

PUBLIC HEARING NOTICE

CITY OF KING

PLANNING COMMISSION (via teleconferencing)

NOTICE OF PUBLIC HEARING TO CONSIDER AMENDING THE MILLS RANCH SPECIFIC PLAN AND THE MILLS RANCH DESIGN MANUAL TO MAKE SEVERAL AMENDMENTS, INCLUDING BUT NOT LIMITED TO REDUCING CENTRAL COMMUNITY PARK FROM 3.34 ACRES TO .5 ACRES, INCREASING THE NUMBER OF DWELLING UNITS FROM 400 TO 441, AND APPROVING 2.85 ACRES FOR THE DEVELOPMENT OF 41 LIVING UNITS

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the **CITY OF KING** will hold a **PUBLIC HEARING** on **September 15, 2020** at **6:00 P.M.** via teleconference to consider:

Project: Mills Ranch Specific Plan Amendment & Mills Ranch Design Manual Amendment No. 1

Case No.: P20-000-005

Applicant: City of King

Proposal: The proposed project includes but not limited to the following:

1. Amend Introduction Pages (e.g., names of staff, commissioners, council members).
2. Amended Specific Plan Description including:
 - Reduce Central Community Park from 3.34 acres to .5 acres.
 - Remaining 2.85 acres to be developed into 40 affordable housing units and one live-in manager's unit for a total of 41 units (@14 dwelling units/acre).
 - Increase total dwelling units from 400 to 441 units.
 - Adopt the Site Plan for an affordable housing project
3. Change all graphics, including tables, to reflect above including:
 - CHISPA footprint for 41 units.
 - Reflect amended park on .5 acres.
 - Show amendment in total project park/open space from 17.61 acres to 14.76 acres.
 - Show Central Community Park size from 3.34 to 2.85 acres.
 - Show new "design type" proposed by CHISPA.
4. Update General Plan Goals and Policies for amendment and keep General Plan Goals and Policies for originally approved Specific Plan.

5. Add language regarding Consistency Determination.
6. Incorporate graphics and language from Planning Commission Interpretation on the Mills Ranch Specific Plan Amendment related to fences.

Public Hearing

Date & Time: September 15, 2020 at 6PM *via teleconference*

Environmental Determination:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines, In-Fill Development Projects, as the project is consistent with the General Plan and zoning as modified by specific plan, is less than five acres in size, has no value as habitat for endangered, rare or threatened species, can be served by existing utilities and public services, and will have no significant traffic, noise, air or water quality effects.

Comments Regarding the Project Should Be Addressed to Maricruz Aguilar, Assistant Planner, City of King, 212 S. Vanderhurst Avenue, King City, CA 93930.

BY ORDER OF THE PLANNING COMMISSION

David Nuck, Chair

Steven Adams, City Manager/City Clerk

Doreen Liberto, AICP Community Development Director

*Copies of the Project Application Package are available for public review at the City of King Community Development Department, 212 S. Vanderhurst Avenue, King City, CA 93930.

****IF YOU CHALLENGE THE DECISION(S) ON THE PROJECT IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES PREVIOUSLY RAISED BEFORE THE PLANNING COMMISSION AT THE PUBLIC HEARING OR IN WRITTEN FORM DELIVERED TO THE PLANNING COMMISSION PRIOR TO THE PUBLIC HEARING.****