

Planning Commission Minutes

November 7, 2017

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:04 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 A Margaret Raschella X Ralph Lee A

Vice Chair Mendez made a motion to excuse Planning Commissioner Barbree and Commissioner Lee, Seconded by Commissioner Raschella. Motion carried 3-0

Staff present: Principal Planner, Don Funk; Assistant Planner, Maricruz Aguilar-Navarro; Admin. Asst./Deputy City Clerk, Erica Sonne.

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: October 17, 2017

Action: Motion made by Commissioner Raschella to approve minutes of October 17, 2017. Seconded by Commissioner Mendez. Motion carried 4-0.

7. Public Hearing Items

- A. Project Name: Santa Maria Seeds Warehouse
- Case No.: Conditional Use Permit Case No. CUP 2017-005
Architectural Review Case No. AR 2017-002
- Applicant: Santa Maria Seeds (Manny Silva III, Representative)
- Location: 111 E. San Antonio Drive, King City, CA. 93930
- Consideration: Conditional Use Permit and Architectural Review for Construction of a New 14,510 Square Foot Vegetable Seed Storage Warehouse at 111 E. San Antonio Drive, King City, CA.

Recommendation: Staff recommends that Planning Commission conduct the public hearing and adopt Resolution No. 2017-200, which approves CUP Case No. 2017-005 and AR Case No. 2017-002 for the construction of a 14,510-square foot warehouse at 111 E. San Antonio Drive, based on Findings of Fact, subject to Conditions of Approval and Mitigated Measures.

Environmental Determination: Mitigated Negative Declaration ("MND") in accordance with the California Environmental Quality Act ("CEQA"), the City of King, California, is the Lead Agency. A MND has been prepared for the project identified above. A Notice of Intent ("NOI") was made available for public review on October 18, 2017. The purpose of this NOI is to solicit comments on the environmental analysis contained in the MND. There are no known environmental impacts that cannot be satisfactorily mitigated. There are no known regional environmental issues.

Principal Planner Funk introduced this item with a power point presentation.

Bryan Ridley, architect for the applicant was present to answer any questions.

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

Action: Motion made by Commissioner Raschella to adopt Resolution No. 2017-200, which approves CUP Case No. 2017-005 and AR Case No. 2017-002 for the construction of a 14,510-square foot warehouse at 111 E. San Antonio Drive, based on Findings of Fact, subject to Conditions of Approval and Mitigated Measures. Seconded by Commissioner Mendez. Motion carried 3-0.

8. Non-Public Hearing Items –

A. Discussion on lot sizes and ordinance requirements for minimum new lots

Recommendation: Discuss lot size requirements and provide direction.

Principal Planner Funk introduced this item. He handed out some handouts for this item on lot sizes.

Does the Planning Commission want to change the lot size to 6000 sq. ft. or keep it where the applicant needs to come in and do a variance?

Chair Nuck would like to bring this back when there is a full Planning Commission.

This item will be continued to the January meeting.

9. Regular Business- None

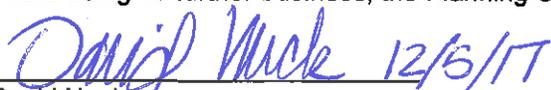
10. Planning Commission Report –

11. Director Reports- O'Reilly, Wind Sculptures, Stripping Broadway, Façade Program, Amgen tour,

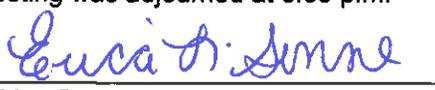
12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:59 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King