

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, OCTOBER 20, 2020

6:00 P.M.

Council Chambers, City Hall
212 S. Vanderhurst Avenue, King City, CA

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

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

1) Click on the following link:

<https://us02web.zoom.us/j/85114426875?pwd=UmhSUIU5Qkd2SzhKT2pISzFMQVJMOT09>

2) Call the following number +16699009128 and enter in
Meeting ID: 851 1442 6875

Passcode: 848082

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL:

Planning Commission Members: Oscar Avalos, Paulette Bumbalough, David Mendez, Brett Saunders, and Chairperson David Nuck

4. PUBLIC COMMENTS

Any person may comment on any item not on the agenda. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD. Action may not be taken on the topic, unless deemed an urgency matter by a majority vote of the Planning Commission. Topics not considered an urgency matter might be referred to City staff and placed on a future agenda, by a majority vote of the Planning Commission.

5. PRESENTATIONS

None

6. CONSENT AGENDA

All matters listed under the Consent Agenda 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. Meeting Minutes of October 6, 2020 Planning Commission Meeting
Recommendation: Approve and file.

7. NON-PUBLIC HEARINGS

A. None

8. PUBLIC HEARINGS

- A. Project: Development of an approximate 20,213 square foot Downtown Plaza with a stage, entry monument and custom trellis, art/sculptures, onsite parking, restroom facility, landscaping, and outdoor seating at 332 Broadway Street, King City, CA 93930.
- Applicant: City of King
- Location: 332 Broadway Street (APNs: 026-195-012-000, 026-195-022-000, 026-195-010-000), King City, CA 93930.
- Consideration: Conditional Use Permit Case No. Cup-200-210 to Develop the Downtown Plaza on 332 Broadway Street, King City, Ca 93930.
- Recommendations: Planning Commission approve Conditional Use Permit Case No. CUP-200-210 to develop the corner of Broadway Street and N. Vanderhurst Avenue into the Downtown Plaza.
- Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 32 Infill Development Categorical Exemption set forth in CEQA Guidelines, Section 15332 as this project is consistent with the general plan and zoning designation, it is less than five acre site and will not have any significant impacts. The plaza site is currently vacant and was previously developed.
- B. Project: Continued Hearing - Amendment No. 1 to the Mills Ranch Specific Plan and Mills Ranch Design Manual Amendment
- Applicant: City of King
- Location: Mills Ranch Specific Plan area
- Consideration: The proposed project includes but not limited to the following:
1. Amend Introduction pages (e.g., names of staff, commissioners, council members).
 2. Amend the Mills Ranch Specific Plan project description, including:
 - Reduce Central Community Park from 3.34 acres to ½ acres.
 - Reduce total project park/open space from 17.61 acres to 14.76 acres.

- Remaining 2.84 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 the proposed CHISPA footprint for 41 units.
 4. Add a new theme and architectural type for the CHISPA proposal.
 5. Update General Plan Goals and Policies for amendment and keep General Plan Goals and Policies for originally approved Specific Plan.
 6. Add language regarding Consistency Determination.
 7. Incorporate graphics and language from Planning Commission Interpretation on the Mills Ranch Specific Plan Amendment related to fences.
 8. Add language regarding allowing the community development director to make findings of substantial conformance.
 9. Add language regarding construction of sheds.

Recommendations: Staff recommends the Planning Commission allow staff to provide an update, allow public to comment, provide direction to staff, and continue the public hearing to November 3, 2020 for recommendation to the City Council.

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.

9. PLANNING COMMISSIONER REPORTS

10. DIRECTOR'S REPORT –

- A. Mills Ranch Phase 2A**
- B. Rava Plans on Bitterwater**

11. WRITTEN CORRESPONDENCE

12. ADJOURN

UPCOMING REGULAR MEETINGS

OCTOBER 2020

October 6th	6:00 p.m.	Planning Commission
October 12th	6:00 p.m.	Airport Advisory Committee
October 13th	6:00 p.m.	City Council
October 19th	6:00 p.m.	Recreation Commission
October 20th	6:00 p.m.	Planning Commission
October 27th	6:00 p.m.	City Council

NOVEMBER 2020

November 3rd	6:00 p.m.	Planning Commission
November 9th	6:00 p.m.	Airport Advisory Committee
November 10th	6:00 p.m.	City Council
November 16th	6:00 p.m.	Recreation Commission
November 17th	6:00 p.m.	Planning Commission
November 24th	6:00 p.m.	City Council

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ALUC: Airport Land Use Commission

AMBAG: The Association of Monterey Bay Area Governments. The AMBAG region includes Monterey, San Benito and Santa Cruz Counties, and serves as both a federally designated Metropolitan Planning Organization and Council of Government. AMBAG manages the region's transportation demand model and prepares regional housing, population and employment forecast that are utilized in a variety of regional plans.

APCD: Air Pollution Control District

AR: Architectural Review

BMP: Best Management Practice, Bike Master Plan

CAP: Climate Action Plan

CC&Rs: Covenants, Conditions, and Restrictions (private agreements among property owners; the City has no authority to enforce these)

CDBG: Community Development Block Grant (a federal grant program designed to benefit low and moderate income persons)

CEQA: California Environmental Quality Act

CFD: Community Facilities District

COG: A council of government, or regional council, is a public organization encompassing a multi-jurisdictional regional community. It serves the local governments by dealing with issues that cross political boundaries.

CUP: Conditional Use Permit

EIR: Environmental Impact Report

EIS: Environmental Impact Statement

Ex-Parte: Communication between Planning Commissioners and applicants outside of a public meeting

FEMA: Federal Emergency Management Agency

GHG: Greenhouse gas

HOME: Home Investment Partnership Act (a federal program to assist housing for low and moderate income households)

HCP: Habitat Conservation Plan

HCD: State Department of Housing & Community Development

HUD: U.S. Department of Housing and Urban Development

LAFCO: Local Agency Formation Commission

LID: Low Impact Development (measures to reduce rainwater runoff impacts)

LLA: Landscaping and Lighting District

LOS: Level of Service (a measurement of traffic efficiency used by Caltrans)

MMTC: A multimodal transit center includes a combination of alternative modes of transportation so people do not have to only rely on vehicles.

MMTC: Multi-modal Transit Center

MOU: Memorandum of Understanding

MND: Mitigated Negative Declaration

MPO: A metropolitan planning organization is a federally mandated and federally funded transportation policy-making organization, such as AMBAG, that is made up of representatives from local government to help implement transportation projects and projects.

Neg Dec: Negative Declaration (a CEQA statement that a project will not have a significant effect on the environment)

NEPA: National Environmental Policy Act

SLOCOG: San Luis Obispo Council of Government

SOI: Sphere of Influence.

TAMC: The Transportation Agency for Monterey County develops and maintains a multimodal transportation system for Monterey County. TAMC consists of local officials from each Monterey city (12 cities) and five (5) county supervisorial districts, and ex-officio members from six (6) public agencies.

TOT: Transient Occupancy Tax

Variance: A form of relief from zoning development regulations based on physical constraints of a property that prevents development of the same type of buildings allowed on other properties within the same zone and in the same neighborhood

VMT: Vehicle Miles Traveled

Planning Commission Minutes

October 6, 2020

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:03 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 A (video conference)

David Mendez X Brett Saunders X (video conference)

Commissioner Mendez made a motion to excuse commissioner Bumbalough and Avalos. Seconded by Commissioner Saunders. 3-0.

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

4. Public Comments

Mindy Hunt, Rosa Trujillo and Marty Northrip are concerned about getting into the meeting on Microsoft teams.

5. Presentations

None

6. Consent Calendar

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

A. Approval of Minutes: September 15, 2020

Action: Motion made by Commissioner Saunders to approve minutes of September 15, 2020. Seconded by Commissioner Mendez. Motion carried 3-0.

7. NON- PUBLIC HEARINGS –

None

8. PUBLIC HEARINGS

- | | |
|----------------|--|
| A. Project: | Continued Hearing Amendment No. 1 of Mills Ranch Specific Plan Amendment & Mills Ranch Design Manual |
| Applicant: | City of King |
| Location: | Mills Ranch Specific Plan area |
| Consideration: | The proposed project includes but not limited to the following: |

1. Amend Introduction pages (e.g., names of staff, commissioners, council members).
2. Amend the Mills Ranch Specific Plan project description, including:
 - Reduce Central Community Park from 3.34 acres to ½ acres.
 - Reduce total project park/open space from 17.61 acres to 14.76 acres.
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3. Change all graphics, including tables, to reflect above including the proposed CHISPA footprint for 41 units.
4. Add a new theme and architectural type for the CHISPA proposal.
5. Update General Plan Goals and Policies for amendment and keep General Plan Goals and Policies for originally approved Specific Plan.
6. Add language regarding Consistency Determination.
7. Incorporate graphics and language from Planning Commission Interpretation on the Mills Ranch Specific Plan Amendment related to fences.
8. Add language regarding allowing the community development director to make findings of substantial conformance.
9. Add language regarding construction of sheds.

Recommendations: Staff recommends the Planning Commission: continue the public hearing to October 20, 2020 for consideration.

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.

Community Development Doreen Liberto introduced this item recommending continuance.

Oscar Avalos joined the meeting. 6:12p.m.

Chair Nuck reopened the public hearing.

Mindy Hunt submitted her comments in writing and doesn't have anything else to add.

Marty Northrip stated that half of the people she spoke to before the September 15th meeting didn't receive the notice. She clarified that explanation on Linear park is and other parks that are next to fields and railroad tracks.

Sullivan Simms has 6 children, and he is a 3-time war vet he bought his house for the large park being so close to him. He finds it disheartening that a compromise in money seems to be a big thing here. They were told one thing and now it is changing and he doesn't appreciate that.

Sandra Christian, she had trouble getting into Microsoft teams and she was interested in fences and sheds.

Marty Northrip would like to know when the recommendation to the city council will happen.

Motion by Commissioner Mendez to continue the public hearing to October 20, 2020 for consideration. Commissioner Saunders seconded. Motion carried 4-0.

9. Regular Business- None

10. Planning Commission Report – There will be a public meeting just for the public and staff on October 12th beginning at 6:00p.m. it will be conducted in zoom.

11. Director Reports- The public meeting is next Monday night to talk about more details Erica's name was given as a contact.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:29p.m.

David Nuck
Planning Commission Chairperson
City of King

Erica Sonne
Planning Commission Secretary
City of King



Item No. 8(A)

REPORT TO THE PLANNING COMMISSION

DATE: OCTOBER 20, 2020

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

BY: MARICRUZ AGUILAR, ASSISTANT PLANNER

RE: CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. CUP-200-210 TO DEVELOP THE DOWNTOWN PLAZA ON 332 BROADWAY STREET, KING CITY, CA 93930

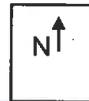
RECOMMENDATION:

It is recommended Planning Commission approve Conditional Use Permit Case No. CUP-200-210 to develop the corner of Broadway Street and N. Vanderhurst Avenue into the Downtown Plaza.

BACKGROUND:

On May 23, 2017 the City Council ("**Council**") approved the Downtown Streetscape Conceptual Plan. This was the first phase of an economic development effort and what would lead to the concept of a downtown plaza centrally located in the heart of the city. On February 13, 2018, the Council approved a purchase and sale agreement to acquire three (3) parcels as identified on **Figure 1 - Vicinity Map** above. On April 2019, the City entered a contract with RRM Design Group to work on the conceptual design of the downtown plaza. Various workshops and public engagement meetings have taken place. Below is a breakdown of dates for public outreach.

Vicinity Map Figure 1



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- May 22, 2019 - Public workshop in the Council Chambers
- September 15, 2019 - Public workshop tabletop event at El Grito parade
- November 7, 2019 – EnLACE King City cohort, a Leadership and Civic Engagement Academy offered by the Monterey County Health Department
- March 19, 2020 - Land Use Element Citywide Online Survey with questions on opportunity site questions such as the Downtown Plaza
- September 26, 2020 - Public workshop onsite during the Census Cruise event

The Downtown Plaza is proposed to be constructed on the front two parcels facing Broadway Street. Phase 1 included demolition of the auto shop (front building) which was completed in Spring of this year. (**Reference Figure 2**). The existing white building located in the rear of 110 N. Vanderhurst Avenue is being proposed to be converted to a Visitor and History Center. The existing parking lot area would remain and be rehabilitated.

DISCUSSION:

The subject properties are located within the Village Core (“**VC**”) Zoning District and within the Historic Corridor Revitalization Plan (“**HCRP**”). Per Section 4 Development Standards of HCRP parks within the VC Zone require a Conditional Use Permit. A park as defined in the HCRP includes: *“An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.”* The Downtown Plaza as currently proposed includes an outdoor passive recreation opportunity for the community. The park area would include an open lawn, picnic tables, a stage, entry monument sign, trellis, art and sculptures, restroom facility and a historic museum.

The Council has had various meetings over the past two years regarding the development of the Downtown Plaza. On August 27, 2019, the Council reviewed the refined design concepts and made a motion to approve a design. It is estimated to cost approximately \$900,000 to \$1 million. The timing of the construction will depend on availability of future revenue projections. Therefore, the City is in the process of applying for Proposition 68 grant funds which if selected would fund the entire project. If the grant is not awarded the City will be looking at other revenue projected sources such as cannabis taxes and park development impact fees.

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Previously on the site was a building that was converted over time from an auto detail shop to a retail miscellaneous store. The building was demolished in early Spring of 2020. Below are photos of what the site used to look like, a current view and what the site would look like once the plaza is constructed. The existing driveways along Vanderhurst Avenue and Broadway Street will be eliminated. The site will undergo off-site improvements to the sidewalk and a new bulb-out for a more pedestrian friendly entryway. The existing parking lot with access from Lynn Street will be rehabilitated and improved. The idea is to also utilize this parking area in the future for farmers market and other events.

Figure 2 Before Picture



Figure 3 Current Picture



Figure 4 Porposed Downtown Plaza



Analysis

Table 1 provides an overview of the adjacent zoning and land use.

