

AGENDA
REGULAR MEETING OF THE
CITY OF KING CITY COUNCIL
AND
Sitting as SUCCESSOR AGENCY OF
THE RDA FOR THE CITY OF KING

TUESDAY AUGUST 25, 2020
6:00 P.M.

CITY HALL
212 S. VANDERHURST AVENUE
KING CITY, CALIFORNIA 93930

**Teleconference and Conference call services will be available for the meeting.*

To join the meeting, select ONE of the options below:

- 1) *Copy and paste the full link highlighted below into your internet browser to*
Join Zoom Meeting

<https://us02web.zoom.us/j/84773712764?pwd=WGI3YnREanNCYXQldi9NTnBjQjh5dz09>

- 2)-OR- Call the following number Meeting ID: 847 7371 2764
and put in Passcode: 347640

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting, Please contact the City Clerk's Office (831-386-5925) at least 48 hours prior to the Meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

** Please submit all correspondence for City Council PRIOR to the meeting with a copy to the City Clerk.*

1. **CALL TO ORDER**
2. **ROLL CALL:** Council Members Darlene Acosta, Robert Cullen, Carlos DeLeon, Mayor Pro Tem Carlos Victoria, and Mayor Mike LeBarre
3. **FLAG SALUTE**
4. **CLOSED SESSION ANNOUNCEMENTS**
5. **SPECIAL PRESENTATIONS**
 - A. Jacob's Heart Proclamation- Declaring September Childhood Cancer Awareness Month
 - B. Kelsey Scanlon, County of Monterey, Presentation on Countywide Hazard Mitigation Plan Process

6. PUBLIC COMMENT

Any member of the public may address the Council for a period not to exceed *three minutes* total on any item of interest within the jurisdiction of this Council that is not on the agenda. The Council will listen to all communications; however, in compliance with the Brown Act, the Council cannot act on items not on the agenda. Comments should be directed to the Council as a whole and not to any individual Council Member. Slanderous, profane or personal remarks against any Council Member, staff member or member of the audience is not permitted.

7. COUNCIL COMMUNICATIONS & COMMITTEE REPORTS

Individual Council Members may comment on Council business, his or her Council activities, City operations, projects or other items of community interest. Council Members may also request staff to report back at a subsequent meeting on any matter or take action to direct staff to prepare a staff report for a future agenda.

8. STAFF COMMUNICATIONS

Comments presented by the City Manager, City Attorney or other staff on City business and/or announcements.

9. CONSENT AGENDA

The following items listed below are scheduled for consideration as a group. The recommendations for each item are noted. Members of the audience may speak on any item(s) listed on the Consent Agenda. Any Council Member, the City Manager, or the City Attorney may request that an item be withdrawn from the Consent Agenda to allow for full discussion. The Council may approve the remainder of the Consent Agenda on one motion. Items withdrawn from the Consent Agenda may be considered by separate motions at the conclusion of the discussion of each item.

- A. Consideration: Meeting Minutes of August 11, 2020 Council Meeting
Recommendation: approve and file.
- B. Consideration: City of King Check Register August 1, thru August 15, 2020
Recommendation: receive and file.
- C. Consideration: Successor Agency Check Register August 1, thru August 15, 2020
Recommendation: receive and file.
- D. Consideration: An Ordinance Adding Chapter 15.52 to Title 15 of the King City Municipal Code Pertaining to Use of Recycled Water in Industrial Districts for Cannabis Cultivation Business and Landscape Irrigation
Recommendation: waive the second reading by title only and adopt an Ordinance adding Chapter 15.52 to Title 15 of the King City Municipal Code pertaining to the use of recycled water in the Industrial District for Landscape Irrigation and in Cannabis Cultivation Businesses.

10. PUBLIC HEARINGS

- A. Consideration: Accessory Dwelling Unit Ordinance
Recommendation: open the public hearing, consider public testimony, introduce and conduct the first readings of the attached Ordinances, by titles only, and set the second readings and adoptions for the next regularly scheduled Council meeting on September 8, 2020.

11. REGULAR BUSINESS

- A. Consideration: Land Use Element Community Survey
Recommendation: review the information and provide staff comments on the Land Use Element Community Survey results.

- B. Consideration: Direction to Staff Regarding Restrictions on Locating Cannabis Retail Storefront Dispensaries Adjacent to Residential Properties
Recommendation: provide staff direction on whether to prepare an Ordinance amending the restrictions on locating cannabis retail storefront dispensaries adjacent to residential properties.

- C. Consideration: Covid-19 Status Report
Recommendation: 1) receive the status report on City COVID-19 related activities; and 2) provide staff direction on any additional actions requested.

12. CITY COUNCIL CLOSED SESSION

Announcement(s) of any reportable action(s) taken in Closed Session will be made in open session and repeated at the beginning of the next Regular City Council meeting as this portion of the meeting is not recorded.

None

13. ADJOURNMENT

City of King

Proclamation

*Honoring Jacob's Heart Children's Cancer Support Services and
Declaring September 2020 as Childhood Cancer Awareness Month in
King City*

WHEREAS, the character of our community is revealed in how we treat our most vulnerable; and

WHEREAS, each year, one in 285 children in our community are be diagnosed with cancer; and

WHEREAS, cancer remains the leading cause of death by disease among children, more than asthma, diabetes, cystic fibrosis, congenital anomalies, and AIDS combined; and

WHEREAS, during the COVID-19 crisis Jacob's Heart has been keeping medically fragile children and families housed, fed and emotionally supported by steadfastly adhering to the following commitments: 1) Parents of children with cancer and other serious illnesses will be relieved of financial fears and be able to focus attention to their children; 2) No child undergoing intensive treatment in our community will be homeless; 3) Families of seriously ill children will not experience food insecurity during and after the pandemic; and 4) No seriously ill child in our community will ever miss a medical appointment because of lack of transportation; and

WHEREAS, Jacob's Heart holds the memories and honors legacies of hundreds of children from our local community who have been lost to cancer, ensuring that their precious memories will never be forgotten; and

WHEREAS, the oncology department at Lucile Packard Children's Hospital at Stanford has worked closely with Jacob's Heart for the past 22 years as a trusted community partner in providing family-centered care that addresses the emotional, practical and financial struggles of families of children with cancer in King City; and

WHEREAS, it is important for all King City residents to recognize the impact of pediatric cancer on families within our community and honor the children in our community whose lives have been cut short by cancer; and

NOW, THEREFORE, I, Mike LeBarre, Mayor of King City, do hereby declare September 2020 as Childhood Cancer Awareness Month in the City of King City, honor Jacob's Heart Children's Cancer Support Services for outstanding support to our community and acknowledge the organization's contributions to Childhood Cancer Awareness Month.

Mike LeBarre

Mike LeBarre
Mayor

Monthly Schedule Update, August 2020
Mike LeBarre, Mayor, King City California

COVID-19 Meetings:

8-3 MST COVID-19 Recovery Committee, Zoom
8-3 Monterey County Executive Weekly Briefing, Zoom
8-3 Cal OES State Monday Briefing, Phone
8-3 White House COVID-19 Special Briefing, Phone
8-5 White House COVID-19 Bi-Monthly Briefing, Phone
8-5 District 3 Mayors/Supervisor Weekly Briefing, Zoom
8-6 Cal OES State Thursday Briefing, Zoom
8-10 Cal OES State Monday Briefing, Zoom
8-12 District 3 Mayors/Supervisor Weekly Briefing, Zoom
8-13 Cal OES State Thursday Briefing, Zoom
8-17 Monterey County Executive Weekly Briefing, Zoom
8-17 Cal OES State Monday Briefing, Phone
8-19 District 3 Mayors/Supervisor Weekly Briefing, Zoom
8-20 Cal OES State Thursday Briefing, Zoom
8-24 Monterey County Executive Weekly Briefing, Zoom
8-24 Cal OES State Monday Briefing, Phone
8-26 District 3 Mayors/Supervisor Weekly Briefing, Zoom
8-27 Cal OES State Thursday Briefing, Zoom
8-31 Monterey County Executive Weekly Briefing, Zoom
8-31 Cal OES State Monday Briefing, Phone

Monthly Meetings:

8-3 Rail Policy Committee (TAMC), Chair, Zoom
8-5 Executive Committee (TAMC), No July Meeting
8-5 Bicycle and Pedestrian Facilities Committee (TAMC),
Committee, Zoom
8-7 Monterey County Water Resource Agency (MCWRA),
Personal and Administration committee, Zoom
8-7 Monterey County Water Resource Agency (MCWRA),
Finance committee, Zoom
8-7 Monterey County Mayors Association (MCMA), Zoom
8-7 Leadership Council Point in Time Count, Zoom
8-10 Monterey-Salinas Transit (MST) Board of Directors, Chair,
Zoom
8-11 King City Council, Zoom
8-17 Monterey County Water Resource Agency (MCWRA),
Board, Zoom
8-24 Salinas Valley Mayors and Managers (SVMM), Zoom
8-25 King City Council, Zoom
8-26 Transportation Agency of Monterey County (TAMC), Board
of Directors, No July Meeting
8-27 Monterey County Convention & Visitors Bureau (MCCVB),
Board of Directors meeting, Advisor Zoom
8-31 Monterey County Water Resource Agency (MCWRA),
Strategic Planning Workshop, Zoom

Additional meetings/events

8-10 Hartnell/Salinas Valley Promise Roundtable Panelist, Zoom
8-20 King City High Student interview

**City Council Meeting
August 11, 2020**

1. CALL TO ORDER:

Regular Meeting called to order at 6:05pm by Mayor LeBarre.

2. FLAG SALUTE:

The flag salute was led by Mayor LeBarre.

3. ROLL CALL:

City Manager Adams conducted roll call.

City Council: Mike LeBarre (by video conference), Council member Darlene Acosta (by video conference) (by video conference), Rob Cullen (by video conference), Carlos DeLeon (by video conference), Mayor Pro Tem Carlos Victoria (by video conference).

City Staff: City Manager Steven Adams (by video conference); Assistant City Attorney Michelle Sassano (by video conference); Executive Admin. Asst./Deputy City Clerk, Erica Sonne.

4. CLOSED SESSION ANNOUNCEMENTS:

None

5. PRESENTATIONS:

None

6. PUBLIC COMMUNICATIONS:

None

7. COUNCIL COMMUNICATIONS:

Council Member Cullen stated that the Solid Waste Authority next meeting is August 20th and Salinas Valley Fair board meeting was on July 23rd and they are looking at all ways to save money as no income is not coming in. King City Chamber of Commerce Janet Bessemer is in the office for phone calls. Maricruz Aguilar is now a member of the Chamber board. Chamber of Commerce discussed possibly canceling the Christmas Parade. Looking at doing some other type of celebration in leu of the parade. The Chamber board voted to endorse the Cannabis tax measure. Tomorrow at noon a speaker from TAMC-Kendall Flint will be speaking to Rotary virtual meeting.

Mayor Pro Tem Victoria stated thank you to Maricruz for stepping up to represent the City in the Chamber of Commerce. Committee working on Mexican Independence Day is canceled. Tomorrow he has his AMBAG meeting. He had three community member that are concerned about the fees for releasing impounded vehicles. He would like to help the community members and see what can be done about the fees.

Council Member Acosta stated she had nothing to report.

Council Member DeLeon stated he had nothing to report.

Mayor LeBarre stated he was appointed as an advisor to the Monterey County visitor's bureau. He wanted to caution the community about the COVID testing issue. He is seeing a curve down on hospitalization rates. He further stated that the elderly is still the top risk for COVID 19.

8. CITY STAFF REPORTS AND COMMENTS:

City Manager Steven Adams stated he had nothing to report.

Assistant City Attorney Michelle Sassano stated she had nothing to report.

9. CONSENT AGENDA

- A. Consideration: Meeting Minutes of July 14, 2020 Council Meeting
- B. Consideration: Meeting Minutes of July 23, 2020 Council Special Meeting
- C. Consideration: City of King Check Register July 1, thru July 15, 2020
- D. Consideration: Successor Agency Check Register July 1, thru July 15, 2020
- E. Consideration: City of King Check Register July 16, thru July 31, 2020
- F. Consideration: Second Side Letter of Agreement with the Service Employees International Union Local 521
- G. Consideration: Second Side Letter of Agreement with the King City Confidential Employees Association
- H. Consideration: List of Local Appointments
- I. Consideration: FY 2020-21 Street Improvement Project, Including Adoption of Finding of a Categorical Exemption, Pursuant to Section 15301 of the CEQA Guidelines
- J. Consideration: Award of Bid for the First Street/Lonoak Road Shoulder Safety Improvement – Final Phase, Including Adopting Finding of a Categorical Exemption Pursuant to Section 15301 of the CEQA Guidelines
- K. Consideration: Resolution Accepting a Grant of a Public Service for the Installation of a City Entrance Sign on First Street
- L. Consideration: Agreement with the Transportation Agency for Monterey County (TAMC) for the Allocation of Funding

Mayor Pro Tem Victoria wanted to thank staff and two organizations SEIU and KCCEA for coming to an agreement to work together.

Karen Jernigan spoke on Item K that she encourages moving forward on the beautification efforts.

Action: Motion to approve consent agenda items A-L by Victoria and seconded by Acosta.

AYES: Council Members: LeBarre, Acosta, Cullen, DeLeon and Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

10. PUBLIC HEARINGS:

- A. Consideration: An Ordinance Adding Chapter 15.52 to Title 15 of the King City Municipal Code Pertaining to Use of Recycled Water in Industrial Districts for Cannabis Cultivation Business and Landscape Irrigation

Mayor LeBarre read the title of the ordinance into the record

City Manager Adams introduced this item.
City Attorney Sassano was present for questions.

Mayor LeBarre opened the public hearing, hearing no one speak on this item, Mayor LeBarre closed the public hearing.

Council member Acosta thinks this is a wonderful thing and a great use of the non-potable water.

Action: Motion to introduce to be read by title only an Ordinance adding Chapter 15.52 to Title 15 of the King City Municipal Code pertaining to the use of recycled water in the Industrial District for Landscape Irrigation and in Cannabis Cultivation Businesses, open the hearing, allow for public testimony, close the hearing, waive first reading of the Ordinance, and approve the introduction of the Ordinance by Cullen and seconded by Acosta.

AYES: Council Members: LeBarre, Acosta, Cullen, DeLeon, and Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

11. REGULAR BUSINESS:

- A. Consideration: A Resolution Approving an Application for Funding and the Execution of a Grant Agreement and Any Amendments Thereto from the Community Development Block Grant (CDBG) Program Coronavirus Response

City Manager Adams introduced this item.
CDBG representative, Lorie Adams further introduced this item.

Action: Motion to 1) adopt a Resolution approving an application for funding and the execution of a grant agreement and any amendments thereto from the Community Development Block Grant (CDBG) program coronavirus response; 2) approve and authorize the City Manager to execute a Statement of Assurances; and 3) direct staff to submit the completed application per the requirements by Victoria and seconded by Cullen.

AYES: Council Members: LeBarre, Acosta, Cullen, DeLeon and Victoria

NOES: Council Members:

ABSENT: Council Members:

ABSTAIN: Council Members:

- B. Consideration: Covid-19 Status Report

City Manager Adams introduced this item.
Council would like to see us as a City be as helpful as possible to our businesses. Council is also very happy

that some sort of Recreational program can still happen as it is so important for the youth. They are happy about ProYouth having an all day program to help the youth with homework as well.

12. CITY COUNCIL CLOSED SESSION

None

ADJOURNMENT:

Mayor LeBarre adjourned the meeting at 6:42p.m. on a motion by Victoria and seconded by Acosta.

Approved Signatures:



Mayor, Michael LeBarre
City of King

City Clerk, Steven Adams
City of King



Item No. 9(B)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: MIKE HOWARD, FINANCE DIRECTOR

**RE: CONSIDERATION OF CITY OF KING CHECK REGISTER
AUGUST 1 THRU AUGUST 15, 2020**

RECOMMENDATION:

It is recommended City Council receive and file.

BACKGROUND:

At least once a month, the City Treasurer shall submit to the City Council, a copy of the invoices paid for the previous month.

DISCUSSION:

The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents are attached.

COST ANALYSIS:

There is no fiscal impact as a result of this action.

