

# AGENDA

## REGULAR MEETING OF THE PLANNING COMMISSION TUESDAY, SEPTEMBER 21, 2021 6:00 P.M.

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

The Planning Commission meeting will be conducted in hybrid in-person/virtual format.  
*To join the meeting virtually, please use the link below to join the Zoom meeting:*

Click on the following link:

<https://us02web.zoom.us/j/83162454735?pwd=aHEySzJpTVhZUHN6ZkRjeWEwWWZFdz09>

or Call the following number +16699009128 and enter in  
Meeting ID: 831 6245 4735

Passcode: 408590

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

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 September 7, 2021 Planning Commission Meeting  
Recommendation: Approve and file.

## 7. NON-PUBLIC HEARINGS

- A. Project: Chapter 1 of the Land Use Element of the General Plan Update
- Applicant: City of King
- Location: 212 S. Vanderhurst, King City, CA.
- Consideration: Planning Commission Review of Chapter 1 “Existing Conditions” – King City General Plan Update
- Recommendations: Staff recommends that the Planning Commission receive a staff update regarding preparation of the amendment to the General Plan and Land Use Element, open the meeting for public comments and provide comments and direction to staff.
- Environmental Determination: The City is anticipating that an Environmental Consultant will be utilized to prepare the appropriate environmental review and documentation for the final document.

## 8. PUBLIC HEARINGS

- A. None

## 9. PLANNING COMMISSIONER REPORTS

## 10. DIRECTOR'S REPORT

## 11. WRITTEN CORRESPONDENCE

## 12. ADJOURN

*The City of King is an equal opportunity provider and employer.*

## UPCOMING REGULAR MEETINGS

### SEPTEMBER 2021

September 20th	5:00 p.m.	Recreation Commission
September 21st	6:00 p.m.	Planning Commission
September 28th	6:00 p.m.	City Council

### OCTOBER 2021

October 5th	6:00 p.m.	Planning Commission
October 11th	6:00 p.m.	Airport Advisory Committee
October 12th	6:00 p.m.	City Council
October 18th	5:00 p.m.	Recreation Commission

October 19th	6:00 p.m.	Planning Commission
October 26th	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