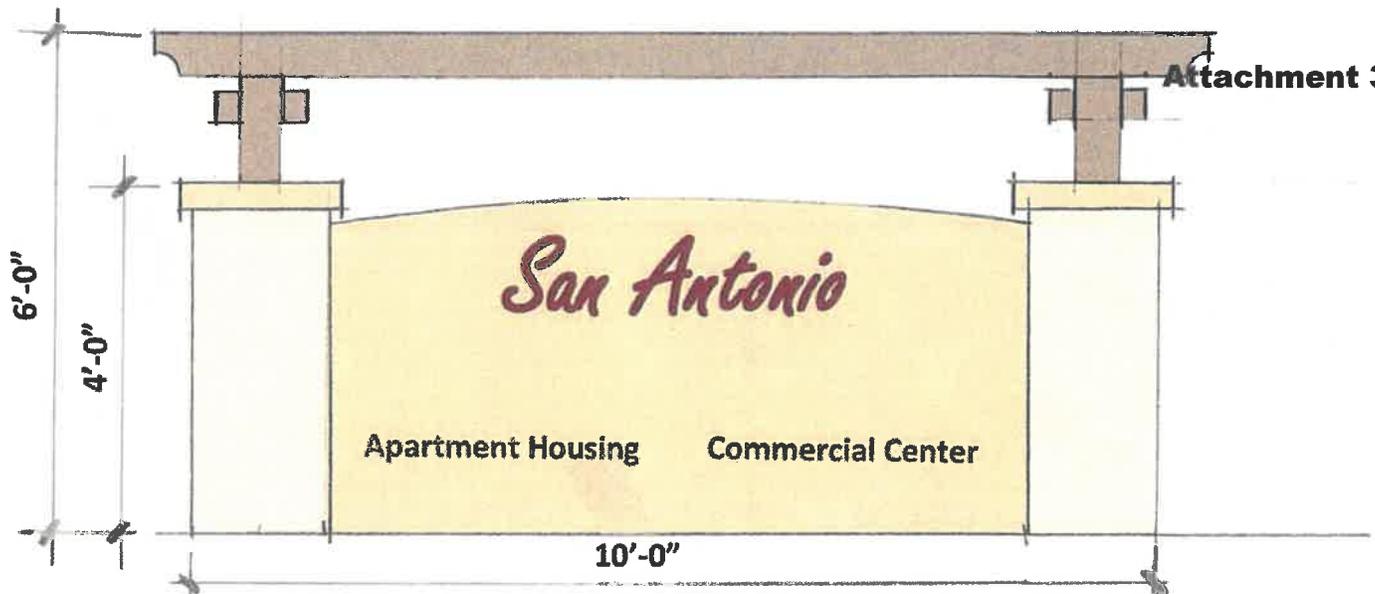
REVISIONS	BY

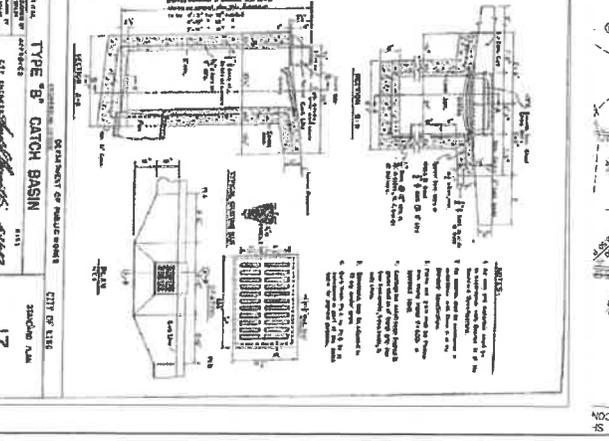
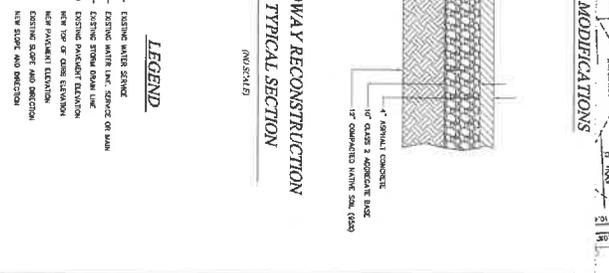
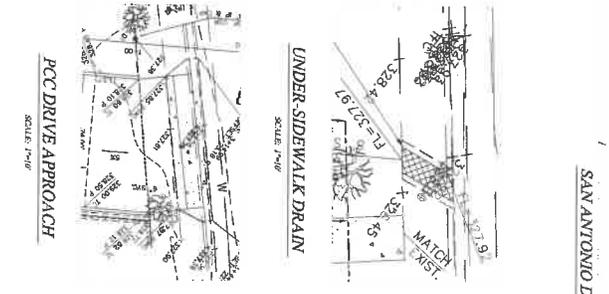
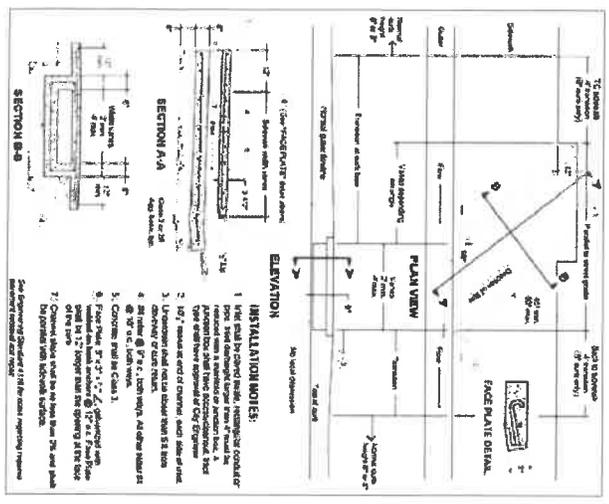
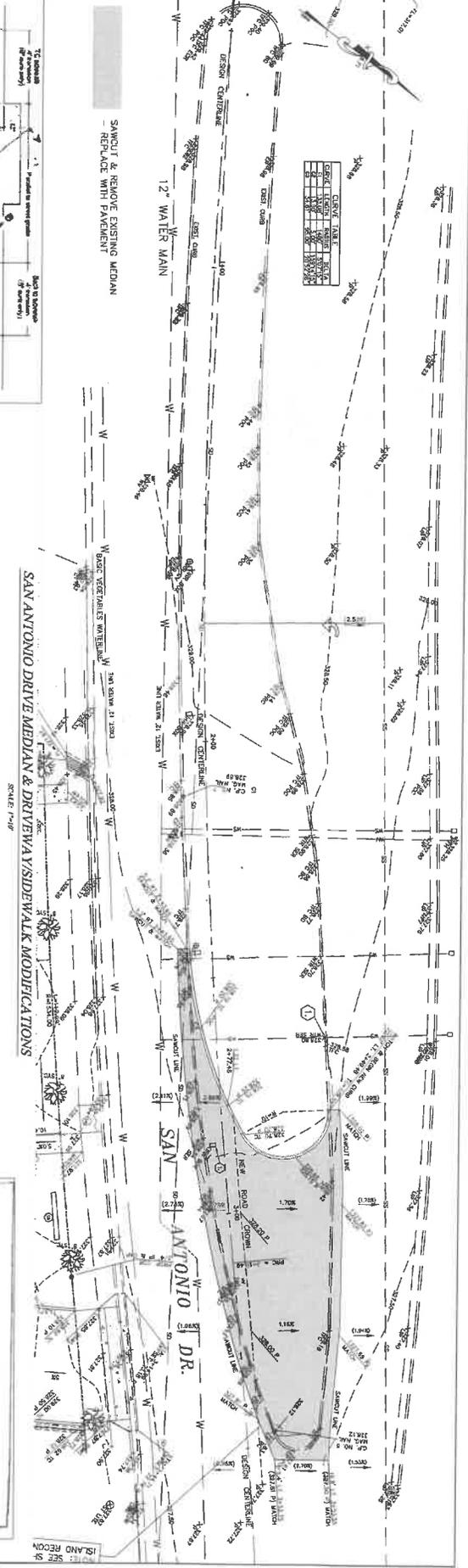
WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1143
 KNOX, TN 37602
 (615) 595-0810
 FAX (615) 585-0685

DATE	11
PROJECT	
OWNER	
SCALE	
JOB NO.	
SHEET	

Attachment 3







UNDERGROUND SERVICE ALERT
DIAL 811
TWO WORKING DAYS
BEFORE YOU DIG

PUBLIC IMPROVEMENTS & CROSS SECTIONS

SAN ANTONIO DRIVE

REV.	DESCRIPTION	DATE	APP.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

TARTAGLIA ENGINEERING
CIVIL ENGINEERS
10000 N. FORT WORTH
DALLAS, TEXAS 75243
DATE: APR 2008
SHEET 17 OF 17

**CMCI
Chris Madson Construction
339 San Antonio Drive
King City, CA 93930**

**(831) 809-0073
slo.cmci@gmail.com**

July 26, 2018

**ATTN: Planning Commission and Architectural Review Board
City of King
212 S. Vanderhurst Avenue
King City, CA 93930**

RE: overview memo for application for development at APN 026-501-006 located at 3rd Street and San Antonio Drive; Sunset Center

Dear esteemed City of King Planning Commission and Architectural Review Board Members:

Thank you for the opportunity to present this infill, mixed-use project for your consideration. Sunset Center, located on 3rd Street and San Antonio Drive, accomplishes the City's objectives for providing much needed modern, luxurious, multi-family housing coupled with new commercial spaces in a pedestrian friendly, infill, mixed-use development. The tenants who could potentially occupy the commercial space at the Sunset Center operate a variety of businesses: professional office; medical office; neighborhood grocery or convenience store; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin-operated laundromat; restaurant or neighborhood pub. All of the potential tenants' businesses are allowed in the C-N District with the approval of this conditional use permit.

This memo contains the project description and is followed by accurate renderings of the completed project.

Project Description for Development at San Antonio Dr. and 3rd St.

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This modern, well-designed development contains three separate two-story buildings with a layout promoting walkability and a structural design encouraging maximum natural light in the buildings' interiors. A total of eight residential units and approx. 3,200 square feet of commercial space is included. The building fronting San Antonio Drive contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each spacious residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan. The project's open and airy design maximizes interior and exterior open space and uses multiple exterior building materials providing an attractive stone, stucco, and wood finish. This parcel

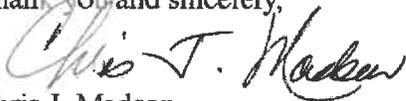
provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

Summary

The City wisely zoned this parcel a Neighborhood Commercial District because it is perfectly situated for a mixed-use, in-fill development. The project proposed celebrates the unique zoning by completely adhering to its objectives. The housing provided is exactly what King City deserves: modern and spacious residences with beautiful interior and exterior features. Furthermore, the project values the City's family-oriented population by providing three bedroom units with two bathrooms, large indoor living spaces, and outdoor recreation areas available for residents to enjoy. The commercial spaces provide both continuity with the Clinica de Salud next door and much desired shopping within walking distance of a dense residential area. The following development renderings illustrate the project's design.

I look forward to answering any questions of this board.

