

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, MARCH 3, 2020
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 February 18, 2020 Planning Commission Meeting
Recommendation: Approve and file.

7. NON-PUBLIC HEARINGS

None

8. PUBLIC HEARINGS

- A. Project: Downtown Addition Specific Plan Amendment and Chestnut
Road/Bitterwater Avenue Employee Housing Project.

(Continued Public Hearing from February 18, 2020.)

Applicant: Jerry Rava II, Fresh Foods Inc.

Location: Downtown Addition Specific Plan Area, generally located east of the intersection of Metz Road and Bitterwater Road along Union Pacific Railroad.

Consideration: The proposed project consists of rezoning of four (4) parcels, amendments to King City's Downtown Addition Specific Plan ("specific plan"), and construction of a housing development on the Bitterwater Road/Chestnut Avenue site (Bitterwater Road at Metz Road). A future farmworker housing project is planned on the Jayne Street site (Jayne Street at Pearl Street) which is being removed from the Specific Plan.

The following zoning amendments would be made: Three parcels (026-301-005, 026-301-006 and 026-301-003) comprising the Jayne Street site would be rezoned from Downtown Addition Specific Plan Neighborhood Center ("**NC**") and Neighborhood General 3 ("**NG-3**") to Multiple Family Residential and Professional Offices ("**R-4**") District and Seasonal Employee Housing Standards/Dual Land Use Designation; and

One parcel (026-301-001) adjacent to the Jayne Street site (currently developed with an auto repair shop) would be rezoned from Downtown Addition Specific Plan Neighborhood Center ("**NC**") to General Commercial District ("**C-2**").

Recommendations: Staff recommends the Planning Commission 1) Adopt a Resolution recommending the City Council certify the S-EIR. 2) Adopt a Resolution that the City Council approve SPA Case No. 2019-002 and Zoning Amendment Case No.2019-002. 3) Adopt a Resolution approving TPM Case No. 2019-002, CUP Case No. 190-254 and AR Case No. 2019-004.

Environmental Determination: Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15163, it has been determined that a Supplemental EIR ("**S-EIR**"), State Clearinghouse No. 2006041150, tiered from the 2011 Full Downtown Addition Environmental Impact Report ("**F-EIR**"), State Clearinghouse No. 2006041150, is the appropriate environmental document for the proposed Project. The Planning Commission will determine whether to recommend the City Council adopt the Final S-EIR.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

MARCH 2020

March 3rd	6:00 p.m.	Planning Commission
March 9th	6:00 p.m.	Airport Advisory Committee
March 10th	6:00 p.m.	City Council
March 16th	6:00 p.m.	Recreation Commission
March 17th	6:00 p.m.	Planning Commission
March 24th	6:00 p.m.	City Council

APRIL 2020

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

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

MMTC: Multi-modal Transit Center

MOU: Memorandum of Understanding

MND: Mitigated Negative Declaration

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

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

NEPA: National Environmental Policy Act

SLOCOG: San Luis Obispo Council of Government

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