

Planning Commission Minutes

February 6, 2018

1. Call to Order

Chairperson Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:03 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 X

Action: Motion made by Commissioner Raschella to excuse Commissioner Mendez. Seconded by Commissioner Barbree. Motion carried 4-0.

Staff present: Community Development, Director Doreen Liberto; Principal Planner, Scott Bruce; Principal Planner, Don Funk; Assistant Planner, Maricruz Aguilar-Navarro; Admin. Asst./Deputy City Clerk, Erica Sonne.

4. Public Comments

None

5. Presentations

Selection of Chair and Vice Chair tabled until next meeting when all Commission is present Motion by Commissioner Lee and seconded by Commissioner Raschella.

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: January 16, 2018

Action: Motion made by Commissioner Barbree to approve minutes of January 16, 2018 with corrections. Seconded by Commissioner Raschella. Motion carried 4-0.

7. Public Hearing Items

- A. Project Name: Proposed All-Temp Refrigeration Warehouse
- Case No.: CUP 2017-011, AR 2017-004 and LM 2017-002
- Applicant: Tom Willoughby, All-Temp Refrigeration
- Location: 740 S. First Street (APN: 235-092-042-005-000), and (APN: 235-042-004-000), King City, CA. 93930
- Consideration: Approval of Conditional Use Permit Case No. CUP2017-011, Architectural Review Case No. AR2017-004, And Lot Merger Case No. LM2017-002 For the Construction of a New 5,000 Square Foot Office and Related Storage of Equipment for Heating and Air

Conditioning Contractor Services At 740 S. First Street, King City, Ca 93930.

Recommendation: Staff recommends the Planning Commission conduct the public hearing and adopt Resolution No. 2018-207 which approves Cases No. CUP2017-011, AR2017-004 and LM2017-002 for the construction of a 5,000 square foot office and storage for a heating and air-conditioning contractor's office, a lot merger of two (2) parcels into one (1) parcel, with recommended changes to the architectural appearance of the building, based on the findings of fact and subject to the Conditions of Approval

Environmental
Determination:

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 32 In-Fill Development Projects, Categorical Exemption set forth in CEQA Guidelines, section 15332 as this project involves development of within the city limits on a project site of no more than five acres substantially surrounded by urban uses. The site is adequately serviced by all required utilities and public services. The project is consistent with the general plan designation and zoning regulations. The project site has no value as habitat for endangered, rare or threatened species. The applicant will be required to provide street, gutter, curb sidewalk and other public improvements as identified for South First Street. Site drainage will be required to meet the City's and Central Coast Regional Water Quality Control Board standards. The project would not result in significant effects related to traffic, noise, air quality or water quality.

Principal Planner Don Funk introduced this item with a PowerPoint presentation.

Applicant Tom Willoughby was present.

Commissioner Barbree asked if the applicant had an opportunity to do a cost estimate. Planner Funk stated that the conditions were given to the applicant last week.

Commissioner Barbree wanted to know if there is any planned development in this area. Community Development stated no there is no planned development however there is a Master Plan to help development in the future.

Chair Nuck opened the public hearing.

Tom Willoughby, applicant stated that when he brought this project to the City in August there wasn't a problem before. He is going to do an architectural block with the building on it that was suggested. He wants it to look good. He wants to keep his business in town. He has to be able to afford it too. He may want to be do retail later on and expand the building at a later date. He wants his building to look good.

Chair Nuck asked if the applicant felt that he could do what staff is asking. Tom stated stucco on a metal building will not work for him. He stated the metal flex's and the stucco wouldn't work on it.

Commission wants to know if he could do what staff is proposing. He said he could do the landscaping now and parking at a later date when he expands the building. He is proposing a fence around for security purposes with landscaping on the outside.

Commissioner Lee feels that this building is starting a theme for future buildings and he feels it is important to get this aspect nailed down.

Josh Rich, Boutique Unlimited, he doesn't feel that the façade is something that the City would want.

Applicant is willing to work with the City. He has changed the pitch and the block to accommodate staff and he will work with them. He wants his building to look nice. Color is not that big of a deal Mr. Willoughby stated. He will have lights as well for safety.

He will have a machine metal shop as well as office space and maybe later retail.

Chair Nuck would like to know if there could be a meeting with the applicant and staff to come closer together as they feel like they are far apart.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella to continue this item to the next meeting. Seconded by Commissioner Barbree. Motion carried 4-0.

- B. Project Name: Boutique Unlimited: Operations Phasing
- Case No.: CUP 2016-014(a) 18
- Applicant: Boutique Unlimited: Mike Ferguson

- Location: 161 Airport Drive, King City, CA. 93930

- Consideration: CUP Amendment Case No.2016-014(a) 18; Phased Operations – 161 Airport Drive (APN 026-521-030).

- Recommendation: Staff recommends the Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit 2016-014(a)18.

- Environmental Determination: King 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 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. Level 2 Manufacturing CA (Type 2) and Distribution were allowed in August 2017, (Ordinances 2017-745 and 746).

During the review and decision-making process related to CUP 2016-014, the City of King conducted an Initial Study (IS) of the project, determined that the project was fully within the scope of the prior analysis by the MND and provided public notice. On December 19, 2017 the Planning Commission made a Finding of Consistency with the MND per CEQA Guidelines Section 15162. This proposed Amendment does not add uses or increase development size, intensity or location and is therefore consistent and in accord with the Commission's Finding.

Principal Planner Scott Bruce introduced this item with a PowerPoint.

- GENERAL CONDITIONS:
All Conditions of Approval associated with CUP 2016-014(a) 18 remain in force unless specifically amended herein.
Additional information regarding the Distribution process, including product tracking, transfer and storage will be provided to the satisfaction of the Community Development Director, HdL and Fire and Police chiefs.
Construction / Development shall conform to Application Package as presented, to the satisfaction of the Community Development Director or designee.

A time frame for Phase 1 Operations, a plan for construction of the permanent building while Phase 1 Operations are in place and a plan for removing Phase 1 uses / completing approved Site Plan shall be provided

All HdL approvals specific to this Phase shall be in place prior to beginning Operations.

A Performance Bond or Letter of Credit, may be required at the discretion of the City Manager.