ENVIRONMENTAL REVIEW:

No Environmental Review required for this item.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/CITY
CONSIDERATION OF CITY OF KING CHECK REGISTER AUGUST 1 THRU
AUGUST 15, 2020
AUGUST 25, 2020
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by:



Mike Howard, Finance Director

Approved by:



Steven Adams, City Manager

Check Register Report

Aug 1 - Aug 15, 2020

Date: 08/13/2020

Time: 11:20 am

Page: 1

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK Checks							
64180	08/07/2020	Printed		AT T	AT & T	Internet - #139650003	80.25
64181	08/06/2020	Void	08/06/2020			Void Check	0.00
64182	08/07/2020	Printed		KCTVHARD	ALCANTAR HARDWARE INC	Janitorial Supply	380.05
64183	08/07/2020	Printed		ALVAREZL	ALVAREZ TECHNOLOGY GROUP -	Computer Lease Contract	1,430.59
64184	08/07/2020	Printed		ALVAREZ	ALVAREZ TECHNOLOGY GROUP INC	ESXI Host Drive Install	5,572.17
64185	08/07/2020	Printed		AT & T	AT & T	Phone Service -	285.91
64186	08/07/2020	Printed		AT&T - C	AT&T	Clets - Acct 9391020545	567.31
64187	08/07/2020	Printed		AT&T - C	AT&T	K C PD Line.	21.82
64188	08/07/2020	Printed		AT&T - C	AT&T	Telco Svc	60.20
64189	08/07/2020	Printed		AT&T - C	AT&T	911 Line -	20.88
64190	08/07/2020	Printed		BARTLE	BARTLE WELLS ASSOCIATES	Sewer Rate Increase	500.00
64191	08/07/2020	Printed		CARMEL FIR	ART BLACK	Residential Fire Insp.	5,500.00
64192	08/07/2020	Printed		COASTL	COASTLINE MARKETING GROUP INC	Website Maint	125.00
64193	08/07/2020	Printed		TEAMS	COMPLETELY IT	Registration Software	599.00
64194	08/06/2020	Void	08/06/2020			Void Check	0.00
64195	08/06/2020	Void	08/06/2020			Void Check	0.00
64196	08/07/2020	Printed		EARTH DESI	EARTH DESIGN, INC.	Doug Wood and Associates, Inc	20,544.07
64197	08/07/2020	Printed		FIRST AL	FIRST ALARM, INC	Alarm Check	364.62
64198	08/07/2020	Printed		HIGHSE	HIGH SECURITY LOCK & KEY	Lock Replacement	243.52
64199	08/07/2020	Printed		TORRESEL	JOSE G. TORRES	CCTV Install	580.00
64200	08/07/2020	Printed		KCRUS	KING CITY RUSTLER	Subscription 1 Yr	49.70
64201	08/07/2020	Printed		LEYVA'S TO	LEYVA'S TOWING & ROAD SERVICE	Towed Old Sweeper	990.00
64202	08/07/2020	Printed		MO BAY SYS	MONTEREY BAY OFFICE PRODUCTS	City Hall Copier	655.27
64203	08/07/2020	Printed		NEWSV	NEW SV MEDIA, INC	Ballot Measure Public	476.00
64204	08/07/2020	Printed		OFFICE DEP	OFFICE DEPOT	Office Supplies	514.03
64205	08/07/2020	Printed		PARTS & SE	PARTS & SERVICE CTR- NAPA, INC	Supplies for Paint Machine	252.96
64206	08/07/2020	Printed		PURE WATER	PENINSULA PURE WATER INC.	Water City Hall	31.70
64207	08/07/2020	Printed		PETE'S AUT	PETE'S AUTOMOTIVE REPAIR	Maint & Repairs -	1,937.55
64208	08/07/2020	Printed		PAC	PG&E	Electricity -	187.18
64209	08/07/2020	Printed		PINN	PINNACLE MEDICAL GROUP INC	Shaw - Pre-Employment	430.00
64210	08/07/2020	Printed		PBGFS	PITNEY BOWES GLOBAL	Lease Maintenance.	441.57
64211	08/07/2020	Printed		PROTELESIS	PROTEL COMMUNICATION INC	Phone Service	1,018.01
64212	08/07/2020	Printed		PURCHASE P	PURCHASE POWER*PITNEY BOWES	Postage -	200.00
64213	08/07/2020	Printed		RED SHIFT	RED SHIFT INTERNET SERVICES	Internet Services	30.90
64214	08/07/2020	Printed		ROSSI BROS	ROSSI BROS TIRE & AUTO SERVICE	Replair Flat on Ford F250	25.00
64215	08/07/2020	Printed		SPEAK	SPEAKWRITE BILLING DEPT	Transcription Service	1,239.35
64216	08/07/2020	Printed		SPECTRUMB	SPECTRUM	Internet - City Cameras	74.98
64217	08/07/2020	Printed		SURVEI	SURVEILLANCEGRID INTEGRATION	City Cameras	19,436.75
64218	08/07/2020	Printed		TORO	TORO PETROLEUM CORP.	Fuel - Acct #1679	3,235.33
64219	08/07/2020	Printed		VERIZON WI	VERIZON WIRELESS	Cell Phones -	846.81
64220	08/07/2020	Printed		INTER TIRE	VICENTE ZARATA	Maint & Repairs on	1,291.49
64221	08/07/2020	Printed		WASSONA	ANDREA WASSON	Mileage to Pick Up	50.60
64222	08/07/2020	Printed		WM J. CLAR	WM J. CLARK TRUCKING SVC, INC.	D G for Corpyard.	842.39
64223	08/06/2020	Printed		A & W	ALESHIRE & WYNDER LLP	Legal Services - Covid 19	24,310.50
64224	08/06/2020	Printed		SOLEDAD	CITY OF SOLEDAD	So Mo Co Tourism Program	2,681.57
64225	08/06/2020	Printed		COFIM-PRO	COUNTY OF MONTEREY	Probation Officers.	12,286.43
64226	08/06/2020	Printed		CSGCON	CSG CONSULTANTS INC	Building Official Services	12,625.00
64227	08/06/2020	Printed		HINDERLITE	HINDERLITER, DELLAMAS & ASSOC	Cannabis Inspection	700.00
64228	08/06/2020	Printed		KCHSMB	KCHS MUSTANG BENCH	Cleaning Deposit	100.00
64229	08/06/2020	Printed		MO CO EMER	MONTEREY COUNTY EMERGENCY	Emergency Services -	242,799.97

Check Register Report

Aug 1 - Aug 15, 2020

Date: 08/13/2020

Time: 11:20 am

Page: 2

KING CITY CITY HALL

BANK: WELLS FARGO BANK

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
				Total Checks: 50		Checks Total (excluding void checks):	366,636.43
				Total Payments: 50		Bank Total (excluding void checks):	366,636.43
				Total Payments: 50		Grand Total (excluding void checks):	366,636.43



Item No. 9(C)

REPORT TO THE SUCCESSOR AGENCY TO THE FORMER KING CITY CDA

DATE: AUGUST 25, 2020

TO: HONORABLE CHAIR AND MEMBERS OF THE BOARD

FROM: MIKE HOWARD, FINANCE DIRECTOR

RE: CONSIDERATION OF SUCCESSOR AGENCY CHECK REGISTER FOR AUGUST 1 THRU AUGUST 15 2020

RECOMMENDATION:

It is recommended the City Council acting as the Successor Agency Board receive and file.

BACKGROUND:

At least once a month, the City Treasurer shall submit to the Successor Agency Board, a copy of the invoices paid for the previous month.

DISCUSSION:

The purpose of this item is to provide the Council an opportunity to review and monitor ongoing expenditures. These documents are attached.

COST ANALYSIS:

There is no fiscal impact as a result of this action.

ENVIRONMENTAL REVIEW:

No Environmental Review required for this item.

ALTERNATIVES:

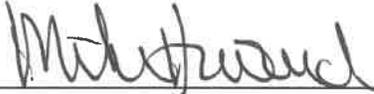
The following alternatives are provided for Council consideration:

1. Receive and file the report; or
2. Provide other direction to staff regarding requests for additional information.

**CITY COUNCIL/SUCCESSOR AGENCY
CONSIDERATION OF SUCCESSOR AGENCY CHECK REGISTER AUGUST 1
THRU AUGUST 15, 2020
AUGUST 25, 2020
PAGE 2 OF 2**

Exhibits:

1. Check Register Report

Submitted by: 
Mike Howard, Finance Director

Approved by: 
Steven Adams, City Manager

Check Register Report

Aug 1 - Aug 15, 2020

Date: 08/13/2020

Time: 11:21 am

Page: 1

KING CITY CITY HALL

BANK: SUCCESSOR AGENCY OF

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
SUCCESSOR AGENCY OF Checks							
281	08/06/2020	Printed		USBANK	US BANK	Series 2016 TARB	299,938.74
282	08/06/2020	Printed		A & W	ALESHIRE & WYNDER LLP	Legal Serivces -	709.50
				Total Checks: 2	Checks Total (excluding void checks):		300,648.24
				Total Payments: 2	Bank Total (excluding void checks):		300,648.24
				Total Payments: 2	Grand Total (excluding void checks):		300,648.24



Item No. 9(D)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 15.52 TO TITLE 15 OF THE KING CITY MUNICIPAL CODE PERTAINING TO USE OF RECYCLED WATER IN INDUSTRIAL DISTRICTS FOR CANNABIS CULTIVATION BUSINESS AND LANDSCAPE IRRIGATION

RECOMMENDATION:

It is recommended that the City Council waive the second reading by title only and adopt an Ordinance adding Chapter 15.52 to Title 15 of the King City Municipal Code pertaining to the use of recycled water in the Industrial District for Landscape Irrigation and in Cannabis Cultivation Businesses.

BACKGROUND:

In September 2017, the City updated its Wastewater Collection System Master Plan and Wastewater Treatment Facilities Plan. The purpose was to establish plans for upgrade of the City's Wastewater Treatment Plant to meet State standards and future capacity need and for upgrade of outdated and dilapidated sewer pipes. The Wastewater Treatment Facilities Plan calls for upgrading the Wastewater Treatment Plant to a minimum of a secondary treatment level with the capability of further upgrading it to tertiary treatment. Tertiary treatment could enable the production of recycled water for eligible uses throughout the community to expand the City's water supply, particularly during drought conditions.

To make the cost of tertiary treatment more viable, it was proposed to establish a partnership with California Water Service (Cal Water) since they are the water purveyor in King City. Under this concept, the City would pay for costs to upgrade the facility to secondary treatment. Cal Water would then be responsible for the additional cost for tertiary treatment, as well as the cost for the recycled water distribution system. In exchange, Cal Water would be able to

**CITY COUNCIL
CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 15.52 TO TITLE
15 OF THE KING CITY MUNICIPAL CODE PERTAINING TO USE OF
RECYCLED WATER IN INDUSTRIAL DISTRICTS FOR CANNABIS
CULTIVATION BUSINESS AND LANDSCAPE IRRIGATION
AUGUST 25, 2020
PAGE 2 OF 3**

sell the recycled water, which would generate revenue and help protect the overall potable water supply. The City is also working on strategies to fund a significant portion of the project costs from a number of grants, which will be critical to making the project feasible.

Since that time, the City applied for and received a grant to fund a recycled water feasibility study. The cost for local matching funds were paid equally by the City and Cal Water. The study was conducted by Carollo Engineers, the same firm that prepared the Master and Facility Plans. The initial results of the study were positive and discussions with Cal Water on participating in the project continue.

The study assumed use of recycled water by cannabis cultivation businesses and other major water customers in the industrial area. Therefore, in order for the project to be viable, it is critical that those businesses participate when recycled water becomes available. Staff has been recommending that Conditional Use Permits for new cannabis cultivation projects include conditions that require them to connect to recycled water when it becomes available. However, it would be more effective to establish an overall requirement rather than addressing it on a project by project basis. This would help provide Cal Water the assurance needed that an adequate customer base will be available to make the initial capital investment cost effective.

As a result, staff has drafted an ordinance for City Council consideration that will establish this future requirement. The ordinance was introduced by the City Council at the August 11, 2020 meeting.

DISCUSSION:

If approved, the ordinance will require businesses in the industrial area to install a service lateral connection, install on-site dual plumbing and purchase the delivery of recycled water for irrigation of landscaping, irrigation of cannabis cultivation, operation of cannabis cultivation cooling systems, operation of vehicle wash stations and other major industrial non-potable water uses. The connection and use of recycled water would be required to take place within 9 months of installation of an operable water line capable of delivering recycled water adjacent to the property.

Businesses would be exempted if it could be shown that the recycled water would make it infeasible to comply with State water quality requirements. It

**CITY COUNCIL
CONSIDERATION OF AN ORDINANCE ADDING CHAPTER 15.52 TO TITLE
15 OF THE KING CITY MUNICIPAL CODE PERTAINING TO USE OF
RECYCLED WATER IN INDUSTRIAL DISTRICTS FOR CANNABIS
CULTIVATION BUSINESS AND LANDSCAPE IRRIGATION
AUGUST 25, 2020
PAGE 3 OF 3**

would only apply to landscaped areas of 500 square feet or more unless the business included other covered uses. There is a provision for businesses to request an exemption for other reasons if a feasibility study is provided. Any new projects in the industrial area would be required to install purple pipe from the street to the building for new structures. Existing businesses would not be required to install infrastructure until the service is available.

COST ANALYSIS:

No current costs to the City will result from the adoption of the ordinance.

ENVIRONMENTAL REVIEW:

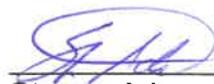
Staff has performed a preliminary environmental assessment of this action and has determined that it falls within a Class 7 Categorical Exemption set forth in CEQA Guidelines, section 15307, which exempts certain actions by regulatory agencies to maintain, restore, or enhance natural resources, other than construction activities, where the regulatory process includes procedures to protect the environment. 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.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Waive the second reading by title only and adopt an Ordinance adding Chapter 15.52 to Title 15 of the King City Municipal Code pertaining to the use of recycled water in the Industrial District for Landscape Irrigation and in Cannabis Cultivation Businesses and approve the Ordinance.
2. Amend the proposed ordinance and reintroduce;
3. Do not adopt the proposed ordinance and direct staff to continue to address this issue on a project by project basis; or
4. Provide staff other direction.

Prepared and Approved by:



Steven Adams, City Manager

ORDINANCE NO 2020-795
ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KING,
CALIFORNIA, ADDING CHAPTER 15.52 (RECYCLED WATER) TO
TITLE 15 OF THE CITY OF KING MUNICIPAL CODE TO REQUIRE
THE USE OF RECYCLED WATER IN INDUSTRIAL DISTRICT FOR
LANDSCAPING IRRIGATION AND IN CANNABIS CULTIVATION
BUSINESSES.

WHEREAS, the City of King has provided facilities for the collection and treatment of wastewater to promote the health and safety and convenience of its people and for the safeguarding of water resources common to all; and

WHEREAS, the Regional Water Quality Control Board issues a permit to, and promulgated pretreatment program requirements for, the City of King Wastewater Treatment Plant which requires stringent and continuous control of the quality of wastewaters discharged by the system; and

WHEREAS the Legislature has declared that the primary interest in the conservation of all available water resources require the maximum reuse of reclaimed water in the satisfactory requirements for the beneficial use of waste water; and

WHEREAS it is hereby declared that the people have an interest in the development of facilities to recycle water containing waste; and

WHEREAS it is hereby declared that the people have an interest in the use of facilities to recycle water to supplement existing surface and underground water supplies and to assist in meeting the future water requirements pursuant to California Water Code section 13510; and

WHEREAS the use of recycled water in the Industrial District will assist in reducing the demand for potable water; and

WHEREAS the utilization of recycled water for business use and landscape irrigation is safe, environmentally responsible and can contribute to the health, safety and welfare of the people of the City; and

WHEREAS the use of recycled water is a cost effective, reliable method in helping to meet the water supply needs.

NOW THEREFORE, the City Council of the City of King does hereby ordain as follows:

SECTION 1. The above-recitals are hereby incorporated by reference.

SECTION 2. The Ordinance is exempt from the California Environmental Quality Act (“CEQA”) because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment. (CEQA Guidelines § 15061(b)(3).)

SECTION 3. Chapter 15.52, is hereby added to Title 15, of the King City Municipal Code to read as follows:

CHAPTER 15.52

RECYCLED WATER ORDINANCE

- 15.52.010 Title
- 15.52.020 Purpose and Intent
- 15.52.030 Definitions
- 15.52.040 Administration
- 15.52.050 Requirement for Industrial Properties to Use Recycled Water
- 15.52.060 Application for Process for Recycled Use Permit
- 15.52.070 Recycled Water Utilities, Equipment, Signage and Use Areas
- 15.52.080 Recycled Water Rules and Regulations
- 15.52.090 Public Nuisance, Abatement and Violation

Section 15.52.010 Title

This section shall be known as the "Recycled Water Ordinance" of the City of King and may be so cited.

Section 15.52.020 Purpose and Intent

The purpose and intent is to provide Recycled Water to the Industrial service areas in the City for use in and by businesses and for Landscape Irrigation. It is the intent of the City, through its designated water purveyor, to provide recycled water to this area for owners, users and potential users. Owners or properties identified as potential users of recycled water shall qualify for a City Recycled Use Permit in compliance with this Ordinance and the Recycled Water Use Guidelines. It is also the intent of the City that such Recycled Water be used in a manner and for types of uses that are in compliance with any and all applicable Federal, State and local statues, ordinances, regulations and other requirements.

Section 15.52.030 Definitions.

The following words and phrases, whenever used in this Chapter, shall have the meaning and be construed as defined in this section.

- (a) "Applicant" means any person, firm, corporation, association, agency, or authorized representative who applies for recycled water services under the terms of the Recycled Water Ordinance.
- (b) "Approved use" means the application of water in a manner, and for a purpose designated in the recycled water user's Recycled Water Use Permit and in compliance with all applicable regulatory agency requirements.

- (c) "Cross-connection" means any unapproved and/or unprotected connection between a potable water system and a nonpotable water system. No cross-connections are allowed between recycled water and potable water systems.
- (d) "Customer", "Consumer", or "User" means a person or entity having received authorization to use recycled water provided by the City.
- (e) "Discharge" means any release or distribution of recycled water off the use site, or to a sewage system.
- (f) "Dual plumbed system" means a system that utilizes separate piping systems for recycled water and potable water facility and where the recycled water is used for either of the following:
1. To serve plumbing outlets (excluding fire suppression systems) within a building, or
 2. Outdoor landscaping irrigation at individual residences.
- (g) "Industrial District" means the are designated by the City exclusively for the sound industrial development wherein manufacturing and other industries can locate and operate their businesses as depicted in Exhibit 1 attached to this Ordinance.
- (h) "Landscape Irrigation" means water service which is used to exclusively water turf and/or other landscaping areas.
- (i) "New development" means (1) a proposed development project involving new construction and seeking approval for new water service; or (2) proposed rehabilitation of existing development.
- (j) "Nonpotable Water" means water that has not been treated for, or is not acceptable for human consumption, in conformance with federal, state, and local water standards.
- (k) "Potable water" means water which conforms to the Federal, State and local standards for human consumption.
- (l) "Recycled Water or Reclaimed Water" means treated water of a quality suitable for nonpotable uses such as landscape irrigation, cannabis coolant systems, and water features. This water is not intended for human consumption.
- (m) "Recycled Water Project Area" means the geographical areas within the city where recycled water pipelines allow for connections for recycled water service.
- (n) "Unauthorized Discharge" means any release of recycled water that violates these rules and regulations or any applicable federal, state or local statutes, regulations, ordinance or other requirements.
- (o) "Use Area" means the area contained within the property designated to be served with recycled water through onsite facilities.

Section 15.52.040 Administration

The City Manager or his or her designee shall administer, implement and enforce the provisions of this section. Any powers granted to or duties imposed may be delegated by the City Manager to a person in the employ of the City.

