

Housing boom in King City

It may be late to the party, but town is ready to break out

By **CHRISTOPHER ORTIZ**
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After seeing a housing boom in other south county communities, the City of King is now witnessing one of its own.

With two major subdivisions in the works and more planned in years to come, the city is poised for major growth. The increase in development comes after the city stopped approving projects temporarily in 2005 because of limited wastewater capacity.

“(King City) has been behind the ball in keeping up with current housing demands,” said John Baucke, project manager for a proposed 650-unit project by Smith Brothers Construction. “It’s a little behind schedule.”

Since 2005, 163 home permits have been issued, said Frank Wolslco, a planning technician for the city.

Hundreds more are expected in coming years, said Doreen Liberto-Blanck, a planning consultant. Three large-scale projects are in the planning stages, and Liberto-Blanck said the city could annex land to the east to incorporate them.

North of town, two developers are building side-by-side housing developments.

Salinas-based Creekbridge’s 400-unit Arboleda project, adjacent to San Antonio Drive, has entered its second phase. Construction began in August 2004.

Bill Satterlee, Creekbridge spokesman, said about 110 homes have already been sold. Thirty apartments and another 30 town homes will go to low-income and moderate-income families.

“We are moving along very well,” Satterlee said. “We are happy with the way things are progressing.”

The Mills Ranch Project, a development being built across the street from Arboleda, will also add 400 homes



This is an artist's conception of the colonial model.



This is a view of the Spanish model.



This is a view of the Victorian model.

AT A GLANCE

Details about some upcoming developments in King City:

■ **SILVA FAMILY PROJECT:** Developer is the Silva family; number of units and starting date for construction unknown.

■ **SMITH BROS. PROJECTS:** Developer is Smith Brothers Construction; 350 units and 650 units among two developments; construction to begin in spring 2008.

‘(King City is) due for a boost.’

— **John Baucke,**
Smith Bros. Construction

to the city.

Houses will go on sale soon, said Will Silva, one of the owners of Mills Ranch’s developer, Woodland Development.

“We started site work in the spring, and we’ll have our first 11 model homes open soon,” Silva said.

The price range of the mid-\$300,000’s to \$500,000 “remains extremely affordable in Monterey County,” he said.

The Royal Coach Park subdivision, just west near Broadway Circle, is halfway through completion with 18 homes built, said Larry Cerutti, one of the partners of American Family Homes by Cerutti Construction, the company behind the development. When those have sold, the remaining homes will be built, Cerutti said.

The city expects to see hundreds more homes spring up in the next 10 years. Smith Brothers Construction is developing two supplementary projects near the downtown area of King City and a development by Silva Family.

Baucke said that’s exactly what the city needs.

“It’s due for a boost,” he said.

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