ADA Compliance required for Phase 1 Use

Planning Commission will review at time of Operations Permit Review.

COMMUNITY DEVELOPMENT DEPARTMENT:

Allowed Use During Phased Operations: Commercial Cannabis, Manufacturing Level 2 (CA Type 7), Distribution (CA Type 11)

Development / Construction: The Applicant has requested that modular container spaces be contained inside a temporary structure on the site. The Applicant also requests one or two modular offices to be located outside the temporary building. All proposed structures / modulars will be located as shown on the site plan. Modulars inside the temporary structure are to include:

One manufacturing / extraction pod

One secure storage container for pre and post manufactured product

One or two containers for distribution storage and packaging.

Modulars outside the temporary structure include: One or two modular office spaces.

The proposed structure is a single story 3,000 sf structure consisting of metal walls and metal roof. It will be accessed from the access easement along the western boundary of the site at the location indicated on the previously approved site plan. Roof color will be green per previous CUP Approval

Building Plans and site development plans will be submitted and approved prior beginning of Operations.

PARKING: Parking will conform to the Plan and Application Package as Submitted. Phase 1 parking will be DG as shown. A drainage plan for Phase 1 will be provided.

LANDSCAPING: Landscape at buildout will not change. A 40' setback shall be along access easement at front of / access to building. Landscaping will conform to plans and Application Package as submitted. Additional detail including water budget to be submitted for Community Development Department approval. Irrigation Plans shall be presented to and approved by Building Official prior to Landscape Installation. The landscaping shall be maintained in a healthy condition in perpetuity.

Phase 1 Operations: No planting has been proposed at this time. On-site landscaping may be required per the approved landscaping concept to the satisfaction of the Community Development Director or Designee. (See CUP 2016-014, December 19, 2017). ROW to be cleaned and maintained to satisfaction of Community Development Director / Designee. See Staff Report, Exhibit 3.

SITE will be maintained in clean condition with regular weed abatement.

FENCING: Fencing along Airport Drive shall be no climb chain link with screening slats, including 2' of barbed wire at the top, angled out. Existing fence may be considered for use, depending on condition, as determined by Community Development Director / Designee. Perimeter fences shall be "no climb" chain link, six (6') foot in height with barbed wire, to a maximum of eight (8) feet with vertical slats woven into the chain link. Fencing along access easement shall be located on subject property (currently in easement ROW), to be eight (8') foot wrought iron, curved at the top, angled out. Fencing will be installed on lot line between CUP 2016-008 and CUP 2016-014. See Staff Report Exhibit 7.

BUILDING AND SAFETY DEPARTMENT: No application for Building Permit has been submitted. An application / permit package must be submitted and approved prior to beginning temporary operations.

BUILDING PLANS:

All Planning Commission COA shall be imprinted on plans submitted for building permits. An application / permit package must be submitted and approved prior to beginning temporary construction / development. Package may be submitted concurrently with sewer and water connection information. Package to address structure and site construction. Package shall include specifics of modular units for manufacturing / distribution and temporary office space as well as the temporary metal structure.

SCOPE OF WORK DESCRIPTION: Scope of work shall clearly identify conform with that found outlined in the Staff Report.

SPRINKLERS: Temporary structure will be approved by Fire Marshall / Building Official prior to beginning Operations.

PHASING COORDINATION: Applicant shall provide coordinated construction plans describing the integration of Phase 1 Operations with Buildout, to satisfaction of Building Official and City Engineer.

ADA COMPLIANCE: Phase 1 construction will be ADA compliant.

PUBLIC WORKS DEPARTMENT: (The Applicant should contact Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com), to discuss the following COA as needed).

SCOPE OF WORK DESCRIPTION: Scope of work shall conform with that found in the CUP / Regulatory Permit Package.

SIDEWALK: Sidewalk (to match existing / to satisfaction of City Engineer) will be extended along the entire Airport Drive frontage. Construction documents for future improvements must be in process to satisfaction of City Engineer prior to beginning Phase 1 Operations. ROW Improvements are to be under construction prior to yearly application for Permit renewal. ROW must be weed abated prior to Phase 1 Operations, with regular maintenance.

DRAINAGE: Results of RWQCB SWPPP review and drainage calculations to be submitted to City Engineer. Site shall drain to satisfaction of City Engineer.

RECYCLED WATER CONNECTION: A connection shall be available at the sidewalk, sufficient to access and utilize the City's recycled "Purple Pipe" system at such time as it is made available. All internal and external irrigation will utilize "Purple Pipe" located in the Airport Drive Right-of-Way.

SANITARY SEWER: Connection to City of King Sanitary Sewer system must be demonstrated to satisfaction of City Engineer prior to beginning site operations.

OPERATIONS PERMIT: Renovations shall comply with and Operations be subject to full compliance with Section 17.03 of the City of King Zoning Code as amended and the Regulatory Application Package.

OPERATIONS PERMIT: The Regulatory Permits as approved December 19, 2017 by the City Manager are in force for the period of one year and shall be renewed annually. No operations shall occur without a current permit. Phase 1 Operations, if still operating, require Planning Commission review and approval prior to issuance of a new Operations Permit.

SECURITY CAMERAS: A camera plan for the temporary facilities shall be prepared and approved by HdL prior to beginning Phase 1 Operations.

SECURITY SYSTEMS: Security systems shall be revised to address Streamlined Operations, shall conform to the purpose and intent of those presented in the Application Package, to the satisfaction of the Chief of Police and the City's Consultant (HdL).

SOLVENTS: The Applicant has indicated that Butane, CO₂ and Ethanol will be used in the extraction process. Volume, storage techniques, deliveries and safety pre-cautions must be identified for Streamlined Operations to the satisfaction of the City of King Fire and Police Departments in compliance with Section 17.03.270 (a) and (b)

SOLID WASTE: Solid waste disposal shall be in compliance with County of Monterey Health Department and Waste Management, Inc. requirements. Disposal location shall be approved by HdL.

AIR QUALITY: Venting of Solvents, CO₂ and / or Ethanol / Alcohol shall be in compliance with Monterey County Air Resources Board Standards.