The City Manager will develop and enforce rules and regulations necessary to the administration of this section. The City Manager may amend such rules and regulations from time to time as conditions require. These rules and regulations shall be consistent with the general policy established herein by the City.

Section 15.52.050 Requirement for Industrial Properties to Use Recycled Water

All properties located within the Industrial District shall purchase and use recycled water when recycled water becomes available.

New Industrial District properties, which require a City permit, are required to install purple pipe from the street to the building for future internal use of recycled water and for use in landscape irrigation.

All businesses in the Industrial District shall be required to install a service lateral connection and on-site dual plumbing for the delivery of purchased recycled water for irrigation of landscaping, irrigation of cannabis cultivation, operation of cannabis cultivation cooling systems, operation of vehicle wash stations and such other types of industrial uses that are in compliance with any and all applicable Federal, State and local statutes, ordinances and regulations. Recycled water will be required to be used in all landscape irrigation for landscaped areas greater than five hundred (500) square feet requiring a building or landscape permit, plan check or design review. The connection and use of recycled water would be required to take place within 9 months of the installation of an operable water line capable of delivering recycled water adjacent to the property. Industrial District properties must provide a feasibility study to apply for an exception to this Ordinance.

A City permit is required for the installation of the lateral connection and on-site dual plumbing for the use of recycled water in the Industrial District. The point of connection to the recycled water distribution system shall be coordinated between the City and customer. The City Manager will determine the plumbing requirements for recycled water use. These requirements and the use of recycled water will be conditions of approval.

Businesses may be exempt from the requirements of this Ordinance if it can be shown that the recycled water requirements would make it infeasible for the business to comply with State water quality requirements.

Section 15.52.060 Application for Process for Recycled Use Permit

The Applicant/Developer shall file an application for recycled water use permits with the City. The application shall contain such information as required by this section, the Recycled Water Guidance Instructions, California Plumbing Code Chapter 15, and all applicable federal and state statutes.

No permits shall be issued until the City reviews and approves the recycled water use documentation package.

Section 15.52.070 Recycled Water Utilities, Equipment, Signage and Use Areas

- (a) All newly installed or any accessible equipment, pumps, piping, valves and outlets shall be appropriately marked to differentiate them from potable facilities. All newly installed or any accessible reclamation distribution system piping shall be purple or adequately identified with purple tape, tags, or stickers per the California Health and Safety Code section, 116815(a).
- (b) No physical connection shall be made or allowed to exist between any recycled water system and any separate system conveying potable water. Supplementing recycled water with potable water is not permitted.
- (c) All recycled water valves, outlets, and quick couplers should be of the type or secured in a manner that precludes operation by unauthorized personnel.
- (d) The main shut-off valve of the recycle water meter must be tagged with a recycled water warning sign. The valve shall be equipped with an appropriate locking device to prevent unauthorized operation of the valve.
- (e) All Use Areas where recycled water is used that are accessible to the public shall be posted with signs that are visible to the public in a size no less than four inches high by eight inches wide that include the following wording “Recycled Water – Do not Drink” in both English and Spanish.
- (f) Best Management Practices (BMP) shall be developed and implemented to achieve a safe and efficient irrigation system.
- (g) Recycled water shall not be allowed to escape from the use are by overspray, mist or by surface flow, except in minor amounts association with irrigation BMP’s.

Section 15.52.080 Recycled Water Rules and Regulations

The City will at all times have Recycled Water Rules and Regulations which will be prepared, maintained and updated by the City Manager, or his or her designee. The purpose of the Recycled Water Rules and Regulations is to detail the requirements of the City’s recycled water system, California Code of Regulations Title 17 and 22, and other State and local rules and

regulations related to the use of recycled water as they may be adopted or changed from time to time.

Section 15.52.090 Public Nuisance, Abatement and Violation

The use of recycled water in any manner in violation of this ordinance and the City’s Customer Guidelines for Recycled Water Use, as may be amended, is hereby declared a public nuisance and shall be corrected, abated or directed by the City. Any violation of any of the provisions shall be subject to code enforcement actions pursuant to Chapter 7.51 of the King City Municipal Code.

SECTION 4: SEVERABILITY

If any section, subsection, provision, clause, phrase or portion of this Recycled Water Ordinance, or its application to any person or circumstance, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Chapter, and to this end the invalid or unconstitutional section, subsection, sentence, clause, phrase of this Chapter are declared to be severable. The City of King City Council hereby declares that it would have adopted this Chapter and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 5: EFFECTIVE DATE

This ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

I HEREBY CERTIFY that the foregoing ordinance was introduced by the City Council after waiving the reading, except by Title, at a regular meeting thereof held on the ___ day of _____ 2020, and adopted the ordinance after the second reading at a regular meeting held on the ___th day of _____ 2020, by the following roll call vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST

STEVEN ADAMS, City Clerk

CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
ROY C. SANTOS, City Attorney
Aleshire & Wynder, LLP

I, _____, City Clerk of the City of King, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the ordinance passed and adopted by the City Council of the City of King on the date and by the vote indicted herein.



Item No. 10(A)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE

RECOMMENDATION:

It is recommended that the City Council open the public hearing, consider public testimony, introduce and conduct the first readings of the attached Ordinances, by titles only, and set the second readings and adoptions for the next regularly scheduled Council meeting on September 8, 2020.

BACKGROUND:

In 2019, the City secured a grant (SB 2 funding) from the State to update the Land Use Element ("LUE") of the General Plan. The grant amount is for \$160,000 and requires the City to address the growing need for housing. As part of the proposal, the City would adopt an Accessory Dwelling Unit ("ADU") ordinance.

The State of California is experiencing a housing crisis, especially in regard to the provision of affordable housing options. In early 2020, the State enacted legislation to encourage the construction of ADUs, which includes new standards that limit how municipalities can regulate the permitting and development of ADUs. All municipalities in California are required to adopt ADU ordinances that are consistent with State ADU legislation. ADUs, sometimes referred to as secondary dwellings or granny flats, provide an alternative type of affordable housing for residents. The new ADU ordinance would replace the existing code regulating "Second Residential Units." The State amended the ADU law several times since its original adoption, including allowing ADUs to be added to multi-family dwellings and no owner occupancy requirement until 2025 (i.e., the primary house and ADU(s) can be rented at the same time). The State also

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 2 OF 7**

requires adopted ADU Ordinances be submitted to the Housing and Community Development (“HCD”) within sixty (60) days of adoption. If a jurisdiction does not adopt an ADU Ordinance, then the State’s standards must be used.

The proposed updates are summarized as follows:

- §17.12.020 (b): Replace Second Residential Units with Accessory Dwelling Units (ADU).
- §17.14.020 (2): Replace Second Residential Units with Accessory Dwelling Units (ADU).
- §17.16.020 (3): Replace Second Residential Units with Accessory Dwelling Units (ADU).
- §17.18.020 (1): Replace Second Residential Units with Accessory Dwelling Units (ADU).
- Repeal Chapter 17.47 Second Residential Units and replace with Chapter 17.47 Accessory Dwelling Units (ADU).

On August 4, 2020, the Planning Commission adopted Resolution No. 2020-283 recommending the City Council adopt the proposed ADU Ordinance. As part of their motion, they requested the City Council discuss the possibility of a moratorium due to issues with the City’s sewer system and capacity. The Planning Commission also expressed concern about the number of people per household and parking issues. These issues are discussed in more detail below.

DISCUSSION:

As part of the State’s plan to provide more housing, a number of new bills were adopted that addressed housing. Senate Bill 13, Assembly Bill 68 and Assembly Bill 881 pertain to Accessory Dwelling Units (“ADUs”) and Junior ADUs. ADUs have been known by many names, such as granny flats, in-law units, backyard cottages, secondary units and more. They are intended to create an economical and feasible way to provide an additional type of housing. Under the State legislation, ADUs may be attached or detached. ADUs must be permitted in any zone that allows residential uses.

There are two types of ADUs: Accessory Dwelling Units and Junior Accessory Dwelling Units. An ADU is no larger than 1,000 square feet, and a Junior ADU is not larger than 500 square feet and must be contained entirely within a single-family resident. **Table 1** provides an overview of the differences and requirements for ADUs and Junior ADUs. The State allows both an ADU and Junior ADU in addition to the main house.

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 3 OF 7**

**Table 1
Some ADU and Junior ADU Requirements**

Requirement	ADU	Junior ADU
Maximum Size	1,000 SF	500 SF
Minimum Size	150 SF	150 SF
Location	Conversion of garage, detached, or added on to existing home	Generally, conversion of existing bedroom with up to 150 SF addition
Parking Spaces	None required	None required
Bathroom	Private bathroom required	Bathroom can be shared
Kitchen	Full kitchen required	Must be "Efficiency Kitchen" with no gas appliances
Entrance	Exterior access required	Exterior access required
Allowed As Part of Single-Family House and Lot	Yes	Yes
Convert A Portion of Multi-family Structures	A portion of existing multi-family structures that are not used as livable space, such as storage rooms, garages, carports, mechanical rooms, attics or basements, can be converted to ADUs . At least one ADU can be created through this method and up to 25% of the existing unit count. For example, if you have an 8-unit apartment building you may be able to add up to two new ADUs by converting existing non-livable space.	
Pay Impact Fees	Cities will no longer be able to charge impact fees for ADUs under 750 SF. Impact fees for ADUs larger than 750 SF must be proportional to the size of the ADU in relation to the primary dwelling unit.	
Shorter Approval Periods	Cities must provide ministerial approval (or denial) of ADUs within 60 days of receiving the application in cases where there is an existing single-family dwelling on the lot. The prior rule was 120 days.	
Remove and Replace Existing Garage to Retain Setbacks	The new state law permits removal of an existing structure and replacing it with a new ADU that matches its footprint and that maintains the existing reduced setbacks.	

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 4 OF 7**

ADU Impacts

The proposed amendments to Municipal Code Sections 17.12.020 (b), 17.14.020 (2), 17.16.020 (3), and 17.18.020 (1) would remove the references to “Second Residential Units” and replace with “ADU.”

Municipal Code Chapter 17.47 would be repealed and replaced with new ADU requirements. As mentioned above, the State of California enacted new legislation that effectively requires jurisdictions to remove barriers and make it easier for property owners to construct ADUs. While this will create opportunities for affordable housing options, it is recognized that increasing density within existing neighborhoods can generate impacts related to increased parking demand and noise.

The City cannot require replacement parking where an existing legal garage is converted into an ADU. Therefore, the City would like to promote new detached ADUs in backyards so that existing onsite parking can be maintained for residents. The ordinance also proposes that non-converted garages be required to be reserved for vehicle parking. For example, if a property owner proposes a large 2-bedroom ADU in their backyard, they must agree to maintain their garage space for vehicle parking (and not for storage or other uses). For health and safety reasons, it is also proposed that a sewer inspection be required for ADU proposals to ensure the existing lines are not damaged or overwhelmed.

Junior ADU

Another important distinction is the difference between an ADU and a Junior ADU. The main difference is that an ADU is a living unit established in newly constructed space, or in space that is converted from unhabitable space (e.g. a workshop) into habitable space. A Junior ADU is established within existing habitable space. The most common example would be converting an existing bedroom into another living space. Junior ADUs have a kitchenette and an exterior entrance but can share restrooms with residents in the primary home.

Based on review of the State’s Junior ADU standards and discussion with other jurisdictions, the City does not propose interpreting these standards and placing them in the ordinance; instead, Junior ADUs would follow the standards outlined in Government Code section 65852.2 (e). This subsection also regulates ADUs proposed on multi-family properties (e.g. properties with apartment buildings).

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 5 OF 7**

Other Notable Changes

Other important changes are a reduced building setback (four feet), waiving of impact fees for ADUs less than 750 square feet in size, and ministerial approval with just a building permit. In regard to ministerial approval, this means the City cannot require a more involved review process with public notice, public hearings, etc. for ADUs.

The State has also required jurisdictions to remove owner occupancy restrictions. Many cities required that an ADU may only be used if either the ADU or primary residence was occupied by the property owner. Based on new State law, the City cannot prohibit owners from leasing out both the primary residence and the ADU.

The details of the proposed ADU standards are included in the attached ordinance.

Planning Commission Discussion

On August 4, 2020, the Planning Commission recommended the City Council adopt the ADU Ordinance and discuss the potential for a moratorium in City areas that may have sewer system and capacity issues. The moratorium would be applicable to all development within a designated area. Additionally, the Planning Commission mentioned concern about the number of people per household and related issues, such as parking.

The process to adopt a moratorium is regulated by State law. Government Code Section 65858 authorizes a jurisdiction to adopt a forty-five (45) day moratorium as an interim urgency ordinance to protect against a current and immediate threat to public health, safety, or welfare. After notice and a public hearing, the City Council, by a four-fifths (4/5) vote, may extend the ordinance for ten (10) months and fifteen (15) days and subsequently extend the ordinance for one (1) year. The ordinance must contain legislative findings that there is a current and immediate threat to the public health, safety, or welfare, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for use which is required in order to comply with a zoning ordinance would result in that threat to public health, safety, or welfare.

According to the City Engineer, there is not a capacity issue with the sewer treatment plant but a potential maintenance issue with some of the old clay lined mains. Section 17.47.015 (f) of the ADU Ordinance requires that prior to issuance of a building permit, a video of the sewer lines shall be conducted to show there are no sewer line constraints, as determined by the City Engineer. The property owner would be required to correct any issue. Therefore, it may

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 6 OF 7**

be difficult to make the findings that there is a threat to public health, safety or welfare.

The Planning Commission expressed concern about the number of people living within a household and how that affects parking and other neighborhood conditions. According to the US Census, the City has 4.26 persons per household. The average person per household in California is 2.96 and Monterey County is 3.30. It has been one of the State's contentions that the more housing provided, persons per household will be reduced (i.e., provide more housing so people do not have to live together).

COST ANALYSIS:

There are no costs associated with this action.

ENVIRONMENTAL REVIEW:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Statutory Exemption set forth in CEQA Guidelines, Section 21080(b)(15) which exempts local actions implementing a State rule or regulation pursuant to a State-certified regulatory program because this action is now required by, and being implemented in response to, new State legislation.

ALTERNATIVES:

The following recommendations are provided for City Council consideration:

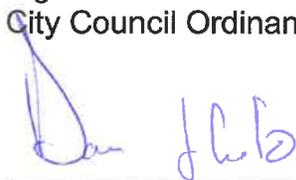
1. Adopt the Resolution adopting the Ordinance;
2. Direct staff to modify the Ordinance;
3. Do not adopt the Ordinance;
4. Request additional information; or
5. Provide staff other direction.

Exhibits:

Exhibit 1: Planning Commission Resolution No. 2020-283

Exhibit 2: Draft City Council Ordinance

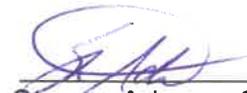
Submitted by:



Doreen Liberto, AICP, Community Development Director

**CITY COUNCIL
CONSIDERATION OF ACCESSORY DWELLING UNIT ORDINANCE
AUGUST 25, 2020
PAGE 7 OF 7**

Approved by:



Steven Adams, City Manager

RESOLUTION NO. 2020-283

**RESOLUTION OF THE CITY OF KING PLANNING COMMISSION RECOMMENDING
THE CITY OF KING CITY COUNCIL REPEAL TITLE 17, CHAPTER 17.47, OF THE
KING CITY MUNICIPAL CODE AND REPLACE WITH A NEW CHAPTER 17.47
REGULATING THE DEVELOPMENT OF ACCESSORY DWELLING UNITS
CONSISTENT WITH STATE LAW**

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, the City of King ("City") may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

WHEREAS, the proposed ordinance is consistent with the General Plan and any applicable Specific Plan(s) and the Zoning Ordinance; and

WHEREAS, the State of California is experiencing a housing supply crisis, with housing demand far outstripping supply; and

WHEREAS, the State has enacted legislation to encourage the construction of Accessory Dwelling Units ("ADU"), which includes new standards that limit how municipalities can regulate the permitting and development of ADU; and

WHEREAS, the Government Code Section 65852.2 requires cities to adopt ADU regulations consistent with the new legislation, and if cities fail to adopt these regulations the state law provisions can override a city's existing ADU code; and

WHEREAS, it is in the City's best interest to adopt a new ordinance regulating ADU that is consistent with state law; and

WHEREAS, the Planning Commission ("Commission") recognizes that ADUs can provide additional affordable housing opportunities in the City; and

WHEREAS, the Commission finds that it is appropriate to repeal the existing code regarding "Second Dwelling Units" and replace this code with new standards for ADUs; and

WHEREAS, on August 4, 2020 the City of King Planning Commission ("Commission") conducted a public hearing to consider the proposed ordinance, and after considering public testimony, the staff report and all submitted evidence to the support the ordinance, the Commission recommended the Council [approve/deny] the proposed ordinance; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), this matter is not a "project" for the purposes of CEQA Guidelines Section 15378 as there is no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. In the alternative, the City has also performed a preliminary environmental assessment of this project

**PLANNING COMMISSION PUBLIC HEARING
PC RESOLUTION
AUGUST 4, 2020
PAGE 2 OF 2**

pursuant to CEQA and, pursuant to CEQA Guidelines Section 15061(b)(3), there is no possibility that this matter may have a significant impact on the environment because it involves implementation of various standards that are required by state law to ensure the provision of alternative affordable housing opportunities, and approved applications to construct ADUs will be reviewed for compliance with the Municipal Code and California Building Code; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King recommends that the City Council consider the comments from the public hearing and adopt the amendment to Chapter 17 of the City Municipal Code.

