

Planning Commission Minutes

March 3, 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 18, 2020

Action: Motion made by Commissioner Avalos to approve minutes of February 18, 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) 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.

Community Development Director Doreen Liberto introduced this item.

Planner Erik Berg-Johansen introduced this item further with a Powerpoint presentation. A new item is a darker roof color and a modification to the trash enclosure. There is also a proposed design modification to the fence design to a cast premade panel instead of decorative block.

Planning Commission gives staff direction that they can make the determination at staff level if there is enough window space:

Community Development Director Doreen Liberto stated that John Baucke ask about the consistency with the DTA Master Landscaping plan and it is a condition of number 30 of the 2014 conditions of approval and the applicant is aware and the project is consistent.

Chair Nuck opened the continued public hearing.

Claude Hoover stated that he doesn't have anything else to add.

Commissioner Uribe had questions about parking and more covered parking availability. Director Liberto stated that the State is not requiring it anymore and staff feels that it is sufficient. He wants to know if the applicant would consider it. Mr. Hoover stated that they could take it into consideration, but request Planning Commission approve it as is.

Commissioner Uribe asked about downsized parking spaces. Staff stated that the concession was for wider sidewalks of 7 ft.

Commissioner Uribe wanted to know what the City was going to do about traffic. City Engineer Hurtado

stated that the City has an entire traffic study. Consultant for the applicant stated that this traffic from this project is less than was proposed originally.

Commissioner Saunders clarified that it will be more bus traffic than individual cars. Staff and applicant agreed

Chair Nuck closed the public hearing.

Motion by Commissioner Saunders to adopt Resolution 2020-276 recommending the City Council certify the S-EIR., Commissioner Mendez seconded. Motion carried 5-0.

Motion by Commissioner Avalos to adopt Resolution 2020-275 that the City Council approve SPA Case No. 2019-002 and Zoning Amendment Case No.2019-002, Commissioner Saunders seconded. Motion carried 5-0.

Motion by Commissioner Mendez to adopt Resolution 2020-277 approving TPM Case No. 2019-002, CUP Case No. 190-254 and AR Case No. 2019-004, Commissioner Avalos seconded. Motion carried 5-0.

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports-

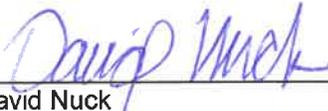
Planning Commission Academy has will be April 4th possibly Greenfield.

We have been talking about a dog bark and or a pickleball court.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:22p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King