Thank you and sincerely,



Chris J. Madson
CMCI Construction

ATTACHMENTS

1. Project renderings
2. General Application Form
3. Variance Application Checklist - Garage Variance
4. Garage Variance Application Memo
5. Variance Application Checklist - Set-back Variance
6. Set-back Variance Application Memo
7. Architectural Review Checklist
8. Site Plans
9. Elevation Site Plans
10. King City Municipal Code Chapter 17.20 C-N—NEIGHBORHOOD COMMERCIAL DISTRICT
11. King City Municipal Code Chapter 17.24 C-2—GENERAL COMMERCIAL DISTRICT
12. Conditional Use Permit Checklist
13. Conditional use permit application memo

CMCI
Chris Madson Construction
339 San Antonio Drive
King City, CA 93930

(831) 809-0073
slo.cmci@gmail.com

July 26, 2018

ATTN: Mrs. Doreen Liberto Blanck
King City Community Development Department
212 S. Vanderhurst Avenue
King City, CA 93930

**RE: conditional use permit application for commercial uses at APN
026-501-006, Sunset Center, located on 3rd Street and San Antonio Drive**

Dear Mrs. Doreen Liberto Blanck:

The enclosed conditional uses application (CUP) regards the proposal on APN 026-501-006 located near the corner of San Antonio Drive and 3rd Street. The tenants who could potentially occupy the commercial space at the Sunset Center operate a variety of businesses: professional office; medical office; neighborhood grocery or convenience store; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin-operated laundromat; restaurant or neighborhood pub. All of the potential tenants' businesses are allowed in the C-N District with the approval of this conditional use permit.

Please find all relevant information in this memo and accompanying packet: completed and signed general application form; all fees; three sets of mailing labels for all property owners within 300 feet of the site's boundary; sign permit application; ten copies each of the exhibits / attachments; complete project description with proposed activities; site renderings; site plans; title page with appropriate information; plans for entire property including uses and structures, landscaping and drainage, parking and circulation, utilities and trash enclosures, floor plans, site elevations. I humbly request that the Hazardous Waste Site Declaration sheet can be submitted as a condition of approval.

I look forward to answering any additional questions you might have.

PROPERTY INFORMATION

APN 026-501-006

Located on the corner of San Antonio Drive and 3rd Street

Lot size: 30,000 square feet

Zoning: C-N Neighborhood Commercial District

Existing Land Use: vacant lot

Existing General Plan Designation: C-N Neighborhood Commercial District

Adjacent General Plan Designation: North PD; South MDR; East LDR; West CN

Adjacent Zoning: North PD; South R-4; East R-1; West CN

Adjacent Uses: North one vacant commercial lot and beyond is SFD; South town homes; East SFD; West Clinica de Salud

Setback dimensions: The setback dimensions for the proposed project is 10 feet along the front of the building, which requires a request of a variance from the code of 20 feet. This variance request is submitted along with the CUP. The side setback is 10 feet according to code, and the rear setback is 15 feet according to code.

Total site coverage including impervious surfaces and parking: 20,530 square feet.

Landscaping and open space coverage: 8,900 square feet.

Size of proposed buildings: The three, two-story buildings proposed have a total square footage of 14,520. The first floor of the buildings have a total square footage of 7,480 square feet (site buildings' footprint), and the second floor total square footage is 7,040. The total commercial square footage is 3,256 and the total residential is 11,264.

Parking: There is currently no street parking available for this proposed mixed-use development. 17 parking spaces with covered carports and 13 uncovered parking spaces are proposed on-site, meeting the City's parking space requirements for both residential and commercial uses.

Exterior wall construction: The multiple exterior building materials are stone, stucco, and wood finishes.

Project Description for Development at San Antonio Dr. and 3rd St.

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This modern, well-designed development contains three separate two-story buildings with a layout promoting walkability and a structural design encouraging maximum natural light in the buildings' interiors. A total of eight residential units and approx. 3,200 square feet of commercial space is included. The building fronting San Antonio Drive contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each spacious residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan. The project's open and airy design maximizes interior and exterior open space and uses multiple exterior building materials providing an attractive stone, stucco, and wood finish. This parcel provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

King City Municipal Code, Chapter 17.20

C-N—NEIGHBORHOOD COMMERCIAL DISTRICT Uses allowed with CUP

17.20.030 Uses permitted subject to obtaining conditional use permit.

Uses subject to obtaining a conditional use permit are as follows:

- (a) Professional office and related uses, including:
 - (1) Real estate, (2) Insurance, and (3) Financial services and institutions;**
- (b) Commercial uses, including:
 - (1) Grocery stores, (2) Bakery shops, (3) Drug stores, (4) Variety stores, (5) Hardware, (6) Shoe repair, (7) Book stores, (8) Gift shops, (9) Stationery, (10) Record stores, (11) Flower shops, (12) Beauty and barber shops, (13) Cleaning and laundry agencies, (14) Off-sale liquor sales, (15) Coin-operated cleaning, (16) Laundry shops, (17) Catering services, (18) Home appliance repair shops, (19) Radio and TV sales, (20) Art and craft studios, (21) Photography, and (22) Music and dance studios;**
- (c) Restaurants including delicatessens;*
- (d) Public and quasi-public uses, including:
 - (1) Public and quasi-public buildings and uses,*
 - (2) Electrical substations, including microwave facilities incorporated as a part of a public utility installation not including service yards, and*
 - (3) Corporation yards or storage yards;**
- (e) Mixed-use projects, with commercial on first floor and residential on second floor;*
- (f) Affordable residential, affordable multiple-family dwellings. The density shall not exceed twelve units per acre.*

A. Proposed Activities for the Sunset Center

The project proposed at 3rd Street and San Antonio Drive is mixed-use. In addition to the residential use, there will be approx. 3,200 square feet of shell commercial space available for new businesses. The approx. 3,200 square feet could be divided amongst multiple business tenants, or could be occupied by one business. My development team is currently exploring tenants from a wide range of business activities all allowed within King City Municipal Code, Chapter 17.20.030 (see text of code above).

The tenants who could potentially occupy the commercial space at the Sunset Center operate a variety of businesses: professional office; medical office; neighborhood grocery or convenience store; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin-operated laundromat; restaurant or neighborhood pub. All of the potential tenants' businesses are allowed in the C-N District with the approval of this conditional use permit.

These businesses will operate during standard business hours for King City. These hours are approximate: the professional and medical offices would operate from 8-6pm; the neighborhood store and off-sale liquor store would operate 7am-9pm; the bakery 6am-8pm; the beauty or barber shop will operate from 10am-6pm; laundry services would operate 6am to 9pm; and any pub or restaurant would open at 11am and close at 9pm.

B. Colors and Materials Rendering

See attached project renderings.

C. Site Plans

See attached 11"x17" site plans drawn to 1"=20' scale.

D. Dimensional Drawings

Attached are a series of illustrations showing property lines, set-back dimensions, landscaping and drainage, parking and circulation, utilities and trash enclosures, floor plans, and site elevations.

Summary and Conclusion

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This project accomplishes the City's objectives for providing much needed modern, luxurious, multi-family housing coupled with new commercial spaces in a pedestrian friendly, infill, mixed-use development. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians. Approval of this CUP would streamline the opportunity for both potential business tenants to revitalize the area, and provide the City with tax revenue while providing its residents with services in an area that really needs them.

Thank you for the opportunity and sincerely,



Chris J. Madson
CMCI Construction

ATTACHMENTS (10 Each)

1. Project renderings
2. Site Plans
3. Dimensional Drawings
4. Elevation site plans
5. Sign Permit application

**CMCI
Chris Madson Construction
339 San Antonio Drive
King City, CA 93930**

**(831) 809-0073
slo.cmci@gmail.com**

July 10, 2018

**ATTN: Mrs. Doreen Liberto Blanck
King City Community Development Department
212 S. Vanderhurst Avenue
King City, CA 93930**

**RE: garage variance memo with attached conditional use permit
application, and architectural review application for development at APN
026-501-006**

Dear Mrs. Doreen Liberto Blanck:

The enclosed garage variance, conditional use, and architectural review applications (CUP, AR, and VAR) regard the proposal on APN 026-501-006 located on the corner of San Antonio Drive and 3rd Street. Please find all relevant information in this memo and packet containing all three applications, three sets of mailing labels for surrounding properties, complete project description, complete plans of variance, evidence for variance, the General Application Form, site plans and renderings, and application checklists. I look forward to answering any additional questions you might have.

PROPERTY INFORMATION

APN 026-501-006

Located on the corner of San Antonio Drive and 3rd Street

Lot size: 30,000 square feet

Zoning: C-N Neighborhood Commercial District

Existing Land Use: vacant lot

Existing General Plan Designation: C-N Neighborhood Commercial District

Adjacent General Plan Designation: **North PD; South MDR; East LDR; West CN**

Adjacent Zoning: **North PD; South R-4; East R-1; West CN**

Adjacent Uses: **North** one lot of vacant commercial and beyond is that lot is SFD;

South town homes; **East** SFD; **West** Clinica de Salud

Project Description for Development at San Antonio Dr. and 3rd St.

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This modern, well-

designed development contains three separate two-story buildings with a layout promoting walkability and a structural design encouraging maximum natural light in the buildings' interiors. A total of eight residential units and approx. 3,200 square feet of commercial space is included. The building fronting San Antonio Drive contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each spacious residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan. The project's open and airy design maximizes interior and exterior open space and uses multiple exterior building materials providing an attractive stone, stucco, and wood finish. This parcel provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

King City's Goals for C-N Neighborhood Commercial Districts

According to the *City of King Municipal Code, Chapter 17.20*, the City's purpose in designating C-N districts is to encourage and promote a well-planning mixed-use environment with commercial, mixed-use, and residential component. The Municipal Code goes on to state that these districts should provide for a safe, comfortable, attractive environment for pedestrians, bicyclists, patrons, residents with designs that locate land uses in close proximity.

C-N District Uses Permitted Subject to Conditional Use Permit

According to the City of King Municipal Code, Chapter 17.20.030 (b) and (e), commercial uses and mixed-use projects with commercial on first floor and residential on second floor are permitted subject to obtaining a conditional use permit. The project proposed for San Antonio and 3rd Street is a permitted and encouraged use and will further the City's goals for C-N Districts.

Explanation of Plans for Variance

17 parking spaces with covered carports and 13 uncovered parking spaces is proposed for this development. The proposed number of parking spaces for the project is adequate and meets the City's requirements. The project also adheres to the City's site design standard for parking: *(7) Parking. Parking shall be located to the rear or on non-public street sides of the building so as to allow maximum building frontage exposure and pedestrian access.* This variance request is solely to eliminate the requirement for one garage per three or more bedroom apartment units.

Numerous justifications for this variance request are outlined in detail below. In sum, the King City Municipal Code Chapter 17.52 does not provide parking requirements for mixed-use developments, and instead, mixed-use developments are required to apply rules from two other separate uses: residential and commercial. The parking

requirements for strictly commercial uses vary from one parking space per 200 square feet of sales floor area, to one space per 400 square feet of sales floor area, to one space for each of three restaurant seats, and additionally one space per 1,000 square feet of gross floor area not already counted. The parking requirements for strictly residential uses vary from carports to garages to guest parking spaces to mandatory off-street parking. Given the ambivalent nature of the parking requirements within single zones and the absence of parking requirements for mixed-use developments, this variance request is reasonable and provides the critical building envelope needed to meet the City's objectives for C-N zoned parcels.

