

Planning Commission Minutes

June 6, 2017

1. Call to Order

Chairperson 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

Chairperson Nuck led the Commission and audience in the Pledge of Allegiance.

3. Roll Call

Chairperson David Nuck X Vice Chair David Mendez A

Michael Barbree X Margaret Raschella X Ralph Lee A

Commissioner Raschella made a motion to excuse Commissioner Mendez and Commissioner Lee, seconded by Commissioner Barbree. Motion carried 3-0.

Staff present: Doreen Liberto-Blanck, Community Development Director; Scott Bruce, Principal Planner; Erica Sonne, Admin. Asst./Deputy City Clerk

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: May 16, 2017

Action: Motion made by Commissioner Rashella to approve minutes of May 16, 2017. Seconded by Commissioner Barbree. Motion carried 3-0.

7. Non-Public Hearing Items

- A. **Consideration:** General Plan Consistency Determination on Assessor Parcel No. 245-111-034

Recommendation: adopt the attached Resolution which finds General Plan consistency for Assessor Parcel No. 245-111-034

Action: Motion made by Commissioner Barbree to adopt the attached Resolution which finds General Plan consistency for Assessor Parcel No. 245-111-034. Seconded by Commissioner Raschella. Motion carried 3-0.

- B. **Consideration:** General Plan Conformance Determination of a Portion of Public Street Right-of-Way (Corner of Broadway Street and San Antonio Drive) Case No. GPC 2017-001

Recommendation: Planning Commission approve Resolution No. 2017-177 determining that the vacation of Public Street Right-of-Way Area on the corner of Broadway Street and San Antonio Drive is consistent with the City of King's General Plan.

Action: Motion made by Commissioner Rashella to approve Resolution No. 2017-177 determining that the vacation of Public Street Right-of-Way Area on the corner of Broadway Street and San Antonio Drive is consistent with the City of King's General Plan. Seconded by Commissioner Barbree. Motion carried 3-0.

8. Public Hearing Items

- A. **Consideration:** Recommendation to The City Council Re: Amending the King City Municipal Code - Section 17.03; Amending Sections 17.30.020 And 17.31.020; and Amending the East Ranch Business Park Specific Plan
Recommendation: Staff recommends that Planning Commission: 1) review proposed amendments to the Ordinances and Environmental Document, 2) receive public comment 3) provide a recommendation to the City Council regarding the amendments to the Ordinances.

Scott Bruce, Principal Planner presented this item.

Chair Nuck opened the public hearing,

Brandon Gesicki stated that the City is doing a great job and the industry supports the recommendations.

Chair Nuck closed the public hearing.

Chair Nuck ask for a motion with a roll call vote.

Action: Motion made by Commissioner Barbree to approve the resolution giving recommendation to the City Council seconded by Raschella.

AYES: Chair Nuck, Barbree, Raschella

NOES:

ABSENT: Vice Chair Mendez, Lee,

ABSTAIN:

- B. **Consideration:** Conditional Use Permit 2016-012 Medical Cannabis Cultivation (CA Type 3A License) and Nursery (CA Type 4): North of San Antonio Drive, and East of Metz Road, King City.
Recommendation: Planning Commission: 1) review request for Conditional Use Permit, 2) receive public comment, and 3) adopt the attached Resolution adopting Conditional Use Permit 2016-012.

Scott Bruce, Principal Planner introduced the applicant.

The applicant presented the project with a video and power point.

Trinh Retterer, Attorney, introduced her client and team.

Cameron Wald, SVP, gave a brief presentation.

Mike Petercsak, COO, went over the power point presentation briefly explaining the production.

Scott Bruce, Principal Planner presented this item with a power point.

Chair Nuck opened the public hearing.

Rob Baruck, King City Cultivation, corrected the split of the lot size.

Commissioner Barbree asked about the permits. Principal Planner Bruce stated 1 permit per structure.

Principal Planner Bruce read the correction to the Conditions of Approval into the record. Recycled Water, Water Quality Assessment: The City may require a future water quality assessment to evaluate mass loading / nutrient balance, based upon the results of regular, ongoing analysis.

Chair Nuck closed the public hearing.

Chair Nuck ask for a motion with a roll call vote.

Action: Motion made by Commissioner Raschella to adopt the attached Resolution adopting Conditional Use Permit 2016-012 also making a determination that the sign can be 12 ft. seconded by Barbree.

AYES: Chair Nuck, Commissioner Barbree, Raschella

NOES:

ABSENT: Vice Chair Mendez Lee,

ABSTAIN:

9. Regular Business- None

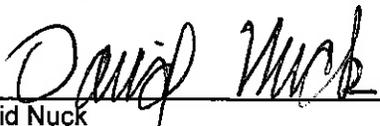
10. Planning Commission Report –

11. Director Reports- Stated that they are working on an Ordinance for Temporary Use Permit-Special Event Permit, Workshop on Sign Ordinance, and Farm Worker Housing Ordinance.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:56 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King