

Planning Commission Minutes

October 20, 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 A (video conference)

Paulette Bumbalough X (video conference)

David Mendez A Brett Saunders X (video conference)

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

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

4. Public Comments

None

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: October 6, 2020

Action: Motion made by Commissioner Saunders to approve minutes of October 6, 2020. Seconded by Commissioner Bumbalough. Motion carried 3-0.

7. NON- PUBLIC HEARINGS –

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.

Assistant Planner Maricruz Aguilar introduced this item with a Powerpoint presentation. Ms. Aguilar showed the Public Outreach dates and mentioned the upcoming Virtual Workshop by RRM Design Group coming up in November on the 4th. She mentioned the proposed inclusions of outdoor passive recreation area for open lawn, picnic table, stage, monument sign, trellis, art and sculptures, a restroom facility and a historic museum.

Chair Nuck opened the public hearing on this item. Hearing none and seeing none, Chair Nuck closed the public hearing.

Chat question Doreen read into the meeting was "is this first time this is presented before the Council? has there been opportunity to review this Downtown Plaza presentation. Assistant Planner stated that it has been before City Council before and this is the first time it is before Planning Commission.

Another question was how many people

Marisol Sanchez asked when and where the November 4th information be out?

Chain Nuck re-opened the public hearing

How many of the workshops were virtual? There was a survey out for a couple of weeks, which was the only virtual outreach as the outreach was done prior to COVID.

Mindy Hunt ask how long it will take for the grant to be heard on. Assistant Planner said we would not hear about the grant until next summer.

City Engineer Hurtado talked about the components of the grant.

Ginger Sperry asked Where do these park development impact fees come from?

Marty Northrip asked where the funding for this money comes from, is it coming from Mills Ranch Park? Where do the Park Development impact fees come from? Is it a square footage fee or a set fee? City Engineer Hurtado stated all the funding would come from Prop 68. Marty: If we don't get funding from the grant where will the funding come from. City Engineer stated that the City Manager would appropriate it from somewhere else. Asst. Planner stated it is a set fee and gave the amount.

Motion by Commissioner Bumbalough to approve Resolution 2020-285 approving Conditional Use Permit Case No. CUP-200-210. to develop the corner of Broadway Street and N. Vanderhurst Avenue into the Downtown Plaza. Seconded by Commissioner Saunders carried 3-0.

- B. 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: 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.

Community Development Doreen Liberto introduced this item going over all the options that were discussed at the Mills Ranch Public Meeting with a powerpoint presentation.

Chair Nuck continued the public hearing.

Mindy Hunt read a statement into the record. I want to express my appreciation to King City staff for answering her questions. I have read through all the minutes and agendas. I drove around looking at all the parks. Three main issues that the City is looking at is the present and future development of the City, the financial health of the City, and the requirement for affordable housing. Community cares about the present and future development and crowding in housing development. Water and maintenances seem to be the primary cost. I noticed at the sides of the new soccer park there are large hedges and maybe a walking track could be put in instead of all the hedges and green area at the ends. Parking for the park would be hard service that would not need water. Lots of options could be looked at. Financial statis of the City is fluctuated in the past and if the housing continues to grow that would be pretty promising financial health of the City. It is growing pretty fast. In the past two years there have been 35 homes added to Creekbridge in 2 years and now 100 and intending to add more and Mills Ranch is supposed to get up to 400 homes and people are still buying homes in King City because it is affordable and with all the homes being built and houses being close together it is causing a parking and traffic issues and now the City wants to put in 41 affordable units right in the middle of Mills Ranch. In the presentations before it was made to seem that there would be less traffic if you took away a huge park and having 41 units would be less traffic and the City assures us that we don't need the two large parks that have been planned and that the community should be happy with one large park and a smaller 2nd park, not much larger than the grassy area in front of City Hall. It looks like one of the large parks will be apartments because this will be moving forward if you let City Council make the decision. We have learned that you can't depend on plans, plans don't matter, and we understand that there is a need for affordable housing. Each new housing development needs to have 15% affordable housing and Creekbridge has theirs and Mills Ranch has plans for 15% of affordable housing but the City so they could get \$605,000 for that senior plaza and the City wants there 10% plus there 5% back and the developer will get \$300,000 from the developer \$400,000 from CHISPA and another \$400,000 in a loan. It is too complicated, and you are rushing it along because you thought it is an empty lot out there and no one cares. Across from Mills Ranch on San Antonio last year you approved affordable housing, **I can't believe that there is not somewhere else in King City that affordable housing can go.**