The project parcel contains a fire lane set-back along the southeast perimeter of the property reducing the footprint available for parking. This combined with the unavailability of street parking justifies the request to eliminate the garage requirement. And finally, the only precedent-setting developed C-N parcels in the City with residential uses were not required to include garages.

I. Special Circumstances Necessitating Variance

In order to fully achieve the proposed design and the City's goals, a variance is requested to eliminate the requirement for one garage per three or more bedroom apartment units. This variance provides the necessary building envelope to build an attractive mixed-use development that is safe and comfortable for all types of pedestrians. Additionally, it makes the project consistent with other built-out C-N zoned parcels. The variance request is justified given the absence of parking requirements for mixed-use developments. And finally, it is further justified due to the special privilege granted to King's Station, the strictly residential development located on C-N zoned parcels that was not required to include garages. The King's Station 100 unit apartment complex has 33 three bedroom apartments and only provides surface parking. Requiring this proposed development to adhere to the residential zoning parking requirement of one garage per three or more bedroom apartment would indeed grant a special privilege to the King's Station development.

II. Hardships Unique to Parcel

a. Undefined parking requirements for mixed use developments

According to *King City's Municipal Code 17.52.010 Off-street parking requirements: (a) The following minimum off-street parking requirements shall apply to all buildings erected, all new uses commenced and to the area of extended uses commenced after the effective date of the ordinance codified herein. For any use not specifically mentioned herein, the planning commission shall determine the amount of parking required. All facilities shall be on the site unless specified in a different manner and approved by the planning commission and city council. (b) For the purpose of determining the number of spaces required, the following are defined: (1) "Sales floor area" means the area of a building or structure that is used primarily for the sale of commodities. (2) "Gross floor area" means the entire floor area of a building or structure, including, but not limited to, sales and storage areas, employee lounges or cafeteria and restroom facilities. (3) "Compact parking space" means a parking space which is smaller in size than the standard parking space as specified in Section*

17.52.060. Compact parking spaces shall not exceed twenty-five percent of the total number of required parking spaces.

..... (D) 3 or more bedroom apartment units: 1 garage per unit plus 1 covered space.

..... (I) Multiple family dwellings and apartment houses-guest parking space: For each multiple family dwelling or apartment house, there shall be 1 un-covered guest parking space for each 5 living units.

In reviewing the allowed commercial uses for C-N Districts, parking requirements vary from one parking space per 200 square feet of sales floor area, to one space per 400 square feet of sales floor area, to one space for each of three restaurant seats, and additionally one space per 1,000 square feet of gross floor area not already accounted for. The parking requirements for strictly residential uses vary from carports to garages to guest parking spaces to mandatory off-street parking. Adding to the ambivalence, the King City Municipal Code does not provide parking requirements for mixed-use developments.

Communities encouraging mixed-use developments generally follow joint use parking guidelines which adhere to the concept of shared parking: because parking demands for commercial and residential uses have different peak parking demands times throughout the day, parking should be shared. Businesses generally operate Monday through Friday during the daytime, experiencing peak parking demands during these times, and are therefore able to share the same parking spaces with residential uses which experience peak parking demands in the evenings and weekends. In addition, when a variety of uses, especially commercial, are located in close proximity to residential uses (as is the case with this proposal), it is easier to accommodate walking or cycling, reducing the demand for parking overall.

b. No street parking

Given that the parcel at 3rd Street and San Antonio Drive has no street parking available, all parking for the commercial and residential uses must be placed on the parcel. Despite this hardship, 17 parking spaces with covered carports and 13 uncovered parking spaces are proposed, meeting the City's parking space requirements for both uses. **Despite the variance request to eliminate garages, this development includes the City's mandatory parking space requirements even in light of the absence of street parking.**

c. Existing fire lane set-back

The property at 3rd Street and San Antonio Drive has an existing fire lane set-back along the southeast perimeter of the property. This mandatory fire lane set-back reduces the property's building footprint and parking availability. Combined with the unavailability of street parking for the property, the fire lane creates a justifiable reason to eliminate the requirement for garages.

III. Similar Uses

The City designated five parcels Neighborhood Commercial (C-N). There is currently one commercial development on C-N zoning, Clinica de Salud on San Antonio and 3rd

Street. Clinical de Salud adheres to development standards for commercial zones but not for C-N zones because the medical clinic is not a mixed-use project.

Two additional C-N zoned parcels are built-out solely with residential uses. The King Station project adheres to development standards for residential uses, except the project was not required to follow the City's *Municipal Code 17.52.010 Off-street parking requirements (D) 3 or more bedroom apartment units: 1 garage per unit plus 1 covered space*. The variance request to eliminate the garage requirement is justified given the absence of parking requirements specific to mixed-use developments and due to the special privilege already granted to the King Station project

IV. Conditions of Approval Proportionality to Impacts of Variance

The potential impacts from this variance to eliminate the requirement of one garage per three or more bedroom apartment unit are negligible. **The number of parking spaces provided by the development meet the number required by the City, so there will not be a shortage of parking spaces. The developer is not requesting a reduction in parking spaces.** This is despite myriad communities with parking guidelines specific to mixed-use developments that reduce overall parking requirements because commercial and residential uses have opposite peak parking demands.

V. No Special Privileges Granted with Variance Approval

Granting the request to eliminate garages for this proposal does not provide a special privilege to this development, developer, or C-N zoned parcel. Eliminating the requirement for one garage per each three or more bedroom apartment unit only continues the precedent set by the King's Station development. In fact, eliminating the garage requirement for this proposal removes the special privilege granted to King's Station and creates continuity among the C-N zoned parcels with residential uses.

Summary and Conclusion

The infill project proposed at 3rd Street and San Antonio Drive is a mixed-use development on a vacant 30,000 square foot lot in the City of King. A total of eight residential units and approx. 3,200 square feet of commercial space is included in the project. The building fronting San Antonio Drive contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan.

This parcel provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

The proposed project is unique for the City of King because it adheres to the mixed-use objectives of the C-N zone and the parking site design standard. The City only designated five C-N zoned parcels, two of which are vacant. Both vacant lots are proposed for mixed-use developments at a time when the City needs multi-family housing. The project further provides much needed commercial space in an area completely lacking pedestrian-friendly shopping.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Chris J. Madson". The signature is written in a cursive style with a large, sweeping initial "C".

Chris J. Madson
CMCI

CMCI
Chris Madson Construction
339 San Antonio Drive
King City, CA 93930

(831) 809-0073
slo.cmci@gmail.com

July 10, 2018

ATTN: Mrs. Doreen Liberto Blanck
King City Community Development Department
212 S. Vanderhurst Avenue
King City, CA 93930

RE: set-back variance memo, conditional use permit application, and architectural review application for development at APN 026-501-006, Sunset Center

Dear Mrs. Doreen Liberto Blanck:

The enclosed set-back variance memo, conditional use permit application, and architectural review application (CUP, AR and VAR) regards the proposal located on APN 026-501-006, near the corner of San Antonio Drive and 3rd Street. Please find all relevant information in this memo and packet. I look forward to answering any additional questions you might have.

PROPERTY INFORMATION

APN 026-501-006

Located on the corner of San Antonio Drive and 3rd Street

Lot size: 30,000 square feet

Zoning: C-N Neighborhood Commercial District

Existing Land Use: vacant lot

Existing General Plan Designation: C-N Neighborhood Commercial District

Adjacent General Plan Designation: **North** PD; **South** MDR; **East** LDR; **West** CN

Adjacent Zoning: **North** PD; **South** R-4; **East** R-1; **West** CN

Adjacent Uses: **North** one lot of vacant commercial and beyond is that lot is SFD;
South town homes; **East** SFD; **West** Clinica de Salud

Project Description for Proposed Development at San Antonio Dr. & 3rd St.

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This modern, well-designed development contains three separate two-story buildings with a layout promoting walkability and with a structural design encouraging maximum natural light in the buildings' interiors. A total of eight residential units and approx. 3,200 square feet of commercial space is included in the project. The building fronting San Antonio Drive

contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each spacious residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan. The project's open and airy design maximizes interior and exterior open space and uses multiple exterior building materials providing an attractive stone, stucco, and wood finish. This parcel provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

King City's Goals for C-N Neighborhood Commercial Districts

According to the City of King Municipal Code, Chapter 17.20, the City's purpose in designating C-N districts is to encourage and promote a well-planning mixed-use environment with commercial, mixed-use, and residential component. The Municipal Code goes on to state that these districts should provide for a safe, comfortable, attractive environment for pedestrians, bicyclists, patrons, residents with designs that locate land uses in close proximity.

C-N District Uses Permitted Subject to Conditional Use Permit

According to the City of King Municipal Code, Chapter 17.20.030 (b) and (e), commercial uses and mixed-use projects with commercial on first floor and residential on second floor are permitted subject to obtaining a conditional use permit.

The project proposed for San Antonio and 3rd Street is a permitted use and will further the City's goals for C-N Districts.

Explanation of Plans for Variance

According to the City of King Municipal Code Chapter 17.20.060 Minimum Building Site (a) Front yard: each lot in the C-N district shall have a front yard extending across the full width of the subject property of a depth of not less than twenty feet, which may be used for landscaping and parking.

This variance request is to reduce the 20 foot front yard setback to 10 feet. Myriad justifications for this request are outlined in detail below. To summarize, standard commercial development setback is zero feet, and the ground floor of this development is commercial. Also, the adjacent commercial development, Clinica de Salud, has a 10 foot setback so this variance request fulfills a contiguous development profile. The shape of the parcel is narrow with no street parking, so in order to meet the objectives of C-N zoning, the variance is critical. The reduced setback achieves the City's desire for adequate open space and recreation opportunities in new developments. Finally, the zoning itself creates a special circumstance given that only five parcels or approx. two acres in the City are zoned C-N. Given the limited space where this zoning is applied,

no mixed-use developments on C-N zoned parcels are available to examine as precedents.

I. Special Circumstances Necessitating Variance

According to the City of King *Municipal Code Chapter 17.20.060 Minimum Building Site*

(a) Front yard: each lot in the C-N district shall have a front yard extending across the full width of the subject property of a depth of not less than twenty feet, which may be used for landscaping and parking.

a. Standard Commercial Development set-back is zero feet

In order to fully use the parcel to achieve the proposed design and the City's goals, a variance is requested to reduce the requirement for a front yard set back from 20 feet to 10 feet. This setback reduction provides the adequate building envelope to build an attractive mixed-use development that is safe and comfortable for all types of pedestrians. Furthermore, the property already has an existing 9.5 foot public utilities easement from the inside of the street curb to the property. Within the existing 9.5 foot easement is a four foot sidewalk. If this variance request is granted, the fully developed property's set back with the existing easement will be 19.5 feet.

If this variance request is rejected and the existing set-back policy of 20 feet is maintained, there would be 29.5 feet of concrete leading up to the commercial properties' entrances. 29.5 feet of concrete would not be ascetically pleasing, would not adhere to standard commercial development set-backs, and would needlessly reduce the building envelope required to achieve the project's and City's objectives.

