

## Planning Commission Minutes

July 02, 2019

### 1. Call to Order

---

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:04 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 A Brett Saunders X Domingo Uribe X

Commissioner Saunders made a motion to excuse Commissioner Mendez and Commissioner Avalos. Seconded by Commissioner Uribe. Motion carried 3-0.

**Staff present:** Community Development Director, Doreen Liberto; Asst. Planner, Eric Berg-Johansen; Admin. Asst./Deputy City Clerk/ Planning Secretary, 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: June 4, 2019

Planning Commission Secretary/Deputy City Clerk Sonne stated unfortunately, the agenda had the wrong date for the minutes listed but June 4<sup>th</sup> minutes were included in the packet and are for approval tonight.

**Action:** Motion made by Commissioner Uribe to approve minutes of June 4, 2019. Seconded by Commissioner Saunders. Motion carried 3-0.

### 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<br>Conditional Use Permit Case No. CUP2019-002<br>Architectural Review Permit Case No. AR2019-001<br>Landscape Planning Review Permit Case No. LPR2019-001 |

Recommendations: Staff recommends the Planning Commission approve Conditional Use Permit (“CUP”) Case No. CUP2019-001 for outdoor storage of agricultural semi-trailers on the 9.8 acres vacant lot located at 277 E. San Antonio Drive, King City, CA 93930, subject to the conditions of approval.

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.

Community Development Liberto introduced this item.

Chair Nuck opened the public hearing,

Sheryl Flores, Self-help housing further introduced this item. Community Development Director stated that they are changing COA number 10 to “prior to the permit issuance the applicant will provide the cost of the house”

Guadalupe and Aristeo Santa Cruz came to voice their protest as it is in a cul-de-sac and there is not enough parking. The neighborhood is problematic and no one moves their cars. One person has more than 6 cars. They are against the low-income housing.

Ms. Flores stated that the houses that are going in will have 4 parking spaces per house. The people that are building the houses take a lot of pride in building their own house so they will add to the betterment of the community.

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion to adopt the attached Resolution 2019-256 recommending the City Council approve TTM2019-001, Commissioner Saunders seconded. Motion carried 3-0.

Commissioner Saunders made a motion to adopt the attached adopt a Resolution 2019-257 approving CUP2019-002, AR2019-001 and LPR2019-001, Commissioner Uribe seconded. Motion carried 3-0.

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.

Asst. Planner Berg-Johansen introduced this item.

Chair Nuck opened the public hearing,

Chris Madson was available for questions.

Commissioner Saunders ask staff how the parking requirements are developed. Asst. Planner Berg-Johansen stated that Traffic Engineers due studies and determine what business would require how many parking spaces. The City doesn't have anything in the code for mixed use parking.

Commissioner Uribe wanted to know about the proposed bathrooms. Staff stated that it depends on who leases the building and the building official will check that out at the time of build.

Commissioner Saunders had a question about the signs. Community Development Director stated that one of the conditions is to come back for sign permits.

Commissioner Uribe would not recommend a liquor store be one of the uses for the kids sake.

Commission agreed to take off list of uses, off-sale liquor sales and add grocery store/convenience store.

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion to adopt a Resolution No. 2019-258 which approves Cases No. CUP 2018-005, AR 2018-017, VAR 2018-002 and LDR 2018-003 with amended uses. Commissioner Saunders seconded. Motion passed 3-0.

## **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.

Community Development Director introduced this item stating that and amended Exhibit 1 was passed out along with an amended Resolution that included the CEQA determination.

Asst. Planner Berg-Johansen further introduced this item.

Mike Nino, Nino Homes stated that the fences should be lattice in the front or facing the street and on back yards and side yards a solid fence will be better and for safety reason and privacy.

Commissioner Saunders made a motion to adopt a 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 as amended. Commissioner Uribe seconded. Motion passed 3-0.

**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 7:07p.m.

 *David Meridez for*

David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King