Mindy was reminded that others may like to speak and could she wrap it up as we try to allow 3 minutes for everyone.

John Dewdeer: she can have my 3 minutes

Edgar Velazquez: she can also have my 3 minutes

Edgar Velazquez: She is basically saying what is on everyone's mind at this point

Ginger Sperry: I agree

John Dewdeer, Ginger Sperry, Melanie Green and Edgar Velazquez agree with Mindy and would like no affordable housing and a bigger park.

Ginger Sperry: Many of us disagree that this would be a better fit for the neighborhood. We feel we need

to encourage the city to plan for the future and maintain appropriate growth including planning parks in every development that goes forward.

Ginger Sperry: This change would add additional units to a development that will already have 400 homes in it.

Edgar Velazquez: I agree with Ginger. I would also like to point out that I was given a flyer with information to a meeting regarding this park for today at 6:00 PM. The Zoom link is completely different from this one and people were waiting when I left to speak about this issue.

Ginger Sperry: We have spoken before about finding a sponsor to assist with long term care of the parks

John Dewdeer: Is the Creekbridge linear park in development or is it planned to be in development? City Engineer stated that the responsibility of the developer is when he builds adjacent to housing, he put in. It will be built out as the homes are built out.

Melanie Green: I agree those don't look usable.

Ginger Sperry: So why the rush to change the plan?

Melanie Green: That looks like the city is trying to make some money on this deal to fund other parks. Is that the goal? Community Development Director stated the city is looking at how do they reduce the annual maintenance cost and how can they utilize funds to maintain other parks.

Melanie Green: How much would CHISPA pay if you reduced the number of units to 20? Community Development Director does not want to speculate on this.

Marisol Sanchez's iPhone: I vote option 6 because I agree that we need to maintain the open space for the community.

Marty asked if the options slide could be put up again.

Mindy wants to remind everyone that the developer will be building the linear park and the HOA will be paying for it so there is again a cost that the City won't have to eat. Think of having a healthy City. Soledad feels Closter phobic.

Marisol agrees that we need to think of the long term use and we have a lack of open spaces. She feels we need option 6 need more research but for the long term. Something that people could use from different ages. Linear park is going to be payed for by HOA which is great so if option 6 could be looked at with fitness equipment and it would be long term equipment that wouldn't require long term maintenance.

Melanie Green: What is the relative population density in our region of the city? What is our current population? What is our expected population in 5 years? What is the expected population in 10 years?

Maricruz: Census Bureau quick facts state as of April 1, 2010 population was 12,874. Census did an estimate in July 1, 2019 that estimated 14,077. Our 10-year population is unknown at this time. Only 60.2% census self-responses were returned during this census 2020.

Maricruz: <https://www.census.gov/quickfacts/kingcitycitycalifornia>

When will the Creekbridge linear park be complete? City Engineer stated when the development is complete.

Marty asked about projections of the population to be in the future. Community Development Director stated in the Housing Element. It will be from information from the State and the Census. Community Development Director stated that the City wants to have a small town feel.. Marty stated that it seems if they want to do that then taking out this park would go against their plan. Marty feels option 5 and 6 can be together.

Edgar Velazquez: It sounds like what you're saying Doreen is that the city does not intend to grow? I just moved to King City and I reviewed the future plans. They mention joining a growing community that would be thriving in the future.