II. Hardships Unique to Parcel

a. No street parking available

According to King City's *Municipal Code 17.52.010 Off-street parking requirements:*

(a) The following minimum off-street parking requirements shall apply to all buildings erected, all new uses commenced and to the area of extended uses commenced after the effective date of the ordinance codified herein. For any use not specifically mentioned herein, the planning commission shall determine the amount of parking required. All facilities shall be on the site unless specified in a different manner and approved by the planning commission and city council. (b) For the purpose of determining the number of spaces required, the following are defined: (1) "Sales floor area" means the area of a building or structure that is used primarily for the sale of commodities. (2) "Gross floor area" means the entire floor area of a building or structure, including, but not limited to, sales and storage areas, employee lounges or cafeteria and restroom facilities. (3) "Compact parking space" means a parking space which is smaller in size than the standard parking space as specified in Section 17.52.060. Compact parking spaces shall not exceed twenty-five percent of the total number of required parking spaces.

..... *(D) 3 or more bedroom apartment units: 1 garage per unit plus 1 covered space.*

..... *(I) Multiple family dwellings and apartment houses-guest parking space: For each multiple family dwelling or apartment house, there shall be 1 un-covered guest parking space for each 5 living units.*

In reviewing the allowed commercial uses for C-N Districts, parking requirements vary from one parking space per 200 square feet of sales floor area, to one space per 400 square feet of sales floor area, to one space for each of three restaurant seats, and additionally one space per 1,000 square feet of gross floor area not already accounted for. The parking requirements for strictly residential uses vary from carports to garages to guest parking spaces to mandatory off-street parking.

Given that the parcel at San Antonio Drive and 3rd Street has no street parking available, all parking for the commercial and residential uses must be placed on the parcel. 17 parking spaces with covered carports and 13 uncovered parking spaces is proposed for this development. The proposed number of parking spaces for the project is adequate, meets the City's requirements, and can be achieved with the approval of this set-back variance.

b. Shape of Parcel

The narrow shape of the vacant lot at San Antonio Drive and 3rd Street is approximately two times as long as it is wide. In conjunction with the unavailability of street parking, this unusual shape creates a circumstance necessitating the proposed variance.

c. Open Space and Recreation Opportunities

According to King City Municipal Code 17.20.120 Site design standards for C-N Districts: *(8) Open Space "Usability." Open space should be designed with the functional use as the primary goal, not as left over or awkwardly designed space. Minimum dimensions of private open space should be a minimum of eight feet in width.*

Reducing the front yard setback from 20 to 10 feet provides adequate open space and recreation opportunities in the interior areas of the development rather than in front of the commercial spaces. The proposal, if the variance is granted, will contain ample open space for the residents to enjoy in the interior of the project. Requiring 20 feet of yard in front of the proposed commercial establishments along San Antonio Drive would not only differ greatly from the existing 10 foot setback on the adjacent commercial development (Clinica de Salud), it would waste an opportunity for what the City desires: functional recreation space.

III. Similar Uses

The City designated five parcels with the Neighborhood Commercial zoning. There is currently one commercial development on C-N zoning, the Clinica de Salud, located on the adjacent parcel on San Antonio and 3rd Street. The Clinica de Salud project has a 10 foot setback so therefore this variance request assists in creating a contiguous development profile.

Clinical de Salud adheres to development standards for commercial zones but does not fulfill the mixed-use objectives for the C-N zone. Two additional parcels zoned C-N are developed with strictly residential uses but also do not fulfill the City's C-N mixed-use objectives.

Of the five C-N zoned parcels in the City, two remain vacant. Both vacant C-N zoned lots have mixed-use development proposals in process. The proposed project, in addition to the project proposed on San Antonio Drive and Amherst Drive, will adhere to the mixed-use objectives of the C-N zone. Both projects will therefore be the first in King City to achieve the City's goals and objectives for Neighborhood Commercial zoning.

IV. Conditions of Approval Proportionality to Impacts of Variance

The impacts of the variance, if approved, are negligible. The street level component of the development is commercial, and the City's commercial set-back is zero feet. Furthermore, the existing easement on the parcel is 9.5 feet. As discussed in section I.a. above, even with the approval of this variance request, the set-back after the property is fully developed will be 19.5 feet.

V. Assurance of No Special Privileges Granted with Variance Approval

The granting of this variance will not provide a special privilege to this development, developer, or C-N zoned parcels. Granting the variance does not exclude the privilege from other C-N zoned parcels because there is only one other vacant C-N parcel. The other vacant C-N parcel, located on San Antonio Drive and Amherst Drive, is owned by the same owner and it too has a pending application for a similar mixed-use development.

Because the City designated only five parcels with the C-N zoning (one has a commercial-only development completed and two others are the residential only King's Station development), and because there are only two vacant C-N zoned parcels remaining, and because this developer owns both of them, no special privileges are granted with the approval of this variance.

Summary and Conclusion

The infill project proposed at 3rd Street and San Antonio Drive is a mixed-use development on a vacant 30,000 square foot lot in the City of King. A total of eight residential units and approx. 3,200 square feet of commercial space is included in the project. The building fronting San Antonio Drive contains shell commercial construction with finished exterior on the ground floor and two residential units on the second floor. One rear building contains two residential units, and the adjacent building contains four residential units. Each residential unit contains three bedrooms and two bathrooms in a generous approx. 1,350 square foot floor plan. Finally, the adjacent commercial development, Clinica de Salud, has a 10 foot setback so therefore the variance for this project proposal assists in creating a contiguous development profile for the neighborhood.

This parcel provides an exceptional opportunity to fulfill the City's General Plan, Housing Element, and Neighborhood Commercial district goals and objectives. The area's surrounding high and medium density residential developments have no existing

commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Chris J. Madson". The signature is written in black ink and is positioned above the typed name.

Chris J. Madson
CMCI

**CMCI
Chris Madson Construction
339 San Antonio Drive
King City, CA 93930**

**(831) 809-0073
slo.cmci@gmail.com**

July 31, 2018

**ATTN: Mrs. Doreen Liberto Blanck
King City Community Development Department
212 S. Vanderhurst Avenue
King City, CA 93930**

**RE: sign permit application memo for development at APN
026-501-006, Sunset Center, located on 3rd Street and San Antonio Drive**

Dear Mrs. Doreen Liberto Blanck:

Thank you for the opportunity to present a sign permit request for the Sunset Center, an infill, mixed-use project located on 3rd Street and San Antonio Drive. This project will provide approximately 3,256 square feet of new commercial spaces within a pedestrian friendly mixed-use development. The tenants who could potentially occupy the commercial space at the Amherst Center operate a variety of businesses: professional office; medical office; neighborhood grocery or convenience store; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin-operated laundromat; restaurant or neighborhood pub. All of the potential tenants' businesses are allowed in the C-N District with the approval of this conditional use permit.

The enclosed sign permit application submitted in conjunction with a conditional use permit application regards the proposal on APN 026-501-006 located near the corner of San Antonio Drive and 3rd Street. Please find all relevant information in this memo and accompanying CUP packet: completed and signed general application form; all fees; three sets of mailing labels for all property owners within 300 feet of the site's boundary; sign permit application; ten copies each of the exhibits / attachments; complete project description with proposed activities; site renderings; site plans; title page with appropriate information; plans for entire property including uses and structures, landscaping and drainage, parking and circulation, utilities and trash enclosures, floor plans, site elevations.

I look forward to answering any additional questions you might have.

PROPERTY INFORMATION

APN 026-501-006

Located on the corner of San Antonio Drive and 3rd Street

Lot size: 30,000 square feet

Zoning: C-N Neighborhood Commercial District

Existing Land Use: vacant lot

Existing General Plan Designation: C-N Neighborhood Commercial District

Adjacent General Plan Designation: **North PD; South MDR; East LDR; West CN**

Adjacent Zoning: **North PD; South R-4; East R-1; West CN**

Adjacent Uses: **North** one vacant commercial lot and beyond is SFD; **South** town homes; **East SFD; West Clinica de Salud**

Total site coverage including impervious surfaces and parking: 20,530 square feet.

Landscaping and open space coverage: 8,900 square feet.

Size of proposed buildings: The three, two-story buildings proposed have a total square footage of 14,520. The first floor of the buildings have a total square footage of 7,480 square feet (site buildings' footprint), and the second floor total square footage is 7,040. The total commercial square footage is 3,256 and the total residential is 11,264.

Parking: There is currently no street parking available for this proposed mixed-use development. 17 parking spaces with covered carports and 13 uncovered parking spaces are proposed on-site, meeting the City's parking space requirements for both residential and commercial uses.

A. Proposed Activities for the Sunset Center

The project proposed at 3rd Street and San Antonio Drive is mixed-use. In addition to the residential use, there will be approx. 3,200 square feet of shell commercial space available for new businesses. The approx. 3,200 square feet could be divided amongst multiple business tenants, or could be occupied by one business. My development team is currently exploring tenants from a wide range of business activities all allowed within King City Municipal Code, Chapter 17.20.030.

B. Site Plans / Elevations

See attached 11"x17" site plans drawn to 1"=20' scale. These plans include location, elevation, and setbacks of sign.

C. Sign Rendering and Dimensional Drawings

Attached is an illustration of all proposed signs. Because the lot is vacant, there are no existing signs to include.

D. Colors, Materials, and Lighting Specifications

The materials proposed to construct the monument style sign for the Sunset Center are wood and concrete. Attached are project renderings to serve as color photos of buildings where the sign will be located.

E. Summary Table

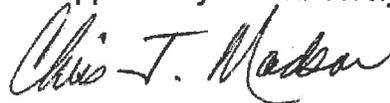
Sunset Center Summary Table

Lot Size	30,000 square feet
Building Frontage	N/A because free-standing monument sign
Window Frontage	N/A because free-standing monument sign
Number of Signs Proposed	one monument style sign
Number of Existing Signs	zero
Size of Individual Sign in square feet (footprint)	9.5 square feet
Size of sign verbiage	6 feet
Total Sign Area in square feet	66 square feet

Summary and Conclusion

The project proposed at 3rd Street and San Antonio Drive is an infill, mixed-use development on a vacant 30,000 square foot lot in the City of King. This project accomplishes the City's objectives for providing much needed modern, luxurious, multi-family housing coupled with new commercial spaces in a pedestrian friendly, infill, mixed-use development. The area's surrounding high and medium density residential developments have no existing commercial sites that are accessible by pedestrians. This infill, mixed-use development would provide shopping for the area's residents with a safe, comfortable, attractive environment for all types of pedestrians.

Thank you for the opportunity and sincerely,



Chris J. Madson
CMCI Construction

ATTACHMENTS

1. Sign Permit checklist
2. Site Plans
3. Sign renderings and Dimensional Drawings

EXHIBIT 2

CUP Case No. 2018-005, AR Case No. 2018-017, VAR Case No. 2018-002 and
LDR Case No. 2018-003

FINDINGS OF FACTS

The purpose for making Findings of Facts to *"bridge the analytical gap between the raw evidence and ultimate decision"*. The Municipal Code gives the Planning Commission ("**Commission**") the authority to approve a project so long as the Commission can make certain findings. Written "findings of fact" are required in order to support the decision of the hearing body to approve or deny a project.

California Environmental Quality Act ("CEQA") Findings of Fact

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.