Table 1 Adjacent Zoning/Land Use			
North:	Village Business (VB) Retail Commercial Land Use (RC)	East:	Village Core (VC) Retail Commercial Land Use (RC)
West:	Village Core (VC) Retail Commercial Land Use (RC)	South:	Village Core (VC) Retail Commercial Land Use (RC)

General Plan/Policies and Requirements:

Table 2 provides the land use designations for the project.

Table 2 General Plan Designations	
General Plan Land Use Designation:	Retail Commercial Land Use Designation (RC)
Specific Plan Area/Form-Based Code:	The property is within the Historic Corridor Revitalization Plan (HCRP)

Environmental Determination

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 32 Infill Development Categorical Exemption set forth in CEQA Guidelines, Section 15332 as this project is consistent with the general plan and land use designation, it is less than five acre site and will not have any significant impacts. The plaza site is currently vacant and was previously developed.

Project Review Committee Comments and Review & Review by Other Agencies

The PRC has reviewed and provided comments incorporated through the staff report. The City currently owns these parcels and has been working on a lot merger process.

Public Notification and Input

A public hearing notice was published on October 10th in The Salinas Californian Newspaper. **The notice was published in a minimum of 1/8th of a page.** As of writing of this report no public written comments have been received.

COST ANALYSIS:

The City is the applicant of this CUP. The construction of the park is estimated to cost approximately \$900,000 to \$1 million. The timing of the construction will depend on availability of future revenue projections. Therefore, the City is in the process of applying for Proposition 68 grant funds which if selected would fund the entire project. The application for Prop 68 is due on December to the State Department of Parks and Recreation.

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ALTERNATIVES:

The following alternatives are provided for Planning Commission consideration:

1. Approve CUP-200-210 for the Downtown Plaza and approve Resolution No. 2020-285
2. Modify CUP-200-210.

Exhibits:

1. Exhibit 1 - Findings of Fact
2. Exhibit 2 – Resolution No.
3. Exhibit 3 – Conditions of Approval
4. Exhibit 4 – Concept Designs by RRM

Submitted by: Maricruz Aguilar
Maricruz Aguilar, Assistant Planner

Approved by: Doreen Liberto
Doreen Liberto, AICP, MDR, ACR, Community Development
Director

EXHIBIT 1

Case No. CUP-200-210

Findings of Facts

The purpose for making Findings of Facts to "*bridge the analytical gap between the raw evidence and ultimate decision*". The Municipal Code gives the Planning Commission ("**Commission**") the authority to approve a project so long as the Commission can make certain findings. Written "findings of fact" are required in order to support the decision of the hearing body to approve or deny a project.

California Environmental Quality Act (CEQA) Findings of Fact

The project qualifies for a Class 32 Categorical Exemption set forth in CEQA Guidelines, Section 15332 as it involves a project that is consistent with the general plan and land use designation, it is less than five acres and will not have significant impacts. The site was previously developed.

Conditional Use Permit Findings

- 1. The Conditional Use Permit, as approved, is consistent with and will further the policies of the General Plan and the Historic Corridor Revitalization Plan.**

Analysis: The project is a Downtown Plaza and will be designed to accommodate the surrounding neighborhoods. The plaza is an open passive design that will accommodate seating areas for people that are shopping in the downtown and/or allow for people to eat outside. The General Plan Land Use Element 3 Goals and Policies include working with the Chamber of Commerce to distribute information promoting and distributing information regarding the city. This project will incorporate a historic center museum and Chamber of Commerce office. Policy 3.2.1 allows for maximum flexibility interpreting allowable uses in order to encourage good retailing design and effective utilization of commercial property. This Downtown Plaza is part of the downtown economic development efforts and will also allow neighboring residential properties an opportunity for an open space area. The design will be in an attractive manner to visually integrate the entire area.

- 2. The Conditional Use Permit, as approved, conforms with the Zoning Ordinance and all other provisions of the City of King Municipal Code applicable to the project.**

***Analysis:** The primary intent of Village Core (“VC”) Zoning District is to enhance the vibrant, pedestrian-oriented character of Broadway Street as a retail and entertainment center. The physical form and uses are regulated to reflect the urban character of the historic shopfront buildings and to encourage a mix of uses with a well-defined private realm built at the human scale. The proposed use is compatible with the zoning and will enhance the area and the Historic Corridor a more pedestrian oriented community.*

- 3. The Conditional Use Permit, as approved, is consistent with applicable City Council policies regarding economic development and other policies.**

***Analysis:** The City Council has approved the design for the plaza with public outreach and feedback from the community. The HCRP allows a park in this zone with approval of a conditional use permit. The Downtown Plaza is an essential part of the economic development strategy by the City.*

- 4. The Project will not adversely affect the health and safety of the community.**

***Analysis:** The site was previously developed; the project involves developing an open space concept park area. The site will have onsite parking, restroom facility, landscaping and site furniture. The project will also involve off-site improvements with a bulb-out and new sidewalk. The project will not adversely affect the health and safety of the community.*

- 5. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding area.**

***Analysis:** The site was previously developed for an auto shop. The site is approximately 20,213 square feet. The site is adequate in size and shape to accommodate the plaza/park area.*

- 6. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and**

odor which, even if insignificant for purposes of the California Environmental Quality Act (“CEQA”), will not have an unacceptable negative affect on adjacent property or properties. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

Analysis: The project qualifies for an Exemption under CEQA Guidelines Section 15332 for infill development Class 32. The site is less than five acres and is consistent with the general plan land use designation and was previously developed.

7 . Traffic access, pedestrian access and parking are adequate.

Analysis: Access to the subject site is provided via a parking lot facing Lynn Street. Two existing driveways will be eliminated and a new bulb-out will be built for a more pedestrian friendly entrance.

EXHIBIT 2
RESOLUTION NO. 2020-285

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF KING,
APPROVING CONDITIONAL USE PERMIT CASE NO. CUP-200-210 TO
DEVELOP THE DOWNTOWN PLAZA AT 332 BROADWAY STREET, KING
CITY, CA 93930 (APNs: 026-195-012-000, 026-195-022-000, 026-195-010-000)

WHEREAS, on **May 23, 2017**, the City Council ("**Council**") approved the Downtown Streetscape Conceptual Plan that included the construction of a Downtown Plaza;

WHEREAS, on **August 27, 2019**, after a series of public workshops the Council approved the design of the Downtown Plaza; and

WHEREAS, the project site is located within the Village Core ("**VC**") of the Zoning Code; and

WHEREAS, on **September 21, 2020**, the City ("**Applicant**") submitted a Conditional Use Permit ("**CUP**") for the Downtown Plaza at 332 Broadway Street, King City, Ca., as shown on **Exhibit 1 ("**Project**")**; and

WHEREAS, the project was noticed on **October 10, 2020**, in the Salinas Californian Newspaper; and

WHEREAS, the property, as described in the Staff Report and attached as **Exhibit 2**, is within the Historic Corridor Revitalization Plan boundary area, zoned Village Core ("**VC**") and designated Retail Commercial ("**RC**") in the General Plan; and

WHEREAS, the Project qualifies for a Class 32 Categorical Exemption of CEQA consisting of Infill Development where the project both individually and cumulatively will not have a significant negative environmental impact; and

WHEREAS, on **October 20, 2020**, the Planning Commission ("**Commission**") reviewed the staff report, accepted public testimony, and considered all other relevant information on the Project during a duly noticed public hearing and approved Conditional Use Permit Case No. CUP-200-210; and

WHEREAS, the Commission makes the followings findings of facts:

Conditional Use Permit Findings

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1. *The project is a Downtown Plaza and will be designed to accommodate the surrounding neighborhoods. The plaza is an open passive design that will accommodate seating areas for people that are shopping in the downtown and/or allow for people to eat outside. The General Plan Land Use Element 3 Goals and Policies include working with the Chamber of Commerce to distribute information promoting and distributing information regarding the city. This project will incorporate a historic center museum and Chamber of Commerce office. Policy 3.2.1 allows for maximum flexibility interpreting allowable uses in order to encourage good retailing design and effective utilization of commercial property. This Downtown Plaza is part of the downtown economic development efforts and will also allow neighboring residential properties an opportunity for an open space area. The design will be in an attractive manner to visually integrate the entire area.*
2. *The primary intent of Village Core (“VC”) Zoning District is to enhance the vibrant, pedestrian-oriented character of Broadway Street as a retail and entertainment center. The physical form and uses are regulated to reflect the urban character of the historic shopfront buildings and to encourage a mix of uses with a well-defined private realm built at the human scale. The proposed use is compatible with the zoning and will enhance the area and the Historic Corridor a more pedestrian oriented community.*
3. *The City Council has approved the design for the plaza with public outreach and feedback from the community. The HCRP allows a park in this zone with approval of a conditional use permit. The Downtown Plaza is an essential part of the economic development strategy by the City.*
4. *The site was previously developed; the project involves developing an open space concept park area. The site will have onsite parking, restroom facility, landscaping and site furniture. The project will also involve off-site improvements with a bulb-out and new sidewalk. The project will not adversely affect the health and safety of the community.*
5. *The site was previously developed for an auto shop. The site is approximately 20,213 square feet. The site is adequate in size and shape to accommodate the plaza/park area.*
6. *The project qualifies for an Exemption under CEQA Guidelines Section 15332 for infill development Class 32. The site is less than five acres and is consistent with the general plan land use designation and was previously developed.*

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7. *Access to the subject site is provided via a parking lot facing Lynn Street. Two existing driveways will be eliminated and a new bulb-out will be built for a more pedestrian friendly entrance.*

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Planning Commission of the City of King approves CUP Case No. CUP-200-210 consistent with **Exhibits 4**.

This resolution was passed and adopted this **20th day of October 2020**, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

DAVID NUCK, CHAIRPERSON

ATTEST:

ERICA SONNE
SECRETARY TO THE PLANNING COMMISSION

EXHIBIT 3

Conditions of Approval
Case Number: CUP-200-210
October 20, 2020

General Conditions

- 1 **Approval Period:** The approval period for the CUP is valid for two years following the date of approval. If a building permit is not issued within this time period, the CUP will automatically expire. Extensions may be granted within twelve month increments and may not exceed a total of three years from the original date of expiration. Planning Commission or City Council may grant approval of an extension per Municipal Code §17.64.030.
- 2 **Structural Changes:** Installation shall be in substantial conformance with the plans, conditions or approval presented to and approved by the Planning Commission in connection with the project. The Community Development Director, or her/his designee shall review plans for substantial conformance with the use permit approved by Planning Commission.
- 3 **Cultural Resources:** In the event of an accidental discovery or recognition of any human remains on the project site, the City of King will ensure that the this language is included in all construction and bid documents, in accordance with CEQA Guidelines §15064.5(e): *"If human remains are found during excavation or construction, work will be halted at a minimum of thirty (30') feet from the find and the area will be staked off. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Monterey County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent ("MLD") from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The landowner or it's authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further*

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disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or it's authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

EXHIBIT 4

Concept Designs by RRM









Item No. 8 (B)

REPORT TO THE PLANNING COMMISSION

DATE: OCTOBER 20, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONTINUED HEARING - AMENDMENT NO. 1 TO THE MILLS RANCH SPECIFIC PLAN AND MILLS RANCH DESIGN MANUAL

RECOMMENDATION:

Staff recommends the Planning Commission allow staff to provide an update, allow the public to comment, provide direction to staff, and continue the public hearing to November 3, 2020 for a recommendation to the City Council.

BACKGROUND:

On September 15, 2020, the Planning Commission (Commission) conducted a public hearing on the City initiated Mills Ranch Specific Plan and Mills Ranch Design Manual Amendments (Amendments). A major component of the Amendments would reduce the size of the Central Community Park and create a smaller neighborhood park and allow affordable housing units. The City initiated this project primarily due to concerns about the feasibility of funding maintenance of two new large parks (i.e., Central Community Park and Southeast Community Park). The proposal was not initiated by the developer. (Reference **Exhibit 1 – Mills Ranch Specific Plan Land Use Layout.**)

On September 15th, the Commission continued the public hearing to October 6th at which time additional public testimony was provided and staff announced a remote public meeting for October 12th. The purpose for the October 12th public meeting was to share information, gain public input and collaborate on ways to address the City's concerns and provide for the needs of the Mills Ranch residents.

The Planning Commission continued the public hearing to October 20th.

DISCUSSION:

During the September 15th and October 6th Planning Commission hearings, Mills Ranch residents voiced concerns about reducing the Central Community Park size and adding affordable housing. Some residents voiced concern that due to the small lots in the Mills Ranch Specific Plan, children were playing in the streets and alleys and additional apartments would generate more children. A resident mentioned that the smaller open space areas scattered around the Specific Plan area were unusable, and therefore, keeping the larger parks were important to ensure adequate amenities are provided in the Mills Ranch Specific Plan area. There were also concerns about increased traffic and street parking needs that might be generated by more housing units

On October 12th, staff conducted a remote public meeting. The following is a summary of issues addressed during the remote public meeting and updated responses to questions asked during the October 12th public meeting.

City's Financial Background

Staff presented an overview of the City's financial situation since the Mills Ranch Specific Plan was approved in 2005, with the following bullet points.

- The City has many challenges because it has a small revenue base and many needs. On top of that, it is still struggling to recover from a major financial crisis.
- The Mills Ranch subdivision was approved in 2005. That same year, the City was victim to a failed development deal that turned a positive General Fund fund balance of over \$2 million to a negative General Fund fund balance of over \$2 million in just one year.
- Following that, the Great Recession hit, then the Police scandal, and then a fire destroyed the City's largest sales tax producer, which all led to increasing the negative fund balance to approximately \$5 million with a total budget of only about \$7 million.
- In 2014, the California Policy Center ranked King City the second most financially distressed city in California.
- Over the past few years, the City has developed a long-range financial plan and prioritized our needs to get the City to a financially stable position. As a result, we have made a lot of progress. The negative fund balance has been reduced to \$1.5 million and we hope to be in the black within a couple years. One of the challenges the City has faced is the number of amenities it has to maintain for such a small city, including an airport, pool complex, golf course, recreation center, and many parks. Therefore, we are being very diligent to make sure we make good long-range financial decisions and not take on additional costs that will lead the City to more problems in the future.