ODOR CONTROL: Odor shall be controlled per the Regulatory Application Section I and Section 17.03.210 (i) of the City of King Zoning Code. At the beginning of operations City Staff shall inspect for odor not less than once monthly for a period of no less than three months. In the event that compliance has not been achieved, mechanical equipment and the City Code will be reviewed. In the event that compliance is not achieved, Staff shall make a recommendation to City Council per Section 17.03.240 of the City Zoning Code. Odor caused by outdoor dumpsters will be addressed in a similar manner.

EMPLOYEE BACKGROUND CHECKS: Employees shall be vetted (background checks) to the satisfaction of the City of King Chief of Police and in compliance with the Regulatory Application Package and Section 17.03.210 (k) of the City's Zoning Code. A third party perform the check, that Party suggested by City's Consultant (HdL) and accepted by Applicant and City of King. Results will be provided to Applicant, HdL and City of King Police Chief. Police Chief to verify.

HOURS OF OPERATION AND EMPLOYEES: The Applicant has indicated that the facility will be potentially be in operation 24 hours per day with shifts of a maximum of 17 employees. Onsite parking will be sufficient to cover overlap periods. No persons under the age of 21 will be allowed on site.

WORK PERMITS AND FEES: Work Permits shall be issued in conformance with Section 17.03.070 (a). Fees shall be as set by the City Council.

INDEMNIFICATION AGREEMENT: A signed Indemnification Agreement shall be in place prior to Issuance of the Regulatory Permit for each use. Such agreements shall be approved by the City Attorney and conform to the requirements of Section 17.03.160. Said agreements shall prevail over Hold Harmless and Indemnification Clause attached hereto.

RECORD KEEPING: Financial and Product Record shall comply with the Regulatory Application Package and the requirements of Section 17.03.180.

Chair Nuck opened the public hearing,

Seeing no one come forward.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella to adopt the attached Resolution approving Conditional Use Permit 2016-014(a)18 with changes to the fencing Condition to "refer to staff to work with the applicant on the type of fencing (wrought iron) on the western front". Seconded by Commissioner Barbree Motion carried 4-0.

- C. Project Name: Boutique Unlimited: Commercial Cannabis Nursery (TYPE 4) and Operations Phasing
- Case No.: CUP 2016-008(c)18 (Third Amendment to CUP 2016-008)
- Applicant: Boutique Unlimited: Mike Ferguson
- Location: 151 Airport Road, APN 026-351-022
- Consideration: CUP Amendment 2016-008(c)18; Nursery Operations (CA Type 4), Phased Operations; 151 Airport Drive, City of King.
- Recommendation: Staff recommends the Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment; 3) adopt the attached Resolution approving Conditional Use Permit 2016-008(c)18.
- Environmental Determination: The project qualifies as a Class 32 Categorical Exemption per CEQA Guidelines 15332 (Infill Projects), being surrounded by urban uses and not having significant impacts to traffic, noise, air quality or water quality.

Principal Planner, Scott Bruce introduced this item.

GENERAL CONDITIONS:

All Conditions of Approval associated with CUP 2016-008(c) 18 remain in force unless specifically amended herein.

Additional information regarding the Distribution process, including product tracking, transfer and storage will be provided to the satisfaction of the Community Development Director, HdL and Fire and Police chiefs.

Construction / Development shall conform to Application Package as presented, to the satisfaction of the Community Development Director or designee.

A time frame for Phase 1 Operations, a plan for construction of the permanent building while Phase 1 Operations are in place and a plan for removing Phase 1 uses / completing approved Site Plan shall be provided

All HdL approvals specific to this Phase shall be in place prior to beginning Operations.

A Performance Bond or Letter of Credit, may be required at the discretion of the City Manager.

ADA Compliance required for Phase 1 Use
Planning Commission will review at time of Operations Permit Review.

COMMUNITY DEVELOPMENT DEPARTMENT:

ALLOWED USE DURING PHASE 1 OPERATIONS: Distribution (CA Type 11)

INTERIOR RENOVATION AND EXTERIOR: This amendment proposes to use the existing modular unit for administrative uses related to Distribution. One restroom is located in the modular unit

USE: Distribution use shall be in substantial conformance with the floor plan as provided. Loading and unloading of product will occur inside the existing structure, using the existing roll up door on the south side of the structure. 10' chain link fencing shall separate Distribution Operations as shown. No exterior changes are associated with this Amendment. Please see Exhibits 1 and 3 of Staff Report.

PARKING: No amendment.

LANDSCAPING: No amendment. Entry planting to occur prior to beginning Phase 1 Operations, to satisfaction of Community Development Director or Designee. (See CUP 2016-008 May 16, 2017). ROW to be cleaned and maintained to satisfaction of Community Development Director / Designee.

LIGHTING: No amendment.

SIGNAGE: No amendment.

FENCING: No amendment. To occur prior to beginning Phase 1 Operations to satisfaction of Community Development Director or Designee. (See CUP 2016-008 May 16, 2017)

BUILDING AND SAFETY DEPARTMENT: (No application for Phase 1 Building / Construction Permit has been submitted. An application must be submitted after CUP approval and prior to any interior renovations).

BUILDING PLANS: All Planning Commission COA shall be imprinted on plans submitted for building permits specific to this Phase.

SCOPE OF WORK DESCRIPTION: Scope of work for Phase 1 shall conform with that found in the Application and Staff Report.

BUILDING PLANS: Building Plans as submitted for Plan Check / Occupancy shall include revisions to identify areas for Phase 1 Distribution. Final Building Plans shall show areas for Distribution and Nursery at build out. No Operations shall occur without approval of HdL, Fire Chief / assignee, Building Official and City Manager

SPRINKLERS: Building must be sprinkled to satisfaction of Building Official / Fire Officials.

PUBLIC WORKS DEPARTMENT: (The Applicant should contact Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com), to discuss the following COA as needed).

SCOPE OF WORK DESCRIPTION: Scope of work shall conform with that found in the CUP Amendment / Staff Report.

SIDEWALK: No amendment. Construction documents for future improvements must be in process to satisfaction of City Engineer prior to beginning Phase 1 Operations. ROW Improvements are to be under construction prior to yearly application for Permit renewal.