Conditional Use Permit ("CUP") and Architectural Review ("AR") Findings of Fact

1. The proposed project is consistent with the requirements and policies of the City of King General Plan Neighborhood Commercial designation and Zoning Ordinance. The subject property is zoned Neighborhood Commercial ("**C-N**"), which is consistent with the General Plan's Neighborhood Commercial land use designation. Policy 3.2.1 of the Land Use Element encourages mixed-use development and the C-N zoning includes mixed use as an allowable use.
2. The general appearance of the proposed buildings is in keeping with the character of the C-N Zoning District and its surrounding properties. A project with similar design was recently approved in the C-N Zoning District on Amherst Drive, and it is noted that the neighborhood (including the adjacent commercial property and Mill's Ranch) has a diverse array of architectural styles. The proposed design is not out of character and is expected to blend in with existing development.
3. The proposed buildings will not be detrimental to the harmonious and orderly growth of the City. The subject project proposes multi-family residential uses, and it is noted that properties to the south are developed with duplexes. Large apartment complexes also exist nearby (the closest being at the corner of San Antonio Drive and Third Street). The proposed housing and

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 24 OF 43**

commercial uses are compatible with the existing commercial and residential uses in the area.

4. The proposed buildings will not impair the desirability of investment or occupation in the C-N Zoning District because the buildings, proposed landscaping and other improvements are attractively designed and provided amenities that add to the value of the area. The two solely residential buildings are separated from the mixed-use building by a landscaped area, while all buildings are connected with sidewalks. Synthetic turf and landscape planters are proposed in front of the residential buildings; these areas will provide a private outdoor space for use by residents, and trellises (required as a condition of approval) will provide shading for outdoor activities. The ground floor commercial lease spaces exist right along the public sidewalk, featuring large storefront windows that provide for a welcoming pedestrian experience along San Antonio Drive.
5. Also, thirteen (13) parking spaces will be covered which will provide shading during the summer months and protection from inclement weather during the winter.
6. The master use permit allows the following potential uses to occupy the commercial spaces: professional offices; medical offices; grocery stores; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin operated cleaning, dry cleaning; restaurants including delicatessens. All other uses will require a CUP.
7. The COA as shown on **Exhibit 4** are necessary to protect the health, safety and general welfare of the community, to ensure that the City develops in an orderly manner, and to ensure that the Project operates in a manner that does not adversely affect the surrounding areas. Because the primary proposed use is residential, and the subject property is located in an area currently developed with apartments, duplexes, single-family homes and a medical office, the proposed project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. While the project proposes a commercial component, the list of approved uses are reasonably compatible with residential uses (and some uses will even serve as important amenities to the neighborhood). Uses not on the master use list will require a new CUP.
8. The property is currently undeveloped and void of vegetation, and therefore does not provide a benefit to the neighborhood. The proposed mixed-use buildings will complete the streetscape by providing continuity along San Antonio Drive. As detailed in the findings above, the design of the buildings are compatible with existing development in the area and provide attractive features such as stone veneer accent walls, a mix of siding materials

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 25 OF 43**

including stucco and vertical siding, large windows and awnings along storefronts, and architectural articulation featuring recessed entries. Furthermore, the commercial spaces will create new neighborhood amenities and employment opportunities for residents.

Municipal Code Section 17.52.010 allows staff to recommend a reduced number of parking spaces. Staff is recommending that the number of parking spaces is reduced based on the following findings of fact.

1. Due to the mixed-use nature of the Project, the proposed use is expected to generate a parking demand less than required by Municipal Code Section 17.52.010. Specifically, parking will be shared between the commercial and residential uses because they have different peak activity hours.
2. The reduced number of parking spaces will be sufficient for its safe, convenient, and efficient operation of the use.
3. Alternative transportation modes are located nearby, including a Monterey Salinas Transit ("*MST*") stop and sidewalks on both sides of San Antonio Drive.

Variance (in compliance with Cal. Government Code Section 65906 and Municipal Code Section 17.52.010)

1. The granting of the variance will not constitute a grant of special privilege because Project is encumbered by an existing easement that reduces the developmental of the property to its fullest potential.
2. There are special circumstances applicable to the subject property, including the fact that there are other properties in close proximity zoned C-N and do not have garages for the apartments and only provides carports and uncovered parking (i.e., La Buena Esperanza Co-Op apartments at the corner of San Antonio Drive and Third Street). On May 7, 2019, the Commission approved a mixed-use project at 1195 Amherst Drive; this project provides covered and uncovered surface parking in-lieu of garages.
3. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel because the uses are consistent with the C-N Zoning District.
4. Granting the variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located because the applicant will improve the property. Due to the presence of a ten (10') foot wide easement along San Antonio Drive, reducing the front yard

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 26 OF 43**

setback will result in a nineteen and one half (19.5') foot setback from the street. This is only one half (0.5') foot less than the required setback of twenty (20') feet.

EXHIBIT 3

RESOLUTION NO. 2019-258

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING, ADOPTING A CATEGORICAL EXEMPTION, AND APPROVING CONDITIONAL USE PERMIT CASE NO. CUP2018-005, ARCHITECTURAL REVIEW CASE NO. AR2018-017, VARIANCE CASE NO. 2018-002, AND LANDSCAPE DESIGN REVIEW CASE NO. LDR2018-003 FOR THE CONSTRUCTION OF A MIXED USE RESIDENTIAL DEVELOPMENT WITH EIGHT (8) RESIDENTIAL UNITS AND 3,080 SF OF COMMERCIAL AND MASTER USE PERMIT FOR AND A MASTER USE PERMIT FOR POTENTIAL USES TO OCCUPY THE COMMERCIAL SPACE AT 126 SAN ANTONIO DRIVE (APN 026-501-006), KING CITY, CALIFORNIA.

WHEREAS, Chris Madson ("**Applicant**") filed applications for Cases No. CUP 2018-005, AR 2018-017, VAR 2018-002, and LDR 2018-003 for the construction of a the construction of a mixed use residential development with eight (8) residential units and 3,080 sf of commercial and master use permit to allow the following potential uses to occupy the commercial spaces: professional offices; medical offices; grocery stores; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin operated cleaning, dry cleaning; restaurants including delicatessens; at 126 San Antonio Drive, King City, CA ("**Project**"); and

WHEREAS, pursuant to the California Environmental Quality Act ("**CEQA**") Guidelines (14 Cal. Code Regs. §15000 et. seq.) and in accordance with the California Environmental Quality Act of 1970, the proposed project does not have the potential to result in significant adverse environmental impacts. The project does not require approval of an agency other the City of King; and

WHEREAS, on, the Project Review Committee ("**PRC**") met to discuss the CUP, AR, VAR applications and determined that the elimination of the garages and reduced front yard setback could be processed as a variance, pursuant to Municipal Code Chapter 17; and

WHEREAS, on, a Notice of Public Hearing was published in the South County Newspaper *The Rustler* was published on **June 19, 2019** and notices were sent to all property owners within three-hundred feet (300') of the Project; and

WHEREAS, on **July 2, 2019**, the Planning Commission ("**Commission**") conducted a duly noticed public hearing as prescribed by law to consider the Project and give all interested persons the opportunity to be heard; and

WHEREAS, at said public hearing, the Commission reviewed and considered the information provided in the staff report, all relevant information and accepted all testimony during the public hearing.

WHEREAS, the Commission makes the followings Findings of Facts:

Findings of Fact

1. The proposed project is consistent with the requirements and policies of the City of King General Plan Neighborhood Commercial designation and Zoning Ordinance. The subject property is zoned Neighborhood Commercial ("**C-N**"), which is consistent with the General Plan's Neighborhood Commercial land use designation. Policy 3.2.1 of the Land Use Element encourages mixed-use development and the C-N zoning includes mixed use as an allowable use.
2. The general appearance of the proposed buildings is in keeping with the character of the C-N Zoning District and its surrounding properties. A project with similar design was recently approved in the C-N Zoning District on Amherst Drive, and it is noted that the neighborhood (including the adjacent commercial property and Mill's Ranch) has a diverse array of architectural styles. The proposed design is not out of character and is expected to blend in with existing development.
3. The proposed buildings will not be detrimental to the harmonious and orderly growth of the City. The subject project proposes multi-family residential uses, and it is noted that properties to the south are developed with duplexes. Large apartment complexes also exist nearby (the closest being at the corner of San Antonio Drive and Third Street). The proposed housing and commercial uses are compatible with the existing commercial and residential uses in the area.
4. The proposed buildings will not impair the desirability of investment or occupation in the C-N Zoning District because the buildings, proposed landscaping and other improvements are attractively designed and provided amenities that add to the value of the area. The two solely residential buildings are separated from the mixed-use building by a landscaped area, while all buildings are connected with sidewalks. Synthetic turf and landscape planters are proposed in front of the residential buildings; these areas will provide a private outdoor space for use by residents, and trellises (required as a condition of approval) will provide shading for outdoor activities. The ground floor commercial lease spaces exist right along the public sidewalk, featuring large storefront windows that provide for a welcoming pedestrian experience along San Antonio Drive.
5. Also, thirteen (13) parking spaces will be covered which will provide shading during the summer months and protection from inclement weather during the winter.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 29 OF 43**

6. The master use permit allows the following potential uses to occupy the commercial spaces: professional offices; medical offices; grocery stores; bakery; beauty or barber shop; laundry service; off-sale liquor sales; coin operated cleaning, dry cleaning; restaurants including delicatessens. All other uses will require a CUP.
7. The COA as shown on **Exhibit 4** are necessary to protect the health, safety and general welfare of the community, to ensure that the City develops in an orderly manner, and to ensure that the Project operates in a manner that does not adversely affect the surrounding areas. Because the primary proposed use is residential, and the subject property is located in an area currently developed with apartments, duplexes, single-family homes and a medical office, the proposed project will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city. While the project proposes a commercial component, the list of approved uses are reasonably compatible with residential uses (and some uses will even serve as important amenities to the neighborhood). Uses not on the master use list will require a new CUP.
8. The property is currently undeveloped and void of vegetation, and therefore does not provide a benefit to the neighborhood. The proposed mixed-use buildings will complete the streetscape by providing continuity along San Antonio Drive. As detailed in the findings above, the design of the buildings are compatible with existing development in the area and provide attractive features such as stone veneer accent walls, a mix of siding materials including stucco and vertical siding, large windows and awnings along storefronts, and architectural articulation featuring recessed entries. Furthermore, the commercial spaces will create new neighborhood amenities and employment opportunities for residents.
9. Due to the mixed-use nature of the Project, the proposed use is expected to generate a parking demand less than required by Municipal Code Section 17.52.010. Specifically, parking will be shared between the commercial and residential uses because they have different peak activity hours.
10. The reduced number of parking spaces will be sufficient for its safe, convenient, and efficient operation of the use.
11. Alternative transportation modes are located nearby, including a Monterey Salinas Transit ("**MST**") stop and sidewalks on both sides of San Antonio Drive.
12. The granting of the variance will not constitute a grant of special privilege because Project is encumbered by an existing easement that reduces the developmental of the property to its fullest potential.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 30 OF 43**

13. There are special circumstances applicable to the subject property, including the fact that there are other properties in close proximity zoned C-N and do not have garages for the apartments and only provides carports and uncovered parking (i.e., La Buena Esperanza Co-Op apartments at the corner of San Antonio Drive and Third Street). On May 7, 2019, the Commission approved a mixed-use project at 1195 Amherst Drive; this project provides covered and uncovered surface parking in-lieu of garages.
14. Granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel because the uses are consistent with the C-N Zoning District.
15. Granting the variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the City, or injurious to the property or improvements in the vicinity and zoning district in which the property is located because the applicant will improve the property. Due to the presence of a ten (10') foot wide easement along San Antonio Drive, reducing the front yard setback will result in a nineteen and one half (19.5') foot setback from the street. This is only one half (0.5') foot less than the required setback of twenty (20') feet.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King approved Conditional Use Permit Case No. CUP2018-005, Architectural Review Permit Case No. AR2018-017, Variance Case No. VAR2018-002, and LDR 2018-003 as presented on **Exhibit 1**, with the findings of fact outlined in **Exhibit 2**.

