

Planning Commission Minutes

February 18, 2020

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:01 p.m.

2. Pledge of Allegiance

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

3. Roll Call

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

Staff present: Community Development Director, Doreen Liberto; Planner Erik Berg-Johansen; Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne.

4. Public Comments

None

5. Presentations

None

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: February 4, 2020

Action: Motion made by Commissioner Uribe to approve minutes of February 4, 2020. Seconded by Commissioner Saunders. Motion carried 5-0.

7. NON- PUBLIC HEARINGS –

None

8. PUBLIC HEARINGS

- A. Project: Downtown Addition Specific Plan Amendment and Chestnut Road/Bitterwater Avenue Employee Housing Project
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/Chestnut Road 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) allow staff to make a presentation. 2) open the public hearing, 3) allow the Applicant to make a presentation, 4) provide comments regarding the project and propose new conditions of approval as recommended in the staff report, and Adopt the Resolutions recommending the City Council certify the S-EIR and adopt the Project.

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.

Community Development Director Doreen Liberto introduced this item explaining some changes. The applicant is requesting the item be continued to the March 3, 2020 meeting.

Chair Nuck opened the public hearing.

Claude Hoover explained what the applicant is requesting and why asking for a continuance to March 3, 2020.

Chair Nuck closed the public hearing.

Chair Nuck continued the public hearing to March 3, 2020 by a motion from Commissioner Avalos , Commissioner Saunders seconded. Motion carried 5-0.

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- General Plan Land Use Survey was mentioned when it would be going out which is being paid for by a grant.

Planning Commission Academy has been postponed to March or April.

Multi-modal station platform RFP has been resent out for more responses hopefully. As the first time we only received one RFP.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:12p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King