Community Development Director stated she didn't say that the City wants to keep their small town feel to it, the City is updating land use element, looking at density as part of that. There is not enough land to be a major City.

Melanie Green: Are there more homes slated to be built in the Creekbridge development and how many? City Engineer stated that Creekbridge is a 400 lot sub division. Mills Ranch is a 400 lot sub division and the other large development that has housing is 600 lot development is Downtown addition. It doesn't have a lot of areas to grow to the North and ag buffers to the West.

Melanie Green: What other parks in town match the size of the city's proposed amendment to our planned park? Community Development Director Liberto stated it would be unique.

Melanie Green: When is the developer required to put in the linear park, if at all? City Engineer stated when they build adjacent housing.

Melanie Green: When is the apartment complex due to begin construction if this planned change goes forward? Community Development Director stated No date on that haven't gotten that far.

Melanie Green: Would the city consider making the proposed park 1.75 acres in size instead of .5 acres in size? Community Development Director stated that is an option. Chair Nuck stated there is option 5.

Melanie Green: What are the guidelines for the proposed development across the street from Mills Ranch on San Antonio? (will it be affordable housing? townhomes? single family homes? how many? etc.) Community Development Director stated small lot next to the Clinic that will be commercial on the bottom and apartments on the top. Marty ask if those are affordable housing. Community Development Director stated market rate apartments.

Melanie Green: Who will be the builder for the affordable housing complex? CHISPA they would go out and get bids on their proposal.

Melanie Green: What kind of tax rates are collected on the affordable housing complex as opposed the single-family home? Community Development Director stated it is based on evaluation of the property.

Marisol Sanchez's iPhone: "grow" is extremely subjective term to throw around. I think it is important to delineate that we should focus on improving the land we have first and foremost before considering increasing population size or "projecting" to.

John Dewdeer: Where are the 600 units in downtown going to be? City Engineer stated East of First Street and South of Bitterwater Road. It is Downtown Addition Project.

Maricruz: Census Bureau quick facts state as of April 1, 2010 population was 12,874. Census did an estimate in July 1, 2019 that estimated 14,077. Our 10-year population is unknown at this time. Only 60.2% census self-responses were returned during this census 2020.

Maricruz: <https://www.census.gov/quickfacts/kingcitycity/california>

Mindy Hunt: If the council wants to keep the "small town" feel then getting rid of a park does NOT help give that feeling.

Marisol Sanchez's iPhone: @Mindy, I agree

Ginger Sperry: @Mindy, I agree as well

Chair Nuck stated that Planning Commission would like to get some in put from the City Council.

Commissioner Saunders stated he wanted to that the Community for the comments on this matter. He

and the other planning commissioners have sat through many meetings and no one showed and they thought know one cared but the contentious matter seems people do care. Really appreciate them showing up. It is a difficult thing to come to a resolution on. There is going to need to be a compromise that everyone will get something. He is hoping more to participate later in other meetings.

Marty had a question about continuing the Public Hearing.

Community Development Director recommended that we not continue the Public Hearing as we can't get to the City Council before November 10th so there would be nothing to discuss on November 3rd. Planning Commission offer comment City Council get input from the City Council and then bring it back possibly at a later Planning Commission meeting.

Mindy wanted to have this item pushed to next year as we are getting into the holidays and it is hard to get neighbors to participate. She almost didn't make the meeting because of work.

Commissioner Bumbalough stated that she appreciated all the comments from the public and the research and the information you have been discussing is helpful for Planning Commission. She was glad that appreciation was given to staff as they work hard on this. She was concerned about the comment about we feel the community should be happy with one park. Planning Commission doesn't feel they should be happy. We are facing as commission and as a city the reality of where we are financially she personally is very concerned with the stability of the City with a growing recession or we are in a recession and it is an unknown and she can't help but consider that as they make their decisions. She heard someone say they felt like we are rushing. This is the third or fourth public hearing on this and she feels we are taking a lot of time. She is glad that they are asking all the questions. She drove around to see all the parks several times and she was impressed especially if they were done and green. She is concerned about the 2 parks in Mills Ranch area if they are not kept up because it is an eye sore and a safety. She supports not voting on this tonight because we are missing two commissioners and she is sure they would like to hear all the information.