This resolution was passed and adopted this **2nd day of July 2019**, by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST: _____
ERICA SONNE, DEPUTY CITY CLERK/SECRETARY TO THE PLANNING
COMMISSION

EXHIBIT 4

CONDITIONS OF APPROVAL

PROJECT CASE NUMBERS

CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003

Community Development Department (The applicant should discuss the following conditions of approval ("**COA**") with Maricruz Aguilar-Navarro, 831-386-5916, if there are any questions.)

1. **Project Description:** Conditional Use Permit Case No. CUP2018-005, Architectural Review Case No. AR2018-017, Variance Case No. VAR2018-002, and Landscaping Plan Review Case No. LDR2018-003 is a request for the construction of a mixed-use residential development with 8 residential units and 3,080 SF of commercial space at APN 026-501-006 along San Antonio Drive, King City, and a master use permit to allow the following potential uses to occupy the commercial spaces:

- professional offices; medical offices;
- grocery stores; bakery;
- beauty or barber shop; laundry service;
- off-sale liquor sales; coin operated cleaning,
- dry cleaning; restaurants including delicatessens.

The property is within the Neighborhood Commercial ("**NC**") General Plan Land Use Designation and Neighborhood Commercial ("**C-N**") Zoning District on the Zoning Map. The mixed-use project shall be constructed in accordance with **Exhibit 1**, and as conditioned below, as approved by the Planning Commission on **July 2, 2019**.

2. **Approval Period:** The approval period for this permit shall be in accordance with the approved drawings and sketches and shall be null and void if not used within one (1) year from the date of the approval. Then the approval shall immediately expire and any building permit issued in reliance thereon shall be deemed cancelled and revoked. Municipal Code Section 17.64.030 prohibits any time extensions of the CUP beyond one (1) year from the date of approval. No extension shall be permitted for the CUP as required by Municipal Code Section 17.64.030.
3. **Hold Harmless Clause:** To the furthest extent allowed by law, the applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, damages and costs (including attorney's fees, litigation expenses and administrative record preparation costs) arising from,

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 32 OF 43**

resulting from, or in connection with any Third Party Action (as hereinafter defined). The term "Third Party Action" collectively means any legal action or other proceeding instituted by (i) a third party or parties, or (ii) a governmental body, agency or official other than the City, that: (a) challenges or contests any or all of these conditions of approval or any approval associated with entitlements associated with the project (including **CUP 2018-005, AR 2018-017, VAR 2018-002, and LDR 2018-003**) (collectively "Approvals"); or (b) claims or alleges a violation of CEQA or another law in connection with the Approvals by the City, or the grant, issuance or approval by the City of any or all approvals. The applicant's obligations under this paragraph shall apply regardless of whether City or any of its officers, officials, employees, consultants, agents or volunteers are actively or passively negligent, but shall not apply to any loss, liability, fines, penalties forfeitures, costs or damages caused solely by the active negligence or willful misconduct of the City or any of its officers, officials, employees, agents or volunteers. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

The nature and extent of the applicant's obligations to indemnify, defend and hold harmless the City with regard to events or circumstances not addressed in the preceding paragraph shall be governed by this paragraph. To the furthest extent allowed by law, the applicant shall indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants agents and volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by City, the applicant or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fees and litigation expenses), arising or alleged to have arisen directly or indirectly out of performance authorized or required by the approvals, requirements (including any mitigation measures) related to CEQA, or the performance of any or all work to be done by the applicant or its contractors, agents, successors and assigns pursuant to the approvals (including, but not limited to any design, construction and/or ongoing operation and maintenance of off-site improvements, if any, unless and until such off-site improvements are dedicated to and officially accepted by the City). The applicant's obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, consultants or agents are passively negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused by the active or sole negligence, or the willful misconduct, of City or any of its officers, officials, employees, consultants agents or volunteers. If the applicant should subcontract all or any portion of the services to be performed pursuant to the approvals, the applicant shall require each subcontractor to indemnify, hold harmless and defend City and each of its officers, officials, employees, consultants, agents and volunteers in accordance with the terms of this paragraph. The provisions of this paragraph shall survive any termination, revocation, overturn, or expiration of an approval.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 33 OF 43**

4. **Private Open Space: Before building permit issuance**, as part of the building permit submittal, the plans shall show two (2) open space areas with trellises to provide shading for the residential use within the development for review by the Building and Safety Department, Community Development Department.
5. **Bicycle Parking**: The applicant shall provide bicycle racks or other secure bicycle parking to accommodate four (4) bicycles. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the Community Development Department. Each bicycle rack should stand a minimum of thirty (30') inches from ground level and support each bike in a stable position by providing at least two (2) vertical contact points for a bicycle frame. The rack should be coated with or constructed of a durable material that prevents rust and corrosion.
6. **Mixed Use Parking Reduction and Shared Use**: In the event a use with a parking requirement greater than one (1) space per four hundred (400) square feet is proposed, the applicant may request a parking reduction. Prior to approval of a parking reduction the applicant shall demonstrate that adequate parking is provided for this use and other existing uses on the subject property, subject to review and approval by the Community Development Department.
7. **Carport**: As part of the building permit submittal, the project shall designate the onsite carports for the residential uses for review by the Community Development Department.
8. **Addressing of Units**: As part of the building permit submittal, the project shall identify the commercial units with the alphabet (A-D) and the residential units shall use numerical units. for review by the Building and Safety Department, Community Development Department and Fire Department.
9. **Building Entrance Orientation**: As part of the building permit submittal, the buildings located along the street shall have the entrances orientated towards the street for review by the Building and Safety Department, Community Development Department.
10. **Other County, State and Federal Permits**: Before initiation of the proposed use, the applicant shall provide copies of any required County, State and Federal permits or written verification of a waiver of permit requirement.
11. **Structural Changes**: Installation shall be in substantial conformance with the plans, conditions of approval presented to and approved by the Planning Commission in connection with the project. No conditions, colors, materials or

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 34 OF 43**

architectural features shall be eliminated, added or modified without Commission review and action, amended CUP, as applicable. The Community Development Director ("**Director**") or her/his representative shall review plans for substantial conformance with the plans approved by the Planning Commission. Any major modifications shall require approval of the Planning Commission.

12. **Windows and Energy Conservation:** At the time of building permit submittal, the building plans shall indicate windows for commercial uses located at street level. The height of the windows shall be a minimum of 6 feet x 5 feet and located 1.5 feet from the ground surface for pedestrian visual access.
13. **Sign Permit:** This approval does not constitute a Sign Permit. **Before installing any signs on the property**, the applicant shall make a separate application and obtain an approved sign permit by the Community Development Department. Contact the Community Development Department regarding application procedures for Sign Permit(s). All signs should be compatible with the structure and site design relative to color, material, and placement. The signs shall conform to the requirements of Municipal Code Chapter 17.55. Window coverage should be limited to the standards as described in Municipal Code Chapter 17.55. A Master Sign Program will be required for commercial development with four or more tenants.
14. **Landscaping Documentation Package:** **Before to issuance of a building permit**, if landscaping is proposed as part of a drainage and erosion control plan or required by the RWQCB for drainage control, in accordance with State law, the applicant shall submit to the Community Development Department ("**Department**") for review and approval a Landscape Document Package consistent with the State of California Water Efficiency Landscape Ordinance Model ("**Model**"), dated **September 10, 2009**. **Before to issuance of a certificate of compliance**, the applicant shall submit to the Department the certificate of completion in accordance with the Model. With the exception of landscaping for bioretention basins and other similar pollution control measures, no additional landscaping is deemed to be required. All existing landscaping will be maintained. The applicant shall also submit a final landscape plan and irrigation system design Development Department for final sign-off by the Director and City Engineer. Landscaping will utilize water-conserving drought resistant plants that will function as screening and enhance the building appearance and include a water conserving automatic irrigation system to be approved by the Director, consistent with **Exhibit 1**. Plans shall indicate methods of planting, sizes of initial landscape materials, ground covers, durable mulch cover and other details of landscaping. Irrigation water shall not overthrow onto walks, common areas, or onto any architectural walls.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 35 OF 43**

- a. **Runoff:** The site plan shall address all runoff in conformance with current storm water regulations. All runoff shall be directed to approved new landscaping areas and shall be designed to properly address pollution control. Landscape areas shall be designed by both the project engineer and landscape designer to incorporate bioremediation measures that will ensure that one-hundred (100%) percent of the runoff from the building and paved areas will infiltrate through a plant and soil medium that provides for bioremediation of any pollutants in the runoff and upper soil layer.
 - b. **Street Trees:** The site plan shall show retention of existing street trees along San Antonio Drive. The existing street tree at the northeast corner of the property is within the footprint of the new driveway; this street tree shall be relocated further east to a location just outside the edge of the new driveway. If removal of any other tree is necessary due to construction impacts, each removed tree shall be replaced in-kind.
 - c. **Planting Areas along San Antonio Drive:** The final landscape plan shall not include any planters along the frontage of San Antonio Drive along the public right-of-way. Landscape shall not extend beyond property line.
15. **Screening of Roof and Ground Equipment:** At the time of building permit submittal, the applicant shall submit plans showing the methods of screening of roof-mounted and ground mounted equipment such as, but not limited to air conditioning, electric boxes, transformers and other equipment. Site and roof-mounted equipment shall be painted and screened from adjacent public street visibility and shall coordinate with architectural features of the building. Well maintained satellite dishes may be left unpainted (e.g., dish antennas). These details must appear on elevations submitted for architectural review. Ground mounted equipment should be screened by walls or effectively by landscaping.
16. **Trash Enclosure:** The trash enclosure shall be screened from public view with a CMU exterior block wall with a wood gate. The following is provided by Waste Management as informational items:
- *Please consider converting one of the trash dumpsters to a recycle dumpster, per AB341.*
 - *The state is requiring at least equal capacity of trash and recycle to achieve 50% diversion.*
 - *For the green waste organics collection, I recommend starting with 2-96 gal carts and eventually adding 2yd organics for food waste, per AB1826.*
 - *I recommend increasing the trash/recycle pick up frequency to handle the volume of waste each week.*

New State Laws to consider:

- *AB341 – Mandatory Commercial Recycling*

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 36 OF 43**

- *AB1826 – Mandatory Commercial Organics Recycling*

17. **Architectural Features:** The proposed building materials is a combination of wood siding, stucco and wood trim with stone veneer accent walls. The project shall utilize the proposed grey tone pallet with brick/burgundy awnings as show on **Exhibit 1**. Minor variations will be subject to review and approval by the Community Development Department. All surfaces visible from the adjacent streets will be finished according to these standards.
18. **Stamped Concrete:** A strip of stamped and stained concrete shall be installed on the property in front of the entrances. **Before issuance of a building permit**, a design for the driveway entrances shall be submitted for review and approval by the Community Development Department and Public Works Department.
19. **Existing Walls:** The existing masonry walls along the property's perimeter shall be maintained. If replacement is necessary for any reason, the new wall or fence shall continue to provide the same level of screening and buffering, subject to review and approval by the Community Development Department.

