

Planning Commission Minutes
August 04, 2020

1. Call to Order

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

2. Pledge of Allegiance

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

3. Roll Call

Chairperson David Nuck X Oscar Avalos X (video conference)

Paulette Bumbalough X (video conference)

David Mendez X Brett Saunders X (video conference)

Staff present: Community Development Director, Doreen Liberto; Asst. Planner, Maricruz Aguilar (video conference); Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne.

4. Public Comments

None

5. Presentations

- A. Oath of Office for new member Paulette Bumbalough
Deputy Clerk will forward original oath for signature.

6. Consent Calendar

All matters listed on the Consent Calendar are considered routine and may be approved by one action of the Planning Commission unless any member of the Planning Commission wishes to remove an item for separate consideration.

- A. **Approval of Minutes:** June 02, 2020

Action: Motion made by Commissioner Saunders to approve minutes of June 02, 2020. Seconded by Commissioner Avalos. Motion carried 4-0. Commissioner Bumbalough abstained.

7. NON- PUBLIC HEARINGS –

- A. Project: CHISPA Garden Apartments
- Applicant: CHISPA
- Location: Mills Ranch Subdivision
- Consideration: Architectural Review and Landscape Design Review for the Garden Apartments Located within the Mills Ranch Specific Plan.
- Recommendation: Planning Commission: 1) review and make a determination on the proposed architectural renderings and landscape plans, and 2) adopt Resolution No. 2020-282.
- Environmental Determination: This project has been already environmentally assessed by the City. A Subsequent Focused Environmental Impact Report ("SF-EIR") was

Certified by City Council on March 28, 2005, with subsequent environmental review, in accordance with the California Environmental Quality Act ("CEQA"). This project comprises a portion of the project that was originally assessed, or no substantial new information that was not previously known when the project was originally assessed. No further action under CEQA is required.

Community Development Doreen Liberto introduced Asst. Planner Aguilar

Asst. Planner Maricruz Aguilar introduced this item with a PowerPoint.

Motion by Commissioner Mendez to adopt Resolution No.2020-282, making a determination on proposed architectural renderings and landscape plans. Commissioner Saunders seconded. Motion carried 5-0.

- B. Project: General Plan Land Use Element Community Survey
- Applicant: City of King
- Location: Citywide
- Consideration: Review Community Survey Conducted as Part of the General Plan Land Use Element Update (SB 2 Grant)
- Recommendation: Review and Provide Comments
- Environmental Determination: 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.

Community Development Doreen Liberto introduced this item introducing planner Erik Berg-Johansen

Planner Erik Berg-Johansen further introduced this item.

Planning Commission was impressed with the survey.

Commissioner Bumbalough wanted to know what other resources were used to make a decision on land use. Community Development Director Liberto stated there are certain State guidelines that have to be adhered to. She further stated that this is the beginning and the City wants to get the community input. They will look at where the region is going, looking at transportation issues, what are some of the new state laws what are they saying about additional affordable housing, the Circulation Element, the Housing Element. Making sure that everything is consistent with the General Plan. They will talk to the school district. Commissioner Bumbalough feels that anytime the community can be involved it is better.

8. PUBLIC HEARINGS

- B. Project: Accessory Dwelling Units ("ADU")
- Applicant: City of King
- Location: Citywide

Consideration: An Ordinance of the City Council of City of King amending the King City Municipal Code Sections related to Accessory Dwelling Units ("ADU") with some of the following changes:

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

Recommendations: Adopt of Resolution No. 2020-283 Recommending the City Council Adopt an Accessory Dwelling Unit ("ADU") Ordinance

Environmental Determination:

An environmental determination is made that the Ordinance is exempt from the California Environmental Quality Act ("CEQA") as it can be seen with certainty that there is no possibility that it will have a significant effect on the environment pursuant to CEQA Guidelines section 15061(b)(3), as well as it is also exempt because it consists of regulations and restrictions that promote infill development, pursuant to CEQA Guidelines.

Community Development Doreen Liberto introduced this item.

Planner Erik Berg-Johansen further introduced this item.

Chair Nuck opened the public hearing,

Seeing and hearing no one come forward,

Chair Nuck closed the public hearing.

Chair Nuck is concerned with substandard sewer mains and he is wondering if that could be taken into consideration with these ADU's. City Engineer stated that the sewer mains are the City's responsibility and the City has identified the hotspot areas of concern throughout the City and the cleaning happens on a regular basis. The sewer lateral is what needs to have the inspection. Chair Nuck suggested proposing a moratorium for sewer. City Attorney stated that the moratorium for all new construction in certain areas, it can not be limited to ADU's. Chair Nuck would like this in the City Council staff report for discussion.

Motion by Commissioner Avalos to approve Adopt of Resolution No. 2020-283 Recommending the City Council Adopt an Accessory Dwelling Unit ("ADU") Ordinance considering doing a sewer line moratorium. Commissioner Mendez seconded. Motion carried 5-0.

9. Regular Business- None

10. Planning Commission Report – Chair Nuck wanted to know about MST and building out. Commissioner Avalos wanted to know about Rava's project.

11. Director Reports-

A. Update on Projects

There is a plan to have Planning Commission Academy with Salinas Valley cities on October 3rd or 10th. All day presentation on being a Planning Commissioner.

Specific Plan Amendment – Reducing park size at Mills Ranch for 41 Affordable Units will be coming before the commission on September 15th.
A rezone for 105 Division St. is being worked on for come before the Commission.

Looking at grant funding for tiny homes for the homeless and long-term living is being worked on.

Ethics Training is Aug. 18th 10a.m.-12p.m or 6-8p.m.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 7:45p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King