This resolution was passed and adopted this **4th day of August 2020**, by the following vote:

AYES: Nuck, Mendez, Avalos, Bumbalough, Saunders

NAYS:

ABSENT:

ABSTAIN:



DAVID NUCK, CHAIRPERSON

ATTEST:



Erica Sonne, Deputy City Clerk

ORDINANCE NO. 2020-**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KING REPEALING TITLE 17, CHAPTER 17.47, OF THE KING CITY MUNICIPAL CODE AND REPLACING WITH A NEW CHAPTER 17.47 REGULATING THE DEVELOPMENT OF ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW**

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, the City of King ("City") may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

WHEREAS, the proposed ordinance is consistent with the General Plan and any applicable Specific Plan(s) and the Zoning Ordinance; and

WHEREAS, the State of California is experiencing a housing supply crisis, with housing demand far outstripping supply; and

WHEREAS, the State has enacted legislation to encourage the construction of Accessory Dwelling Units ("ADU"), which includes new standards that limit how municipalities can regulate the permitting and development of ADU; and

WHEREAS, the Government Code Section 65852.2 requires cities to adopt ADU regulations consistent with the new legislation, and if cities fail to adopt these regulations the state law provisions can override a city's existing ADU code; and

WHEREAS, it is in the City's best interest to adopt a new ordinance regulating ADU that is consistent with state law; and

WHEREAS, the City Council ("Council") recognizes that ADUs can provide additional affordable housing opportunities in the City; and

WHEREAS, the Council finds that it is appropriate to repeal the existing code regarding "Second Dwelling Units" and replace this code with new standards for ADUs; and

WHEREAS, on August 4, 2020 the City of King Planning Commission ("Commission") conducted a public hearing to consider the proposed ordinance, and after considering public testimony, the staff report and all submitted evidence to the support the ordinance, the Commission recommended the Council [approve/deny] the proposed ordinance; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Statutory Exemption set forth in CEQA Guidelines,

Section 21080(b)(15) which exempts local actions implementing a State rule or regulation pursuant to a State-certified regulatory program because this action is now required by, and being implemented in response to, new State legislation; and

WHEREAS, on August 25, 2020, the Council conducted a public hearing to consider the Commission's recommendation, and after considering public testimony, the staff report and all submitted evidence, the Council now desires to approve the proposed ordinance.

NOW THEREFORE, the City Council of the City of King does hereby ordain as follows:

SECTION 1. The above recitals are incorporated hereby by reference.

SECTION 2. The City Council has reviewed the proposed ordinance and hereby finds that it is consistent with the General Plan and all applicable Specific Plan(s).

SECTION 3. The City Council, based upon its own independent judgement, finds that the proposed ordinance promotes and protects the health, safety, welfare and quality of life of the City of King residents.

SECTION 4. The City Council finds that this action falls within the Statutory Exemption set forth in CEQA Guidelines, Section 21080(b)(15) which exempts local actions implementing a State rule or regulation pursuant to a State-certified regulatory program because this action is now required by, and being implemented in response to, new State legislation. Therefore, the Council finds this project is not subject to CEQA.

SECTION 5. Chapter 17.12.020, of Title 17 of the King City Municipal Code is hereby amended as follows:

Title 17 Zoning
Chapter 17.12 R-1 – Single Family Residential District

17.12.020 Uses Permitted

- (a) Single-family dwellings one per building site.
- (b) ~~Second residential units, as defined in Section 17.47.015, in conformance with the criteria and standards of Section 17.47.015.~~ **Accessory Dwelling Units (ADU), as defined in Section 17.47.005, in conformance with the standards of Section 17.47.**
- (c) Home occupation permits, subject to an administrative hearing and pursuant to Chapter 17.77.

SECTION 6. Chapter 17.14.020, of Title 17 of the King City Municipal Code is hereby amended as follows:

Title 17 Zoning
Chapter 17.14 R-2 – Medium Density Residential District

17.14.020 Uses permitted.

The following uses are permitted:

1. Single-family dwellings;
2. ~~Second residential units in conformance with the criteria and standards of Section 17.47.015~~ **Accessory Dwelling Units (ADU), as defined in Section 17.47.005, in conformance with the standards of Section 17.47;**
3. Duplexes;
4. Triplexes;
5. Single structures; and
6. Home occupation permits, subject to an administrative hearing and pursuant to Chapter 17.77.

SECTION 7. Chapter 17.16.020, of Title 17 of the King City Municipal Code is hereby amended as follows:

Title 17 Zoning
Chapter 17.16 R-3 – Medium High Density Residential District

17.16.020 Uses permitted.

The following uses are permitted:

1. Single-family dwellings;
2. Duplexes, triplexes, multiple-family uses and apartments (single structure). Town houses, if not more than six units per structure;
3. ~~Second residential units in conformance with the criteria and standards of Section 17.47.015;~~ **Accessory Dwelling Units (ADU), as defined in Section 17.47.005, in conformance with the standards of Section 17.47;**
4. Home occupation permits, subject to an administrative hearing and pursuant to Chapter 17.77.

SECTION 8. Chapter 17.18.020, of Title 17 of the King City Municipal Code is hereby amended as follows:

Title 17 Zoning
Chapter 17.18 Accessory Dwelling Units

17.18.020 Uses permitted.

Uses permitted are as follows:

1. Single family dwellings, ~~second residential units in conformance with the criteria and standards of Section 17.47.015~~, duplexes, multiple family dwellings and apartment houses of less than twenty-two units per acre;
2. Public or parochial schools accredited to the state school system, churches, public buildings, hospitals (not including convalescent hospitals, rest homes), parks and playgrounds;
3. Boarding houses, fraternities and child nurseries.
4. **Accessory Dwelling Units (ADU), as defined in Section 17.47.005, in conformance with the standards of Section 17.47;**

SECTION 9. Chapter 17.47, of Title 17 of the King City Municipal Code is hereby repealed in its entirety and replaced as follows:

Chapter 17.47 Accessory Dwelling Units

Section 17.47.005 Purpose and Definition

The provisions in this subsection shall apply to accessory dwelling units as defined below.

- (a) **Purpose.** The purpose of this Chapter is to provide for the creation of accessory dwelling units in a manner that is consistent with requirements identified in Government Code section 65852.2, as amended from time to time. Implementation of this section is meant to expand housing opportunities by increasing the number of smaller units available within existing neighborhoods.
- (b) **Definition.** "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following:
 1. An efficiency unit, as defined in section 17958.1 of Health and Safety Code.
 2. A manufactured home, as defined in section 18007 of the Health and Safety Code

Section 17.47.010 General Requirements.

- (a) **Application.** Where this section does not contain a particular type of standard or procedure, conventional zoning standards and procedures shall apply.
- (b) **Areas Where Accessory Dwelling Units Are Allowed.** Upon meeting the requirements of this section, accessory dwelling units may be established in any zone that allows residential uses.
 1. **Unit Types Allowed.** An accessory dwelling unit may be either attached or detached from the primary single-unit residential dwelling on the lot.

- A. An attached accessory dwelling unit shall be defined as either attached to (by a minimum of one shared wall), or completely contained within, the primary legal existing space of the single-unit residential dwelling unit or legal existing accessory structure.
 - B. A detached accessory dwelling unit shall be defined as new residential square footage not attached or sharing any walls with the primary legal existing single-unit residential dwelling unit.
 - C. A junior accessory dwelling unit is an accessory dwelling unit established within the walls of an existing or new primary dwelling unit.
2. **Limitation on Number.** One (1) attached or detached accessory dwelling unit and one (1) junior accessory dwelling unit is allowed per parcel.

Section 17.47.015 Performance Standards and Compatibility.

- (a) Design Standards – Standard ADU. Accessory dwelling units shall conform to all applicable development standards of the underlying zone unless superseded by the standards below. An accessory dwelling unit that conforms to this section shall not be considered a dwelling unit for the purpose of calculating density.
1. Accessory dwelling units shall conform to all applicable building and construction codes.
 2. Accessory dwelling units shall not be required to provide fire sprinklers if fire sprinklers are not required for the primary residence.
 3. No setback shall be required for a legal existing garage or legal accessory building that is converted to an accessory dwelling unit.
 4. No setback shall be required for an ADU built in the same location and dimensions as a legal existing building.
 5. A setback of no more than four (4') feet from the side and rear lot lines shall be required for an accessory dwelling unit, including accessory dwelling units constructed above a legal garage.
 6. The maximum height is sixteen (16') feet.
 7. Minimum Size: 150 square feet.
 8. Maximum Size: 850 square feet for studio or one-bedroom, and 1,000 square feet for ADU with two or more bedrooms.

(b) Parking Required.

1. Prior to the issuance of building permits for an accessory dwelling not established within a legal existing parking area, a covenant agreement shall be recorded which requires that any legal existing garage, carport or driveway on the property remain clear for parking uses. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property.
2. When a legal garage, carport, or covered parking structure is converted to an accessory dwelling unit, there is no requirement that off-street parking spaces be replaced.

- (c) **Architectural Compatibility.** Accessory dwelling units shall be architecturally and functionally compatible with the primary residence. The accessory dwelling unit shall comply with the following design standards:
1. **Architectural Style and Form.** Architectural style and form shall match or be compatible with the style and form of the primary residence on the property.
 2. **Materials.** The color and materials of the accessory dwelling unit shall match the materials of the primary residence on the property.
- (d) **Historic Resources.** Accessory dwelling units on listed historic properties and in historic districts shall be found consistent with the historic preservation ordinance, including historic preservation guidelines and Secretary of the Interior standards for the treatment of historic properties.
- (e) **Utility Connection Fees.** Where an accessory dwelling unit is created within an existing structure (primary or accessory), no new utility connection or payment of impact fees shall be required.
- (f) **Sewer Inspection.** Prior to issuance of a building permit, a video of the sewer lines shall be conducted to show there are no sewer line constraints, as determined by the City Engineer.
- (g) **Impact Fees:** No impact fee shall be imposed for an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit.
- (h) **Occupancy:** A certificate of occupancy for an accessory dwelling unit shall not be issued before the local agency issues a certificate of occupancy for the primary dwelling.

Section 17.47.020 Procedure Requirements. An accessory dwelling unit that meets the standards contained in this section shall be subject to building permit processing without public notice or public hearing. Within sixty (60) days of receiving a complete application, the City shall approve any such application which complies with all applicable requirements and development standards identified in this Chapter.

Section 17.47.025 State Mandated ADU approvals. ADUs that are entirely consistent with Government Code section 65852.2, subdivision (e) and all applicable provisions of this Chapter shall also receive ministerial approval.

Section 17.47.030 Violations. Violation of any of the provisions shall be subject to code enforcement actions pursuant to Chapter 7.51 Nuisances.

Section 17.47.035 Severability. If any section, subsection, sentence, clause, phrase, or portion of this Chapter, or the application thereof to any person or circumstances, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the application of any other section, subsection, sentence, clause, phrase, or portion of this Chapter, and to this end the invalid

or unconstitutional section, subsection, sentence, clause, phrase of this Chapter are declared to be severable. The City of King City Council hereby declares that it would have adopted this Chapter and each section, subsection, sentence, clause, phrase, part or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof be declared invalid or unconstitutional.

SECTION 11. This ordinance shall take effect and be in full force and effect from and after thirty (30) calendar days after its final passage and adoption. Within fifteen (15) calendar days after its adoption, the ordinance, or a summary of the ordinance, shall be published once in a newspaper of general circulation.

I HEREBY CERTIFY that the foregoing ordinance was introduced by the City Council after waiving the reading, except by Title, at a regular meeting thereof held on the 25th day of August 2020, and adopted the ordinance after the second reading at a regular meeting held on the 8th day of September 2020, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST

STEVEN ADAMS, City Clerk

CITY OF KING

By: _____
MIKE LEBARRE, Mayor

APPROVED AS TO FORM:

By: _____
ROY C. SANTOS, City Attorney
Aleshire & Wynder, LLP

I, _____, City Clerk of the City of King, California, DO HEREBY CERTIFY that the foregoing is a true and accurate copy of the ordinance passed and adopted by the City Council of the City of King on the date and by the vote indicted herein.



Item No. 11 (A)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONSIDERATION OF LAND USE ELEMENT SURVEY

RECOMMENDATION:

It is recommended that the City Council review the information and provide staff comments on the Community Survey results.

BACKGROUND:

In 2019, the City secured a grant (SB 2 funding) from the State to update the Land Use Element ("LUE") of the General Plan. The grant amount is for \$160,000 and requires the City address the growing need for housing. The first primary step of this process was sending out a community survey to every household in King City. The purpose for the community survey is to help guide the LUE update. The results of this survey and next steps are summarized below. On August 4, 2020, the Planning Commission discussed the survey and a summary of their comments is provided under the Discussion.

DISCUSSION:

On **March 19, 2020**, LUE Community Surveys (Surveys) were mailed to 4,881 homes in King City. Community surveys were sent via mail in English and Spanish. The responses were due **April 7, 2020**.

The primary purpose of the Survey is to help direct the LUE update by gauging the community's support of increased density, increased building height and mixed-use opportunities that all lead to generation of additional housing, and particularly affordable housing.

**CITY COUNCIL
CONSIDERATION OF LAND USE ELEMENT SURVEY
AUGUST 25, 2020
PAGE 2 OF 6**

The City collected 441 responses, which is a response rate of about 9%. The surveys were collected in three ways:

- 1) hard copy dropped off at City Hall;
- 2) hard copy mailed back to the City with a pre-paid envelope; and
- 3) responses using the ZOHO online survey interface.

The Survey included a map showing "Opportunity Areas" and the boundaries of different King City neighborhoods. The boundaries were created by staff to collect information on the geographic location of Survey respondents. Considering the number of residents, staff originally planned to attend outreach events or workshops. Since this was not possible due to COVID-19, staff is very satisfied with the relatively large number of responses.

Demographics

- Sixty-four percent of respondents had a person in their household over 50 years of age.
- According to the US Census 2018 ACS 5-Year estimates, approximately 18% of residents in King City are 45 or older. And the median age in King City is 28 years (compared to 38 which is the National median age). This means King City is a very young City, relatively speaking.
- While it is understood that respondents over 50 years of age may live in a household with younger family members, staff believes that these results show that residents over 50 years of age had a much higher response rate than younger households.
- The 2018 ACS 5-Year estimates also report the following regarding owner occupancy:
 - 5,471 residents in owner occupied homes (40%)
 - 8,299 residents in tenant occupied homes (60%)
- Sixty-three percent of Survey respondents reported they own their home, which means there was a higher response rate among homeowners and a lower response rate among renters.

Therefore, it is important to recognize the majority of respondents are older property owners in a community comprised primarily of younger renters.

Community Challenges

Respondents identified the following community challenges:

**CITY COUNCIL
CONSIDERATION OF LAND USE ELEMENT SURVEY
AUGUST 25, 2020
PAGE 3 OF 6**

1. Availability of affordable housing (more than half of all Survey respondents identified this). This solidifies that residents would like to see an increase in affordable housing options.
2. In second place was "Availability of jobs."
3. The third most popular choice was "Lack of retail stores" with 49% of residents selecting this option. In addition, more than 15 residents selected "Other" and a comment was made about the City needing more retail stores or something other than Safeway as a main grocery store (e.g., Target, Walmart, Trader Joe's).

Specific Issues

1. Mixed-Use Development

- Thirty-six (36%) percent of respondents are opposed to increasing the amount of land available for mixed-use zoning.

Sixty-four (64%) percent of respondents were either supportive of mixed-use or had no preference.

- Thirty-nine (39%) percent of respondents who own their own home were opposed to mixed-use.
- Twenty-nine (29%) percent of respondents who rent were opposed to mixed-use.

2. Three to Four Story Buildings

- Fifty-six (56%) percent of respondents were supportive of 3-4 story buildings in at least one of the Opportunity Areas.
- Overall, there was more support for 3-4 story buildings in Opportunity Area #2 (1st Street/Highway 101) than in Opportunity Area #1 (West Broadway).

3. Affordable Median Rent Amounts

Respondents were able to input any amount they thought was "affordable" for each type of home. This information will be helpful when speaking with developers who are interested in building affordable housing in King City. It may also help inform decisions around new zoning code standards for mixed use developments (e.g. imposing too many stringent design requirements may lead to construction costs that would make affordable rents infeasible).

- One-bedroom apartment: **\$800/month**
- Two-bedroom apartment: **\$1000/month**
- Three-bedroom apartment: **\$1200/month**

**CITY COUNCIL
CONSIDERATION OF LAND USE ELEMENT SURVEY
AUGUST 25, 2020
PAGE 4 OF 6**

- Single-family home: **\$1500/month**

4. Housing Types

Respondents were asked which type of housing the City was in most need of:

- The most popular choice for this was single-family homes with forty-eight (48%) percent of the vote.
- Apartments, townhomes, and manufactured homes gained forty-two (42%) percent of the vote, which implies that many respondents are supportive of more affordable housing types.
- Ten (10%) percent of the respondents selected “Other” and provided a custom response. Senior Housing and Affordable Housing were popular choices. Some respondents also stated “None” indicating they do not want to see any growth.

Staff Recommendations for Planning Documents and Studies

- Incorporate policies and programs in the updated LUE that recommend 3 or 4 story buildings and new zoning in certain areas for mixed-use and higher density development that will work to generate affordable housing options. Given that support for 3 or 4 story does not appear to be overwhelming, it is important the City select areas for taller building heights in a strategic and well planned manner to limit sites to those most appropriate.
- Develop plans to implement these policies and programs through changes to the Zoning Map, Municipal Code, Public Improvement Plans (e.g. road improvements) and through new or revised Specific Plans.
- Incorporate policies and programs in the updated LUE that will work to improve health and wellbeing throughout the community.

The map used as part of the Survey is included as **Exhibit 1**. The full summary of the survey results is included as **Exhibit 2**.

Planning Commission Discussion

On August 4, 2020 the Planning Commission discussed the Community Survey. They stated they were impressed with the survey overall and agreed it was an important first step for the City as staff begins their work on the Land Use Element update.

One Planning Commissioner commented that the survey showed very few people are going downtown on a regular basis. Other members stated that it

**CITY COUNCIL
CONSIDERATION OF LAND USE ELEMENT SURVEY
AUGUST 25, 2020
PAGE 5 OF 6**

would be beneficial to continue to improve the downtown and hold more events in an effort to make the downtown core more vibrant.