City of King Building and Safety Department (The applicant should discuss the building permit submittal process with Mark McClain, Contract City Building Official, Building and Safety Department at (831) 386-5915.)

20. **Building Plans:** All COA shall be imprinted on plans submitted for building permits. Building plans shall comply with the current Title 24 California Building Standards Codes. Also, due to the proposed second floor area, Plans shall be certified by California Accessibilities Specialist. All ground floor residential units shall be adaptable.
21. **ADA Parking Requirement:** As part of the building permit submittal, the project shall provide accessible parking compliant with current accessibility requirements, subject to review by the Building and Safety Department, Community Development Department.
22. **Soils Report:** As part of the building permit submittal, the applicant shall submit a Soils Report prepared by a State of California-Registered Engineer or State of California-Registered Geotechnical Engineer. The Soils Report shall be reviewed and approved by the Chief Building Official. A soils report and/or percolation tests may also be required by the City Engineer and/or Regional Water Quality Control Board ("**RWQCB**") to determine measures to meet erosion and sediment control requirements for the project and final improvements.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 37 OF 43**

23. **Pad Elevation Certification:** The pad elevation certification may be submitted upon foundation inspection.
24. **Lighting:** Adequate security lighting shall be provided. The lighting shall meet all standards contained in the Municipal Code Section, 17.20.120. Outdoor lighting fixtures, either wall mounted or light standards, should be in keeping with the architectural theme of the buildings. They should provide enhanced pedestrian safety, in addition to street light fixtures, and accentuate, but not dominate architectural features. **As part of the building permit submittal**, a lighting plan shall be submitted for review by the Building and Safety Department, Community Development Department and Police Department and identify in the design how to prevent glare into the public areas. All outdoor lighting shall be hooded and directed so as not to shine on public roads or surrounding properties. Where appropriate, light-emitting diode ("**LED**") **lighting** should be used for external lighting to reduce the site's electricity consumption. Pole light fixtures in parking areas shall not exceed thirty feet (30') in height.
25. **Business License:** **Before issuance of a building permit**, a business license shall be obtained for every person conducting or carrying on the business of general contractor or contractor constructing, altering, repairing, wrecking or salvaging buildings, highways, roads, railroads, excavations or other structures, projects, developments or improvements.
- *Every person conducting or carrying on the business of electrical, plumbing or painting subcontractor.*
 - *Every person conducting or carrying on the business of masonry, glazier, cement, floor, heating, plastering, roofing, sash, sheet metal, tile, lathing and any other subcontractor not specifically mentioned in this Title 5 of the Municipal Code.*
 - *Every person conducting or carrying on the business of house moving, grading, paving, wrecking, sewer construction, pipeline construction, trenching, or excavating.*
26. **Other Electrical and Mechanical Equipment and Fixtures:** **At the time of building permit submittal**, the building plans shall show and the Building Official shall ensure that all electrical and mechanical apparatus and fixtures located on exterior walls shall be concealed from street visibility in a manner consistent with the architectural design of the building.
27. **Automated Fire Suppression System:** **Concurrent with the building permit application**, the applicant shall submit automated fire suppression system plans to the Building and Safety Department. The fire suppression system plans

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 38 OF 43**

shall be reviewed and approved by the City Engineer and Fire Department, before final of final occupancy permit. The fire sprinkler plans will also need to be routed to the city contracted fire plans examiner Art Black, Carmel Fire for Fire Plan Review.

Public Works Department (The applicant should contact City Engineer, Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com, regarding the following COA, if there are any questions.)

28. **Median Reconstruction: Prior to final occupancy**, the median in San Antonio Drive shall remain in its current configuration or be reconstructed as shown on the civil engineering plans prepared by Tartaglia Engineering dated June 24, 2019.
29. **Improvement Plans:** Project Drainage, Grading, Utilities, and Site Plans shall be prepared and signed by a Licensed Civil Engineer. Onsite signage (stop signs, etc. at driveways shall be included in plan submittal). All Plan Review and Construction Observation/Inspection costs shall be paid by the applicant. A deposit to cover said costs will be required. Improvements in Public Right of Way or Easements shall conform to the City of King design standards (latest edition). All improvements shall be these standards, unless noted otherwise. The applicant shall provide vehicle sight and stopping distance for any/all obstructions including but not limited to landscaping, signs, or other items are placed in/near intersections. All construction shall be to and provide ADA (Americans with Disabilities Act) access. Improvements in public right-of-way or easements shall conform to the City of King design standards (latest edition).

All improvements shall be to these standards, unless noted otherwise. All work/improvements in shall be inspected by and be from Improvement Plans reviewed and approved by the City Engineer.

30. **Grading and Drainage Plans: Before issuance of any building permit**, the applicant shall submit grading and drainage plans for the City Engineer review and approval. The grading and drainage plans shall be folded accordion style and no larger than 8.5' x 14". The grading and drainage plans shall include:
- a. *Drainage Plan.*
 - b. *Best Management Practices Plans ("NPDES"). The NPDES must include:*
 - i. *Permanent: Urban Storm Water Management Plan.*
 - ii. *Construction: Storm Water Pollution Prevention Plan.*
 - iii. *Construction during November - April: Wet Weather Erosion Control Plan.*

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 39 OF 43**

The grading and drainage plan shall be signed and stamped by a State of California-Registered Civil Engineer. All grading shall be done in conformance with City standards and to the satisfaction of the City Engineer.

31. **Encroachment Permit and Public Improvements:** Before starting street frontage improvements, the applicant shall be required to obtain a City of King encroachment permit for all work in City right of way (e.g., sidewalk, curb, gutter, driveway, roadway, alley). The applicant is required to provide plans and improvements for all required improvements within the right-of-way, including sidewalks, curbs, gutters and landscaping within the right-of-way consistent with the improvements required for San Antonio Drive.
32. **Infrastructure and Underground Utilities:** Before issuance of a building permit, an Infrastructure and Utility Plan for the entire site shall be submitted to and approved by the City Engineer. The underground utilities shall include storm drain piping, sanitary sewer, water piping, and other requirements per City standards. The applicant shall obtain and pay all associated permits/fees/costs for any/all Utility Companies (including but not limited to PG&E, Telephone, TV, California Water System) and any/all governmental agencies.
33. **Utilities:** The applicant shall obtain and pay all associated permits/fees/costs for any/all utility companies and any/all government agencies as applicable.
34. **City & Regional Traffic Impact Fee:** Before issuance of any building permit, the applicant shall participate in the City's development impact fee program as a condition of approval of the building permit. The applicant shall consult with the Transportation Agency for Monterey County ("**TAMC**") to determine the project should pay the regional traffic mitigation fee pursuant to the TAMC Nexus Study to the City of King Building and Safety Department. Participation in the City's development impact fee program shall be as a COA of the building permit. Development impact fees offset the costs of increased demand resulting from new development to public facilities and to streets, traffic signals and bridges. The proposed project would be subject to compliance with this provision of the municipal code as a standard COA.
35. **Submittal of Erosion and Sediment Control Measures and SWPPP:** Before any construction, erosion and sediment control measures for grading and construction as well as for the permanent project shall be prepared and approved by the City Engineer. In addition, if required by State and Federal Law, a Stormwater Pollution Prevention Plan ("**SWPPP**") may be required to be submitted to the City Engineer for review and approval, depending on size of project. To prevent silt and debris from entering the existing storm drain system during construction, the developer shall utilize storm drain inlet interceptors or filters to protect the existing storm drain. Soils and/or percolation test(s) may be required by the City Engineer and/or RWQCB to identify measures necessary

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 40 OF 43**

to maintain and reduce stormwater on-site and other measures to provide erosion, sediment and pollution control at the site.

36. **Submittal of soils report:** **Before to any construction,** a percolation test will need to be submitted to determine the design parameters for the onsite stormwater basins.

City of King Fire Department (The applicant should contact the Fire Chief and the Chief Building Official for any Fire Life Safety questions at (831) 386-5915.)

37. **Fire Sprinkler Systems:** Fire Sprinkler Systems will be required in all structures in this proposed complex. Fire sprinkler systems are to meet NFPA 13. Fire sprinkler plans are to be submitted by a California licensed c-16 contractor to the Fire Marshal's office for review and approval prior to any work done on the fire sprinklers. This submittal can be considered as a deferred submittal.
38. **Underground Fire Service Mains:** **At the time of building permit submittal,** will be required to be documented separately from the normal civil drawings and be submitted by the general engineering contractor to the Fire Marshal's Office for review and approval, **before a work being done on the underground fire service mains.** This submittal can be considered as a deferred submittal.
39. **Fire Alarm System:** A fire alarm system will be required in all structures in this proposed complex. The fire alarm system is to be submitted by a California licensed C-10 contractor to the Fire Marshal's Office for review and approval, **before to any work being done on the fire alarm system.**
40. **Portable Fire Extinguishers:** Portable fire extinguishers are required to be installed in accordance with NFPA 10 and in consultation with field fire inspector.

Miscellaneous Conditions

41. **Cultural Resources:** **Prior to and during construction of each phase or individual construction activity** undertaken as part of the project and to mitigate potential impacts to cultural resources, the following steps shall be taken:

Prior to excavation and construction on the project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying historic or prehistoric cultural resources or removing artifacts such as, but not limited to, prehistoric groundstone, projectile points, shell middens, or debitage, human remains, historic materials such as, but not limited to, bottles or cans and other cultural materials from the project site.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 41 OF 43**

Responsibility: Project Applicant, Prime Construction Contractor, Subcontractors
Timing: Prior to excavation and construction
Funding: Project Applicant

Prior to any demolition, excavation, or construction, the project applicant shall identify a qualified archaeologist to be on call if any cultural resources are identified, or if required by the City when project excavation of four (4') feet or greater is needed. The City shall approve the selected archaeologist **prior to issuance of the any permit that includes soil disturbance.** When excavation of greater than four (4') feet is anticipated, a Tribal Monitor may be required.

Responsibility: Project Applicant, City
Timing: Prior to any demolition, excavation or construction.
Funding: Project Applicant

Prior to soil disturbing activities to search for surface evidence of historic or prehistoric cultural resources, a project survey has not been conducted as part of the project application process, the archaeologist shall conduct a pedestrian survey of the project site. The archaeologist shall be authorized to perform spot check monitoring of subsurface construction for potential cultural resources, and analyze and evaluate artifacts or resources that may be uncovered. The qualified archaeologist shall also have the authority to temporarily halt excavation and construction activities in the immediate vicinity (within a 50-meter radius, or approximately 164-feet) of a find if significant or potentially significant cultural resources are exposed and/or adversely affected by construction operations.

