

## Planning Commission Minutes

October 6, 2020

### 1. Call to Order

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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

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

### 3. Roll Call

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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

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

### 5. Presentations

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None

### 6. Consent Calendar

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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.
  - 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: 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 15<sup>th</sup> 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 12<sup>th</sup> 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