

Planning Commission Minutes

December 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

Paulette Bumbalough X

David Mendez X Brett Saunders X

Staff present: Community Development Director, Doreen Liberto; Planning Commission Secretary, Erica Sonne; Customer Service, Josefina Deniz.

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 16, 2021

Action: Motion made by Commissioner Avalos to approve minutes of November 16, 2021. Seconded by Commissioner Bumbalough. Motion carried 5-0.

7. NON- PUBLIC HEARINGS –

None

8. PUBLIC HEARINGS

- A. Project: Ordinance regarding Senate Bill 9.
- Applicant: City of King
- Location: City of King
- Consideration: Senate Bill 9 and Consideration of Regulations for Urban Lot Splits and Two-unit Developments Pursuant to Senate Bill 9.
- Recommendation: 1) Allow staff to provide a presentation on Senate Bill 9 (SB 9) and proposed regulations for second units, two-unit developments, and lot splits allowed under SB 9;
2) Open the public hearing to allow input on the proposed regulations; and
3) Continue the public hearing to January 18, 2022 and direct staff

to bring back an ordinance regulating second units, two-unit developments, and lot splits allowed under SB 9, for consideration by the Planning Commission, that incorporates comments made by the Planning Commission.

Environmental
Determination:

The proposed ordinance amendments are not a "project" for purposes of California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n), and therefore do not require any environmental review under CEQA.

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

City Attorney, Lona Laymon further introduced this item and answered some questions.

Planning Commissioners asked some questions that will be looked into and brought next meeting.

How many units in King City can take advantage of this SB9?

How are short-term rentals handled?

How is off street parking monitored to be sure it is being followed?

Chair Nuck opened the public hearing, seeing and hearing no one come forward Chair Nuck asked for a motion to continue the public hearing.

Motion by Commissioner Saunders to continue this public hearing to January 18, 2022 and direct staff to bring back an ordinance regulating second units, two-unit developments, and lot splits allowed under SB 9, for consideration by the Planning Commission, that incorporates comments made by the Planning Commission. Commissioner Mendez seconded. Motion carried 5-0.

9. Regular Business- None

10. Planning Commission Report – Brett Saunders is at his last meeting and thanked commission for having him on the commission and being his friend.

11. Director Reports-

12. Written Correspondence-- None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:33p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King