DRIVEWAY APPROACH REVISIONS: No amendment.

PARKING AND PAVING: No amendment.

IRRIGATION: No amendment

SANITARY SEWER: The Applicant has requested the continued use of one (1) existing restroom located in the modular unit at the south face of the existing structure. The restroom is currently served by a septic system. A septic system evaluation performed by a licensed contractor has been provided to the City Engineer. Continued use of the restroom will be at the discretion of the City Engineer. No kitchen facilities will be allowed. Connection to City of King Sanitary Sewer system required prior to expanded use.

OPERATIONS PERMIT:

Renovations shall comply with and Operations be subject to full compliance with Section 17.03 of the City of King Zoning Code as amended and the Regulatory Application Package.

REGULATORY PERMIT: The Regulatory Permits as approved by the City Manager on December 04, 2017 are in force for the period of one year. Phase 1 Operations shall operate under the authority of that Permit which must be renewed annually. Renewal is contingent upon continued compliance with all Conditions of Approval (CUP's 2016-008, 2016-008(a)17, 2016-008(b)17, 2016-008(17)c) and Conditions of Approval attached to Operations Permit approval(s). No operations shall occur without a current permit.

ONE PERMIT is required per approved use. Permitted areas shall be to satisfaction / approval of HdL.

SECURITY CAMERAS AND LIGHTING: The previous camera location plan and lighting plan shall be revised for Phase 1 Operations to the satisfaction of the Chief of Police and the City's consultant, prior to

commencing Operations. Cameras and lighting shall be installed to satisfaction of HdL prior to Operations. (Concept Plan has been reviewed by HdL)

SECURITY OPERATIONS: The Security Plan shall be revised for Phase 1 Operations to the satisfaction of the City's consultant, prior to Operations. The Plan shall address physical operations and electronic product tracking. (Concept Plan has been reviewed by HdL).

FENCING: Fencing shall be placed per previous approval prior to beginning Operations. (6' high no climb chain link with barbed wire (not to exceed 8' total) with screening slats). Barbed wire shall be placed on top of rolling gate. Existing fence may be used when in good condition, to satisfaction of Community Development Director / Designee.

SOLID WASTE: Solid waste disposal shall be in compliance with County of Monterey Health Department, Waste Management, Inc. requirements and additional Green Waste requirements as placed by the State of CA or City of King.

ODOR CONTROL: No Amendment, compliance with CUP 2016-008 required.

SOLVENTS AND VOLATILES: Quantity, types, use storage and disposal shall be to satisfaction of Fire Marshall. Phase 1 does not include Manufacturing Use at this time.

AIR QUALITY: No Amendment. Venting of Solvents. CO2 and / or Ethanol / Alcohol from the structure shall be in compliance with Monterey County Air Resources Board Standards.

EMPLOYEE BACKGROUND CHECKS: No Amendment

HOURS OF OPERATION AND EMPLOYEES: Hours of operation of the structure will remain 24 hours a day 7 days a week. The maximum number of total employees (48) has not changed nor has the maximum number per shift (16).

WORK PERMITS AND FEES: No Amendment

INDEMNIFICATION AGREEMENT: A signed Indemnification Agreement for this Distribution Operation shall be in place prior to Issuance of the Regulatory Permit. Such agreement shall be approved by the City Attorney and conform to the requirements of Municipal Code Section 17.03.160. Said agreement shall prevail over Hold Harmless and Indemnification Clause attached hereto.

RECORD KEEPING: Financial and Product Record shall comply with the Regulatory Application Package and the requirements of Municipal Code Section 17.03.180.

TRANSPORT AND SHIPPING: Trips per day are estimated at one in and one out. Activity shall be monitored by Community Development Department, amendment to the CUP may be required at the discretion of the Director / designee if there is, in the Director's / designee's opinion, significant deviation from this estimate. Vehicle loading / unloading shall occur inside the structure as described in the Application Package.

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

Action: Motion made by Commissioner Barbree to adopt the attached Resolution approving Conditional Use Permit 2016-008(c)18. Seconded by Commissioner Raschella. Motion carried 4-0.

D. Project Name: Elite Molecular, LLC: Parking Area and Drainage Revisions
 Case No.: CUP 2017-009(a)18
 Applicant: Elite Molecular: David Bonvillain
 Location: 101 Airport Drive
 Consideration: CUP Amendment 2017-009(a)18; Parking Lot Revisions-
 101 Airport Drive, City of King: APN 026-351-023

Recommendation: Staff recommends the Planning Commission 1) review Conditional Use Permit; 2) receive public comment; and 3) adopt Resolution approving Conditional Use Permit 2017-009(a)18

Environmental
Determination: The project qualifies as a Class 32 Categorical Exemption per

CEQA Guidelines 15332 (Infill Projects), being surrounded by urban uses and not having significant impacts to traffic, noise, air quality or water quality.

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

GENERAL CONDITIONS:

All Conditions of Approval associated with CUP 2016-014(a) 18 remain in force unless specifically amended herein.

Additional information regarding the Distribution process, including product tracking, transfer and storage will be provided to the satisfaction of the Community Development Director, HdL and Fire and Police chiefs.

Construction / Development shall conform to Application Package as presented, to the satisfaction of the Community Development Director or designee.

A time frame for Phase 1 Operations, a plan for construction of the permanent building while Phase 1 Operations are in place and a plan for removing Phase 1 uses / completing approved Site Plan shall be provided

All HdL approvals specific to this Phase shall be in place prior to beginning Operations.

A Performance Bond or Letter of Credit, may be required at the discretion of the City Manager.

ADA Compliance required for Phase 1 Use

Planning Commission will review at time of Operations Permit Review.

COMMUNITY DEVELOPMENT DEPARTMENT:

PARKING: Parking will conform to the Concept Plan and Staff Report Description.

LANDSCAPING: Landscaping will be installed per concept plans and Application Package as approved with CUP 2017-009. Timing will be to satisfaction of Community Development Director / Designee, acknowledging future renovation to existing structure. Preference is for all landscaping to be installed at time of parking lot improvements (with planter areas). Irrigation Plans shall be presented to and approved by Building Official prior to Landscape Installation. The landscaping shall be maintained in a healthy condition in perpetuity.

