

Planning Commission Minutes

September 21, 2021

1. Call to Order

Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:00 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 X (Teleconference)

Paulette Bumbalough X (Teleconference)

David Mendez X Brett Saunders X (Teleconference)

Staff present: Community Development Director, Doreen Liberto; Planning Commission Secretary, Erica Sonne; Planner Eric Berg-Johansen (teleconference).

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: September 7, 2021

Action: Motion made by Commissioner Bumbalough to approve minutes of September 7, 2021. Seconded by Commissioner Avalos. Motion carried 5-0.

7. NON- PUBLIC HEARINGS –

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| 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.

Community Development Director Doreen Liberto introduced this item with a PowerPoint presentation. Ms. Liberto highlighted the possible designation of a Civic Center Area, Trails Map, and went over 3 areas of opportunity #1 being Upper Broadway, #2a Commercial Residential off First St., #2b Commercial next to First St. on ramp going South, \$3 Multimodal Station First St. and Broadway for High Density.

Planner Eric Berg-Johansen stated that there were more maps that could be viewed and was available for questions.

Vice Chair Saunders stated concerns for existing infrastructure in the older neighborhoods specifically in portions of District 2 (west) and District 5 (northwest) that are already developed. He is concerned about H2A housing and having more housing for workers coming into the town.

Community Development Director Liberto spoke to the three bills that the Governor signed
SB 8 extends the Housing Crisis Act of 2019 to jumpstart more housing production
SB 9 gives homeowners additional tools to add critically needed new housing and help ease California's housing shortage
SB 10 establishes voluntary, streamlined process for cities to zone for multi-unit housing — making it easier and faster to construct housing

Ms. Liberto stated that unfortunately with these bills there is no parking requirements and are actually moving away from garages and towards carports.

Commissioner Bumbalough is concerned with parking next to Hartnell, that students may take up all the parking and residents would not have any. She just wanted to make sure that staff was watching it.

Marty Northrip would like to see improvements to the public bus service. Ms. Liberto stated that staff is working on that with MST.

Principal Planner Scott Bruce wanted to remind the commissioners and the public that this is an update on the Land Use primarily.

8. PUBLIC HEARINGS

A. None

9. Regular Business- None

10. Planning Commission Report – Commissioner Avalos has noticed some action at the Rava site. Ms. Liberto stated that they have pulled building permits for the Phase 1 portion of their project and are doing their grading.

Chair Nuck asked about when MST would be opening their new bus location on E. San Antonio. Ms. Liberto will check on a date and report at the next meeting.

11. Director Reports- Ms. Liberto gave an update on the multimodal station and that it started in 2006. The city has received a grant for 1.5 million to begin the engineering portion of the platform. FHL supports the multimodal station so that troops can be transported by rail to King City and bussed to FHL.

Ms. Liberto reported that there was a meeting with City staff and homeowners that live near the San Lorenzo Creek and Salinas River where the fires have been happening to discuss options for natural based solutions to keep down wildfires along the river. Commissioner Bumbalough clarified the location as she has had several people speak to her about the fires in the river and she is sure that they were not aware that something is being done. She wondered if the City Manager could put something in the newsletter about steps being taken towards natural based solutions.

Ms. Liberto stated that there will be a field trip on September 30th with State and Federal agencies from the funding aspect to see the multimodal location.


12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:38p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King