

Planning Commission Minutes

April 17, 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 Margaret Raschella A

Michael Barbree X Ralph Lee X David Mendez X

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

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

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: March 6, 2018

Action: Motion made by Commissioner Barbree to approve minutes of March 6, 2018. Seconded by Commissioner Mendez. Motion carried 4-0.

7. PUBLIC HEARINGS

A. Project Name: King City Cultivation: Commercial Cannabis Distribution (CA Type 11)

Case No.: CUP 2017 – 008(a)18

Applicant: MD BioDesign; Ron Glantz

Location: 991 Industrial Way, King City, CA (APN 026-351-024)

Consideration: CUP 2017-008(a), Add Medical Cannabis Distribution (Ca Type 11)
As Allowed Use: 991 Industrial Drive APN 026-351-024

As noted during CUP 2017-008 discussion, future building expansion is being considered, which would bring the total floor area to approximately 50,000 sf. Future expansion is not part of the current project.

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 2017-008(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, amended August 2017, Ordinances 2017-245 and 246) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan. During the consideration of CUP 2017-008 King City conducted an initial study of the project and determined the project to be fully within the scope of the prior analysis by the MND. As part of that analysis an Adoption of a Finding of Consistency was recommended per CEQA Guidelines Section 15162 and was noticed for Public Review. The Finding of Consistency was approved by the Planning Commission on December 05, 2017. This request (CUP 2017-008(a)18) falls within the scope of that analysis and finding.

Principal Planner Scott Bruce introduced this item with a PowerPoint presentation. All previous conditions still apply, just adding distribution uses to the CUP. The address is official 991 Industrial Way as well.

Ron Glantz, Applicant was present for questions.

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

Action: Motion made by Commissioner Lee to adopt the attached Resolution 2018-216 approving Conditional Use Permit 2017-008(a)18. Seconded by Commissioner Barbree. Motion carried 4-0.

8. NON- PUBLIC HEARINGS –

A. Workshop on Seasonal Employee Housing

Community Development Director Liberto introduced this item with a PowerPoint. Ms. Liberto went over the history and proposal.

History

- Seasonal Employee Housing has been an issue for several years.
- Addressed in Housing Element and Identified as Special Needs.

The City has:

- been meeting with agricultural employers to identify ways to address the housing issue.
- participated with other jurisdictions in Salinas Valley to fund study to identify ways to address issue.
- changed the FSC and C-2 zoning districts to allow FSC as a intermediary way to address the situation and approved the 218 First Street H-2A Farmworker Housing Project.
- adopted a Interim Urgency Moratorium on the FSC and C-2 zoning districts until a comprehensive solution could be provided.

Proposal

Limit Seasonal Employee Housing to Specific Areas along First Street, rather than Specific Zoning Districts.

Commissioner Barbree stated that the H2A Housing is very specific in the First Street Corridor. Why is

that? Community Development Director explained that it needs to be a vacant property with more open space. She further explained that the City was trying to keep it to a certain space in the City. She further explained that the City has been moving the farmer workers out of the hotels so that more tourists could come in.

Commissioner Lee wanted to know if the economics would support the economic development. Commissioner Barbree asked about the industrial area and Community Director Liberto explained that we are trying to have industrial uses in the industrial area.

David Scaroni, feels that they are trying to run an adequate Seasonal Farmworker housing. He doesn't feel that putting non-federally mandated space requirements on a project is necessary.

Commissioner Barbree asked why two separate numbers. Ms. Liberto stated that the City would like to have better living conditions for the workers with more space.

Jerry Rava, Senior, stated that H2A is going to get bigger. The domestics are going to work for cannabis. Governor Brown has made a law that on one lot a person can build two houses as long as the second house is not more than 75% in size of the main house and the owner of the property lives in the main house.

Mr. Scaroni would like the numbers to stay with the federal mandated number to fit more people into the space and not be locked into a larger number of open and common space.

The standards would apply to the areas outlined in the map.

Suzie Rava thanked the City for working with them on this housing issue. She feels housing is an issue and that it is an economical problem or housing would have happened a long time ago. She feels King City is ahead of a lot of cities in the valley and maybe the county. She feels that the federal standards with the right design would work. She doesn't feel that the washer, dryer needs to be in the ordinance. She thinks it needs to be project by project. Federal requirements have a few wash tubs and clothes lines as well to meet the needs because that is what the employees are used to. Parking spaces she feels needs to match the current ordinance at 1 ½ spaces per unit. On page 7 she would like to see metal and concrete as a use for building materials and not limit it to wood, brick, stucco and siding which may keep other projects from being built. They are not planning on using either one but would like to see in the ordinance not to be limited.

Commissioner Lee wanted to know if there has been any thought in using repurposed mobile homes.

Mr. Salcido stated that the mobile homes would have a hard time meeting the federal requirements.

Suzie Rava stated that we need to keep it economically feasible. She stated to not rule out any project that wants to come in.

John Baucke representing Smith Monterey, stated they have noticed that there is a housing shortage. The ordinance is not clear on what it is trying to accomplish, H2A, Ag housing, multi-family use. He feels there needs to be clarification to what the housing is going to be, permanent, temporary? They see different standards and no clarity. How are the conversions happening into units? Needs more direction on standards for "good neighbors". It has a good start but there needs to be some work done.

Commissioner Barbree wanted to know if we could have separate ordinance for H2A and domestic?

Community Development Director explained that originally that there were two ordinances but it got to confusing.

Suzie Rava feels that domestic and H2A needs are the same so they felt it could go under one umbrella.

Clarification from Planning Commission on what they would like to see was: Keep 50ft., take out washer and dryer, parking spaces to same as now 1 ½ spaces, should be open to metal and concrete. Needs to be more work on the ordinance and be more specific.

Commission would like it to be consistent with H2A.

Make the map clearer on what areas would be designated for Seasonal Employee Housing.

Mr. Baucke also spoke to the density conversion language that states "tell the City 60 days after the conversion". He feels this may need to be changed.

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 7:45 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King