LIGHTING: Any Security Lighting proposed for parking area will be installed with parking area. Two poles in the parking area not to exceed 30 feet in height. All lighting associated with the use shall be hooded and directed so as not to shine on public roads, onto surrounding properties or into the night sky.

FENCING: New fencing at property boundary along Airport Road and facing Bitterwater Road shall be wrought iron and eight (8) feet in height. All other perimeter fences shall be "no climb" chain link, six (6') foot in height with barbed wire, to a maximum of eight (8) feet with vertical slats woven into the chain link. Screening material will be reviewed by Staff with a determination of condition / requirement for replacement of damaged areas to be presented to Planning Commission every three (3) years.

PUBLIC WORKS DEPARTMENT: (The Applicant should contact Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com,) to discuss the following COA as needed).

SCOPE OF WORK DESCRIPTION: Scope of work shall conform with that found in the CUP Application Package and Staff Report (CUP 2017-009(a)18).

PARKING AND PAVING: New parking and paving area will be installed per construction documents to be submitted to City Engineer and to City Engineer's satisfaction. Parking shall drain to landscaped areas – post development runoff shall not exceed the existing condition. Final limits of Asphalt / DG and base material beneath DG shall be to satisfaction of City Engineer.

AIRPORT DRIVE ROW IMPROVEMENTS: Improvements and timing shall be to satisfaction of City Engineer. Parking / ROW match shall be to satisfaction of City Engineer. Paving Sidewalk (to match existing) will be extended along the entire Airport Road frontage

DRIVEWAY APPROACH REVISIONS: Sidewalk to be at 2% maximum cross fall per ADA requirements.

GRADING AND DRAINAGE / IMPERVIOUS SURFACE: Grading and Drainage / Water Quality shall be to satisfaction of Regional Water Quality Control Board and City Engineer.

FENCING: The CUP 2017-009 Application Package indicated that the fencing at the southwest corner of the site would accommodate the current geometrics of the travel way used by lot owners to the north as the access the access easement which lies to the west of this site.

This reconfiguration does not amend the previous approval. A Condition of CUP 2017-009 was as follows: Prior to Building Permit approval the Applicant shall show to the satisfaction of City Engineer and City Attorney that an agreement has been executed which defines the conditions of travel way use among

all lot owners / lessees using the easement as primary access to their site(s). This Condition remains in effect.

SECURITY CAMERAS: One camera that is part of the City's City-wide system shall be installed at the driveway access to the street.

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

Action: Motion made by Commissioner Lee adopt Resolution approving Conditional Use Permit 2017-009(a)18. Seconded by Commissioner Raschella. Motion carried 4-0.

- E. Project Name: Elite Molecular, LLC: Phase 1 Use
- Case No.: CUP 2017-009(b)18
- Applicant: Elite Molecular: David Bonvillain
- Location: 101 Airport Drive, King City, CA 93930
- Consideration: CUP Amendment 2017-009(b)18: Phased Operations-101 Airport Drive, City of King, APN 026-351-023
- Recommendation: Staff recommends the Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment, and 3) adopt the attached Resolution approving Conditional Use Permit 2017-009(b)18

- Environmental Determination: The project qualifies as a Class 32 Categorical Exemption per CEQA Guidelines §15332 (Infill Projects), being surrounded by urban uses and not having significant impacts to traffic, noise, air quality or water quality.

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

GENERAL CONDITIONS:

All Conditions of Approval associated with CUP 2016-014(a) 18 remain in force unless specifically amended herein.

Additional information regarding the Distribution process, including product tracking, transfer and storage will be provided to the satisfaction of the Community Development Director, HdL and Fire and Police chiefs.

Construction / Development shall conform to Application Package as presented, to the satisfaction of the Community Development Director or designee.

A time frame for Phase 1 Operations, a plan for construction of the permanent building while Phase 1 Operations are in place and a plan for removing Phase 1 uses / completing approved Site Plan shall be provided

All HdL approvals specific to this Phase shall be in place prior to beginning Operations.

A Performance Bond or Letter of Credit, may be required at the discretion of the City Manager.

ADA Compliance required for Phase 1 Use

Planning Commission will review at time of Operations Permit Review.

COMMUNITY DEVELOPMENT DEPARTMENT:

ALLOWED USE DURING PHASE 1 OPERATIONS: Manufacturing Level 2 (CA Type 7) and Distribution (Type 11) uses are allowed.

INTERIOR RENOVATION AND EXTERIOR: No changes to exterior will be made. Manufacturing and Distribution use will be in substantial conformance with the Phase 1 floor plan as provided (See Staff Report Exhibit 2) Construction / Development shall conform to Application Package as presented, to the

satisfaction of the Community Development Director or designee. HdL approval of floor plan / security Operations Plan is required prior to Operations.

PARKING: No Amendment. See CUP 2017-009(a)18.

LANDSCAPING: No Amendment. See CUP 2017-009(a)18.

LIGHTING: No Amendment

SIGNAGE: No Amendment

FENCING: No Amendment. See CUP 2017-009(a)18.

BUILDING AND SAFETY DEPARTMENT: (No application for Building Permit has been submitted. An application must be submitted after CUP approval and prior to any interior renovations).

BUILDING PLANS: All Planning Commission COA shall be imprinted on plans submitted for building permits.

SCOPE OF WORK DESCRIPTION: Scope of work for Phase 1 shall conform with that found in the CUP Amendment / Staff Report.

BUILDING PLANS: Building Plans as submitted for Plan Check / Occupancy shall include revisions to identify areas for Phase 1 Distribution. Building Plans shall show areas for Distribution and Manufacturing. No Operations shall occur without approval of HdL, Fire Chief / assignee, Building Official and City Manager Specifications of Modular Units shall be provided.

SPRINKLERS: Building must be sprinkled to satisfaction of Building Official / Fire Officials.

ADA: Compliance Required.

PUBLIC WORKS DEPARTMENT: (The Applicant should contact Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com,) to discuss the following COA as needed).

SCOPE OF WORK DESCRIPTION: Scope of work for Phase 1 shall conform with that found in the Application and Staff Report (CUP 2017-009(b)18).

