

Planning Commission Minutes

December 5, 2017

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:01 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: Community Development, Director Doreen Liberto; Principal Planner, Scott Bruce; 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: November 7, 2017

Action: Motion made by Commissioner Raschella to approve minutes of November 7, 2017. Seconded by Commissioner Mendez. Motion carried 5-0.

7. Public Hearing Items

- A. Project: King City Farms, LLC
- Case No.: CUP 2017-010
- Applicant: Brandon Gesicki
- Location: 325 Airport Road., King City, CA.
- Consideration: CUP 2017-010 Cannabis Cultivation (CA TYPE 3B), Cannabis Nursery (CA TYPE 4) Manufacturing (TYPE 7); and Transportation/Distribution (CA TYPE 11) 325 Airport Drive (APN 026-351-016)
- Recommendation: Staff recommends the Planning Commission: 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit 2017-010.

**Environmental
Determination:**

The City previously prepared and certified (September 2016) a Mitigated Negative Declaration (MND) for the amendment of the City's Zoning Ordinance and the amendment of the East Ranch Business Park Specific Plan (ERBP Specific Plan) (Ordinances Nos. 2016-728, 2016-729 and 2016-730) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan. Ordinances Nos. 2017-745 and 746 amended the Municipal Code to allow CA Type 7 Manufacturing and CA Type 11 Distribution.

Staff has conducted an Initial Study related to this proposed project (CUP 2017-010) and has determined the project is fully within the scope of the prior analysis by the MND. The Adoption of a Finding of Consistency has been recommended per CEQA Guidelines Section 15162 and has been noticed for Public Review.

Principal Planner, Scott Bruce introduced this item going over his power point.

Chair Nuck opened the public hearing,

Brandon Gesicki, stated that this project shows all levels in house. He introduced Shawn Dougherty, who introduced the team.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Barbree to adopt the attached Resolution approving Conditional Use Permit 2017-010. Seconded by Commissioner Lee. Motion carried 5-0.

- B. **Project:** MD BioDesigns
- Case No.:** CUP 2017-008
- Applicant:** Ron Glantz
- Location:** 1000 Industrial Way, APN 026-351-024
- Consideration:** CUP 2017-008, Medical Cannabis Manufacturing Level 2 (CA TYPE 7)
- Recommendation:** Staff recommends the Planning Commission: 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit Case No. 2017-008.

Environmental

Determination:

The City previously prepared and certified (September 2016) a Mitigated Negative Declaration (MND) for the amendment of the City's Zoning Ordinance and the amendment of the East Ranch Business Park Specific Plan (ERBP Specific Plan) (Ordinance Nos. 2016-728, 2016-729 and 2016-730) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan. The Municipal Code was amended in June and August of 2017 to allow Manufacturing Level 2 (CA Type 7 and Distribution (CA Type 11.)

Staff has conducted an Initial Study related to this proposed project (CUP Case No. 2016-008) and has determined the project is fully within the scope of the prior analysis by the MND. The Adoption of a Finding of Consistency has been recommended per CEQA Guidelines Section 15162 and has been noticed for Public Review.

Principal Planner, Scott Bruce introduced this item going thru his power point.

Chair Nuck opened the public hearing,

Brandon Gesicki, stated that this is a bunch of doctors that want to make the best medical cannabis possible. This is the first stage of a larger project down the road. Mr. Gesicki introduced the four doctors from Los Angeles.

Commissioner Barbree asked if the Wilber-Ellis pesticides will be a problem.

Commissioner Barbree wanted to know about the application stating age 18 instead of 21. Scott Bruce stated that it is age 21 it was a typo.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella to adopt the attached Resolution approving Conditional Use Permit 2017-008. Seconded by Commissioner Barbree. Motion carried 5-0.

8. Non-Public Hearing Items –

None

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- January 2, 2018 meeting is canceled.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:43 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King