It should be noted that based on similar parks in the City, it is estimated that similar community parks cost approximately \$50,000 each per year to maintain, including \$20,000 per year to water the vegetation (e.g., grass).

Response to Questions

Question No. 1: What are the responsibilities of the HOA?

Response: *Under the Mills Ranch CC&Rs, the HOA is responsible for the following:*

- *Alleyways, including landscaping and concrete aprons, gutters and paving*
- *San Antonio Road medians*
- *Parkway strips, and open space areas including landscaping and trees*
- *Curb, gutters, sidewalks*
- *Storm drain cleaning*
- *Streetlights*
- *Enforcement of the CC&Rs*
- *Maintenance of the Agricultural (Ag) buffer and linear park area, railroad buffer, and buffer zone easement, including the retention basin.*
- *Design review by an Architecture Committee*

City is responsible for the following:

- *Sewer main line repairs*
- *Storm drain repairs*
- *Streets*
- *Southeast and Central Park maintenance.*

Homeowners are responsible for:

- *Landscaping outside the fence on their side of the sidewalk*

Question No. 2: What are the approved parks/open space, including the linear park/agricultural buffer?

Response: *Exhibit 1 provides an overview of the proposed parks and open space in the Mills Ranch Specific Plan. Exhibit 2 shows how the CreekBridge Linear Park/Ag. Buffer Area will connect to the Mills Ranch Linear Park/Ag. Buffer Area. The goal is to have a future walkway/bike trail from San Lorenzo Park to the Southeast Park in Mills Ranch, as shown on Exhibit 3.*

Staff was requested to provide the schematics for the CreekBridge Linear Park/Ag. Buffer area to reflect what the Mills Ranch Linear Park/Ag. Buffer area may look like when completed. **Exhibit 4** provides the CreekBridge schematics. Additionally, a Mills Ranch Specific Plan condition of approval specifies the linear park would include the following:

- Informal grass areas, trees, shrubs, irrigation and drainage.
- Eight foot wide asphalt path along the length of the trail.
- Benches, tables, drinking fountains, signs and lighting as needed to support the users of the path.
- Sewer stubs installed at appropriate locations.
- Fitness trail.
- Low level lighting along paths, if street lighting does not provide sufficient coverage.

Staff also mentioned that the large soccer fields/baseball fields in CreekBridge are being used for regional team play and not just for City residents. It can be anticipated that the same will occur with community parks in the Mills Ranch Specific Plan area.

Exhibits 5-8 show details of some of the park areas.

Question No. 3: What is the timing to build the parks?

Response:

- *The Specific Plan requires the first park to be built on or before issuance of the 199th building permit.*
- *The second park is required to be built on or before issuance of the 300th building permit.*
- *Currently, 105 units are built or under construction.*
- *Nino Construction is currently building an average of 4 homes per month.*
- *The developer's current plan is for the Central Park to be built first and the Southeast Park to be built second.*¹
- *Therefore, if the current rate of construction continues, the Central Park will be built in approximately 2-years and the Southeast Park will be built in approximately 4-years.*

¹ During the October 12th meeting, a public member pointed out that the Phasing Map shows the Southeast Park in the First Phase. The City Engineer responded that the Phasing Map reflects the phasing of the subdivision maps and not when the parks would be constructed. Due to infrastructure restrictions, the developer plans to construct the Central Community Park first.

- *However, keep in mind that if something were to impact the housing market and change the rate of construction, the schedule could be delayed. Nothing in the Specific Plan requires the second park to be built unless at least 300 homes are built.*

Question No. 4: What is the affordable housing requirement in Mills Ranch?

Response: *At the time of the Mills Ranch Specific Plan approval, the City required 15% inclusionary housing for low-income households.*

- *This required 60 affordable housing units for 400 homes.*
- *The Mills Ranch Agreement allowed:*
 - *Ten percent or 40 units as permanently affordable low income housing onsite*
 - *Five percent of obligation was met via providing \$605,000 to the Housing Authority to rehabilitate the Leo A. Meyer Senior Plaza.*
 - *CreekBridge (Arboleda) has 60 inclusionary housing units.*

*The five locations of the 40-units are shown on **Exhibit 9**.*

Question No. 5: What options are available?

Response: *Table 1 outlines three Options discussed during the October 12th public meeting. As part of this discussion, some residents provided additional options, as outlined in **Table 2**.*

**Table 1
Options**

Option 1

Go Forward with Existing Parks/Open Space as Planned

The Central Community Park would be built first, the Southeast Park would be built second.

The current design is similar to the Soccer Park in the CreekBridge development. It is a large adult sized Soccer field, a small playground area and a small picnic area. Residents are encouraged to view the Soccer Park in Creek Bridge.

The City would likely pursue some changes to increase hardscape in order to reduce maintenance costs, such as adding some parking and a basketball court.

Option 2

Amend Specific Plan As Proposed to Planning Commission

The Central Park would be reduced to a ¼ acre neighborhood park. It would feature a nice picnic area, playground area, small grass area to play.

The Southeast Park would remain the same and have a large sports field in addition to the other amenities.

The developer would construct the park, transfer the entire property to the City, and pay an in-lieu fee to the City of approximately \$300,000 that would be earmarked for park usage, which could include constructing the Downtown Plaza, renovating other parks, or a reserve for future park maintenance projects.

The remaining property would be sold to CHISPA for an affordable housing project for approximately \$400,000 in cash and another \$400,000 long-term loan. These funds would also be dedicated for park use.

The proposed affordable housing site plan would include extra parking, there would be stringent qualification procedures, and there would be an on-site manager to prevent any overcrowding or other negative impacts on the neighboring properties. They would also have an on-site play area for their residents independent of the neighborhood park.

Option 3

Modified Option 2

Under this option, the developer would agree to construct the Southeast Park first, which is closer to the existing homes, particularly the original homes that were built.

In exchange, the developer would not pay the City the \$300,000 in-lieu fee. Construction of this park first would be more expensive, and it will involve additional costs for infrastructure to change the order of the parks.

The Central Park size would be increased in size from Option 2 from ¼ acre to 1 acre.

Among other things, it would include a playground and picnic area larger than what exists in the current Specific Plan concept. The developer would give the remainder of the property to the City to be sold to CHISPA for affordable housing, but the project will be reduced in size to 36 units to reduce the amount of increased housing and residents.

The City would establish a process of working with the residents to get input and involvement in the design of both parks.

**Table 2
 Some Options Presented During Public Meeting**

Option 4	Option 5	Option 6
<p><u>Maybe the HOA Could Sponsor a Park</u></p> <p>The Mills Ranch HOA is responsible for maintaining the Linear Park/Ag. Buffer, railroad buffer, buffer zone easement, including the retention basin, opens spaces, and the parkway strips, including landscaping and trees</p> <p>The Central Community Park and Southeastern Park proposes multi-use/soccer field/baseball field, playground equipment, etc.</p> <p>One of the reasons the City would like to modify the park and remove the large grass area is because it is expensive to maintain.</p> <p>As mentioned above, the yearly cost is approximately \$50,000, including approximately \$20,000 for water alone. The cost can be reduced with more hardscape, including onsite parking and basketball courts.</p>	<p><u>Reduce the Park Size to 1.5 Acres and Allow 31 Affordable Housing Units on Remaining Portion</u></p> <p>The discussion included providing more playground equipment and grass areas for children and picnic areas.</p>	<p><u>Provide Fitness Activities for Adults</u></p> <p>The park site plan can consider incorporating fitness activities. As mentioned above, the conditions of approval require that a fitness trail be included in the Linear Park/Ag. Buffer area.</p>
<p><u>Option 7</u></p> <p><u>Find a Community Sponsorship</u></p> <p>Last year, the City entered into an Agreement with Aera Energy to sponsor renovation of the CreekBridge Soccer Park. (The Soccer Park was</p>	<p><u>Option 8</u></p> <p><u>Hybrid of Options</u></p>	

<p>renamed.).</p> <p>This was based on the City's as follows:</p> <ol style="list-style-type: none"> 1. Parks and recreation facilities shall be named by their function and/or location in the City, which shall include proximity to a geographical feature, street, neighborhood, subdivision or other geographical reference generally recognized throughout the community; 2. Parks and recreation facilities may be named after a person, business, or organization only if such person, business or organization contributes land and/or funds to construct or upgrade a facility that consists of a minimum value of \$50,000 and constitutes at least 75% of the overall project costs; and 3. The naming of any park or recreation facility shall be at the full discretion and require the approval of the City Council. 		
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Staff would like to further collaborate with the residents, developer and CHISPA on revisions to the Central Community Park. As reflected in **Option 3**, a neighborhood park could be increased from ½-acre to 1-acre or 1.25-acres and include a large children's playground, basketball courts, grassy area with benches and parking lot. The remaining property could be used for affordable housing.

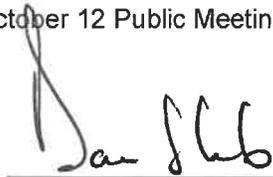
Exhibits:

- Exhibit 1- Mills Ranch Specific Plan Land Use Layout
- Exhibit 2 –CreekBridge/Mills Ranch Linear Park Connection
- Exhibit 3 –Regional Trail Connection
- Exhibit 4 –CreekBridge (Arboleda) Linear Park Concept Plans
- Exhibit 5 –Southeast Community Park

**PLANNING COMMISSION
AMENDED MILLS RANCH SPECIFIC PLAN AND DESIGN MANUAL
OCTOBER 20, 2020
PAGE 9 OF 9**

Exhibit 6 – Central Community Park
Exhibit 7 – Other Areas
Exhibit 8 – Linear Park/Ag. Buffer
Exhibit 9 - Affordable Housing -Garden Apartments
Exhibit 10-Planning Commission September 15th and October 6th Planning Commission
Staff Reports
Exhibit 11 - October 12 Public Meeting PowerPoint Presentation

Submitted by:



Doreen Liberto, AICP, Community Development Director

c: Mike Nino, Nino Homes
Dana Cleary, CHISPA
Parks and Recreation Commission

EXHIBIT 1

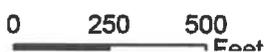
Mills Ranch Specific Plan Land Use Layout



-  Mills Ranch Boundary
-  Built Single-Family Lots
- City Parks**
-  Existing
-  Future



Source: Esri, DigitalGlobe, GeoEye
 USDA, USGS, AeroGRID, IGN



Linear Park Connection Map

EXHIBIT 2

EXHIBIT 3



EXHIBIT 4

Map of Arboleda with Linear Park

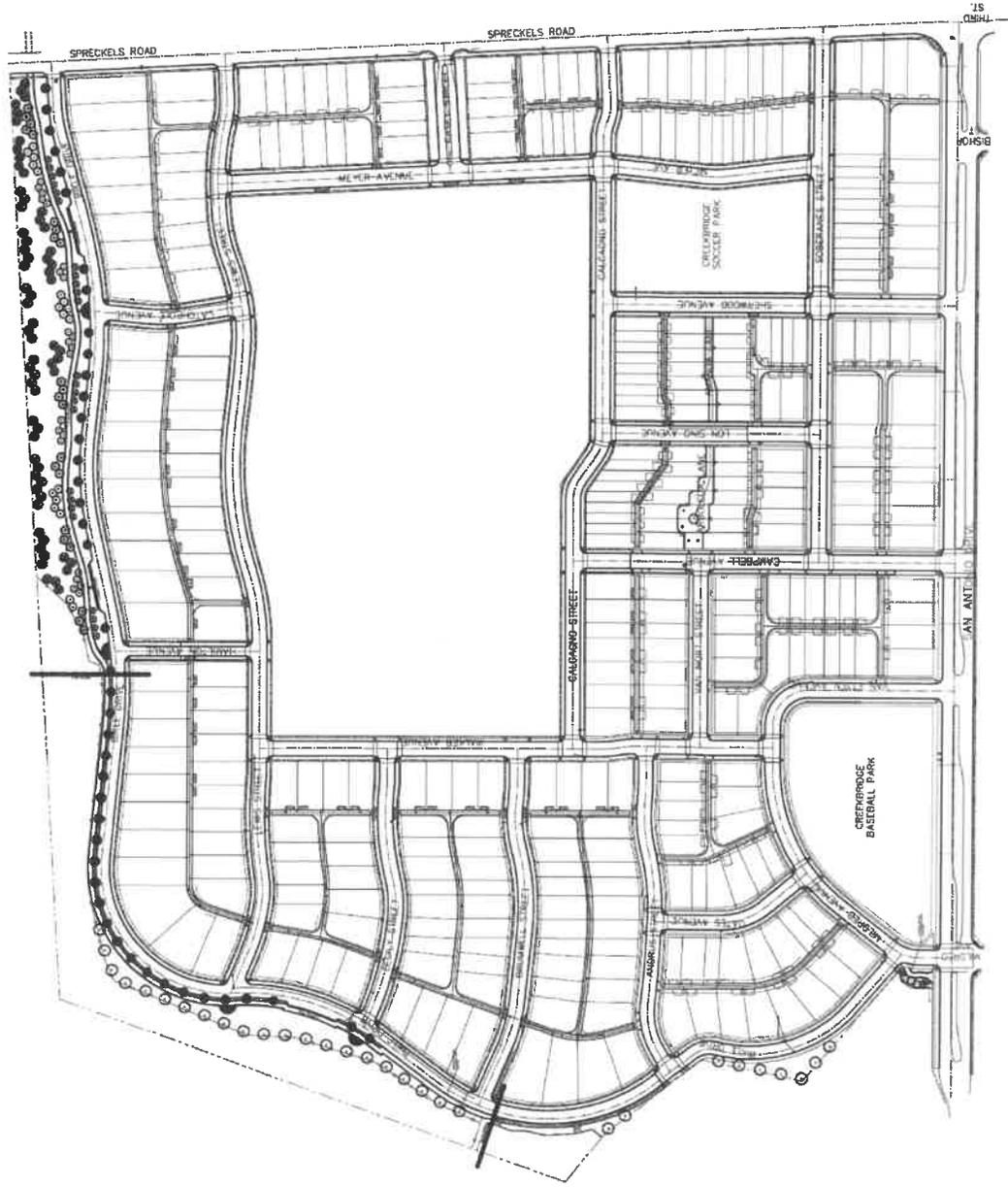


Park Concept includes:

- ▶ A 10' wide asphalt path extending the Bike Pathway
- ▶ Drought-tolerant Landscaping that obscures the Detention Pond and creates a natural Ag Buffer for the Arboleda Subdivision.
- ▶ Picnic tables, Benches and Drinking Fountains
- ▶ Parking for users



Linear Park



SYMBOL	PLANT LIST	COMMON NAME	SIZE	NUMBER	USE
○	TRISES				
○	ASPER FOLIUM VICTORIS GLAUCO	RED MAPLE	12" GAL	14	M
○	CELEBRIS ELEGANS	CELEBRIS CEDAR	12" GAL	1	L
○	LARIX PRINCEPS	SPRUCE	12" GAL	1	L
○	PLATANUS OCCIDENTALIS	WESTERN PLATANUS	12" GAL	1	M
○	PROSTRATA	PROSTRATA	12" GAL	1	L
○	PERSEA	PERSEA	12" GAL	1	L
○	QUERCUS	QUERCUS	12" GAL	1	L

TOTAL AREA
 AS SHOWN ON THIS PLAN
 IS APPROXIMATE AND NOT
 TO BE USED FOR
 CONSTRUCTION
 PURPOSES.