AIRPORT DRIVE ROW IMPROVEMENTS: Improvements and timing shall be to satisfaction of City Engineer. Parking / ROW match shall be to satisfaction of City Engineer. Paving Sidewalk (to match existing) will be extended along the entire Airport Road frontage

SIDEWALK: Sidewalk (to match existing) will be extended along the entire Airport Road frontage.

DRIVEWAY APPROACH REVISIONS: Sidewalk to be at 2% maximum cross fall per ADA requirements.

PARKING AND PAVING: Timing and improvements shall be to satisfaction of City Engineer, coordinated with CUP 2017-009(a).

FENCING: The Applicant has indicated that fencing at the southwest corner of the site will accommodate the current geometrics of the travel way used by lot owners to the north as the access the access easement which lies to the west of this site. Prior to Building Permit approval for Buildout the Applicant shall show to the satisfaction of City Engineer and City Attorney that an agreement has been executed which defines the conditions of travel way use among all lot owners / lessees using the easement as primary access to their site(s).

RECYCLED WATER CONNECTION: At such time as the irrigation for the landscaped area is improved or installed, a connection shall be available at the sidewalk, sufficient to access and utilize the City's recycled "Purple Pipe" system at such time as it made available. "Purple Pipe" will be located in the Industrial Way Right-of-Way. A lateral line to the subject property will be installed by the City.

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.

SANITARY SEWER: All interior runoff from Phase 1 cleaning shall be directed to city sanitary sewer system.

OPERATIONS PERMIT:

Phase 1 Development and Construction shall comply with and Operations be subject to full compliance with Section 17.03 of the City of King Zoning Code as amended and Operations protocols as required / approved by HdL..

OPERATIONS PERMIT: The Operations Permit(s) as approved by the City Manager on December 04, 2017 are in force for the period of one year. Each permit shall be renewed annually. No operations shall occur without a current permit.

SECURITY CAMERAS: The previous camera location plan and lighting plan shall be revised for Phase 1 Operations to the satisfaction of the Chief of Police and the City's consultant, prior to commencing Operations. Cameras and lighting shall be installed to satisfaction of HdL prior to Operations.

SECURITY OPERATIONS: The Security Plan shall be revised for Phase 1 Operations to the satisfaction of the City's consultant, prior to Operations. The Plan shall address physical operations and electronic product tracking. (Concept Plan has been reviewed by HdL). The required City of King security camera at Airport Drive shall be operational prior to the beginning of Operations.

SECURITY SYSTEMS: Security systems shall be in conformance with those presented in the Application Package, to the satisfaction of the Chief of Police and the City's Consultant.

SOLVENTS: The Applicant has indicated that Butane, CO2 and Ethanol will be used in the extraction process. Volume, storage techniques, deliveries and safety pre-cautions must be to the satisfaction of the City of King Fire and Police Departments in compliance with Section 17.03.270 (a) and (b)

SOLID WASTE: Solid waste disposal shall be in compliance with County of Monterey Health Department and Waste Management, Inc. requirements. and additional Green Waste requirements as placed by the State of CA or City of King.

OPERATIONS PERMIT:

ODOR CONTROL: No Amendment. Compliance with CUP 2017-009 and its Conditions of Approval is required.

AIR QUALITY: Venting of Solvents, CO2 and / or Ethanol / Alcohol shall be in compliance with Monterey County Air Resources Board Standards.

EMPLOYEE BACKGROUND CHECKS: No Amendment. Compliance with CUP 2017-009 and its Conditions of Approval is required.

HOURS OF OPERATION AND EMPLOYEES: The Applicant has indicated that the facility will be in operation between the hours of 6am and 10pm. Total employees has not been indicated. Onsite parking will be sufficient comply with Municipal Code Section 17.030.140 and to cover overlap periods. No persons under the age of 21 will be allowed on site.

WORK PERMITS AND FEES: Work Permits shall be issued in conformance with Section 17.03.070 (a). Fees shall be as set by the City Council.

INDEMNIFICATION AGREEMENT: A signed Indemnification Agreement shall be in place prior to Issuance of the Regulatory Permit. Such agreement shall be approved by the City Attorney and conform to the requirements of Section 17.03.160. Said agreement shall prevail over Hold Harmless and Indemnification Clause attached hereto.

RECORD KEEPING: Financial and Product Record shall comply with the Regulatory Application Package and the requirements of Section 17.03.180.

Chair Nuck opened the public hearing.

David Bonvillian further explained the change in manufacturing. The building is sectioned off already.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Barbree adopt the attached Resolution approving Conditional Use Permit 2017-009(b)18. Seconded by Commissioner Raschella. Motion carried 4-0.

F. Project Name:	King City Farms, LLC: Operations Phasing
Case No.:	CUP 2017-010(a)18
Applicant:	King City Farms, LLC: Brandon Gesicki
Location:	325 Airport Drive,
Consideration:	CUP 2017-010(a)18; Phased Operations – 325 Airport Drive (APN 226-351-016)
Recommendation:	Staff recommends the Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit 2017-010(a)18.
Environmental Determination:	King 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 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 Zoning Ordinance was amended to allow Level two Manufacturing (CA Type 7) and Distribution (CA Type 11) in August, 2017.

During the review and decision-making process related to CUP 2017-010, the City of King conducted an initial study(IS) of the project, determined that the project was fully within the scope of the prior analysis by the MND and provided public notice. On December 05, 2017 the Planning Commission made a Finding of Consistency per CEQA Guidelines Section 15162. This proposed Amendment does not add uses or increase development size, intensity or location and is therefore consistent and in accord with the Commission's Finding.

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

GENERAL CONDITIONS:

All Conditions of Approval associated with CUP 2017-010(a) 18 remain in force unless specifically amended herein.

Additional information regarding the Distribution process, including product tracking, transfer and storage will be provided to the satisfaction of the Community Development Director, HdL and Fire and Police chiefs.

Construction / Development shall conform to Application Package as presented, to the satisfaction of the Community Development Director or designee.

A time frame for Phase 1 Operations, a plan for construction of the permanent building while Phase 1 Operations are in place and a plan for removing Phase 1 uses / completing approved Site Plan shall be provided

All HdL approvals specific to this Phase shall be in place prior to beginning Operations.