Another Planning Commissioner inquired about other information and studies that might be used in addition to the survey to inform decisions around the Land Use Element update. Staff noted that census data, updated General Plans completed by other cities in California, and State guidelines regarding General Plan work will be referenced. Staff also explained that the SB2 Grant allows for a "Density Study" to be completed along with the Land Use Element update. This study will look at the feasibility of increasing allowable building heights and residential densities in select opportunity areas, which is in line with the SB2 Grant's prerogative (a grant designed to help cities find ways to create additional housing opportunities, including affordable housing).

COST ANALYSIS:

There are no costs associated with this action.

ENVIRONMENTAL REVIEW:

An environmental determination has been made that the Community Survey is considered a Class 6 Categorical Exemption. Class 6 Categorical Exemptions consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

ALTERNATIVES:

The following recommendations are provided for City Council consideration:

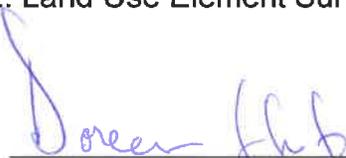
1. Review the Survey results and provide comments to staff.

Exhibits:

Exhibit 1: Community Survey Map

Exhibit 2: Land Use Element Survey Summary Results

Submitted by:



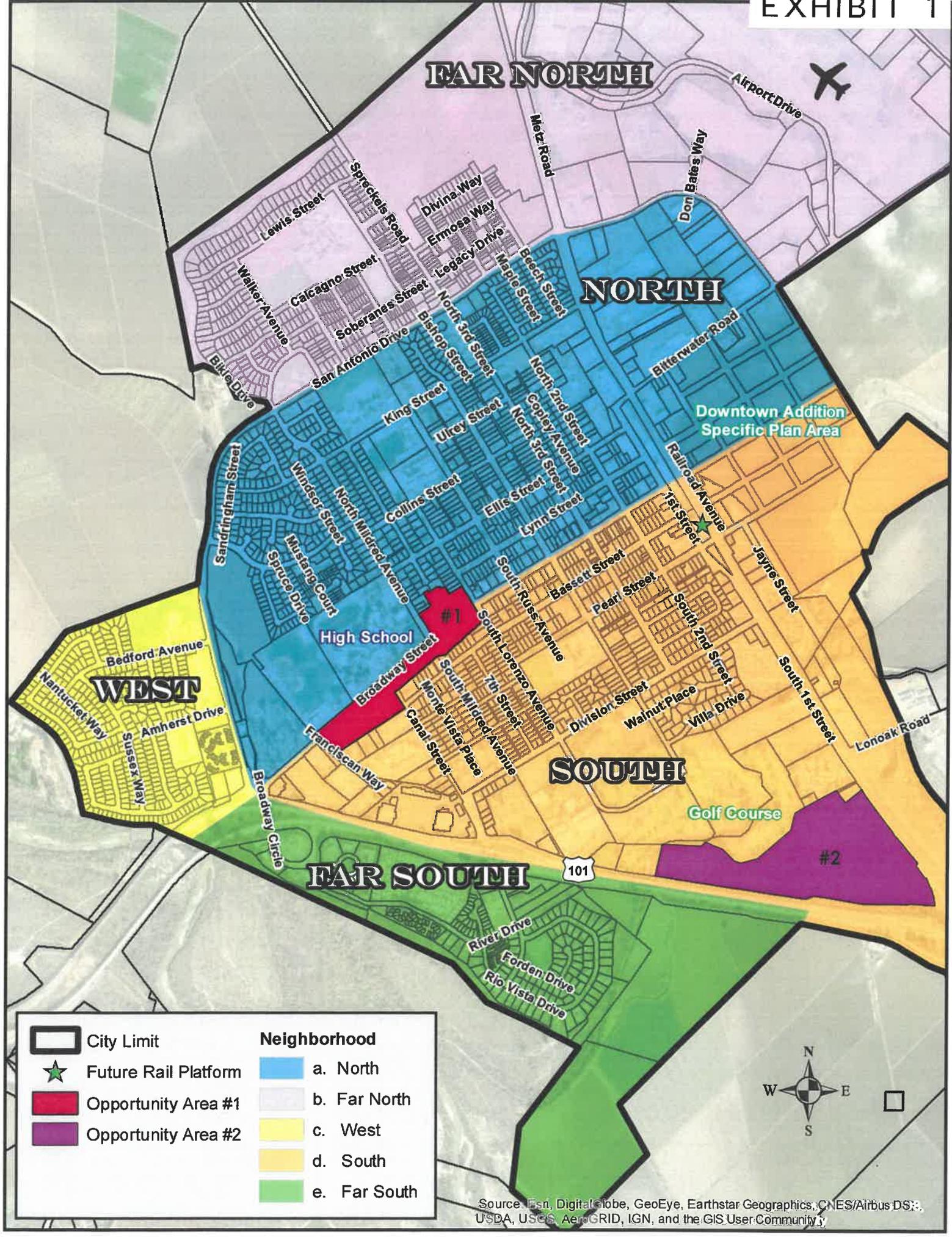
Doreen Liberto, AICP, Community Development Director

**CITY COUNCIL
CONSIDERATION OF LAND USE ELEMENT SURVEY
AUGUST 25, 2020
PAGE 6 OF 6**

Approved by:



Steven Adams, City Manager



FAR NORTH

NORTH

WEST

SOUTH

FAR SOUTH

Downtown Addition
Specific Plan Area

High School

Golf Course

#2

- | | | |
|--|----------------------|---------------------|
| | City Limit | Neighborhood |
| | Future Rail Platform | a. North |
| | Opportunity Area #1 | b. Far North |
| | Opportunity Area #2 | c. West |
| | | d. South |
| | | e. Far South |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

2020 General Plan Update - English



441 Completed Responses

0 Partial Responses



Page 1

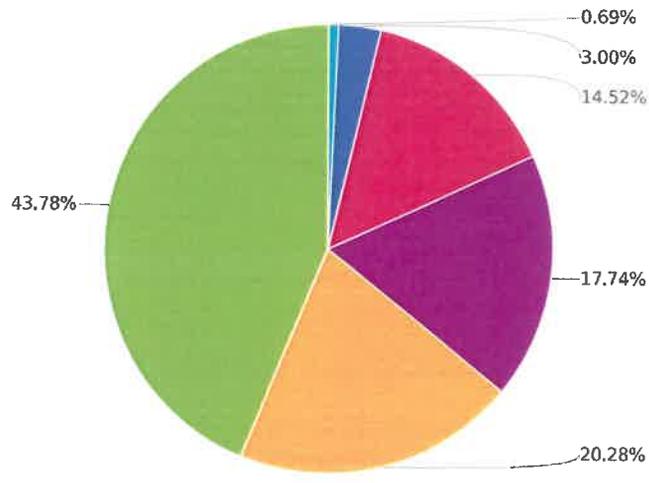
Community Survey

The City of King is currently updating the "General Plan," a document that guides the City as it continues to grow, change, and develop. The City is collecting public opinion data to assist with this process. By filling out this anonymous survey, you will help the City and its elected officials make decisions on important land use issues. Your opinion is important.

Q1

What is the age of the oldest person in your home?

Answered: 434 Skipped: 7



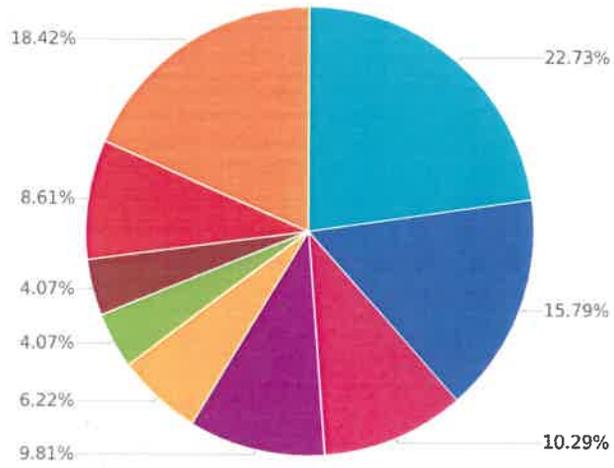
- 18-24
- 25-30
- 31-40
- 41-50
- 51-60
- 61+

Choices	Response percent	Response count
18-24	0.69%	3
25-30	3.00%	13
31-40	14.52%	63
41-50	17.74%	77
51-60	20.28%	88
61+	43.78%	190

Q2

What is the age of youngest person in your home?

Answered: 418 Skipped: 23



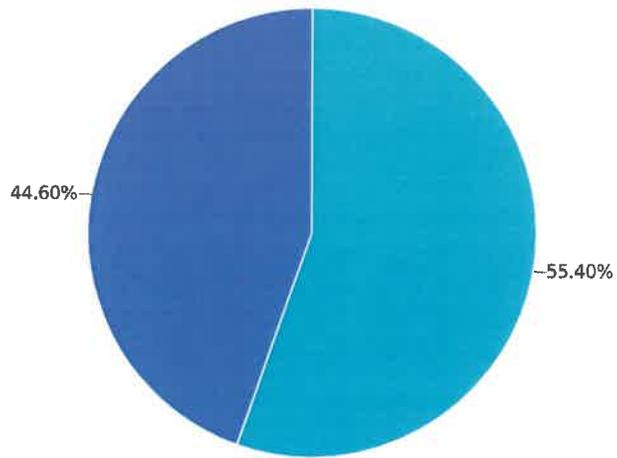
- 0-5
- 6-12
- 13-17
- 18-24
- 25-30
- 31-40
- 41-50
- 51-60
- 61+

Choices	Response percent	Response count
0-5	22.73%	95
6-12	15.79%	66
13-17	10.29%	43
18-24	9.81%	41
25-30	6.22%	26
31-40	4.07%	17
41-50	4.07%	17
51-60	8.61%	36
61+	18.42%	77

Q3

How many people live in your household?

Answered: 426 Skipped: 15



● 1-3

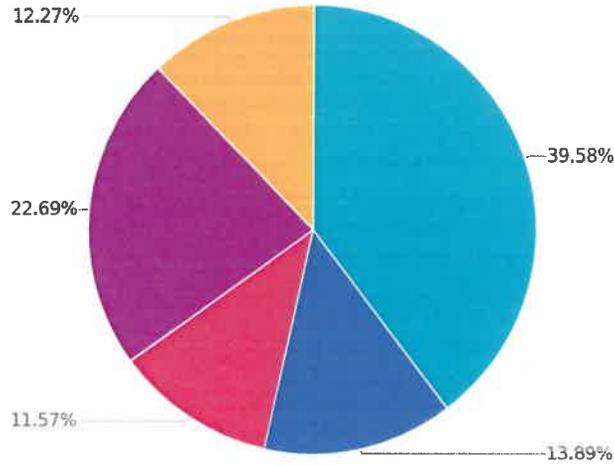
● 4+

Choices	Response percent	Response count
1-3	55.40%	236
4+	44.60%	190

Q4

In what area of town do you live? Please review the **attached map** to find your neighborhood.

Answered: 432 Skipped: 9



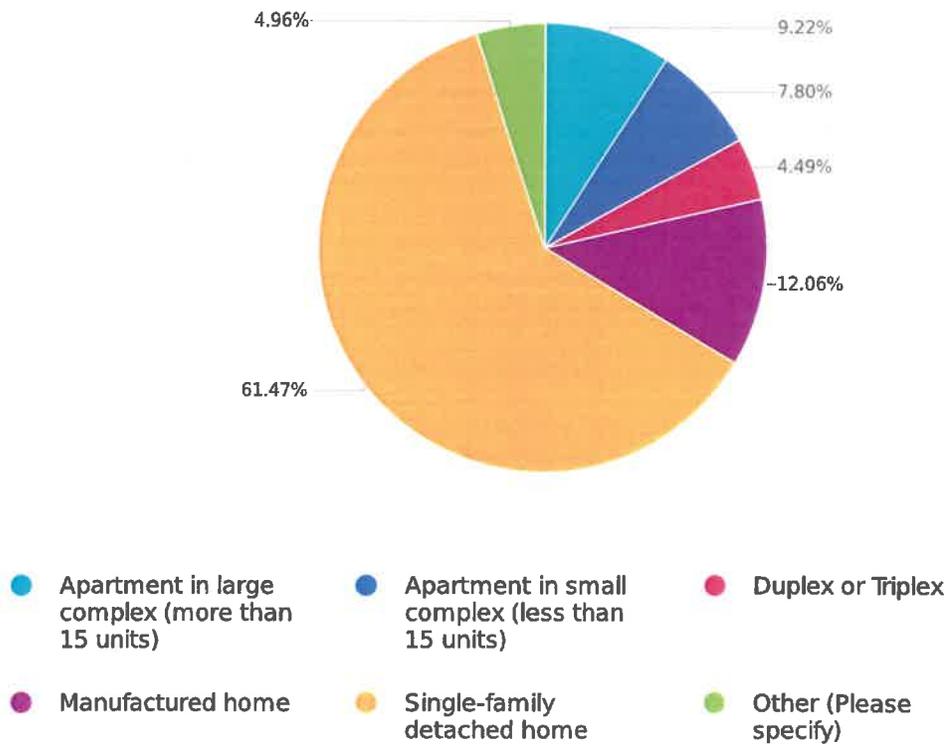
- North
- Far North
- West
- South
- Far South

Choices	Response percent	Response count
North	39.58%	171
Far North	13.89%	60
West	11.57%	50
South	22.69%	98
Far South	12.27%	53

Q5

What type of home do you live in?

Answered: 423 Skipped: 18

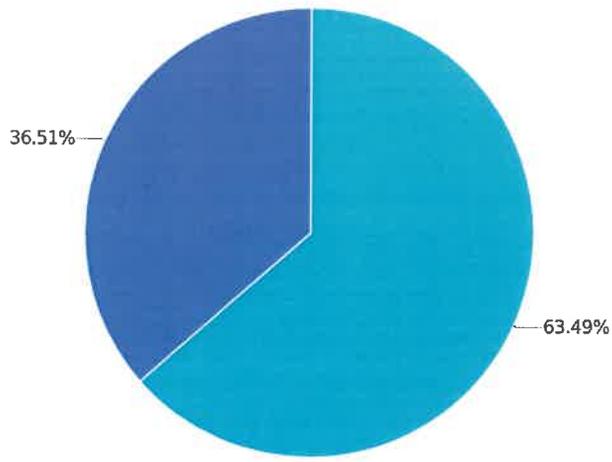


Choices	Response percent	Response count
Apartment in large complex (more than 15 units)	9.22%	39
Apartment in small complex (less than 15 units)	7.80%	33
Duplex or Triplex	4.49%	19
Manufactured home	12.06%	51
Single-family detached home	61.47%	260
Other (Please specify)	4.96%	21

Q6

Do you own your home?

Answered: 430 Skipped: 11



● Yes

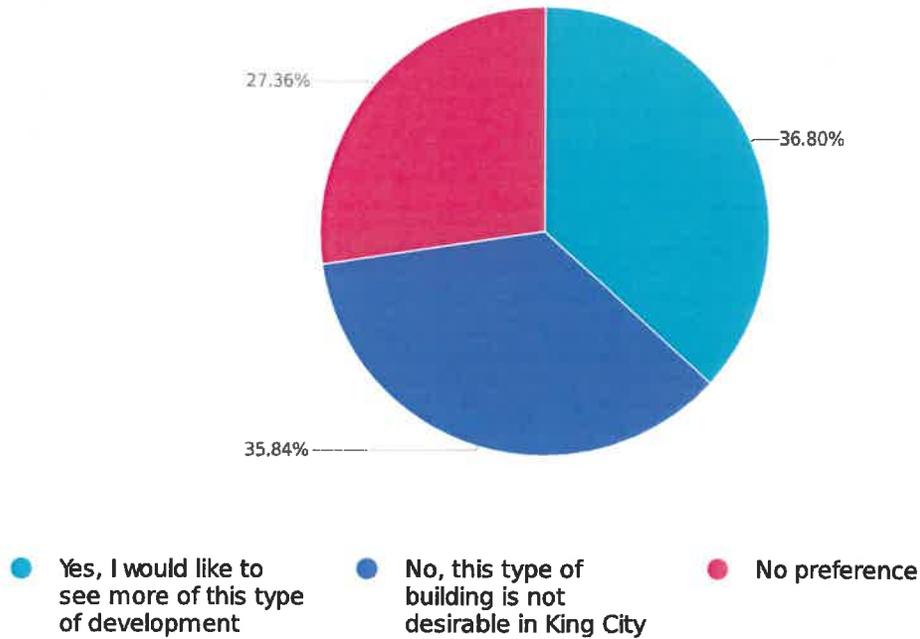
● No

Choices	Response percent	Response count
Yes	63.49%	273
No	36.51%	157

Q7

Should the City increase the amount of land available for developments that combine residential, commercial and offices together on one property? This is also known as "mixed-use zoning." An example is a building that has a restaurant on the first floor and apartments on the second floor.

