

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, MARCH 1, 2016  
6:00 P.M.

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

1. **CALL TO ORDER**

2. **ROLL CALL:**

**Planning Commission Members: Michael Barbree, Margaret Raschella, Ralph Lee, Vice Chairperson David Mendez, and Chairperson David Nuck**

3. **FLAG SALUTE**

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.*

*None*

7. **PUBLIC HEARINGS**

- a. **Project:** Text Amendment to permit farmworker housing in the First Street Corridor Zoning District (and C-2 Zoning District) and corresponding conditional use permit, architectural review and variance to permit farmworker housing at 218 North First Street

**Case No.:** RZ 2016-001, CUP 2016-001, AR 2016-001, VAR 2016-001

**Applicant:** David Gill, Rio Farms and Steve Scaroni, SFCOS

**Proposal:** The proposal includes modification of the FSC Zoning District (which affects the C-2 Zoning District) text to allow with a Conditional Use Permits ("**CUPs**") for farmworker housing. The C-2 Zoning District allows all the uses permitted in the FSC Zoning District. The zoning districts are located in the central part of the City between the Historic Downtown and the Downtown Addition Specific Plan. The proposal also includes a CUP, Variance ("**VAR**") and Architectural Review ("**AR**") applications for a remodel of a vacant warehouse into temporary barracks style farmworker housing facility for 216 farmworkers at 218 North First Street. The facility is the Meyer Building located at **218 North First Street**. The applicants propose to convert a portion of the Meyer Building to H2-A Visa

Farmworker Housing Program. The property is designated General Commercial (“GC”) on the General Plan Land Use Map and First Street Corridor (“FSC”) on the Zoning Map.

**Location:** 218 N. First Street, King City, CA 93930

**Environmental Determination:** An Initial Study Mitigated Negative Declaration was prepared for this project.

**Recommendation:** Staff recommends the Planning Commission take the following actions:

1. **ADOPT** the attached resolution which recommends the City Council adopt the Mitigated Negative Declaration and change the FSC and C-2 Zoning Districts to allow farmworker housing with a conditional use permit (“CUP”), and
2. **CONTINUE** the conditional use permit, architectural review and variance applications to **April 19, 2016**.

8. **REGULAR BUSINESS**

9. **PLANNING COMMISSIONER REPORTS**

10. **DIRECTOR’S REPORT**

11. **WRITTEN CORRESPONDENCE**

12. **ADJOURNMENT**

**NOTES**

**WRITTEN MATERIAL:** Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the Community Development Department, 212 S. Vanderhurst Avenue, King City, Ca, during normal business hours, and may be posted on the City’s website identified above.

**AGENDA ITEM SPEAKING TIME:** The Planning Commission may limit persons speaking on an agenda item to three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT:** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk’s Office (831) 385.3281. Whenever possible, requests should be made four (4) working days in advance of the meeting

**UPCOMING REGULAR MEETINGS**

<b><u>MARCH 2016</u></b>		
March 1 <sup>st</sup>	6:00 p.m.	Planning Commission
March 8 <sup>th</sup>	6:00 p.m.	City Council
March 14 <sup>th</sup>	6:00 p.m.	Airport Advisory Committee
March 15 <sup>th</sup>	6:00 p.m.	Planning Commission
March 21 <sup>st</sup>	5:00 p.m.	Recreation Committee
March 22 <sup>nd</sup>	6:00 p.m.	City Council

## **THE CITY OF KING GLOSSARY**

**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

**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

**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.

**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

**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