

**AGENDA**  
**REGULAR MEETING OF THE**  
**PLANNING COMMISSION**  
**GENERAL PLAN LAND USE WORKSHOP**  
**TUESDAY, APRIL 6, 2021**  
**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.*

*Please join us on City of King Facebook live:*

<https://www.facebook.com/cityofkingcityhall/>

**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**

A. Public Workshop on General Plan Land Use Element Maps  
Recommendation: Review and Discuss

**6. ADJOURN**

**UPCOMING REGULAR MEETINGS**

**APRIL 2021**

April 6th	6:00 p.m.	Planning Commission
April 12th	6:00 p.m.	Airport Advisory Committee
April 13th	6:00 p.m.	City Council
April 19th	5:00 p.m.	Recreation Commission (Canceled)
April 20th	6:00 p.m.	Planning Commission
April 27th	6:00 p.m.	City Council

## MAY 2021

May 4th	6:00 p.m.	Planning Commission
May 10th	6:00 p.m.	Airport Advisory Committee
May 11th	6:00 p.m.	City Council
May 17th	5:00 p.m.	Recreation Commission
May 18th	6:00 p.m.	Planning Commission
May 25th	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



Item No. 5(A)

**REPORT TO THE PLANNING COMMISSION**

**DATE:** APRIL 6, 2021

**TO:** HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** DOREEN LIBERTO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ERIK BERG-JOHANSEN, PLANNER

**RE:** WORKSHOP FOR REVIEW OF DRAFT GENERAL PLAN LAND USE ELEMENT MAPS AND DIAGRAMS

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**RECOMMENDATION**

Staff recommends the Planning Commission allow staff to make a presentation, allow the public to make comments, and provide comments and direction to staff.

**BACKGROUND**

The City received a State grant to update the General Plan Land Use Element (LUE). The primary purpose for the grant is to accelerate construction of housing due to the State's housing shortage. The Planning Commission may recall that in 2020, the City adopted an Accessory Dwelling Unit (ADU) ordinance, which was funded by the grant. The next step is to produce maps that highlight major planning issues so staff can proceed with land use goals, policies and implementation measures. The purpose for this Workshop is to present the various maps and gain input from the community and Planning Commission.

**DISCUSSION**

The City of King is currently updating the LUE of the "General Plan." The General Plan guides the City as it continues to grow, change, and develop. There are seven (7) State mandated General Plan elements, which are: land use, circulation, housing, open space, conservation, noise, and safety. Since 1998, the State requires issues such as climate change (greenhouse gas emissions), environmental justice, health issues, social equity, food access and affordable

housing to be addressed. The City adopted an optional economic development element.

Presently, the city is working on the LUE. It is thought by many that this is the most important element of the General Plan because it encompasses the long-term vision of the city and directs land uses, zoning, and development patterns. The City also received State grants that require the consideration of strategies to accelerate the production of new housing opportunities in King City.

The purpose of the workshop is to share information and receive feedback from the public and Planning Commission on mapping issues. Staff will present various maps and discuss opportunities and constraints that will guide this project. Participants are encouraged to ask questions and provide input that will help staff continue to refine maps, policies and other components of the document.

Staff is asking the Planning Commission and community to provide comments on the maps presented during the April 6<sup>th</sup> Workshop. Staff will use this information to begin formulating goals, policies, and implementation measures.

Public Notice and Input

Public notice was published in the local newspaper on March 31, 2021. Public notice was also posted on the City's website on March 24, 2021.


**COST ANALYSIS**

City staff is working under the State SB2 Grant for this project.

**ENVIRONMENTAL REVIEW:**

The City has not yet determined the appropriate environmental review procedure for the General Plan Land Use Element.

Submitted by:   
Erik Berg-Johansen, Planner

Approved by:   
Doreen Liberto, AICP, Community Development Director