Answered: 413 Skipped: 28

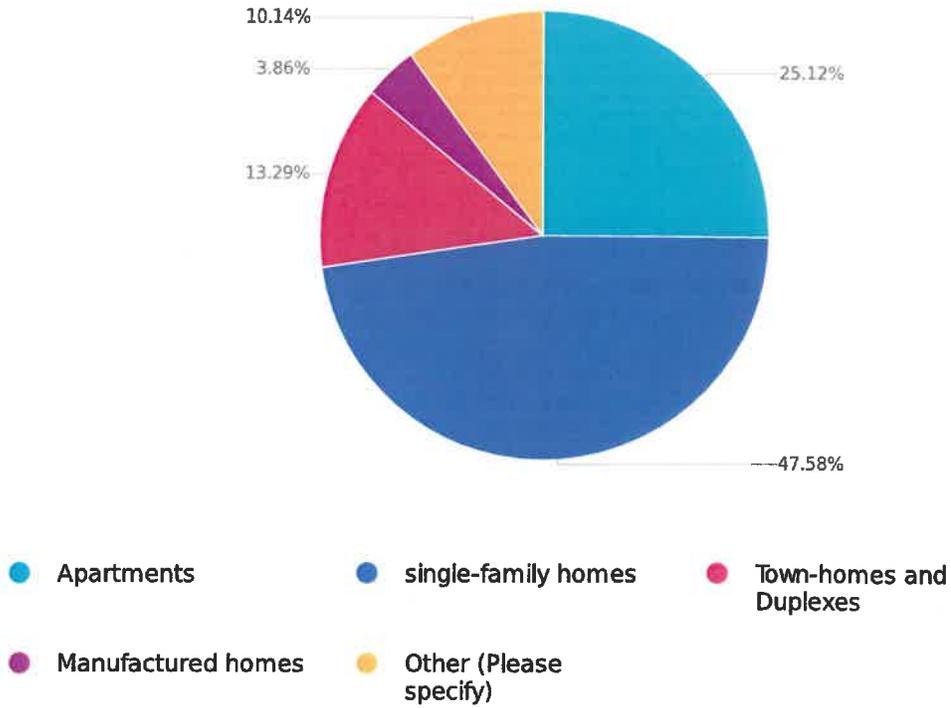


Choices	Response percent	Response count
Yes, I would like to see more of this type of development	36.80%	152
No, this type of building is not desirable in King City	35.84%	148
No preference	27.36%	113

Q8

The City is in most need of the following housing options:

Answered: 414 Skipped: 27

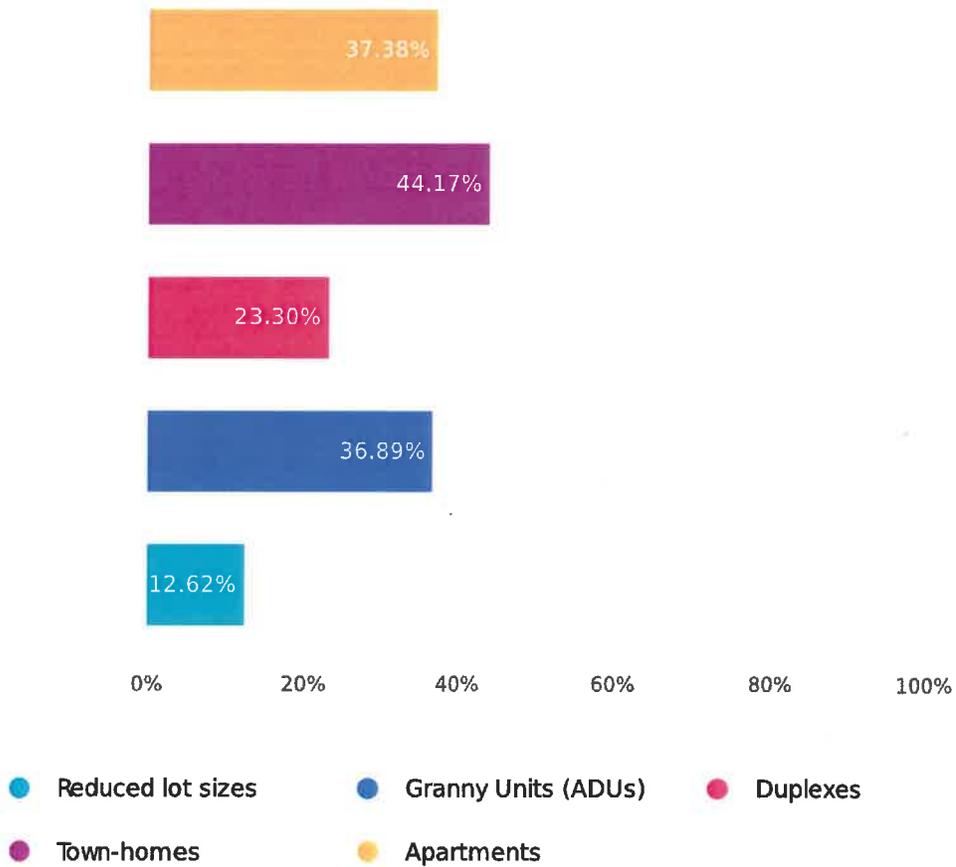


Choices	Response percent	Response count
Apartments	25.12%	104
single-family homes	47.58%	197
Town-homes and Duplexes	13.29%	55
Manufactured homes	3.86%	16
Other (Please specify)	10.14%	42

Q9

Should the City allow more homes in your neighborhood? If yes, check all the housing types you support.

Answered: 206 Skipped: 235



Choices	Response percent	Response count
Reduced lot sizes	12.62%	26
Granny Units (ADUs)	36.89%	76
Duplexes	23.30%	48
Town-homes	44.17%	91
Apartments	37.38%	77

Q10

What is the maximum monthly rent amount that you consider to be affordable for a **1-bedroom apartment**?

Answered: 335 Skipped: 106

Mean	Median	Total	Standard deviation	Variance
30607.44	800	1.02E7	545566.6	2.97E11

Q11

What is the maximum monthly rent amount that you consider to be affordable for a **2-bedroom apartment**?

Answered: 331 Skipped: 110

Mean	Median	Total	Standard deviation	Variance
1014.4	1000	335765	306.21	93762.78

Q12

What is the maximum monthly rent amount that you consider to be affordable for a **3-bedroom apartment**?

Answered: 338 Skipped: 103

Mean	Median	Total	Standard deviation	Variance
1272.93	1200	430250	374.2	140027.37

Q13

What is the maximum monthly rent amount that you consider to be affordable for a **single-family home**?

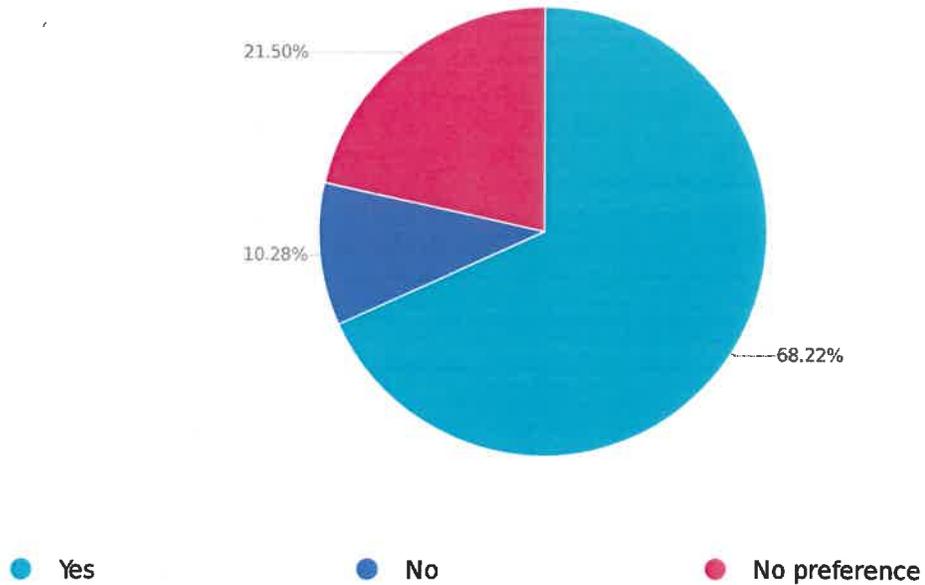
Answered: 325 Skipped: 116

Mean	Median	Total	Standard deviation	Variance
1516.17	1500	492755	465.19	216397.09

Q14

Should an additional parking space be required for new Accessory Dwelling Units (also known as granny units)?

Answered: 428 Skipped: 13

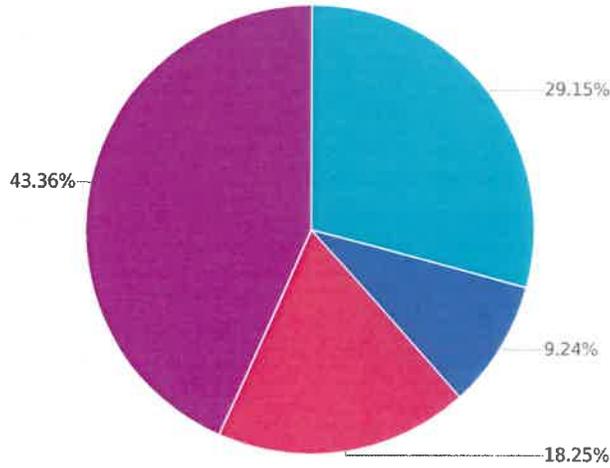


Choices	Response percent	Response count
Yes	68.22%	292
No	10.28%	44
No preference	21.50%	92

Q15

Can you envision three (3) or four (4) story buildings at any of the following locations on the **map included with your survey**?

Answered: 422 Skipped: 19



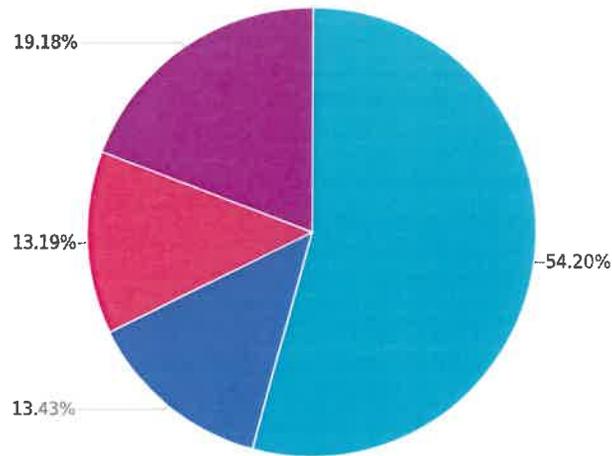
- Both Opportunity Area #1 and #2
- Opportunity Area #1
- Opportunity Area #2
- I do not think 3 or 4 story buildings should be built anywhere in King City

Choices	Response percent	Response count
Both Opportunity Area #1 and #2	29.15%	123
Opportunity Area #1	9.24%	39
Opportunity Area #2	18.25%	77
I do not think 3 or 4 story buildings should be built anywhere in King City	43.36%	183

Q16

Would you like to see Opportunity Area #2 developed with mixed uses including apartments, commercial, and offices?

Answered: 417 Skipped: 24



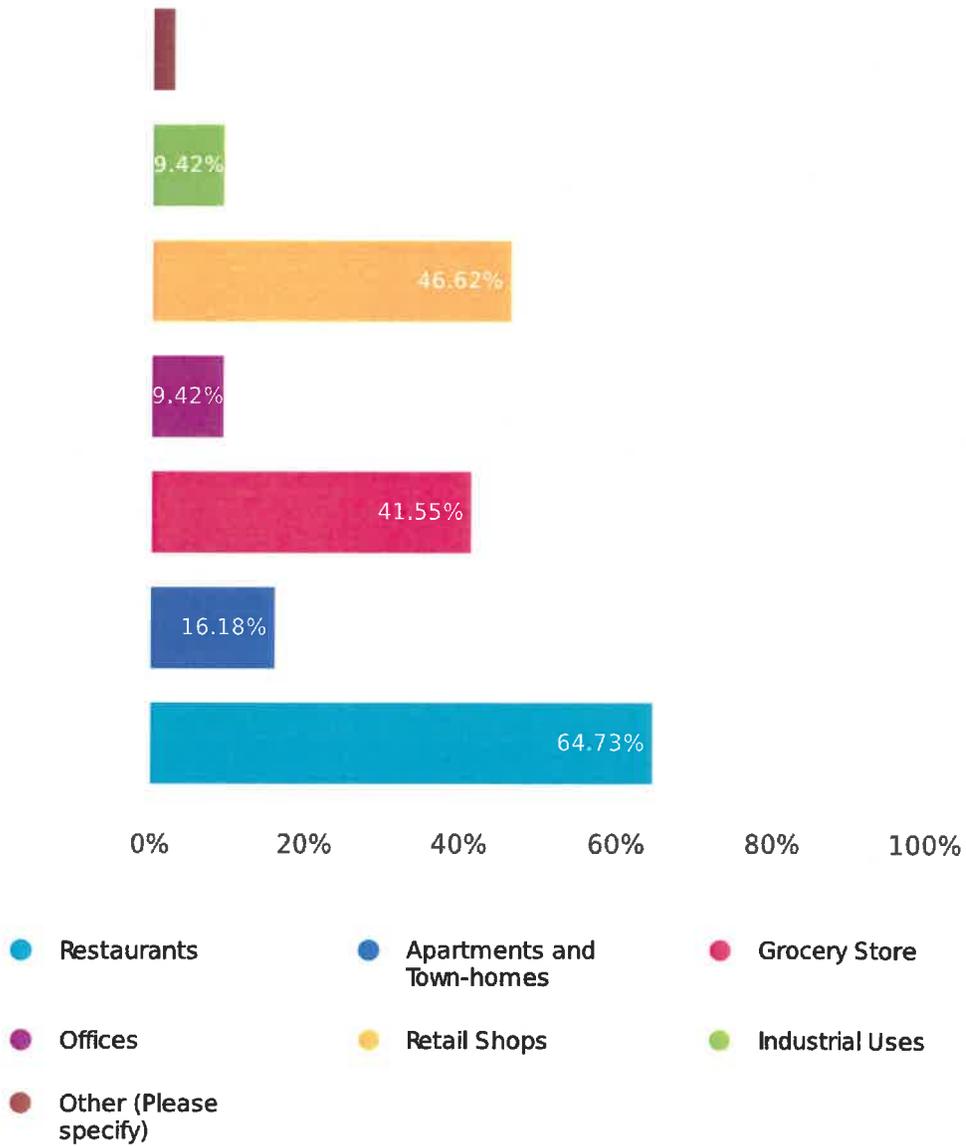
- Yes, this is a good place for a mix of uses.
- This area should be residential only.
- This area should be commercial only.
- This area should remain primarily as agricultural land.

Choices	Response percent	Response count
Yes, this is a good place for a mix of uses.	54.20%	226
This area should be residential only.	13.43%	56
This area should be commercial only.	13.19%	55
This area should remain primarily as agricultural land.	19.18%	80

Q17

If King City builds a train platform (near First Street and Pearl Street) and offers rail service, what types of uses do you think are most important to have nearby?
Select two from the following list:

Answered: 414 Skipped: 27

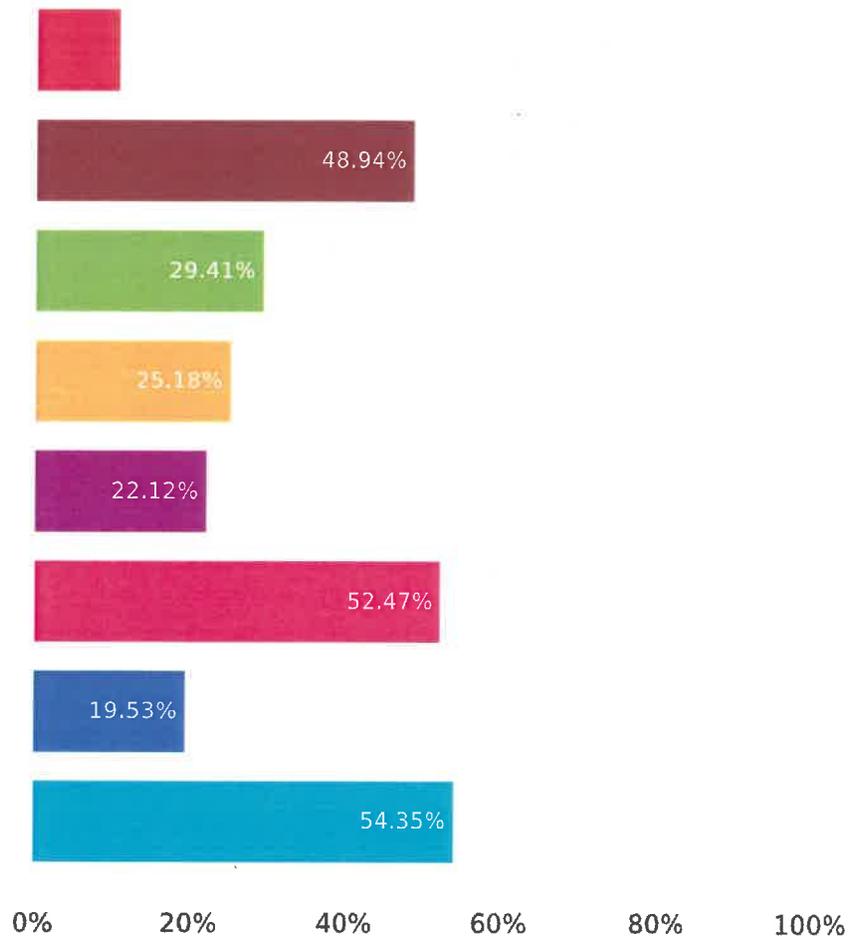


Choices	Response percent	Response count
Restaurants	64.73%	268
Apartments and Town-homes	16.18%	67
Grocery Store	41.55%	172
Offices	9.42%	39
Retail Shops	46.62%	193
Industrial Uses	9.42%	39
Other (Please specify)	2.90%	12

Q18

What do you believe are King City's greatest challenges? (Check all that apply)

Answered: 425 Skipped: 16



- Availability of affordable housing
- Availability of market rate housing
- Availability of jobs
- Homelessness
- Crime
- Quality of schools
- Lack of retail stores
- Other (Please specify)

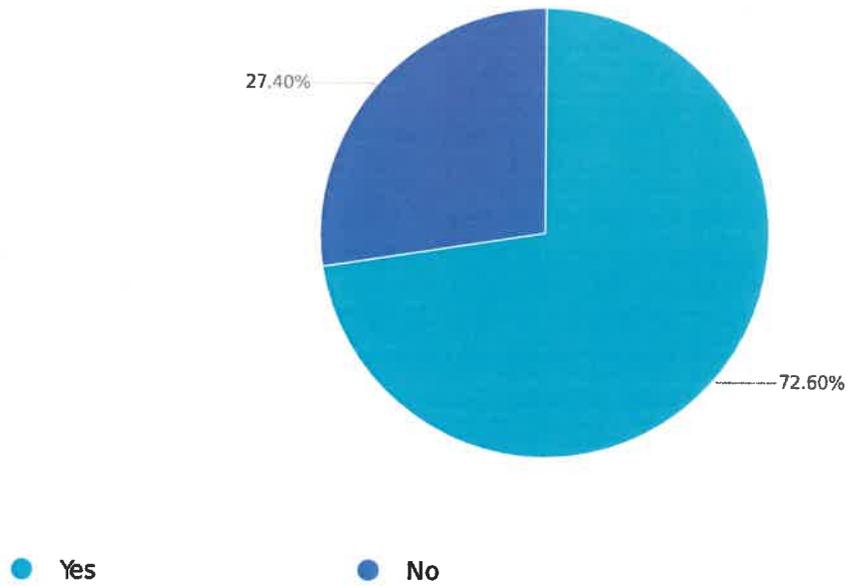
Choices	Response percent	Response count
(1) Availability of affordable housing	54.35%	231
(2) Availability of market rate housing	19.53%	83
(3) Availability of jobs	52.47%	223
(4) Homelessness	22.12%	94
(5) Crime	25.18%	107
(6) Quality of schools	29.41%	125
(7) Lack of retail stores	48.94%	208
Other (Please specify)	10.82%	46

Mean	Median	Standard deviation	Variance
4.07	4	2.29	5.24

Q19

Are you aware the City is making efforts to improve the historic downtown?