SMITH & ENRIGHT LANDSCAPING, INC.
 (FARMERS VALLEY, TEXAS)
 540 TRINITY DRIVE • SUITE C • DALLAS, TEXAS 75201
 TEL: (972) 298-6766 • FAX: (972) 754-0589
 e-mail: smthenr@earthlink.net



PERIMETER PARK - ARBOLEDA SUBDIVISION, KING CITY
TREE LAYOUT FOR:
NINO HOMES

DATE: 07/01/10
 SCALE: 3/32" = 1'
 DRAWING: 101

I HAVE COMPLETED THE CRITERIA OF THE
 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
 AND THE LANDSCAPE DESIGN PLAN IS IN FULL
 COMPLIANCE WITH THE ORDINANCE.

DESIGNED BY:

 SMITH & ENRIGHT LANDSCAPING, INC.
 6 FT CONTRACTOR LICENSE #1078

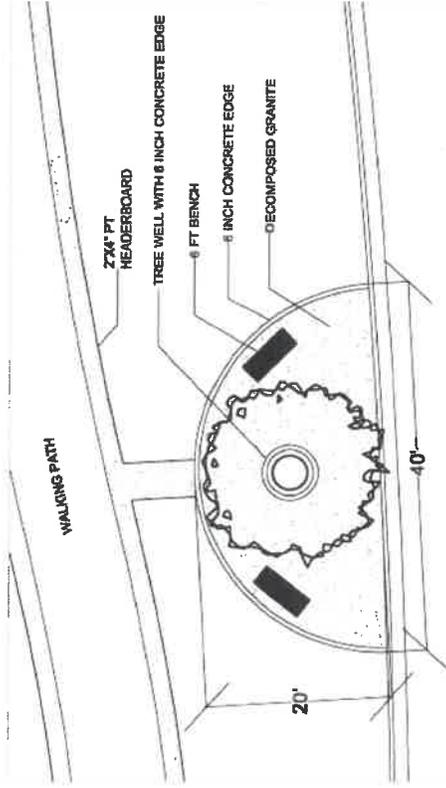
SCALE: 3/32" = 1'

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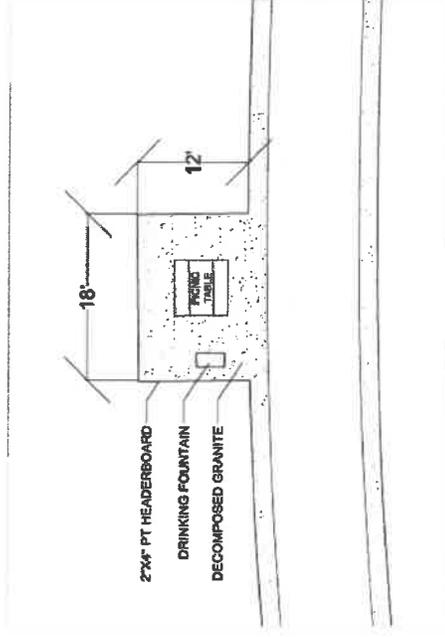
Landscaping and Path

- ▶ The path that runs through the Linear Park is intended to feel like the user is on a nature walk. The path is 10' wide asphalt with 2' additional decomposed granite on both sides. It can be used for running, bicycling and walking as well as those wanting to picnic.
 - ▶ The plants are drought tolerant, using less water and reducing maintenance costs. Trees will provide a natural Ag Buffer.
 - ▶ The path supports the users with benches, picnic tables and drinking fountains.
- 

Seating & Picnic Areas



○ SITTING AREAS BELOW PATH
1"=10'



○ PICNIC TABLE AREAS
1"=10'

Park Amenities

- ▶ We have incorporated two parking areas that will have five spaces in each area. Access to the path from the parking area is provided.
- ▶ There are three bench areas and two picnic areas, spaced along the path to support users of the park.



EXHIBIT 5

SOUTHEAST COMMUNITY PARK

Size:	4.17 acres
Activity Uses:	Approved
	A. Pavilion (may incorporate public restrooms)
	B. Multi-Use Field
	C. Basketball Courts
	D. Playground
	E. Gardens



EXHIBIT 6

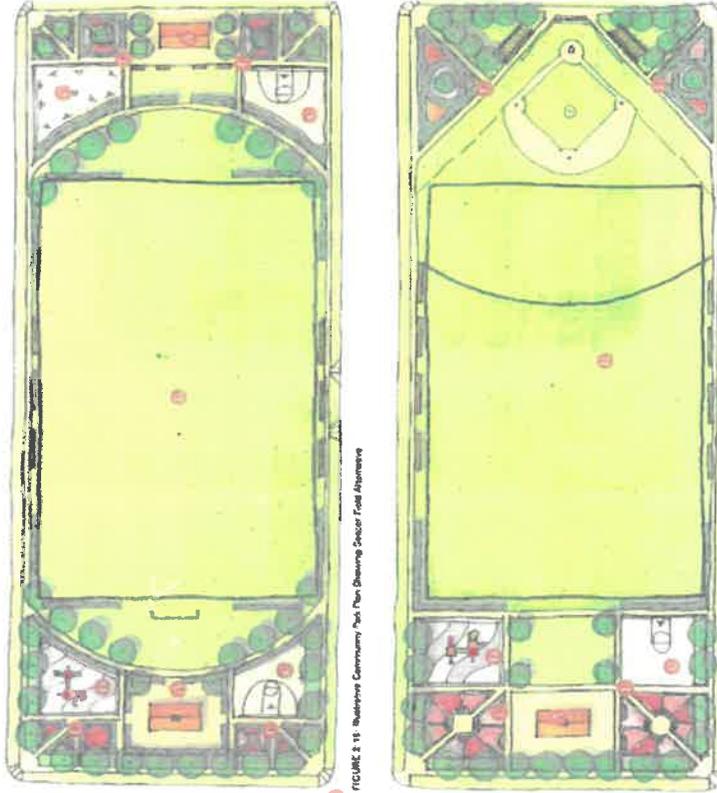


FIGURE 2.19. Multisport Community Park Plan Drawing Soccer Field Alternative

CENTRAL COMMUNITY PARK

Size:	3.34 acres
Activity Uses:	<p>Approved Pavilion (incorporate public restrooms)</p> <p>Multi-Use Field</p> <p>Basketball Half Courts and Hoops</p> <p>Playground</p> <p>Gardens</p>

Note: The proposal would remove the multi-use field but keep the basketball half courts, playground, picnic area, benches.

OTHER AREAS

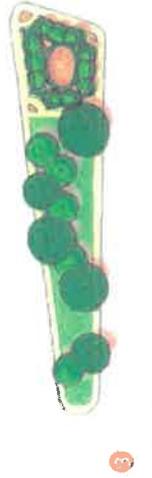
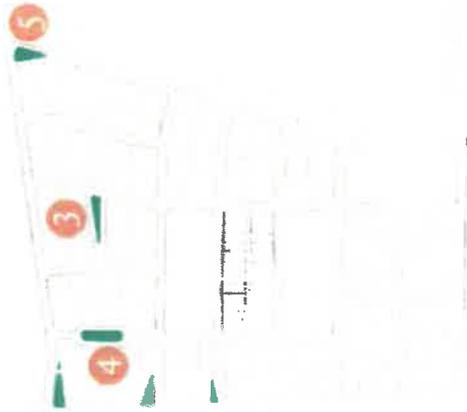


EXHIBIT 8

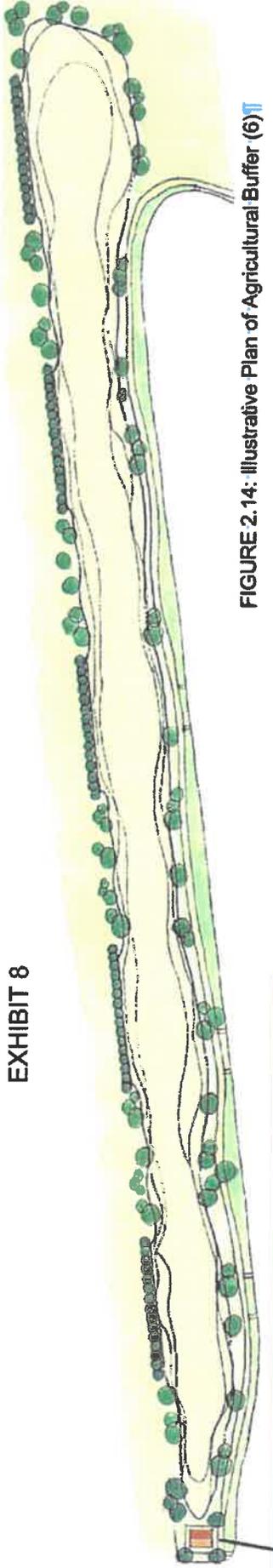


FIGURE 2.14: Illustrative Plan of Agricultural Buffer (6)



LOCATOR PLAN

LINEAR PARK/AG BUFFER- GENERAL CONCEPT

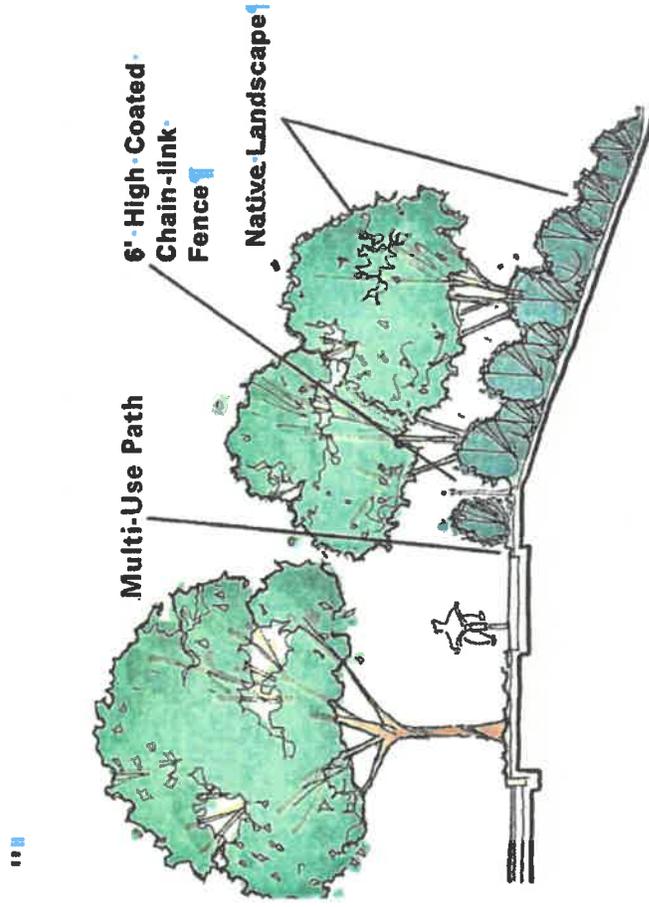


Exhibit 9



Affordable Housing - Garden Apartments



Item No. 8(A)

REPORT TO THE PLANNING COMMISSION

DATE: SEPTEMBER 15, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: AMENDMENT NO. 1 TO THE MILLS RANCH SPECIFIC PLAN AND MILLS RANCH DESIGN MANUAL AMENDMENT

RECOMMENDATION:

Staff recommends the Planning Commission: 1) receive staff's report and presentation; 2) open the public hearing; 3) allow the public to provide comments; and 4) continue the public hearing to October 6, 2020 for consideration.

BACKGROUND:

In 2005, the City Council adopted the Mills Ranch Specific Plan and Mills Ranch Design Manual to construct 400 dwelling units and a small commercial area. (Reference **Figure 1.**)¹ The City Council also certified an Environmental Impact Report ("**EIR**").

There have been many changes in the City and State since the Mills Ranch Specific Plan approval 15 years ago. In 2005, a City priority was to provide more active and passive parks. Since that time, a number of parks have been built and are being planned to be built to accommodate the current and future populations. At the same time, the City's financial capability to maintain parks has become constrained, and there has been a growing need to provide more affordable housing.

In order to respond to these changing conditions, staff is processing proposed amendments to the Mills Ranch Specific Plan and Mills Ranch Design Manual,

¹ A specific plan is a comprehensive planning and zoning document for a particular area and govern the land use and development of the specific plan area.

which include a proposal to modify the Central Community Park from a 3.34 acre sports and multi-use park to a ½ acre neighborhood park. The remaining 2.84 acres is proposed to be dedicated for a 41-unit affordable housing project. (Reference **Figure 2, Figure 3 and Table 1.**)

In exchange for the park size reduction, the City will enter in an Agreement with Nino Homes to design and construct the new ½ acre park, pay an in-lieu fee for the reduction in the size of the park, and deed the remaining 2.84 acres to the City. The City will also enter into an Agreement with CHISPA to provide an option for purchase of the property for the development of 41 affordable housing units.²

Miscellaneous other non-park related changes are also proposed, such as clarifying decisions that can be made by the community development director and incorporating revised fencing figures. Staff believes the proposed changes will better serve and address the needs of the neighborhood, community and City agency.

