

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION

TUESDAY, NOVEMBER 6, 2018  
6:00 P.M.

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

### 1. CALL TO ORDER

### 2. FLAG SALUTE

### 3. ROLL CALL:

Planning Commission Members: Oscar Avalos, Ralph Lee, David Mendez,  
Domingo Uribe 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 16, 2018 Planning Commission Meeting  
Recommendation: Approve and file.

### 7. PUBLIC HEARINGS

- A. Project: All-Temp Refrigeration Warehouse CUP Amendment No. 1  
Applicant: Tom Willoughby  
Case No.: CUP2017-011(A1)  
Location: 740 S. First Street, King City CA. 93930  
Consideration: Amend Condition of Approval No. 11 and No.13 of Conditional Use Permit Case No. CUP 2017-011 which changes the timing of providing improvements for public accessibility and sidewalks.

Recommendation: The Planning Commission adopt Resolution No. 2018-243, which approves amending condition of approval No. 11 and No. 13 of CUP 2017-011A1.

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 32 In-Fill Development Projects, Categorical Exemption set forth in CEQA Guidelines, section 15332 as this project involves development within the city limits on a project site of no more than five acres substantially surrounded by urban uses. The site is adequately serviced by all required utilities and public services. The project is consistent with the general plan designation and zoning regulations. The Project site has no value as habitat for endangered, are or threatened species. The applicant will be required to provide street, gutter, curb sidewalk and other public improvements as identified for South First Street. Site drainage will be required t meet the City's and Central Coast Regional Water Quality Control Board standards. The project would not result in significant effects related to traffic, noise, air quality or water quality

## 8. NON-PUBLIC HEARINGS

A. Project: Planning Commission Interpretation of Mills Ranch Subdivision Conditions of Approval No. 87

Applicant: Mike Nino, Nino Homes

Location: Mills Ranch Subdivision, King City, CA.

Case No.: PCI2018-001

Consideration: Adopt the attached Resolution No.2018-244 making an interpretation that Condition of Approval No. 87 of the Mills Ranch Specific Plan is similar to Condition of Approval No. 92 of the Arboleda Specific Plan.

Recommendation: Staff is asking for an interpretation from Planning Commission on whether Condition of Approval No. 87 of the Mills Ranch Subdivision intended to require mechanical ventilation or air conditioning versus the requirement for both.

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, section 15061(b)(3), has determined with certainty that there is no possibility that the interpretation may have a significant effect on the environment. This is because the Planning Commission is making an interpretation that would not cause any foreseeable environmental impacts. Therefore, this project is not subject to CEQA.”

## 9. PLANNING COMMISSIONER REPORTS

## 10. DIRECTOR'S REPORT –

## 11. WRITTEN CORRESPONDENCE

## 12. ADJOURNMENT

### UPCOMING REGULAR MEETINGS

#### NOVEMBER

November 6 <sup>th</sup>	6:00 p.m.	Planning Commission
November 12 <sup>th</sup>	6:00p.m.	Airport Advisory Committee
November 13 <sup>th</sup>	6:00p.m.	City Council
November 19 <sup>th</sup>	6:00 p.m.	Recreation Commission
November 20 <sup>th</sup>	6:00p.m.	Planning Commission
November 27 <sup>th</sup>	6:00 p.m.	City Council

#### DECEMBER

December 4 <sup>th</sup>	6:00 p.m.	Planning Commission
December 10 <sup>th</sup>	6:00 p.m.	Airport Advisory Committee (canceled)
December 11 <sup>th</sup>	6:00 p.m.	City Council
December 17 <sup>th</sup>	6:00 p.m.	Recreation Commission
December 18 <sup>th</sup>	6:00 p.m.	Planning Commission
December 25 <sup>th</sup>	6:00 p.m.	City Council (Canceled)

**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)

**MIMTC:** 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