

**Planning Commission Minutes**

**May 18, 2021**

**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 6:02 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  X  (video conference)

David Mendez  X  Brett Saunders  X  (video conference)

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

**4. Public Comments**

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None

**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: March 16, 2021**

**Action:** Motion made by Vice Chair Saunders to approve minutes of March 16, 2021. Seconded by Commissioner Mendez. Motion carried 5-0.

**7. NON- PUBLIC HEARINGS –**

None

**8. PUBLIC HEARINGS**

- A. Project: The King City Roundabout Initial Study/Mitigated Negative Declaration
- Applicant: City of King
- Location: Intersection of Broadway Street, San Antonio Drive and San Lorenzo Road.
- Consideration: Adoption of a Mitigated Negative Declaration for the City Roundabout at Broadway Street/ San Antonio Drive/Highway 101.
- Recommendations: Planning Commission adopt Resolution No.2021-291, which adopts the Mitigated Negative Declaration and Mitigation Monitoring Report

on the City's Roundabout, after conducting a public hearing and accepting public testimony.

Environmental  
Determination:

An Initial Study / Mitigated Negative Declaration ("MND") has been prepared in accordance with the California Environmental Quality Act ("CEQA") of 1970 and its applicable Guidelines, as amended. It is an informational document prepared to inform the decision-makers and the general public of the potential environmental effects associated with the proposed project at intersection of Broadway Street, San Antonio Drive and San Lorenzo Road. The City of King will use the MND in its decision-making process on the proposed project. The conclusion of the MND is that the proposed project would not generate any significant direct or primary physical impacts on the environment.

Community Development Director Doreen Liberto introduced this item with a PowerPoint presentation.

City Engineer, Octavio Hurtado gave an overview of the roundabout its size and the history of it. The City applied for a Highway Safety Grant, while scoring well the City did not receive it. The City wants to continue the environmental work, CEQA work and NEPA work to position itself to apply for additional grant opportunities.

Douglas Wood, Wood & Associates, Inc. who performed the Initial Study/Mitigated Negative Declaration gave further introduction and was available for questions.

Vice Chair Saunders ask a couple of questions, one about the route to get from Broadway to 101 North. He feels that this elevates a problem and is a good solution. His other question was how do pedestrians navigate this roundabout. City Engineer Hurtado stated that the roundabouts are safer for pedestrians because they only have to cross a 12ft area to get to a safety zone and then cross another 12ft. area.

Commissioner Bumbalough stated she is excited about this roundabout because of safety issues that exist. She has used roundabouts and likes them, and they are very safe.

Chair Nuck opened the public hearing,

Marisol Sanchez asked when this project will begin. City Engineer Hurtado explained that currently there is not fund and is no set schedule, but the City would like this project to be shelf ready. A HSIP Grant will be applied for again within the next year. She clarified that this project would eliminate the traffic signal. She asked if there will be a bike lane. City Engineer stated yes.

Chair Nuck closed the public hearing.

Motion by Commissioner Avalos to adopt Resolution No.2021-291, which adopts the Mitigated Negative Declaration and Mitigation Monitoring Report on the City's Roundabout. Commissioner Saunders seconded. Motion carried 5-0.

B. Project:	International Tires Accessory Structures
Applicant:	Vicente Zarate
Location:	715 Broadway Street, King City, CA. 93930.
Consideration:	A Variance Permit to Permit A Zero Foot Side Yard Setback with a Two (2'.6") Foot Rear Yard Setback of Two Metal Containers to Convert into Accessory Storage Structures at 715 Broadway Street, King City, Ca 93930.

Recommendations: Planning Commission adopt Resolution No. (2021-290) which approves a Variance Permit request by Vicente Zarate, International Tire (Application Case No. P21-000-003) to allow for a zero (0') side yard setback with two (2'.6") foot rear yard setback of two metal containers to be converted into accessory structures at 715 Broadway Street, King City.

Environmental  
Determination:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in CEQA Guidelines, Section 15305 Class 5 Minor alterations to land limitations such as variances and encroachments that don't result in change of land use because of the project site configuration was built for auto related uses and screening of tires requires containment and the site doesn't allow for containment elsewhere. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

Assistant Planner Maricruz Aguilar introduced this item with a PowerPoint presentation.

Chair Nuck opened the public hearing,

Commissioners feel there has been a clean-up of this lot since Mr. Zarate has taken residence for his business.

Commissioner Avalos asked if there is anything that needs to be done to prevent fire. Planner Aguilar stated that it was looked at by Art Black our fire marshal and he didn't see anything wrong. Mr. Black will visit this site yearly for Fire inspection.

Chair Nuck closed the public hearing.

Motion by Commissioner Bumbalough to adopt Resolution No. (2021-290) which approves a Variance Permit request by Vicente Zarate, International Tire (Application Case No. P21-000-003) to allow for a zero (0') side yard setback with two (2'.6") foot rear yard setback of two metal containers to be converted into accessory structures at 715 Broadway Street, King City. Commissioner Avalos seconded. Motion carried 5-0.

**9. Regular Business- None**

**10. Planning Commission Report –**


**11. Director Reports-** the Council Chambers will be going under a change of adding items to be able to meet in public and continue on Zoom as well. Sometime after June 15<sup>th</sup> we will possibly be able to meet in person.

**12. Written Correspondence– None**

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:50p.m.

  
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David Nuck  
Planning Commission Chairperson  
City of King

  
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Erica Sonne  
Planning Commission Secretary  
City of King