This is the first public hearing on the proposed amendments. Staff proposes introducing the changes for discussion purposes and then return on October 6th for further discussion and action. In particular, staff would like the Planning Commission to focus on the change to the Central Community Park and proposed affordable housing project.

DISCUSSION:

Proposed Mills Ranch Specific Plan and Mills Ranch Design Manual Amendments

In general, the proposed changes to the Mills Ranch Specific Plan and Mills Ranch Design Manual include:

1. Amend Introduction pages (e.g., names of staff, commissioners, council members).
2. Amend the Mills Ranch Specific Plan project description, including:
 - Reduce Central Community Park from 3.34 acres to ½ acres.
 - Reduce total project park/open space from 17.61 acres to 14.76 acres.

² CHISPA (Community Housing Improvement Systems and Planning Association, Inc.) is the largest private, nonprofit housing developer based in Monterey County. Since its incorporation in 1980, CHISPA has built and renovated 2,268 single-family homes and apartments for low and moderate-income people in Monterey, San Benito, and Santa Cruz Counties.

- 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 the proposed CHISPA footprint for 41 units.
 4. Add a new theme and architectural type for the CHISPA proposal.
 5. Update General Plan Goals and Policies for amendment and keep General Plan Goals and Policies for originally approved Specific Plan.
 6. Add language regarding Consistency Determination.
 7. Incorporate graphics and language from Planning Commission Interpretation on the Mills Ranch Specific Plan Amendment related to fences.
 8. Add language regarding allowing the community development director to make findings of substantial conformance.
 9. Add language regarding construction of sheds.

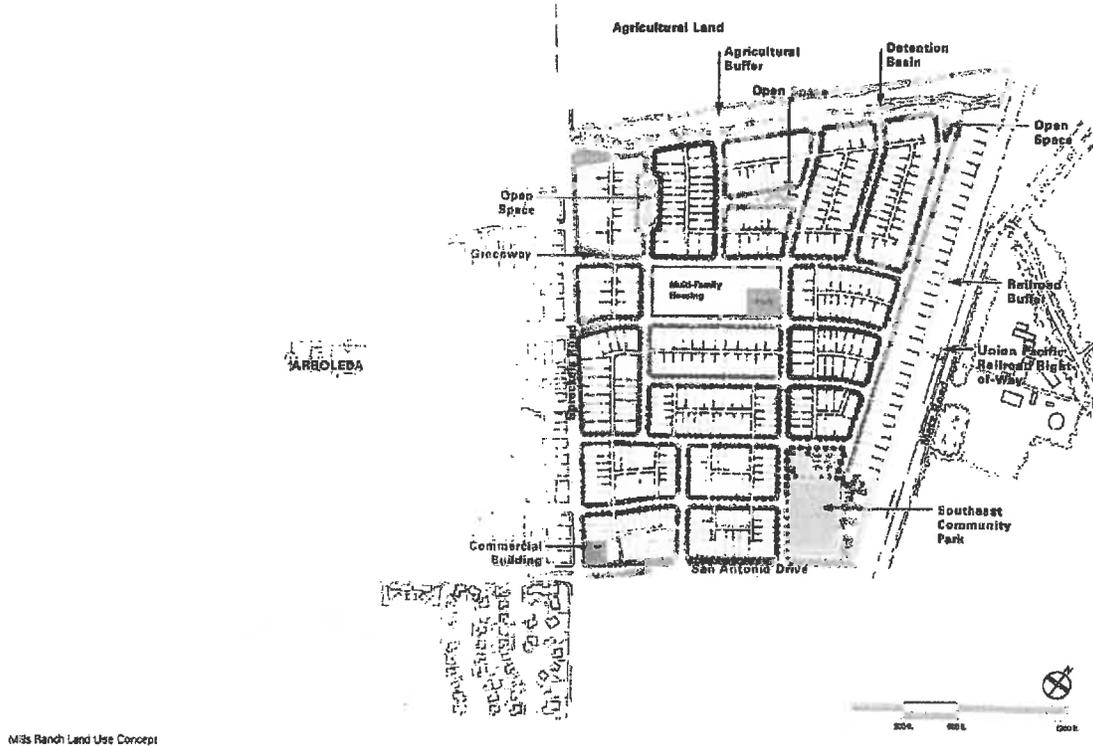
Mills Ranch Specific Plan Parks

The Mills Ranch Specific Plan includes a total of 17.61 acres of park land, greenway and open space, as shown on **Figure 1** and in **Table 1**. It is proposed the total parks and open space areas would be reduced from 17.61 acres to 14.76 acres. **Figure 2** shows the proposed amended Central Community Park. There is nothing in the General Plan that establishes park acre per thousand people. However, the City's Development Impact Fee Study charges a park fee based on three (3) acres per thousand people. Based on the three (3) acres per thousand people, and a King City household size of 4.5 persons, 5.4 acres of park land would be needed to accommodate 400 homes. If an additional 41 units are added for a total of 441 units, 5.94 acres of park land would be needed. Even with the reduction in size of the Central Community Park, the project provides more than enough park and open space land.

Figure 1
Mills Ranch Specific Plan Land Use Layout



Figure 2
Proposed Mills Ranch Specific Plan Amendment



Mills Ranch Land Use Concept

Table 1
Mills Ranch Specific Plan Parks and Acreage

Type of Park	Acreage
Community Parks:	
• Central Community Park	3.34
• Southwest Community Park	4.17
Subtotal:	7.51
Greenways	
• Linear Park & Green Strip Along Railroad	9
Subtotal:	9
Open Space	1.1
Subtotal:	1.1
TOTAL:	17.61 acres

Objectives

The City has a large number of parks and City facilities for its size. It has struggled to maintain them in a sufficient condition. It does not appear plans for ongoing maintenance were adequately addressed when the Mills Ranch subdivision was initially approved, and the City's financial conditions were substantially different at that time. The City rarely receives complaints about the need for more parks, but it does receive frequent requests for the parks and facilities to be better maintained. The City has developed and begun implementation of a plan to upgrade its parks, which is challenging given ongoing revenue constraints. Therefore, it has relied largely on contributions, volunteers, sponsorships, grants and other funding alternatives.

Given that the Mills Ranch project adds two large parks to the City's park inventory, staff is concerned regarding the ability to maintain them properly on a long-term basis. The estimated initial cost to maintain each park is roughly \$50,000 per year, which will increase significantly in the future when items need to be replaced. This would consume over 40% of the total projected property tax revenue from the development, leaving very little revenue for costs associated with maintaining streets, lighting, and City services.

Therefore, it is recommended to reduce the size of one of the two parks, which will retain the park but reduce maintenance costs. This will better prevent the park from deteriorating over time and becoming an eyesore. The overall goal is to help ensure the City will maintain an outstanding system of parks for the community in both number and quality.

Second, staff does not believe the original design of the park is compatible with the adjacent neighborhood. The original Mills Ranch Specific Plan calls for a large soccer park on a block surrounded by all four sides with relatively high-density single-family homes. Placing what will serve as a citywide park in the middle of a single-family residential neighborhood will create frequent noise, traffic, and parking issues for the adjacent residences. It is recommended that a neighborhood park would be more appropriate and compatible with the proposed location. It would instead provide a play area, picnic spaces, basketball court and open space designed to serve the residents in the immediate area instead of drawing people from all areas of the City and beyond. Needs for larger sports fields for soccer, baseball, football, etc. would still be served by the second park in Mills Ranch. This park is more ideally located to be accessible to both residents from Mills Ranch, as well as other areas of the community.

Staff believes it is important to make any changes now before buyers purchase lots in the area of the park. Currently, no existing residents live within two blocks of the proposed changes.

Third, there is a tremendous need for housing, and particularly multi-family affordable housing, in King City. The lack of housing results in overcrowding, poor living conditions, social problems and crime, parking problems and difficulty for local businesses to attract needed workers. CHISPA builds and maintains quality affordable housing projects. They are already constructing other units in the Mills Ranch Specific Plan subdivision. Therefore, this project would provide a unique opportunity to make available additional land at a reasonable cost to be used for affordable housing, which would also provide amenities that could serve the other affordable housing units in Mills Ranch. These include important items, such as an on-site property manager, play area, meeting rooms, services, etc.

Fourth, within ½ mile of the Mills Ranch Specific Plan area, there are and will be soccer fields, baseball fields, linear parks/open space, basketball courts, picnic areas, children's playgrounds and other amenities. Additionally, there are school parks and amenities. (Reference **Exhibit 1.**) This is far more than other areas of the City. The Mills Ranch subdivision falls within Council District 1. Below is a summary of the distribution of City parks once the Mills Ranch parks are constructed:

- District 1 5
- District 2 0
- District 3 0
- District 4 1
- District 5 2

Amended Central Community Park Design

Nino Homes is responsible for submitting an amended park plan and constructing the ½ acre park. It is proposed that the park include a tot lot, basketball court, picnic area and play area. Nino Homes will submit a park concept plan before the October 6th Planning Commission hearing. The park concept plan will be taken to the Parks and Recreation Commission for their input.

Parks and Recreation Commission Comments

On August 17th, the proposal to reduce the Central Community Park and add affordable housing was taken to the Parks and Recreation Commission. They provided the following comments and concerns:

- The current parks need to be properly maintained.

- The proposed CHISPA project may create additional traffic and parking problems.
- Increased density and units could increase overcrowding problems.
- They are concerned about reducing space planned for parks and open space.
- The City needs affordable housing

Neighborhood Concerns

Staff has received some concerns from residents within the Mills Ranch Specific Plan subdivision regarding the proposal. They generally include a desire to prevent a loss of park and open space area, overcrowding, and parking and traffic problems. These are all important concerns to be considered. Staff recommends the following information be taken into account:

First, as stated above, staff believes the modified park will continue to provide the primary amenities that will be utilized by the Mills Ranch neighborhoods. Any unmet needs will be addressed by the second park. This change will better help the City to ensure these parks can be appropriately maintained to remain an asset for the Mills Ranch subdivision in the long-term future.

Second, affordable housing is designed to help reduce overcrowding that currently exists throughout the community. Overcrowding is actually less of a problem in projects that are operated by a non-profit agency like CHISPA because they are able to restrict one family to each unit. Residents go through an extensive qualification and application process and there will be a manager on-site. Overcrowding is a more significant problem in independent single-family units where rooms are frequently rented to multiple families.

Third, as a result of concerns expressed about parking, proposed parking on the site plan has been increased to 111 spaces, which exceeds the City's parking requirements. When considering on-street parking spaces, there should be enough parking to accommodate well over 3 spaces per unit. Meanwhile, the City can place a condition on the project requiring CHISPA to restrict residents to 2 vehicles per unit. As a result, there should be more than ample parking for overall neighborhood needs. While the CHISPA project will add 41 additional units, the trip traffic is not expected to significantly increase, especially when compared to the traffic that could be generated by a 3.34-acre park that serves the entire community.

Affordable Housing

It is proposed that CHISPA develop 41 affordable units (including one manager unit) on the 2.84 acres. **Figure 3** illustrates the proposed housing footprint. If

adopted as part of the Mills Ranch Specific Plan Amendment, only architectural review will be needed prior to issuance of building permits.

Since the proposed housing theme does not match the housing types in the Mills Ranch Specific Plan and Mills Ranch Design Manual, an additional housing theme is included as part of the Amendment. This theme is called "Apartment Unit Type." Proposed housing elevations are shown on **Figure 4**. Staff believes the additional theme will be compatible and the affordable housing project will blend in with the market rate housing.