A Performance Bond or Letter of Credit, may be required at the discretion of the City Manager.

ADA Compliance required for Phase 1 Use

Planning Commission will review at time of Operations Permit Review.

Shall be sprinkled to the satisfaction of the Fire Marshal.

COMMUNITY DEVELOPMENT DEPARTMENT:

ALLOWED USE PHASE 1: Cannabis Manufacture (Volatile and Non-Volatile) (CA Type 7), and Distribution (CA Type 11) uses are allowed. See Staff Report Exhibits 2 and 3.

SITE DEVELOPMENT: The uses of the proposed Amendment are primarily contained within the existing 3,000 sf structure. One 9' x 20' modular office is to be located on an existing concrete pad in the north east corner of the existing 2.1 acre site (approximately .8 acre unusable due to slope)

NO IMPROVEMENTS to the exterior of the existing structure are required at this time. Exterior maintenance / improvements (including painting) may be required at the time that the Operations Permits reviewed for renewal.

IF IMPROVEMENTS are required at that time, materials and colors shall be as presented in the CUP 2017-010 Application Package. The structure for Manufacturing and Distribution (existing structure and addition) is and will be of metal construction. Colors are "Cool Dark Bronze and Cool Straw Gold as referenced in the Staff Report. Doors and windows shall be per the requirements of the East Ranch Business Park Specific Plan. Maximum structure height shall be 20' or as approved by Planning Commission at the public hearing.

MINOR CHANGES to the approved site plan / floor plan, which are determined by the Community Development Director to be substantially in conformity with the plans and Application Package as presented, may be granted by the Community Development Director.

CONSTRUCTION / DEVELOPMENT shall conform to CUP 2017-010(a)18 Application Package as presented, to the satisfaction of the Community Development Director or designee

PARKING: Parking at buildout will conform to the Plan and Application Package as originally submitted Phase 1 parking will be as shown on Staff Report Exhibit 2. Phase 1 Parking shall be DG or similar all-weather material to satisfaction of City Engineer. Parking will be reviewed at the time that the Operations Permit is reviewed for renewal. ADA requirements must be addressed with Phase 1 Operations.

COMMUNITY DEVELOPMENT DEPARTMENT:

LANDSCAPING: Landscaping at buildout is required to conform to plans and Application Package as submitted. Irrigation Plans shall be presented to and approved by Building Official prior to Landscape Installation. The landscaping and water retention areas shall be maintained in a healthy condition in perpetuity.

DURING PHASE 1 existing landscaping along Airport Drive will be allowed to remain. Additional landscaping "on-site" may be required per the approved landscaping concept to the satisfaction of Community Development Director / Designee.

LIGHTING: Security lighting is required to be mounted on the structures and on poles in the parking area not to exceed 30 feet in height. A lighting plan must be approved by the Director before installation. All new outdoor lighting associated with the use shall be hooded and directed so as not to shine on public roads, onto surrounding properties or into the night sky. Lighting shall be provided behind temporary modular office.

SIGNAGE: One sign on the building to provide address has been requested. Any additional signage shall conform to the requirements of Section 17.03 of the City of King Municipal Code and the requirements of the ERBP SP. Additional signage may be approved by the Community Development Department and may be submitted to the Planning Commission at the Director's discretion.

FENCING: For Buildout: Fencing abutting Airport Drive shall be moved out of the street right of way to be at or behind the Airport Drive property line. It shall six feet (6') in height and shall be split faced block with two (2') of wrought iron, angled out at the top for security purposes. All other fencing at the remainder of the perimeter shall be "no climb" chain link, six (6') foot in height with one foot of barbed wire, to a maximum of eight (8) feet with screening as presented. A similar fence shall be located at top of bank in the central portion of the property. Screening material shall be woven slats.

COMMUNITY DEVELOPMENT DEPARTMENT:

FENCING: For Phase 1: Fencing along Airport Drive will be allowed to remain at this time – maintenance will be performed and new barbed wire placed (including at top of gates) to satisfaction of Community Development Director / Designee.

During Phase 1 Operations the fencing / landscape concept along Airport Drive will be reviewed to ensure appropriate screening for cultivation areas. The Applicant is requesting a variation to the design / materials of the fence to include a combination of masonry / stone pilasters and screening material such as metal consistent with the look of the structures themselves. The existing landscaping in the ROW may be remove at discretion of the City. The new landscaping concept will work in coordination with the fencing concept. Landscaping / Fencing concept to be approved at discretion of Community Development Director / Designee prior Phase 1 Operations Permit(s) being renewed.

Fencing at buildout shall be part of revised site plan / phased construction approval.

Security: Cameras, site access and security personnel at buildout shall be as presented in the Application Package. One camera compatible with the City of King Surveillance System will be placed at the Industrial Way entrance to the site. The applicant is preparing a security / camera plan specific to Phase 1 to be submitted to HdL. No Phase 1 Operations shall occur without HdL approval of security / camera plan.

BUILDING AND SAFETY DEPARTMENT: (No application for Building Permit has been submitted). An application must be submitted after CUP approval, prior to construction. All construction methods and materials are subject to the approval of the City of King Building Official

BUILDING PLANS: All Planning Commission COA (for Phase 1 or for buildout as appropriate shall be imprinted on plans submitted for building permits.

SCOPE OF WORK DESCRIPTION: Scope of work shall conform with that found in the CUP / Application Package.

SPRINKLERS: Buildings shall be sprinkled including during Phase 1 Operations.

POWER: Applicant shall show evidence of specific power source prior to Occupancy / Operations.

COORDINATED CONSTRUCTION PLAN: Applicant shall provide coordinated construction plans identifying integration of Phase 1 / Future Phase construction and ongoing Operations.

FLOOR PLAN: The Plan shall conform to that approved by HdL. 5 modular pods shall be allowed. The existing restroom shall be expanded to meet ADA requirements

PUBLIC WORKS DEPARTMENT: (The Applicant should contact Octavio Hurtado, Hanna & Brunetti 408-842-2173, ohurtado@hannabrunetti.com,) to discuss the following COAs as needed).

