

Planning Commission Minutes

May 16, 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 X

Michael Barbree X Margaret Raschella X Ralph Lee X

Staff present: Scott Bruce, Principal Planner, Maricruz Aguilar-Navarro, Assistant 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: April 18, 2017

Action: Motion made by Commissioner Rashella to approve minutes of April 18, 2017. Seconded by Commissioner Lee. Motion carried 5-0.

7. Public Hearing Items

- A. **Consideration:** Approval of Conditional Use Permit Case No. CUP 2015-005 and Architectural Review Case No. AR 2015-002 for Construction of a new 8,000 square foot warehouse for multiple light industrial (no-cannabis) uses at 325 Airport Drive, King City, CA. 93930, for Ted Umstead. The property is within the Planned Development/Specific Plan ("P-D/SP") Zoning District and within the Light Industrial ("LI") General Plan Land Use Designation. The Project is within the East Ranch Business Park Specific Plan ("ERBP-SP").

Recommendation: Planning Commission conduct the public hearing and approve Resolution No. 2017-175, which approves Master Conditional Use Permit Case No. CUP2015-005 and Architectural Review Case No. AR2015-002 for the construction of an 8,000-square foot warehouse and allow multiple uses based on the Findings of Fact and subject to the Conditions of Approval.

Maricruz Aguilar-Navarro, Assistant Planner presented this item.

Chair Nuck opened the public hearing seeing no one come forward, Chair Nuck closed the public hearing.

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

Action: Motion made by Commissioner Barbree to adopt the attached Resolution 2017-175 with amendments to the COA's seconded by Raschella.

AYES: Chair Nuck, Vice Chair Mendez, Commissioner Barbree, Lee, Raschella

NOES:

ABSENT:

ABSTAIN:

- B. **Consideration:** Approval of Conditional Use Permit Case No. CUP 2016-008 for Renovation of an existing 15,592 square foot structure adding the second floor of 15,572 square foot inside the existing space at 151 Airport Drive, King City, CA. 93930, for Isaiah Dawid, Boutique Unlimited: Medical Cannabis Cultivation (CA Type 3A License).

Recommendation: Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment, and 3) adopt the attached Resolution 2017-176 approving Conditional Use Permit 2016-008.

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

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

Mike project manager thanked the staff and planning commission for the consideration for approval. He introduced the team. Josh Rich, Isaiah Dawid,

Mike went over the process of growing the cannabis.

Principal Planner Bruce further explained the process getting ready to transfer.

Commissioner Barbree asked what they do with the waste.

Mike stated that they are working with Waste Management but they feel there is not that much waste and it is good for composting. Principle Planner explained where the enclosed dumpster site is.

Commissioner Barbree asked about the chemicals and how they will be stored. Mike explained that the chemicals will be locked in and 4X3X5 locker and fertilizers will be locked up as well and on pallets.

Commissioner Barbree asked about mother plant variations. Clarification was that it is all canopy.

Commissioner Barbree asked about working hours and shifts. They plan on having 3 shifts, 24 hours a day, of 16 employees a shift.

Commissioner Barbree wanted to know about the fencing and it blocking the building.

Commissioner Lee asked if this project is highly successful would they be expanding. The applicant said they would like to expand.

Principal Planner Bruce asked the applicant to explain the reclaimed water and air-conditioning.

Chair Nuck opened the public hearing.

Bill Lipe, community member, he is concerned about the chemicals and discharge of water.

The applicant stated that all the pesticides are registered. For wastewater, it will be diluted to the appropriate rate before it is discharged.

Chair Nuck closed the public hearing.

Principal Planner Bruce read the correction to the Resolution into the record.

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

Action: Motion made by Commissioner Barbree to adopt the attached Resolution 2017-176 as amended seconded by Raschella.

AYES: Chair Nuck, Vice Chair Mendez, Commissioner Barbree, Lee, Raschella

NOES:

ABSENT:

ABSTAIN:

8. Regular Business- None

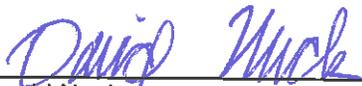
9. Planning Commission Report --

10. Director Reports-

11. Written Correspondence-- None

12. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:55 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King