Figure 3
Proposed CHISPA Affordable Housing Footprint

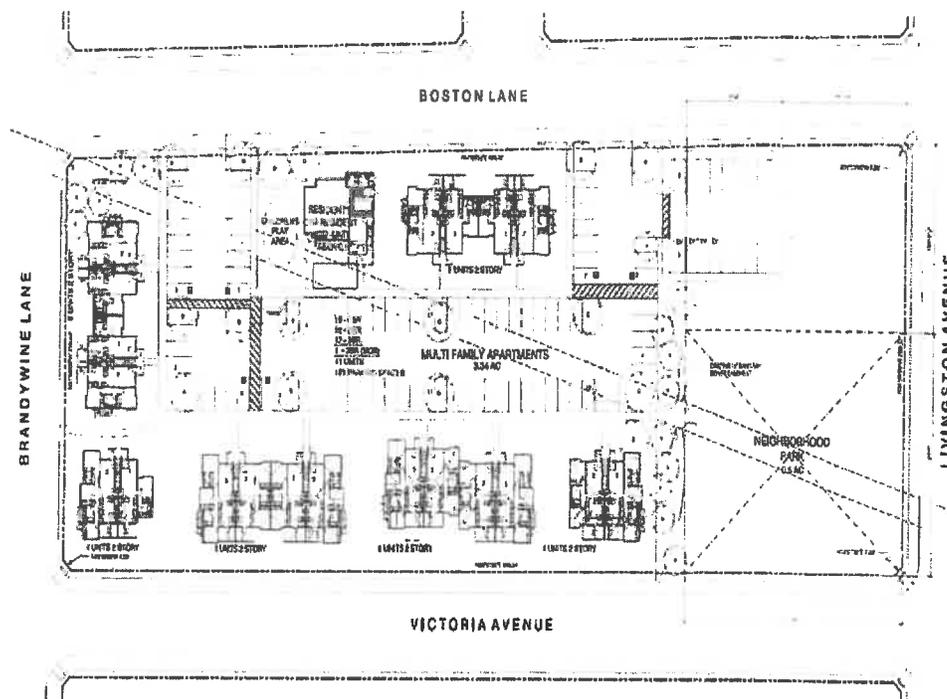
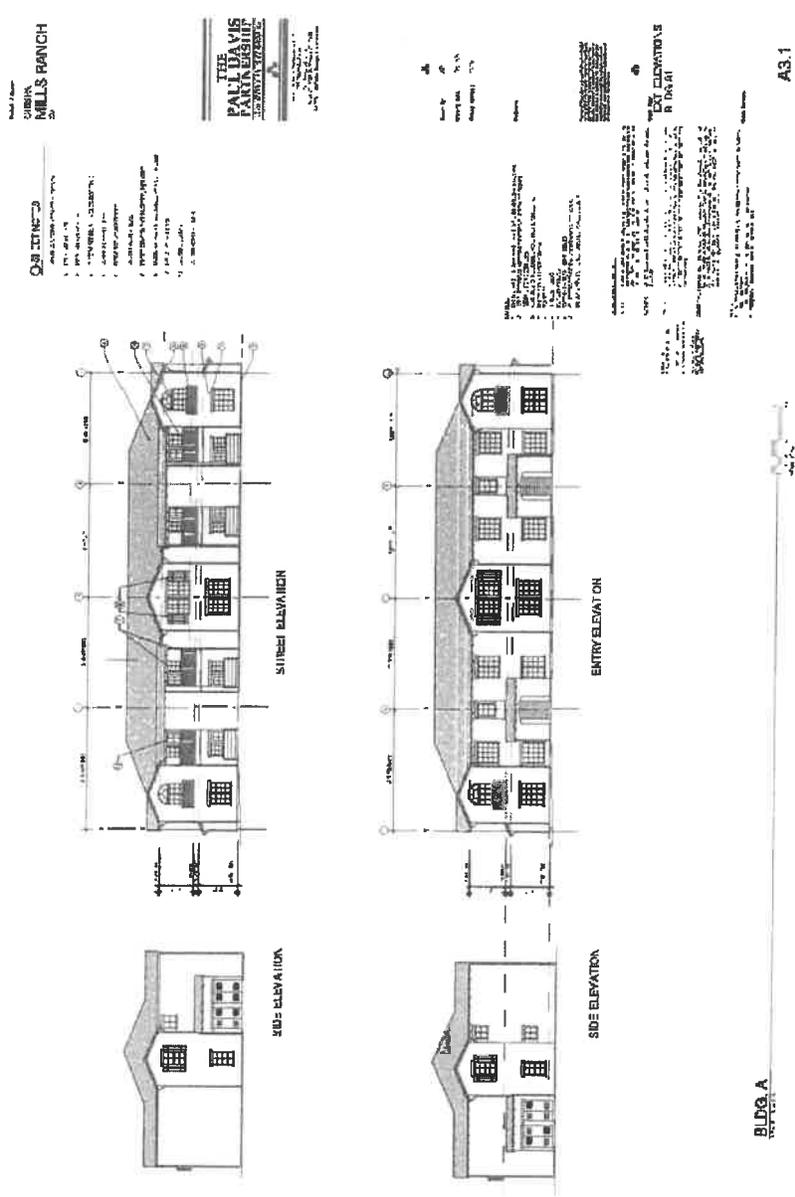


Figure 4
Proposed CHISPA Housing Theme and Elevation



Agreements

The City Council will consider separate Agreements with Nino Homes and CHISPA. The Agreement with Nino Homes will require the developer:

- Design and construct a ½ acre neighborhood park instead of a sports park for citywide use.
- Pay the City an in-lieu fee for the reduced park size in the range of \$300,000, which will be used for parks and open space use.
- Deed the remaining 2.84-acres to the City.

The second Agreement will require CHISPA to enter into an option agreement for the development of a maximum of 41 affordable housing units. The option will provide time for CHISPA to pursue grant funding. Once they are ready to proceed, CHISPA will pay the City \$400,000 up front and an additional \$400,000 through a long-term loan. The funding from the sale is also recommended to be restricted for expenditures related to parks and open space.

Potential uses of the funds identified include construction of the Downtown Plaza, upgrades and renovation of other existing parks, expenses to create joint use of school fields, and a reserve fund for future park needs and repairs.

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."

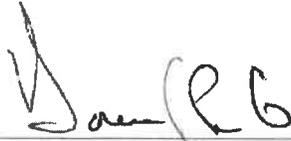
PUBLIC HEARING NOTIFICATION

On September 2, 2020, an 1/8 page public hearing notice was printed in The Rustler and public hearing notices were mailed to property owners within the Mills Ranch subdivision.

c: Mike Nino, Nino Homes
Dana Cleary, CHISP
Parks and Recreation Commission

**PLANNING COMMISSION
AMENDED MILLS RANCH SPECIFIC PLAN AND DESIGN MANUAL
SEPTEMBER 15, 2020
PAGE 12 OF 12**

Submitted by:



Doreen Liberto, AICP, Community Development Director



Item No. 8(A)

REPORT TO THE PLANNING COMMISSION

DATE: OCTOBER 6, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: CONTINUED HEARING - AMENDMENT NO. 1 TO THE MILLS RANCH SPECIFIC PLAN AND MILLS RANCH DESIGN MANUAL AMENDMENT

RECOMMENDATION:

Staff recommends the Planning Commission continue the public hearing to October 20, 2020 for consideration.

BACKGROUND:

On September 15, 2020, the Planning Commission conducted a public hearing on the City initiated Mills Ranch Specific Plan and Mills Ranch Design Manual Amendments (Amendments). A major component of the Amendments would reduce the size of the Central Community Park and create a smaller neighborhood park and allow affordable housing units. The City initiated this project primarily due to concerns about the feasibility of funding maintenance of two new large parks. The proposal was not initiated by the developer.

Several residents participated in the September 15th public hearing and expressed a number of concerns. The Planning Commission directed staff to address the issues and continued the public hearing to October 6th.

DISCUSSION:

During the September 15th Planning Commission hearing, some of the issues raised by the Mills Ranch residents included:

- Reduced Central Community Park size.
- Maintenance responsibilities of the Homeowners Association.

**PLANNING COMMISSION
AMENDED MILLS RANCH SPECIFIC PLAN AND DESIGN MANUAL
OCTOBER 6, 2020
PAGE 2 OF 2**

- Stop control at the intersection on Hierloom Place and Legacy Drive.
- Impacts from a proposed affordable housing project, including parking and traffic concerns.

These are all important concerns to be considered. Staff is recommending the Planning Commission continue the public hearing until October 6th to provide sufficient time to continue addressing the concerns and meet with the neighbors and Homeowners Association to consider alternatives.

c: Mike Nino, Nino Homes
Dana Cleary, CHISPA
Parks and Recreation Commission

Mills Ranch Specific Plan and Design Manual Amendment

Staff:

Doreen Liberto, AICP, Community Development Director

Maicruz Aguilar, Assistant Planner

Erik Berg-Johansen, Senior Planner

Erica Sonne, Assistant City Clerk

Public Meeting

October 12, 2020

PUBLIC MEETING OVERVIEW

Thank You for Participating in the Public Meeting

Your excellent input was constructive and helpful to staff.

Purpose for Tonight's Public Meeting

- *Share information and gain public input.*

Goal of Tonight's Public Meeting

- *To collaborate on ways to address the City's concerns and benefit you at the same time.*

Format of Tonight's Meeting.

- *Staff will make a presentation.*

The ppt is available for download on the City's website.

<http://www.kinacity.com/>

- *The public will be asked to provide input.*
- *Please state your name and contact information.*

This session is being recorded and will be available after tonight on the City's website.

<http://www.kinacity.com/>

MILLS RANCH AMENDMENT PROJECT TIMELINE

August 2020: Parks and Recreation Commission for discussion.

September 15, 2020: Planning Commission First Public Hearing.

October 6, 2020: Planning Commission Second Public Hearing.

October 7, 2020: Updated the Parks and Recreation Commission.

October 12, 2020: Remote Public Meeting.

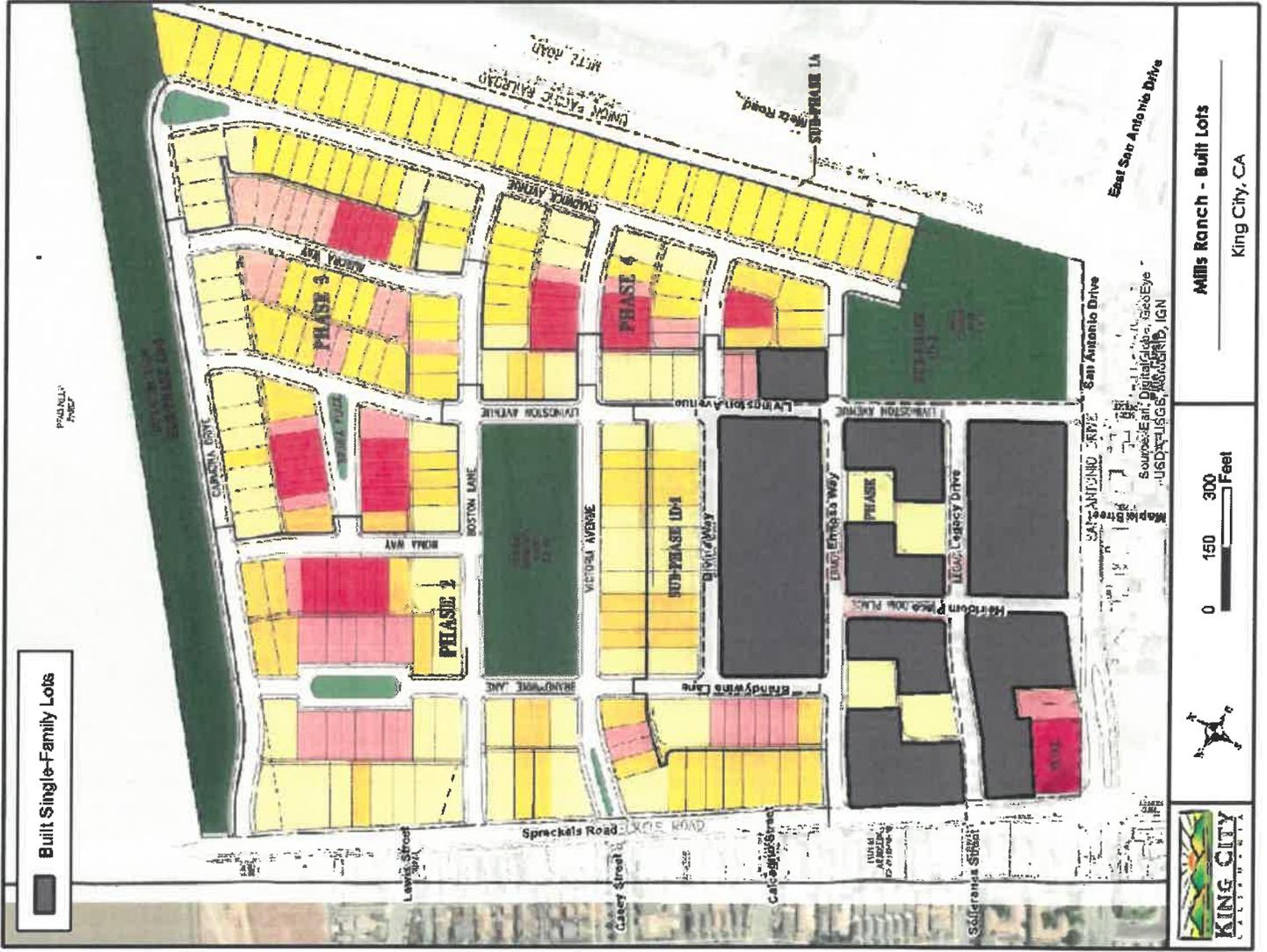
October 20, 2020: Planning Commission Third Public Hearing.

PROJECT HISTORY MILLS RANCH SPECIFIC PLAN

Mills Ranch Specific Plan Land Use Layout



LOTS WITH STRUCTURES



AERIAL



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NF

**PROPOSED CITY INITIATED
AMENDMENT
RELATED TO THE CENTRAL
COMMUNITY PARK**

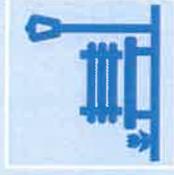
**CITY INITIATED PROPOSAL
REDUCE THE COMMUNITY PARK
(CENTRAL COMMUNITY PARK)
FROM 3.34 ACRES TO .5 ACRES.**

**BUILD A NEIGHBORHOOD PARK
INSTEAD OF A COMMUNITY PARK**

**ALLOW 41-AFFORDABLE HOUSING
UNITS ON THE REMAINING 2.84
ACRES.**



PRIMARY REASONS FOR PROPOSAL



Difficulty in funding maintenance of two additional large community parks, which will help both parks to be maintained in a quality condition on a long-term basis.



A neighborhood park will fit better at that location given that it is surrounded on all 4 sides by dense housing units, which will reduce traffic and noise.

CITY'S FINANCIAL BACKGROUND

- The City has many challenges because it has a small revenue base and many needs. On top of that, it is still struggling to recover from a major financial crisis.
- The Mills Ranch subdivision was approved in 2005. That same year, the City was victim to a failed development deal that turned a positive General Fund fund balance of over \$2 million to a negative General Fund fund balance of over \$2 million in just one year.
- Following that, the Great Recession hit, then the Police scandal, and then a fire destroyed the City's largest sales tax producer, which all led to increasing the negative fund balance to approximately \$5 million with a total budget of only about \$7 million.
- In 2014, the California Policy Center ranked King City the second most financially distressed city in California.
- Over the past few years, the City has developed a long-range financial plan and prioritized our needs to get the City to a financially stable position. As a result, we have made a lot of progress. The negative fund balance has been reduced to \$1.5 million and we hope to be in the black within a couple years. One of the challenges the City has faced is the number of amenities it has to maintain for such a small city, including an airport, pool complex, golf course, rec center, and a large number of parks. Therefore, we are being very diligent to make sure we make good long-range financial decisions and not take on additional costs that will lead the City to more problems in the future.

Answers to Previously Asked Questions

Question No. 1:

What are the responsibilities of the HOA?