Answered: 427 Skipped: 14

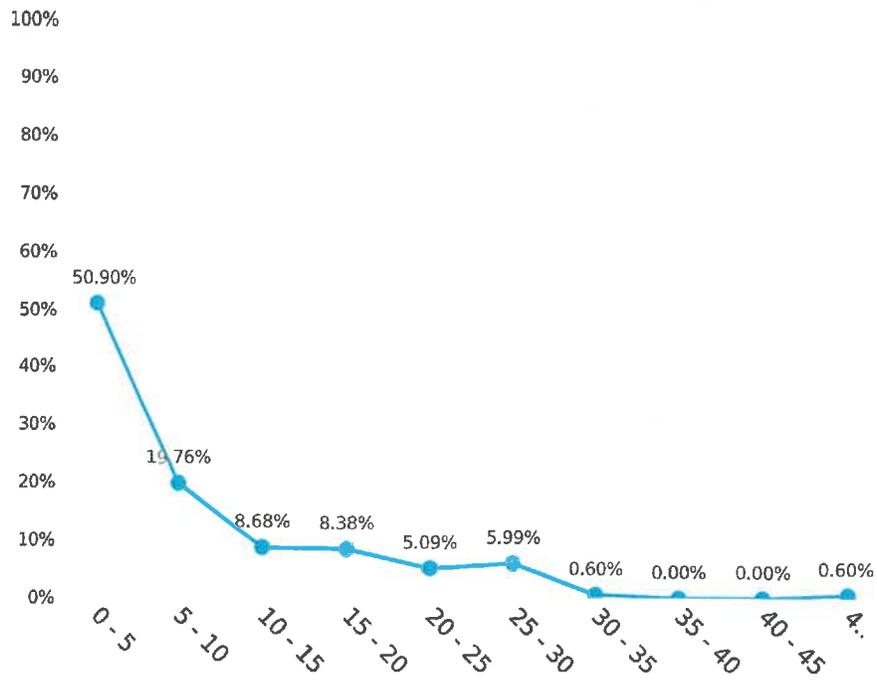


Choices	Response percent	Response count
Yes	72.60%	310
No	27.40%	117

Q20

How many times do you come to the historic downtown each month?

Answered: 334 Skipped: 107

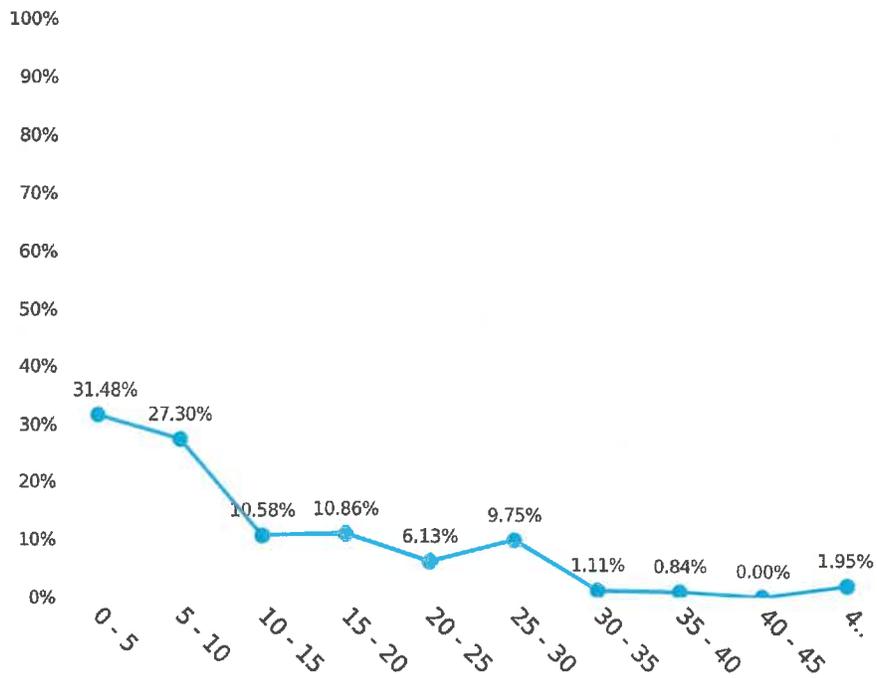


Choices	Response percent	Response count
0 - 5	50.90%	170
5 - 10	19.76%	66
10 - 15	8.68%	29
15 - 20	8.38%	28
20 - 25	5.09%	17
25 - 30	5.99%	20
30 - 35	0.60%	2
35 - 40	0.00%	0
40 - 45	0.00%	0
45 - 50	0.60%	2

Q21

How many times do you think you would come to the historic downtown each month after improvements are made to the downtown, new businesses and restaurants open, and a new plaza/park and visitor and history center are built?

Answered: 359 Skipped: 82

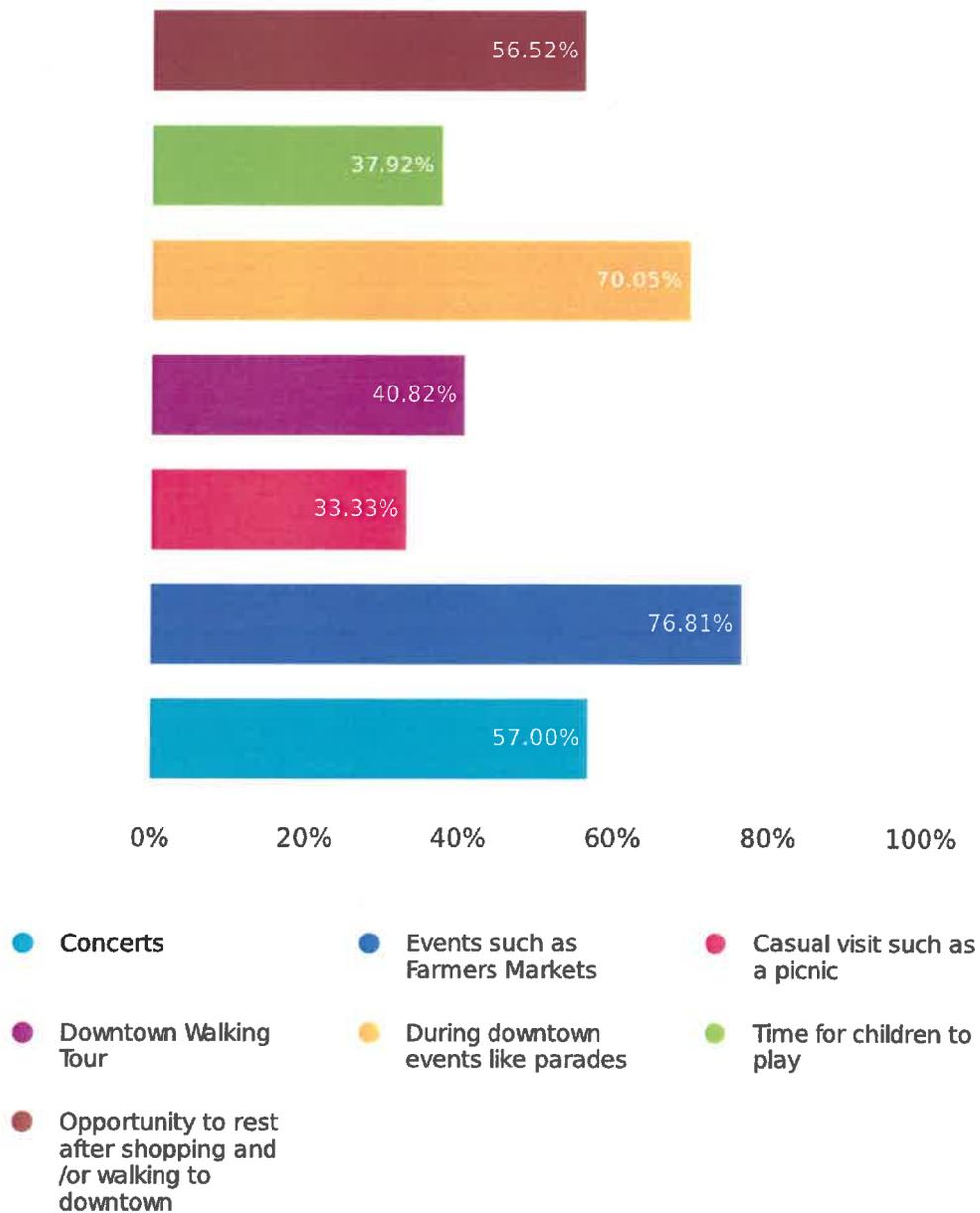


Choices	Response percent	Response count
0 - 5	31.48%	113
5 - 10	27.30%	98
10 - 15	10.58%	38
15 - 20	10.86%	39
20 - 25	6.13%	22
25 - 30	9.75%	35
30 - 35	1.11%	4
35 - 40	0.84%	3
40 - 45	0.00%	0
45 - 50	1.95%	7

Q22

Would you visit the new plaza/park to participate in any of the following? (Check all that apply)

Answered: 414 Skipped: 27

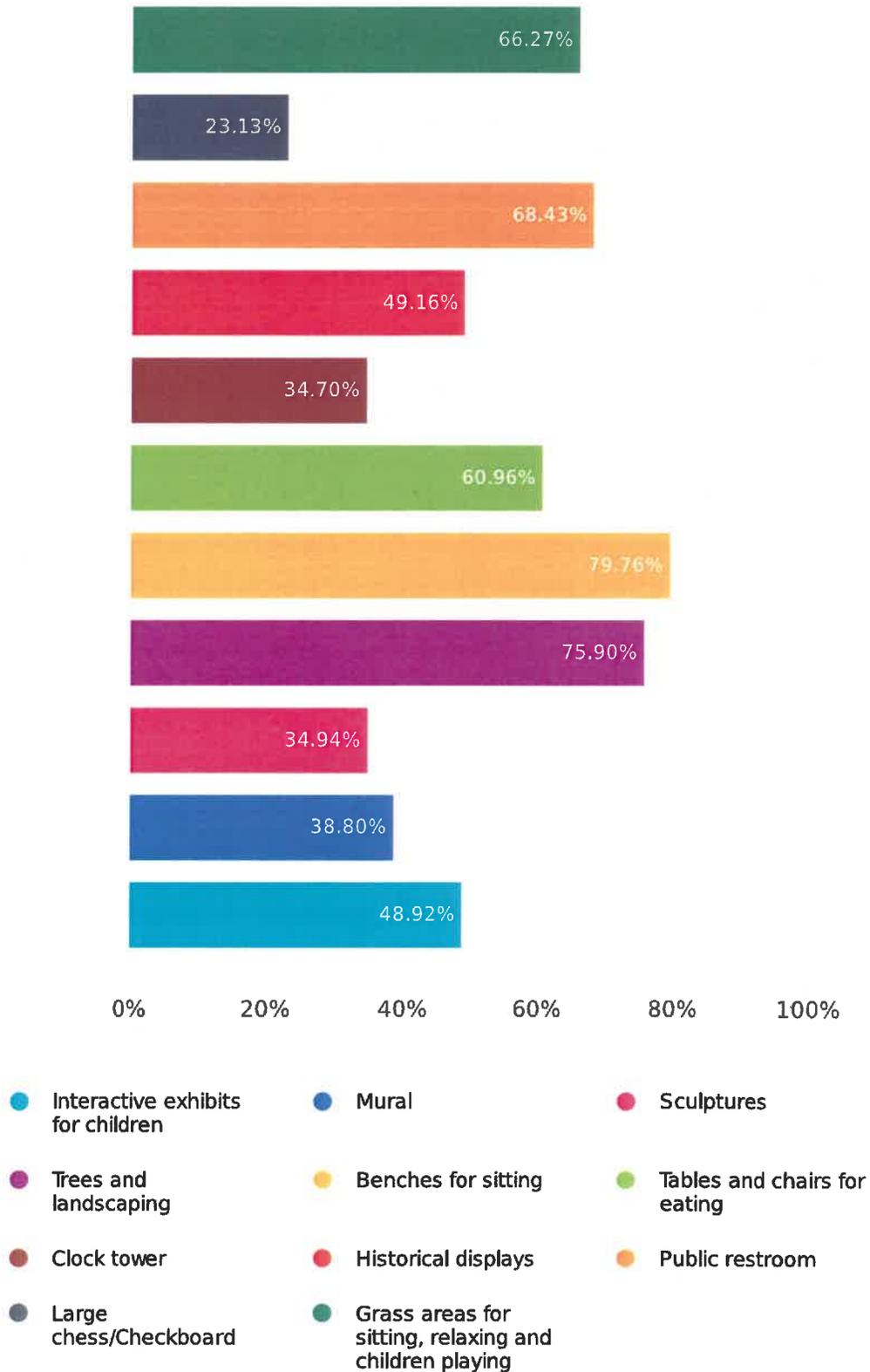


Choices	Response percent	Response count
Concerts	57.00%	236
Events such as Farmers Markets	76.81%	318
Casual visit such as a picnic	33.33%	138
Downtown Walking Tour	40.82%	169
During downtown events like parades	70.05%	290
Time for children to play	37.92%	157
Opportunity to rest after shopping and /or walking to downtown	56.52%	234

Q23

What features would you like to see in the plaza/park and visitor and history center? (Check all that apply)

Answered: 415 Skipped: 26



Choices	Response percent	Response count
Interactive exhibits for children	48.92%	203
Mural	38.80%	161
Sculptures	34.94%	145
Trees and landscaping	75.90%	315
Benches for sitting	79.76%	331
Tables and chairs for eating	60.96%	253
Clock tower	34.70%	144
Historical displays	49.16%	204
Public restroom	68.43%	284
Large chess/Checkboard	23.13%	96
Grass areas for sitting, relaxing and children playing	66.27%	275

Q24

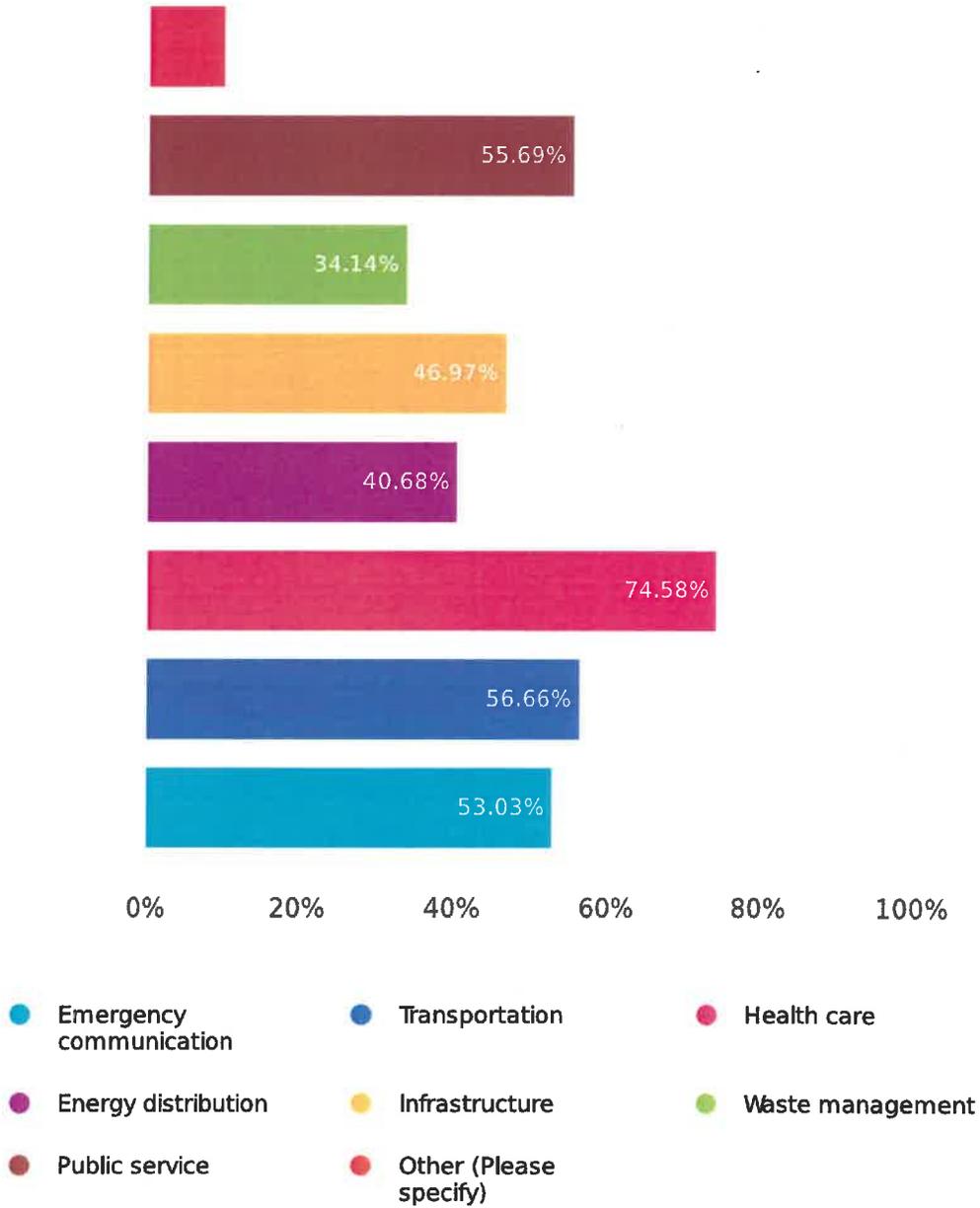
Do you have any other ideas you would like the City to include in the plaza/park or visitor and history center?