SCOPE OF WORK DESCRIPTION: Grading, utilities, parking and drainage are subject to City Engineer review and approval. Grading, drainage and site improvement shall conform to the Storm Water Pollution Prevention Plan (SWPPP) as approved by Central Coast Regional Water Quality Control Board. Site Drainage will be directed to a cistern in the northwest corner of the property via an onsite drainage system. Any water not percolating from the cistern (as in 100-year event) will be directed from cistern to City's storm drain system in Airport Drive.

Phase 1 Operations are confined to area within the existing structure and a concrete pad previously used for a temporary unit. Site disturbance is limited to treatment of Phase 1 parking area. Any Phase 1 Drainage and grading shall be to satisfaction of City Engineer.

RIGHT OF WAY IMPROVEMENTS: Curb, gutter and sidewalks must be installed along the Airport Drive frontages with 2% maximum cross-fall per ADA requirements (including areas of Driveway Approaches— to satisfaction of City Engineer. Construction documents for required improvements shall be completed prior to renewal of Phase 1 Operations Permit(s).

RECYCLED WATER CONNECTION: Prior to site improvements for buildout a connection shall be available at the sidewalk, sufficient to access and utilize the City's recycled "Purple Pipe" system at such time as it made available. "Purple Pipe" will be located in the Airport Drive Right-of-Way. Building(s) shall connect to and utilize recycled water for all landscaping and cannabis irrigation water use at such time that the City and / or local water purveyor makes recycled water available through a dedicated main distribution line adjacent to the property.

PRIVATE DRIVE STRUCTURAL SECTION: The structural section of the parking area / private drive at Buildout shall conform to the recommendation of a Registered Soils Engineer, licensed in the State of California.

PRIVATE DRIVE GEOMETRY: Gate locations, queuing space and turning dimensions for Buildout shall be submitted to the City Engineer and Police and Fire and receive approval from the same.

AIRPORT COMMISSION APPROVAL Issuance of a Building Permit is subject to the approval of the Monterey County Airport Land Use Commission.

COMMERCIAL CANNABIS PERMIT: New Construction shall comply with and Operations be subject to full compliance with Section 17.03 of the City of King Municipal Code as amended and with the Application Package as approved.

REGULATORY PERMIT: Phase 1 Manufacturing and Distribution Operations must each maintain a commercial cannabis permit from the City Manager. Permits for this location became effective on December 18, 2017. Each commercial cannabis permit is in force for the period of one year and shall be renewed annually. No operations shall occur without a current permit.

HUB: The previous conditions indicated that the Distribution Permit would not allow for this site to be used as a "hub". That Condition is revised so that the maximum number of delivery related (SUV) trips is two (2) per day.

SECURITY CAMERAS: Phase 1 security cameras shall be installed in quantity and location per the approval of HdL City of King Police personnel shall have access to the system for real time review. One camera that is part of the City's City-wide system shall be installed at each driveway access from or exit to the street.

ON-SITE SECURITY: A guard will be present 24 / 7 in the guard station at the northeast corner of the existing structure or in the modular office space. A security guard will be required to patrol the site at all times that employees are not present.

SOLVENTS: The Applicant has indicated that Butane, CO2 and Ethanol will be used in the extraction process. Volume, storage techniques, deliveries and safety pre-cautions must be to the satisfaction of the City of King Fire and Police Departments.

SOLID WASTE: Solid waste disposal from the project site shall be in compliance with County of Monterey Health Department and Waste Management, Inc. requirements, as applicable.

ODOR CONTROL: Odor shall be controlled per the Regulatory Application Section I and Section 17.03.210 (i) of the City of King Municipal Code. At the beginning of operations, applicant shall obtain an inspection from the City for odor not less than once monthly for a period of no less than three months. In the event that compliance has not been achieved as determined by the City, mechanical equipment will be reviewed. In the event that compliance is still not achieved, City Staff may make a recommendation to City Council per Section 17.03.240 of the City Municipal Code. Odor caused by outdoor dumpsters will be addressed in a similar manner.

AIR QUALITY: Venting of CO2 and / or Ethanol / Alcohol shall be in compliance with Monterey County Air Resources Board Standards as applicable.

EMPLOYEE BACKGROUND CHECKS: Employees shall be vetted (background checks) to the satisfaction of the City of King Chief of Police and in compliance with the Regulatory Application Package and Section 17.03.210 (k) of the City's Municipal Code. A third party acceptable to the City shall perform the check. Results will be provided to Applicant, the City's monitoring consultant and City of King Police Chief. The Police Chief. for a determination as to satisfaction.

HOURS OF OPERATION AND EMPLOYEES: The Applicants have indicated that Phase 1 Operations will potentially be in operation 24 hours a day, 7 days a week. Manufacturing Operations will observe quiet hours from 9:01pm to 6:00 am. A maximum of 6 persons per shift may be present, based on the site plan showing 4 spaces. No persons under the age of 21 shall be allowed on site.

WORK PERMITS AND FEES: Work Permits shall be required in conformance with Section 17.03.070 (a) of the Municipal Code as may be amended. Fees shall be as set by the City Council as updated from time to time.

INDEMNIFICATION AGREEMENT: A signed Indemnification Agreement shall be in place prior to issuance of each commercial cannabis permit. Such agreement shall be approved by the City Attorney and conform to the requirements of Section 17.03.160. Said agreement shall supersede the Hold Harmless and Indemnification Clause attached hereto.

RECORD KEEPING: Financial and Product Record for the project shall comply with the Regulatory Application Package and the requirements of Section 17.03.180.

Chair Nuck opened the public hearing.

Brandon Gesicki thanked Scott and Staff for working with applicants. Clarified the parking to build towards paving. Brandon wanted to know about sprinklers. Dry suppression is ok in modular however sprinklers will need to be included and the water pressure is not sufficient at this time.

Chair Nuck closed the public hearing.

Action: Motion made by Commissioner Raschella adopt the attached Resolution approving Conditional Use Permit 2017-010(a)18. Seconded by Commissioner Barbree. Motion carried 4-0.

8. Non-Public Hearing Items –

None

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- None

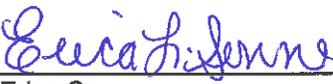
12. Written Correspondence-- None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 8:21 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King