Under the Mills Ranch CC&Rs, the HOA is responsible for the following:

- Alleyways, including landscaping and concrete aprons, gutters and paving
- San Antonio Road medians
- Parkway strips, including landscaping and trees
- Curb, gutters, sidewalks
- Storm drain cleaning
- Streetlights
- Enforcement of the CC&Rs
- *Maintenance of the Ag buffer/linear park, railroad buffer, and buffer zone easement, including the and retention basin.*
- Design review by an Architecture Committee

City is responsible for the following:

- Sewer main line repairs
- Storm drain repairs
- Streets
- Southeast and Central Park maintenance

Homeowners are responsible for:

- Landscaping outside the fence on their side of the sidewalk.

Question No. 2: What are the approved parks/open space, including the linear park/agricultural buffer?

MILLS RANCH PARKS OVERVIEW



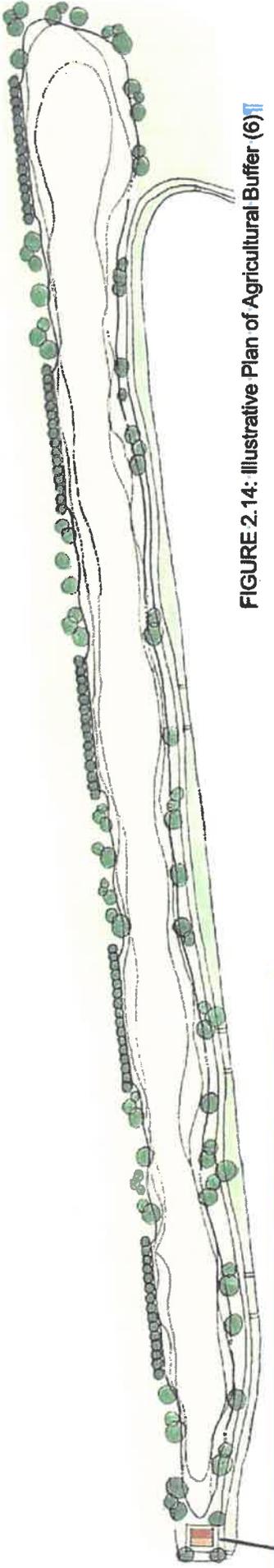


FIGURE 2.14: Illustrative Plan of Agricultural Buffer (6)



LOCATOR
PLAN

LINEAR PARK/AG BUFFER- GENERAL
CONCEPT

|||



LINEAR PARK/AG. BUFFER CONNECTION TO CREEKBRIDGE (ARBOLEDA)



SOUTHEAST COMMUNITY PARK

Size:	4.17 acres
Activity Uses:	Approved
	A. Pavilion (may incorporate public restrooms)
	B. Multi-Use Field
	C. Basketball Courts
	D. Playground
	E. Gardens



CENTRAL COMMUNITY PARK

Size:	3.34 acres
Activity Uses:	Approved Pavillion (incorporate public restrooms Multi-Use Field Basketball Half Courts and Hoops Playground Gardens

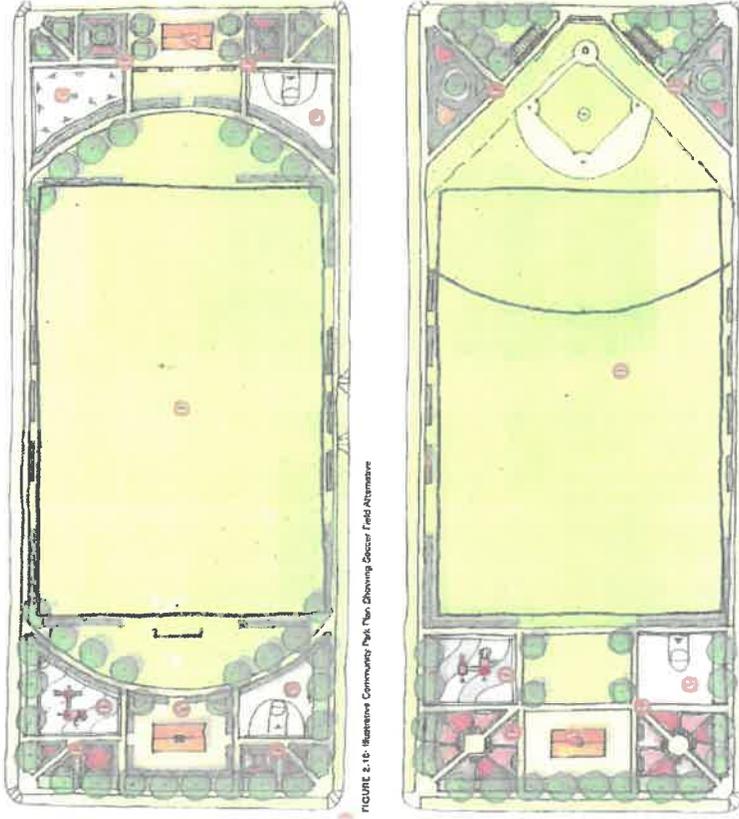
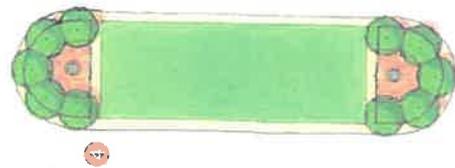


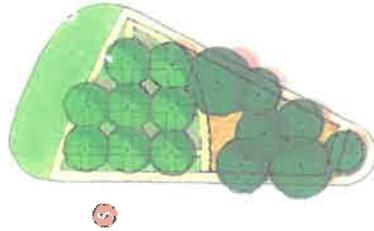
FIGURE 2.10 Illustration Community Park, Park Planning Sector Field Alternative

Note: The proposal would remove the multi-use field but keep the basketball half courts, playground, picnic area, benches.

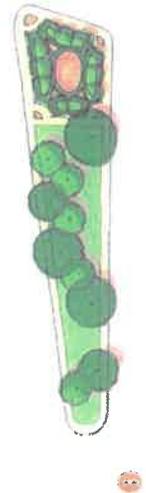
OTHER AREAS



Northwest Open Spaces



Northeast Open Space



...

Question No. 3: What is the timing to build the parks?

Park Timing

- The Specific Plan requires the first park to be built on or before issuance of the 199th permit.
- The 2nd park is required to be built on or before issuance of the 300th building permit.
- 105 units are built or under construction.
- Nino Construction is currently building an average of 4 homes per month.
- The developer's current plan is for the **Central Park to be built first** and the Southeast Park to be built second.
- Therefore, if the current rate of construction continues, **the Central Park will be built in approximately 2 years** and the **Southeast Park will be built in approximately 4 years.**
- However, keep in mind that if something were to impact the housing market and change the rate of construction, the schedule could be delayed. Nothing in the Specific Plan requires the second park to be built unless at least 300 homes are built.

Question No. 4: What is the affordable housing requirement in Mills Ranch?

Mills Ranch Affordable Housing Program Agreement

At the time, the City required 15% inclusionary housing for low-income households.

- This required 60 affordable housing units for 400 homes.
- The Mills Ranch Agreement allowed:
 - Ten percent or 40 units as permanently affordable low income housing onsite
 - Five percent of obligation was met via providing \$605,000 to the Housing Authority to rehab Leo A. Meyer Senior Plaza.
- CreekBridge (Arboleda) has 60 inclusionary housing units.

RECORDING REQUESTED BY
CITY OF KING CITY, A MUNICIPAL CORPORATION
AND WHEN RECORDED MAIL TO
City of King City
Attn: Deputy City Clerk
212 S. Vandeventer Ave.
King City, CA. 93950

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
City of King

CINTERIM
2/28/2006
10:04:29

DOCUMENT: 2006012630 Titles: 1/ Pages: 21

Fees:
Taxes:
Other:
AMT. PAID

No Fee Per Government Code §6103

APN _____

CITY OF KING CITY
County of Monterey, State of California

MILLS RANCH AFFORDABLE HOUSING PROGRAM AGREEMENT

This Agreement is entered into this 15 day of September, 2005, by and between the CITY OF KING CITY ("City"), and KING CITY COMMUNITY PARTNERS, L.L.C., a California limited liability corporation ("Developer").

RECITALS

WHEREAS, California Government Code Section 66558(a) requires localities to address the housing needs for persons of all income levels; and

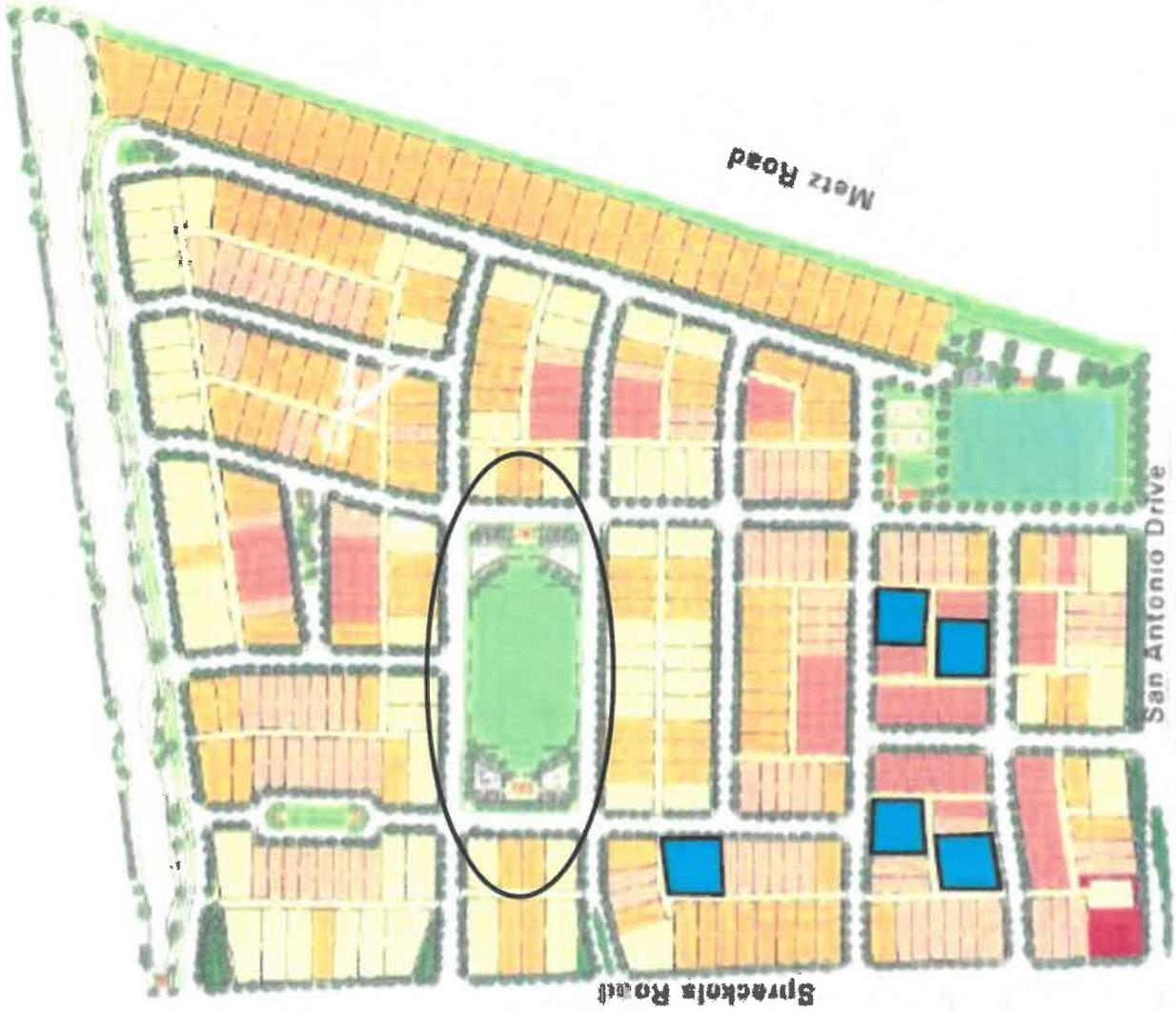
WHEREAS, the King City Council has determined that there exists a shortage of new housing affordable to low and moderate income households; and

WHEREAS, the King City Council has determined that an inclusionary housing program is necessary to ensure that a portion of all new housing is made affordable to low and moderate income households; and

WHEREAS, the King City Council adopted Ordinance No. 637 on January 28, 2003, mandating that, for projects containing thirty or more housing units, developers provide at least fifteen percent (15%) of their project for low-to-moderate income households ("Inclusionary Housing Program"); and

Affordable Housing - Garden Apartments

INDIVIDUAL SUBDIVISION



Question No. 5: What options are available?

SOME OPTIONS

Option 1

Go Forward with Existing Parks/Open Space as Planned

The Central Community Park would be built first, the Southeast Park would be built second.

The current design is similar to the Soccer Park in the Creek Bridge development. It is a large adult sized Soccer field, a small playground area and a small picnic area. Residents are encouraged to view the Soccer Park in Creek Bridge.

The City would likely pursue some changes to increase hardscape in order to reduce maintenance costs, such as adding some parking and a basketball court.

Option 2

Amend Specific Plan As Proposed to Planning Commission

The Central Park would be reduced to a ½ acre neighborhood park. It would feature a nice picnic area, playground area, small grass area to play.

The Southeast Park would remain the same and have a large sports field in addition to the other amenities.

The developer would construct the park, transfer the entire property to the City, and pay an in-lieu fee to the City of approximately \$300,000 that would be earmarked for park usage, which could include constructing the Downtown Plaza, renovating other parks, or a reserve for future park maintenance projects.

The remaining property would be sold to CHISPA for an affordable housing project for approximately \$400,000 in cash and another \$400,000 long-term loan. These funds would also be dedicated for park use.

The proposed affordable housing site plan would include extra parking, there would be stringent qualification procedures, and there would be an on-site manager to prevent any overcrowding or other negative impacts on the neighboring properties. They would also have an on-site play area for their residents independent of the neighborhood park.

Option 3

Modified Option 2

Under this option, the developer would agree to construct the Southeast Park first, which is closer to the existing homes, particularly the original homes that were built.

In exchange, the developer would not pay the City the \$300,000 in-lieu fee. Construction of this park first would be more expensive, and it will involve additional costs for infrastructure to change the order of the parks.