Answered: 129 Skipped: 312

Q25

Over the next 10-30 years, should the City invest in technologies to improve any of the following? (Check all that apply)

Answered: 413 Skipped: 28

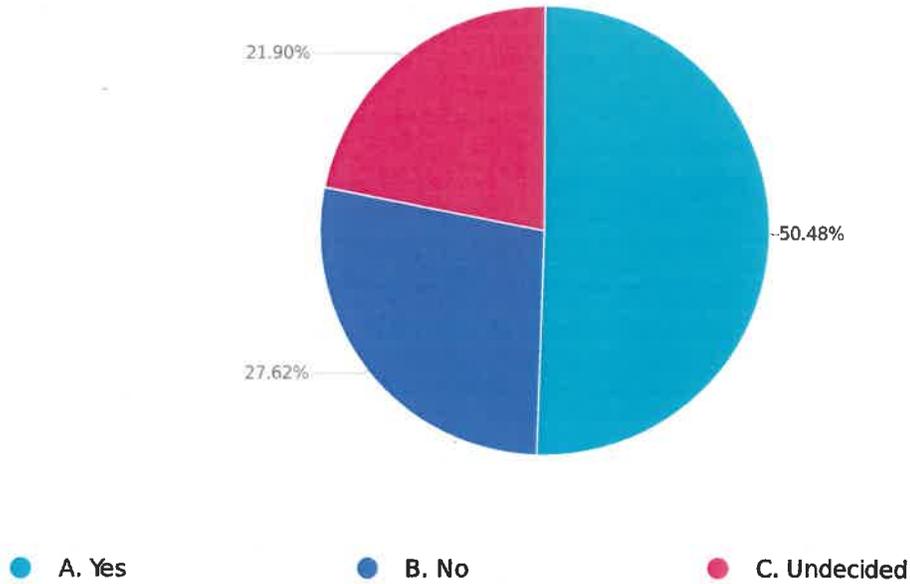


Choices	Response percent	Response count
Emergency communication	53.03%	219
Transportation	56.66%	234
Health care	74.58%	308
Energy distribution	40.68%	168
Infrastructure	46.97%	194
Waste management	34.14%	141
Public service	55.69%	230
Other (Please specify)	10.17%	42

Q26

SPANISH #9 Should the city increase the density allowed in residential neighborhoods? A higher density means there may be more houses built per acre of land.

Answered: 105 Skipped: 336



Choices	Response percent	Response count
A. Yes	50.48%	53
B. No	27.62%	29
C. Undecided	21.90%	23



Item No. 11(B)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVEN ADAMS, CITY MANAGER

RE: CONSIDERATION OF DIRECTION TO STAFF REGARDING RESTRICTIONS ON LOCATING CANNABIS RETAIL STOREFRONT DISPENSARIES ADJACENT TO RESIDENTIAL PROPERTIES

RECOMMENDATION:

It is recommended the City Council provide staff direction on whether to prepare an Ordinance amending the restrictions on locating cannabis retail storefront dispensaries adjacent to residential properties.

BACKGROUND:

At the February 25, 2020 meeting, the City Council adopted an ordinance allowing cannabis retail storefront dispensaries ("storefront dispensaries"). The ordinance included a number of restrictions to prevent potential problems. One of the provisions was a restriction on dispensaries adjacent to residential properties in order to avoid neighborhood concerns from property owners that may not want a dispensary located next to their home.

Specifically, the restriction is worded as follows:

Further, storefront dispensaries shall be prohibited from being located directly adjacent to any single-family or multi-family residential property. The terms "directly adjacent" mean sharing a property line border with the proposed storefront dispensary property.

At the time the ordinance was considered by City Council, staff recommended that the restriction be included initially, but it could be reconsidered if the City did not receive an adequate number of applications due to a lack of eligible sites. Therefore, staff is seeking direction at this time whether the Council would like staff to prepare any amendments to the ordinance.

**CITY COUNCIL
CONSIDERATION OF DIRECTION TO STAFF REGARDING RESTRICTIONS
ON LOCATING CANNABIS RETAIL STOREFRONT DISPENSARIES
ADJACENT TO RESIDENTIAL PROPERTIES
AUGUST 25, 2020
PAGE 2 OF 3**

DISCUSSION:

Per the terms of the ordinance and City Council direction, a notice, applications and instructions were distributed to solicit parties interested in applying for approval to open a storefront dispensary business in King City. Applications were due on July 9th. Two applications were received.

One of the applications was determined to be ineligible because it will be adjacent to a residential property. It was believed it would be compliant because there was a parcel between the proposed business location and the adjacent residential property even though a portion of the building extended over the property line. Clarification was received from City Council at the June 23rd meeting that a storefront dispensary may be located within a building partially on a parcel sharing a property line with a residential property as long as the storefront dispensary is located entirely on the parcel removed from the residential property. However, in this case, it was later determined that the parcels are required to be merged as a condition of the building approval in order to eliminate a substandard sized lot. This will eliminate the parcel separating the business from the residential property. The applicant has submitted a request for Council to consider modifying the ordinance to address this issue.

The City Council clarification also defined a residential property as one containing a structure used for housing during the 12 months prior to the time the storefront dispensary application is submitted. If the City Council would like to create more opportunities for storefront dispensary businesses while maintaining the intent of this restriction, staff believes the preferable option would be to amend the ordinance to restrict storefront dispensary businesses on parcels adjacent to properties in single-family or multi-family housing zones rather than a "residential property" as currently defined. The objective of the current definition was to minimize neighborhood concerns by eliminating the potential for a cannabis business being opened adjacent to any existing residence. However, an argument can be made that limiting it only to residentially zoned properties would be appropriate because residential structures in other zones should anticipate the potential of being located adjacent to a variety of commercial uses, while someone living in a residential zone has a reasonable expectation that they will only be adjacent to traditionally compatible uses.

COST ANALYSIS:

The estimated cost to the City of preparing the ordinance is estimated to be approximately \$3,000 to \$5,000, which could be recovered from the application fee.

**CITY COUNCIL
CONSIDERATION OF DIRECTION TO STAFF REGARDING RESTRICTIONS
ON LOCATING CANNABIS RETAIL STOREFRONT DISPENSARIES
ADJACENT TO RESIDENTIAL PROPERTIES
AUGUST 25, 2020
PAGE 3 OF 3**

ENVIRONMENTAL REVIEW:

This action is not considered a project for the purposes of CEQA and has no potential for resulting in either a direct or indirect impact to the environment. Therefore, no additional action is necessary.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Direct staff to prepare an ordinance modifying the restriction on storefront dispensaries to now prohibit them from being located adjacent to single-family or multi-family zones;
2. Direct staff to draft an ordinance eliminating the restriction on locating storefront dispensaries adjacent to residential properties;
3. Direct staff to draft an ordinance making other modifications to the storefront dispensary restrictions;
4. Do not direct staff to draft any changes to the cannabis retail storefront dispensary restrictions; or
5. Provide other direction to staff.

Prepared and Approved by:



Steven Adams, City Manager



Item No. 11(C)

REPORT TO THE CITY COUNCIL

DATE: AUGUST 25, 2020
TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: STEVEN ADAMS, CITY MANAGER
RE: CONSIDERATION OF COVID-19 STATUS REPORT

RECOMMENDATION:

It is recommended the City Council: 1) receive the status report on City COVID-19 related activities; and 2) provide staff direction on any additional actions requested.

BACKGROUND:

On March 4, 2020, the Governor of California declared a State of Emergency to make additional resources available, formalize emergency actions already underway, and help the state prepare for broader spread of the coronavirus (COVID-19). On March 13, 2020, the President declared a National State of Emergency. As a result, on March 16, 2020, the City Manager signed a Proclamation of Local Emergency in King City, which was ratified by the City Council on March 20, 2020.

On March 18th, the Monterey County Health Officer issued a Shelter in Place Order, which was reissued on April 3rd with increased restrictions. Under the Municipal Code, the County Health Officer also serves as the City's Health Officer. A similar order was issued by the Governor of California for the entire State of California on March 19th, which has been followed with a number of subsequent changes. On April 30, 2020, a subsequent Order was issued by the County Health Officer, which allows additional businesses to reopen under restrictions and established protocols.

Since then, the State has approved a variance request from the County of Monterey enabling the County to proceed to an additional stage of the "Resilience Roadmap for State Reopening", which allowed indoor restaurant dining, indoor retail sales and churches. Additional orders were issued by the County Health Officer on May 8, 2020 and May 26, 2020 to implement the reopening process consistent with the State guidelines. Most recently, in response to the Governor's Order, a new Order was issued by the County Health

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 2 OF 7**

Officer on July 8th that now once again prohibits operation of bars and indoor dining in restaurants.

The City has been tasked with enforcing the Orders. Therefore, at the April 14th meeting, the City Council adopted an Urgency Ordinance establishing enforcement and appeals procedures for the orders of the County Health Officer related to the COVID-19 pandemic within the City of King in order to establish an effective and clear process. At the May 12, 2020 meeting, the City Council voted to extend the enforcement and appeals procedures through June 9, 2020, at which time it expired.

Since the pandemic began, the City has been involved in implementing an extensive number of measures aimed at enforcement of the County's orders, safety of City facilities and staff, public education, business assistance, and assistance to the public in need due to the impacts of COVID-19. The City has attempted to maintain a consistent approach throughout this crisis in order to respond to both health and economic needs, as well as the diverse concerns of those in the community. This approach has been to maintain the City's focus on fulfilling the responsibilities it is assigned in the most fair and impartial manner possible; to accurately follow the directions of the County Health Officer, Governor and medical experts; and to take all proactive steps feasible to effectively manage the tasks assigned, but to limit actions to the City's authority and technical expertise.

At the June 23, 2020 meeting, the City Council requested staff to place on each agenda an ongoing status report of City COVID-19 efforts. In response, staff has prepared this report, which provides a history and summary of the impacts, status and response related to COVID-19 in King City. Staff intends to provide the same written report to the Council each meeting with new activities added to it. By doing that, anyone from the public seeking information can obtain the full overview by accessing the most recent report.

DISCUSSION:

COVID-19 Case Summary

As of August 19, 2020, the County of Monterey has had a total of 6,785 confirmed COVID-19 cases, 409 hospitalizations, and 47 fatalities. Of the total number of cases, 4,140 have recovered. This represents a 92% increase in total hospitalizations and 81% increase in total fatalities since the last report. In the 93930 zip code, there have been a total of 466 cases, which represents 6.87% of the total in Monterey County. Of this number, 273 have recovered.

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 3 OF 7**

Completed and Ongoing City Activities

The following is a summary of the most significant measures the City has taken in response to the pandemic since it began:

- A comprehensive Pandemic Emergency Plan was immediately prepared, implemented and continues to be updated as circumstances evolve.
- The City is coordinating closely with the other South Monterey County cities, and the City's multi-agency Emergency Preparedness Committee has met via teleconference on a regular basis to coordinate a community-wide response.
- The City partnered with Mee Memorial Hospital to access N-95 masks and training for public safety personnel.
- Strict sanitation and social distancing policies have been implemented in all City operations.
- All City public events and recreation programs were cancelled.
- All park playground, restroom and picnic areas were closed and signs and temporary fencing installed.
- Technology capabilities were established to implement telecommuting practices to reduce the number of staff on site. Public Works crews were divided into separate work units to avoid potential exposure. With the reopening of City Hall, these practices have been discontinued at this time except on an as needed basis.
- New procedures were established and technology acquired to implement virtual City Council and other regular ongoing meetings.
- Notification of each of the Shelter in Place Orders issued by the County Health Officer were translated and distributed door to door to each business by the Police Department. The Police Department provided personal assistance to businesses by explaining and reviewing compliance with reopening requirements.
- Retail business public safety best practices were drafted and delivered to each exempted business during the Shelter in Place Order prior to the State's guidance of safety requirements.
- The Police Department established a process for making determinations on which businesses met the criteria of an "essential" business in a fair and

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 4 OF 7**

impartial manner, as well as response to other questions regarding what activities are allowed.

- The Police Department has patrolled the downtown area and responded to complaints regarding violations of the Shelter in Place Order.
- King City was the only jurisdiction in Monterey County to adopt its own enforcement, citation and appeal ordinance.
- Information was distributed to the public regarding procedures to report price gauging violations.
- Warning signs for customers were prepared and placed at the entrance of every exempted store. These have now been replaced by new professionally designed and printed signs that have been distributed to each business to display on their window.
- Instructional pedestrian signs were placed on the sidewalks in the downtown area, and handwashing stations were placed at strategic locations throughout the commercial areas. These items were removed when most businesses were allowed to reopen.
- A budget contingency plan to address the revenue impacts from COVID-19 was prepared and later adopted by the City Council.
- The Finance Department submitted an application for Federal Emergency Management Agency (FEMA) reimbursement of COVID-19 emergency response expenditures and established an expense tracking system.
- The City has distributed public education information to the public on an ongoing basis through regular Facebook posts, flyers, press releases, KRKC radio ads, and public service announcements.
- A direct mailer was distributed to every household to notify the public on the County Health Officer Order requiring face coverings.
- A new section devoted to COVID-19 information was created on the City's website and updated on a regular basis.
- The Mayor and Mayor Pro Tem recorded a series of public service announcements in both English and Spanish, which were posted on Facebook and YouTube.
- The City coordinated a joint public service announcement of all the South Monterey County mayors.

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 5 OF 7**

- A special issue of the City Newsletter was dedicated entirely to information on COVID-19 and was distributed to every household and business.
- The City developed a contact list of local agricultural employers, facilitated a virtual training session with Mee Memorial Hospital provided to representatives of each employer, developed and distributed guidelines and requested best practices, and provided masks at no cost for agricultural workers.
- City staff prepared an inventory of all food and supply assistance and delivery programs, prepared and distributed informational materials to the public on the services available, coordinated with the Monterey County Food Bank to provide a new weekly food pickup program, and acquired resources to make available free pet food and diapers to the public in need on a periodic basis.
- The City partnered with the Small Business Development Center (SBDC) to offer personal assistance to business owners in applying for Federal Cares Act and other funding grants and loans, prepared and mailed multiple flyers on each of the deadlines to every King City business, and contacted businesses by phone to promote workshops held by the SBDC.
- The City Council adopted an ordinance to prohibit evictions of commercial tenants to accompany the Governor's Order restricting evictions of residential tenants.
- Restricted parking was installed upon request to assist restaurants to provide curbside service.
- A program was developed in partnership with Cal Water to freeze minimum water and wastewater accounts while businesses were closed.
- Hundreds of free Census 2020 masks were distributed by the Police Department to businesses to provide to their customers.
- Equipment was purchased and installed at City Hall to protect the health of City employees and customers in order to reopen City Hall, which include screens, signage, floor mat social distancing signs, and access barriers.
- The City developed an expanded public information campaign in July to increase public safety compliance by promoting the importance of three basic practices; 1) wearing face coverings; 2) distancing 6 feet from other individuals; and 3) washing hands before touching one's face. Since regulations became increasingly complex and rapidly changing, the

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 6 OF 7**

campaign was designed to emphasize the most important basics. A public information mailer was designed and mailed to all households within King City and the surrounding areas. New radio ads have aired on KRKC and frequent items are posted on Facebook.

- A process has been established on how to respond if an employee is tested positive for COVID-19, which has been communicated to all employees. Human Resources has tracked and is prepared to implement all leave benefits established by the Federal government.
- The City Council adopted an urgency ordinance establishing a citation process on face covering requirements. Staff released a press release, posted a Facebook announcement, and included information on the website.
- A letter was approved and sent to the County Health Officer requesting guidance on concerns involving bounce houses. Public information on bounce house safety measures was provided to the City.

Current City Activities

- The City is leading an extensive effort to help identify strategies to relocate the homeless individuals in the nearby encampment to temporary or permanent housing. A committee consisting of over 30 representatives from multiple agencies has been meeting on a regular basis. Funding has been obtained from the County Homeless Coalition and staff is pursuing other funding sources through the County and the City's allocation of various CARES funds. Information has been recorded for each individual by a team of case workers, who are now working together to identify assistance each may be eligible for based on their specific situation and needs.
- An application was submitted for CDBG Cares funds to develop a program to provide local residents that have lost employment due to COVID-19 with assistance in paying utility bills, rent and mortgage payments.
- Staff solicited bids for increased contract cleaning services on a temporary basis.
- New banners with park restrictions have been designed and ordered to install at City parks since it appears they will be in place for the foreseeable future.
- In response to the letter submitted by the Mayor to the County Health Officer, flyers were received from the County providing bounce house safety

**CITY COUNCIL
CONSIDERATION OF COVID-19 STATUS REPORT
AUGUST 25, 2020
PAGE 7 OF 7**

information. The flyers have been printed and distributed by the Police Department to party stores with a request to provide a copy to anyone renting a bounce house.

- Since the face covering ordinance was adopted, the Police Department has issued 5 warnings and no citations.

COST ANALYSIS:

No cost impact is associated with this item since it is limited to an update of past and current activities. Staff continues to track expenses associated with the COVID-19 response for 75% FEMA reimbursement.

ENVIRONMENTAL REVIEW:

Since this is an update on ongoing activities, this matter is not a "project" for the purposes of the California Environmental Quality Act (CEQA) as it does not have the potential for resulting in either a direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment. No further action is required under CEQA for City Council action.

ALTERNATIVES:

The following alternatives are provided for Council consideration:

1. Receive the status report;
2. Provide staff direction on any desired additional actions;
3. Provide staff direction on any current activities Council requests to change or discontinue; or
4. Provide staff other direction.

Prepared and Approved by:



Steven Adams, City Manager