Mindy feels it is a bit rushing because we may not even get 199 homes needed to start that park with the economy so bad and the impression is you want to rush to build those apartments. The agenda packet is long, and she has listened to the presentation twice and there more things that come out. Maybe commissioners and city council it makes sense to but it is a lot to take in. Most are just learning this process and many that can not be here don't understand the process. If the park can't be started for may be 2 years because we are going to go into a dip.

Commissioner Saunders feels they need more information. He would like to see as much open space low maintenance as possible.

Chair Nuck stated he feels that there needs to be a place to hold a child's birthday party because yards are so small on a lot of these houses. Picnic table, BBQ pit, similar to places in San Lorenzo park. Incorporating fitness activities, he feels maybe better suited to the linear park.

Melanie Green: For example: What kind of shade structures will be embedded in the plan for the park?
Will there be parking for the park itself or only for the apartment complex?
How will that space be divided to show this park is for all to use and not just an extension of the apartment complex?
What guidelines regarding sheds are you seeking to change?
What guidelines regarding fencing are you seeking to change?

Melanie Green: no bark

Community Development Director stated that basically we are talking about a concept here the site design comes later on.

Edgar Velazquez: Would it be possible to make a portion of the park a dog park? We don't have a dog park in south county and the nearest one is in either Marina or Salinas. The dog park could be filled with wood chips similar to Salinas which I imagine is low maintenance.

John Dewdeer: I agree - picnic space with barbeque options and a bit of open space to run around or have birthday parties

Marisol Sanchez's iPhone: I think combination picnic including bbq areas with shade structure plus the fitness equipment would be a more long-term low-cost option

Melanie Green: I agree with Marisol

Ginger Sperry: We are on land use primarily right now, is that correct Doreen?

Community Development Director Liberto said thank Ginger for your comment that is correct.

Edgar Velazquez: Thank you, that is fantastic to hear

Marisol Sanchez's iPhone: rocks and desert plants with minimal water needs and maintenanc with a fountain or art piece mural anything like that to bring culture to the area rather than costly florals /shrubbery

Commissioner Bumbalough asked about around \$60,000 for maintenance wouldn't the City try to do drought tolerant and low maintenance. Community Development Director stated that is correct. There are maintenance cost and replacement cost.

Mindy Hunt: Thank you commissioners and City Staff for listening to our concerns. And thank you neighbors for your input.

Marisol Sanchez's iPhone: great thank you for that information. I look forward to joking future meetings.

Marisol Sanchez's iPhone: *joining

Chair Nuck closed the public hearing.

Motion by Commissioner Bumbalough to get the City Council to provide direction with the suggestions from the Planning commission and community. Seconded by Commissioner Saunders. Motion carried 3-0.

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports-

A. Mills Ranch Phase 2A – City Engineer Hurtado gave an update. Submitted a track map for 33 lots. Grading is happening now. Utilities to follow. Final Map will be recorded soon.

B. Rava Plans on Bitterwater – City Engineer Hurtado stated the parcel map was submitted and revised improvement plan and tract map recently submitted.

C. Creekbridge next tract map will be submitted soon.

Community Development Director stated that land use element is happening.

Marty northrip: please add me to that list

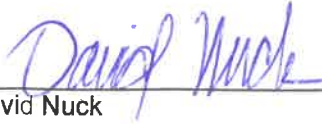
Marisol Sanchez's iPhone: add me please

Mindy Hunt: Add me too

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 7:41p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King