The Central Park size would be increased in size from Option 2 from ½ acre to 1 acre

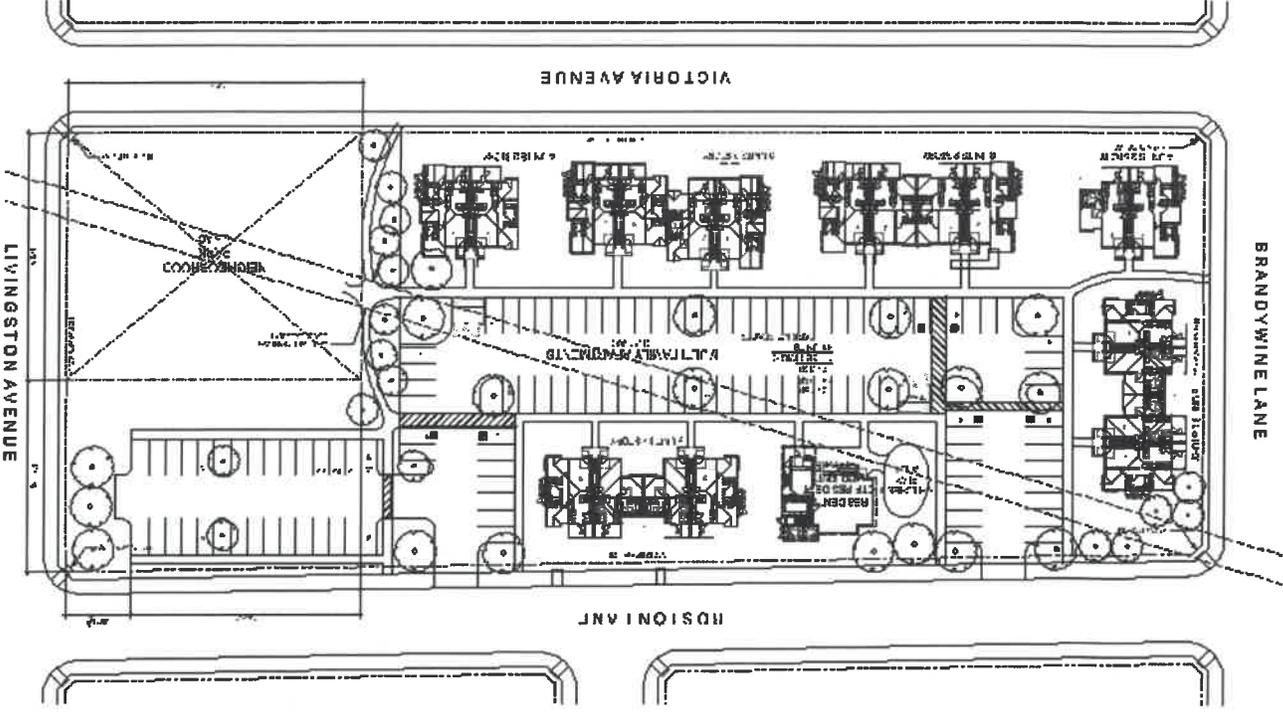
Among other things, it would include a playground and picnic area larger than what exists in the current Specific Plan concept. The developer would give the remainder of the property to the City to be sold to CHISPA for affordable housing, but the project will be reduced in size to 36 units to reduce the amount of increased housing and residents.

The City would establish a process of working with the residents to get input and involvement in the design of both parks.

QUESTIONS?

- We would like to try to answer any questions you have.
- We would like to receive your input since we believe there are some benefits of this alternative to the existing residents since it provides an opportunity to accelerate construction of the park closest to you.

ADDITIONAL SLIDES, IF NEEDED

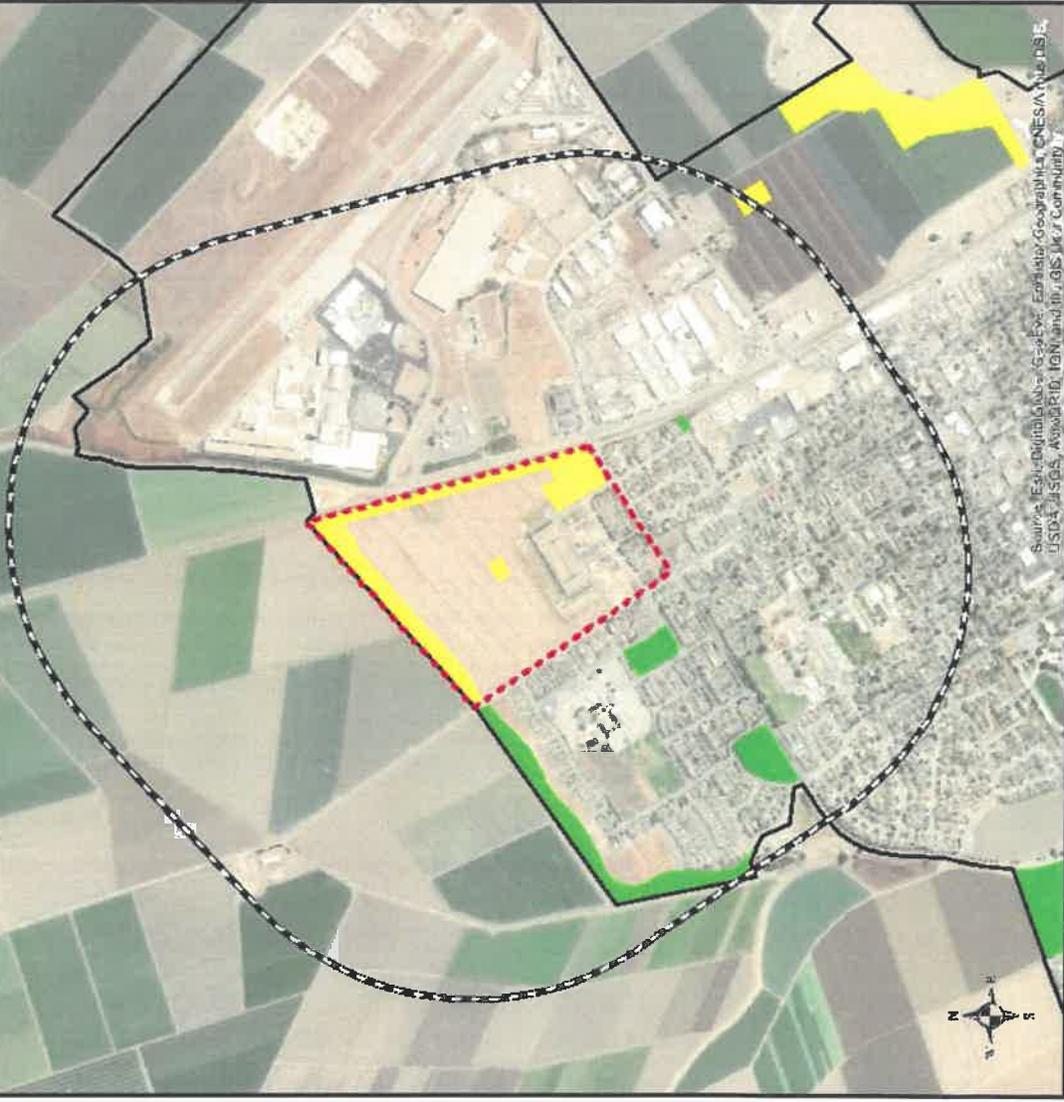


SITE PLAN



36.5 Acres of Existing and Future Parks within
1/2 Mile of Mills Ranch Specific Plan Area

 City Limits
 Mills Ranch Boundary
 Mills Ranch 1/2 Mile Buffer
City Parks
 Existing
 Future



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



Mills Ranch - City Parks
King City, CA

Capital
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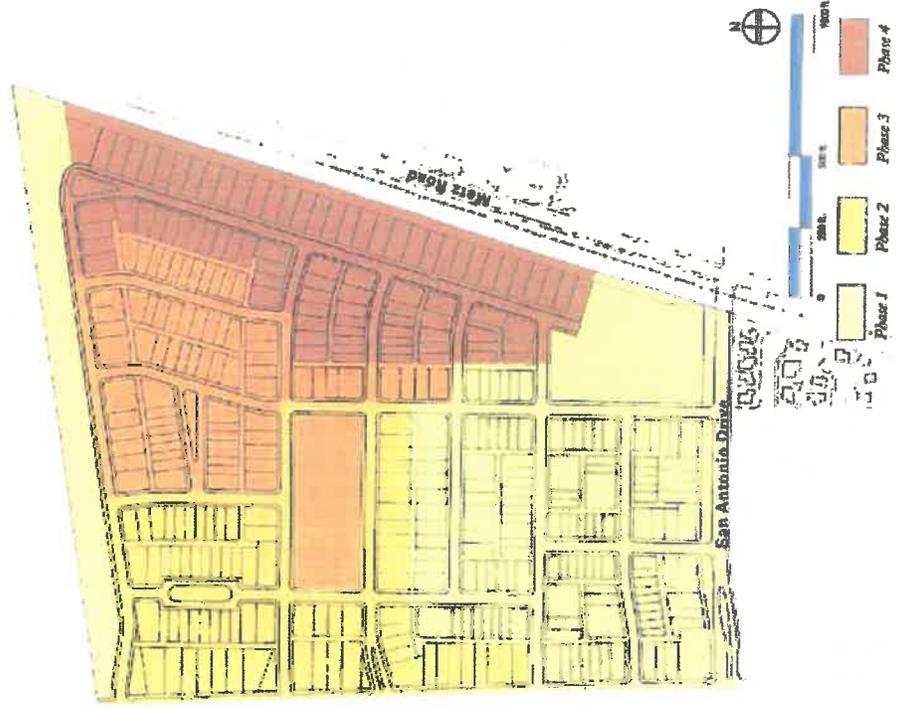


FIGURE 5.1: Phasing Diagram



DATE: OCTOBER 20, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

RE: ADDENDUM STAFF REPORT - AMENDMENT NO. 1 TO THE MILLS RANCH SPECIFIC PLAN AND MILLS RANCH DESIGN MANUAL AMENDMENT

RECOMMENDATION

The Planning Commission should consider the supplemental information (**Exhibit 12**) as part of October 20, 2020 discussion.

BACKGROUND/DISCUSSION

The October 20th staff report was finalized and copied on October 14th. Since the printing of the staff report, supplemental information related to the maintenance cost for the CreekBridge Soccer Park has been generated. **Exhibit 12** provides an overview of the total yearly cost to provide park and landscape maintenance.

Geoff English, Public Works Project Manager, prepared an actual maintenance cost breakdown for the CreekBridge Soccer Park. **Exhibit 12** contains total expenses, including employee costs, utilities, equipment, etc. In summary, the total cost is \$60,110.52. **Table 1** lists the summary of expenses breakdown. The maintenance tasks and time requirements would change based on the specific design of the Mills Ranch park site development.

Table 1

Summary of Cost
Maintenance of CreekBridge Soccer Park

SUMMARY EXPENSES	
Employee Costs	\$ 24,360.52
Water	\$ 19,250.00
Electrical	\$ 1,500.00
Landscape Supplies	\$ 5,000.00
Equipment Repairs/ Rentals	\$ 2,500.00
Asset Replacement Amortization	\$ 7,500.00
<hr/>	
TOTAL ANNUAL COST ESTIMATE	\$60,110.52

Exhibit:

Exhibit 12 - Annual CreekBridge Soccer Park Summary Expenses Spreadsheet

- c: Mike Nino, Nino Homes
- Dana Cleary, CHISPA
- Parks and Recreation Commission

EXHIBIT 12
As of 16 October 2020

PARK/ LANDSCAPE AREA:- CREEKBRIDGE SOCCER PARK

WORK ACTIVITY (March - November)	HRS. PER OCCURRENCE	MONTHLY FREQUENCY	TOTAL MONTHLY HRS.
Travel time	0.5	9.2	4.60
Mowing	4	4.3	17.20
Edging	1.5	4.3	6.45
Weed eating	0.5	4.3	2.15
Tree pruning	8	0.083	0.66
Trash litter	0.25	4.3	1.08
Restroom cleaning	0	0	0.00
Planter maintenance	16	0.16	2.56
Irrigation maintenance	1	4.3	4.30
Playground surface cleaning	0.5	8.6	4.30
Parking lot/ hardscape sweeping	0.5	4.3	2.15
BBQ area cleaning	0.25	4.3	1.08
Sub-total			46.52

WORK ACTIVITY (November - February)	HRS. PER OCCURRENCE	MONTHLY FREQUENCY	TOTAL MONTHLY HRS.
Travel time	0.5	6.3	3.15
Mowing	4	2	8.00
Edging	1.5	2	3.00
Weed eating	0.5	2	1.00
Tree pruning / watering	0	0	0.00
Trash litter	0.25	2	0.50
Restroom cleaning	0	0	0.00
Planter maintenance	0	0	0.00
Irrigation maintenance	0.5	0	0.00
Playground surface cleaning	0.5	8.6	4.30
Parking lot/ hardscape sweeping	0.5	2	1.00
BBQ area cleaning	0.5	0	0.00
Sub-total			20.95

NON-ROUTINE ACTIVITIES			
Spraying/weed control	3.5	0.33	1.16
Equipment safety inspections	0.5	4.3	2.15
Playground Maintenance	6	0.083	0.50
Turf aerification and fertilization	80	0.083	6.64
Vandalism/Graffiti	0.5	4.3	0.82
Sub-total			11.26

TOTAL ANNUAL HOURS- March - November

418.72

TOTAL ANNUAL HOURS- December - February 62.85
TOTAL HOURS- Non-Routine Activities 135.16

TOTAL ANNUAL PARK MAINTENANCE HOURS	617
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SUMMARY EXPENSES

Employee Costs	\$	24,360.52
Water	\$	19,250.00
Electrical	\$	1,500.00
Landscape Supplies	\$	5,000.00
Equipment Repairs/ Rentals	\$	2,500.00
Asset Replacement Amortization	\$	7,500.00

TOTAL ANNUAL COST ESTIMATE	\$60,110.52
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