Responsibility: Project Archaeologist, City
Timing: Prior to soil disturbing activities to search for surface evidence of historic or prehistoric cultural resources.
Funding: Project Applicant

In the event of a find, reasonable time shall be allowed for the qualified archaeologist to conduct additional subsurface testing, analysis, and reporting, if warranted. During this time, excavation and construction shall not be allowed in the immediate vicinity of the find (within a 50-meter radius, or approximately 164-feet, or within a larger area as determined by the qualified archaeologist). However, activities may continue in other areas of the project site if so, determined by the qualified archaeologist.

If any find is determined to be significant by the qualified archaeologist, representatives of the project developer or construction contractor and the City, and the qualified archaeologist, shall meet to determine the appropriate course of action.

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 42 OF 43**

Responsibility: Project Archaeologist, Project Applicant, Construction Contractor, City
Timing: Prior to any work within a 50-meter radius, or approximately 164-feet, of the find
Funding: Project Applicant

All cultural materials recovered as part of the testing or monitoring program shall be subject to scientific analysis, professional museum curation, and reporting prepared according to current professional standards. A copy of the report and analysis shall be provided to the California Historical Resources Information System Northwest Information Center for recordation.

Responsibility: Project Archaeologist, City
Timing: After Report and Analyses is completed
Funding: Project Applicant

Mitigation Measure No 2: In accordance with *State CEQA Guidelines*, Section 15064.5 (e)(1)(A)(B), in the event of the discovery or recognition of any human remains on the project site during development, the following steps shall be taken:

There shall be no further excavation or disturbance of the site or any area reasonably suspected to overlie adjacent human remains until the Monterey County coroner is contacted to determine that no investigation of the cause of death is required. Possible indications of burials could include a layer of shells placed over the burial.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (Commission) within twenty-four (24) hours. The Commission shall identify the person or persons it believes to be the most likely descendent ("**MLD**") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

Responsibility: Project Contract, Project Applicant, City
Timing: In Event of Discovery or Recognition of any Human Remains
Funding: Project Applicant

The Project Applicant or their authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if:

- a) the Commission is unable to identify an MLD or the MLD failed to make a recommendation within forty-eight (48) hours after being notified by the Commission;

**PLANNING COMMISSION
SAN ANTONIO MIXED USE DEVELOPMENT
CUP 2018-005, AR 2018-017, VAR 2018-002, LDR 2018-003
JULY 2, 2019
PAGE 43 OF 43**

- b) the descendent identified fails to make a recommendation; or
- c) the landowner or their authorized representative rejects the recommendation of the descendent, and the mediation by the Commission fails to provide measures acceptable to the landowner.”

Responsibility: Project Applicant, NAHC, MLD, City

Timing: After Discovery of Human Remains

Funding: Project Applicant

Conditional Use Condition, Variance Permit, Landscaping Plan Review and Architectural Review Agreement,

The Conditional Use Permit, Variance Permit and Architectural Review are **not** valid until all Conditions of Approval (“**COA**”) and mitigated measures imposed by the Planning Commission are signed for and agreed to by the applicant.

I have received a copy of the Conditional Use Permit, Variance and Architectural Review Conditions of Approval and Mitigated Measures and agree with them. I understand that if I do not abide by them the Planning Commission has the authority to revoke my conditional use permit, pursuant to the Municipal Code. (Reference Municipal Code §17.64.040.).

Applicant Signature: _____ Date: _____



8(A)

REPORT TO THE PLANNING COMMISSION

DATE: JULY 2, 2019
TO: PLANNING COMMISSION
FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR
VIA: ERIK BERG-JOHANSEN, PLANNER
**RE: PLANNING COMMISSION INTERPRETATION CASE NO. PCI2019-002
MILLS RANCH FENCE DESIGN STANDARDS**

RECOMMENDATION:

Adopt the attached Resolution No. 2019-259 recommending the City Council make a Substantial Conformance Determination which finds a modified fence design meets the intent of the approved fence designs in the Mills Ranch Specific Plan.

BACKGROUND:

On **August 30, 2005**, the City Council approved the Mills Ranch Specific Plan which incorporates the Mills Ranch Design Manual. **Exhibits 31 and 32** of the Mills Ranch Design Manual outline standards for fences in the front, rear and side yards. The approved design allows rear and side fences to be six (6') feet tall with solid boards on the lower four (4') feet, and a lattice with fifty (50%) percent opacity on the upper two (2') feet. (*Reference Figure 1.*)

Mike Nino, Applicant, is proposing that rear and side fences facing a street feature fences with solid boards on the lower five (5') feet, and a lattice on the upper one (1') foot. The applicant also proposes six (6') foot fences in between lots and facing alleys that do not provide a lattice (100% solid). The applicant states that *"...this compromise will be attractive and give privacy to the occupants."*

The applicant is requesting the City make an interpretation that the proposed modified fence designs are consistent with the intent of the original approved design. Municipal Code §17.48.020 allows the Planning Commission to make interpretations by resolution after considering all facts. Since the request is within a specific plan, staff believes the City Council should make a final determination.

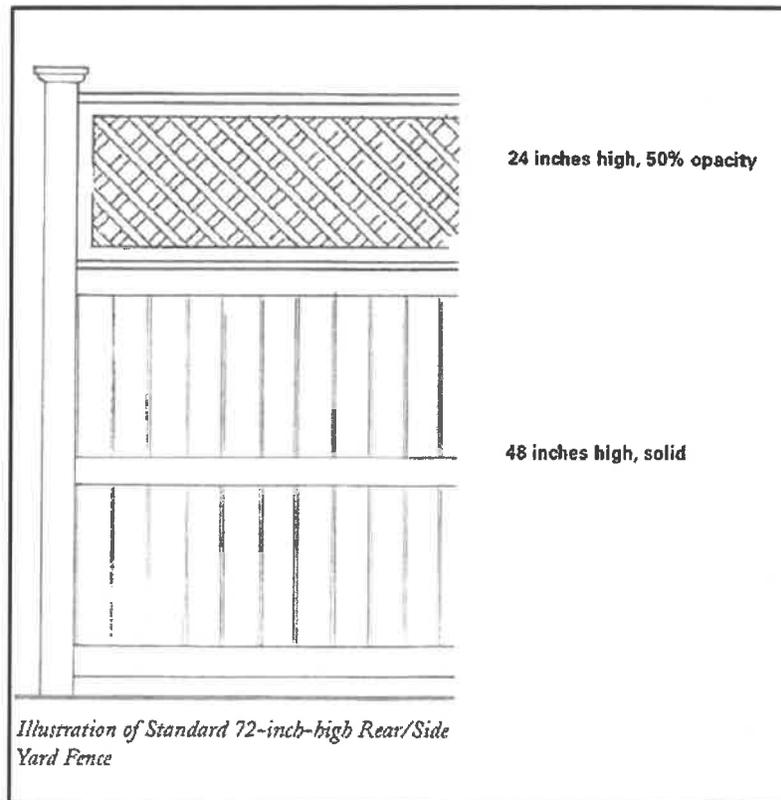


Figure 1 Approved Fence Design for Rear/Side Yards

DISCUSSION:

Staff finds that the modified fence designs achieve a balance between an attractive design and providing sufficient privacy for residents. If the applicant had requested all fences facing streets to be one-hundred (100%) percent solid with no opaque lattice, staff would not likely support this. However, simply reducing the section of the fence with 50% opacity from two (2') feet to one (1') foot is not expected to decrease the overall aesthetic appeal of the development because the lattice design feature along the top of fences will still be intact. Staff finds that the request to construct one-hundred (100%) percent solid fences along alleys and in between lots is reasonable because these fences will provide a higher level of privacy while remaining mostly hidden from the primary public rights-of-way.

Staff also notes that fences constructed in Phase 1 of Mills Ranch are consistent with the proposed design featuring a one (1') foot lattice. So, approving this modified design will ensure fences in Phase 1 and Phase 2 have a consistent design.

Advantages

PLANNING COMMISSION INTERPRETATION
PCI2019-002
JULY 2, 2019
PAGE 3 OF 5

1. The modified fences will provide additional privacy to occupants while remaining attractive and consistent with Phase 1.

Disadvantages

1. Staff has not identified any disadvantages associated with the proposed interpretation.

Environmental Review

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.

COST ANALYSIS:

Cost for review and processing of this request is paid for by the applicant as part of the development review fees.

ALTERNATIVES:

The Planning Commission can:

1. Adopt the Resolution interpreting that the modified fence designs are consistent with the intent of the approved design in the Mills Ranch Design Manual (approved August 30, 2005).
2. Request additional information.
3. Take other action, as needed.

Exhibits: Resolution No. 2019-259

Submitted by: MCA For Erik Berg-Johansen
Erik Berg-Johansen, Planner

Approved by: MCA For Doreen Liberto
Doreen Liberto, AICP, Community Development Director

EXHIBIT 1

RESOLUTION NO. 2019-259

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
RECOMMENDING THE CITY COUNCIL OF THE CITY OF KING MAKE A
SUBSTANTIAL CONFORMANCE DETERMINATION REGARDING FENCES WITHIN
THE MILLS RANCH SPECIFIC PLAN.**

WHEREAS, the City received a request from Mike Nino, Nino Homes for an interpretation that allows modification to fence designs with the top one (1') foot of fences being a minimum of fifty (50%) percent opaque in yards facing streets, and solid fences between lots and facing alleys ("**Project**"), as shown on **Exhibit 1**, are consistent with the intent of the approved design in the Mills Ranch Specific Plan Design Manual (approved August 30, 2005); and

WHEREAS, pursuant to City Municipal Code §17.48.020, the Planning Commission ("**Commission**") can make interpretations of the Zoning Code by resolution, including Substantial Conformance Determinations; and

WHEREAS, since the Project is located in a Specific Plan, the Commission is making a recommendation to the City Council ("**Council**").

WHEREAS, staff has evaluated the request and supports the Project; and

WHEREAS, finding the Project in Substantial Conformance Determination does not create negative impacts and would provide consistency between Phase 1 and Phase 2 of the Mills Ranch development; and

WHEREAS, the Commission makes the followings findings of facts:

1. The Project is consistent with the intent of the Mills Ranch Specific Plan to provide privacy, and be attractive.
2. The Project achieves a balance between an attractive design and providing sufficient privacy for residents.
3. The Project will provide consistency between Phase 1 and Phase 2 of Mills Ranch.

WHEREAS, on **July 2, 2019**, the Commission reviewed and considered the information in the Staff Report and testimony presented during the public hearing, and recommended the Council make a Substantial Conformance Determination on the Project.

PLANNING COMMISSION INTERPRETATION
PCI2019-002
JULY 2, 2019
PAGE 5 OF 5

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King recommends the City Council of the City of King adopt a Resolution that makes a Substantial Conformance Determination on the modified fence designs, as shown on **Exhibit 1** and based on the above findings of fact.

This resolution was passed and adopted this **2nd** day of **July 2019** by the following vote:

AYES, and in favor thereof, Commissioners:

NAYS, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

APPROVED:

David Nuck, Chairperson

ATTEST:

Erica Sonne, Deputy City Clerk/Planning Commission Secretary