

Planning Commission Minutes

November 16, 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

Paulette Bumbalough X

David Mendez X Brett Saunders X

Staff present: Community Development Director, Doreen Liberto; Planning Commission Secretary, Erica Sonne; City Engineer Octavio Hurtado; Planner Maricruz Aguilar Navarro.

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: November 2, 2021

Action: Motion made by Commissioner Avalos to approve minutes of September 21, 2021. Seconded by Commissioner Saunders. Motion carried 4-1 Commissioner Bumbalough abstained.

7. NON- PUBLIC HEARINGS –

- A. Project: 1023 Broadway Street Property Final Parcel Map
- Location: 1023 Broadway Street, King City, CA.
- Consideration: Determination of Final Parcel Map Conformance with Approved Tentative Parcel Map
- Recommendation: 1) determine that 1023 Broadway Street Property final parcel map Case No. PM21-000001 is in substantial conformance with the approved tentative parcel map, pursuant to Municipal Code Chapter 16; 2) authorize and directing the Planning Commission Secretary to certify the final parcel map as in substantial conformance with the approved tentative parcel map; and 3) Recommends the City Council direct the City Clerk to transmit the final parcel map to the County Recorder of the County of Monterey for filing, pursuant to the Subdivision Map Act and Chapter 16 of the Municipal Code.

Environmental
Determination:

As part of the tentative parcel map, a Categorical Exemption pursuant to CEQA Section 15061 (b) (3) was found to be applicable. A Notice of Exemption (NOE) was filed on September 10, 2021, with the County Clerk.

Community Development Director Doreen Liberto introduced this item and City Engineer Octavio Hurtado.

City Engineer Hurtado stated that there had been one correction to the final map. Map included a 5-foot right-of-way dedication and a 5-foot public service easement. The project is also conditioned to provide 10-foot sidewalk which will be facilitated with the proposed dedication. He was available for questions.

Motion by Commissioner Saunders to approve Resolution 2021-301 which 1) determine that 1023 Broadway Street Property final parcel map Case No. PM21-000001 is in substantial conformance with the approved tentative parcel map, pursuant to Municipal Code Chapter 16; 2) authorize and directing the Planning Commission Secretary to certify the final parcel map as in substantial conformance with the approved tentative parcel map; and 3) Recommends the City Council direct the City Clerk to transmit the final parcel map to the County Recorder of the County of Monterey for filing, pursuant to the Subdivision Map Act and Chapter 16 of the Municipal Code. Commissioner Mendez seconded. Motion carried 5-0.

8. PUBLIC HEARINGS

None

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- Community Development Director Liberto stated that she and the City Engineer participated in the California Transportation Commission meeting regarding some funding for Multimodal for phase 1. Moving forward working with Fort Hunter Liggett going forward with some department defense funds to help with the funding gap. They received a letter from Fort Hunter Liggett that went to Amtrak supporting the project. As well hoping to get a letter from Amtrak to go to Union Pacific. The goal is to have a stop 2024-2025.

Commissioner Mendez asked if Pearl Street crossing will still be closed. Community Development Director Liberto stated yes that is the plan and open Broadway crossing. Gap funding is for the Broadway crossing.

City Engineer Hurtado stated that project is recommended to receive 7.5 million in ITIP funding, and it is not official until the beginning of the year. In order for them to take action on it they like to see it fully funded. Looking at requesting funds for the SRA for about 5 million dollars and from Amtrak for about 12 million dollars, which does not include punching through Broadway. Initially the ITIP was looking to fund the entire project, but they didn't have enough money, so they wanted to tier down the project. Trying to incorporate funding from Fort Ord for the gap funding. Usually, the railroad asked for two crossings close for opening one and we do not have two to close. The letter from Amtrak to Union Pacific is crucial.

Commissioner Bumbalough asked about the cannabis project in the Forum. Planner Aguilar stated that they have submitted their building permit for tenant improvements, and it will be going through the review process which takes a couple of weeks.

In January the Economic Development Element of the General Plan and LUE will be coming to the Planning Commission along with the Housing Element that has regional planning share in it.

SB9 goes into effect in January. Allows single family zoning that they can build duplexes along with accessory dwelling units and can subdivide the property without minimum lot size. Single parking spaces are all that can be required. It is ministerial and will only go through staff.

Commissioner Avalos ask about what is going to happen on 1023 Broadway. Community Development Director stated that applications have come in but are incomplete.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:16p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King