

**Planning Commission Minutes**  
**May 15, 2018**

**1. Call to Order**

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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**

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Chairperson Nuck led the Commission and audience in the Pledge of Allegiance.

**3. Roll Call**

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Chairperson David Nuck X \_

Michael Barbree X Ralph Lee X David Mendez X

**Staff present:** Community Development, Director Doreen Liberto; Principal Planner, Scott Bruce; Admin. Asst./Deputy City Clerk, Erica Sonne; City Manager, Steve Adams.

Chair Nuck asked for a moment of silence for our Planning Commissioner Margaret Raschella who passed last month.

**4. Public Comments**

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None

**5. Presentations**

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**6. Consent Calendar**

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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 17, 2018

**Action:** Motion made by Commissioner Mendez to approve minutes of April 17, 2018. Seconded by Commissioner Barbree. Motion carried 4-0.

**7. PUBLIC HEARINGS**

- A. Project: **General Plan text and map amendment**, Case No. GPA 2018-001, **Zoning text and map amendment** Case No. ZC 2018-001 and **Zoning text amendment** Case No. ZC 2018-002. The **General Plan text** would be amended to add Objectives and Policies regarding Seasonal Employee Housing. The **General Plan map** would be amended identifying areas along First Street within a Dual Land Use Designation which allows Seasonal Employee Housing. The **Zoning text** (including amendment to the Historic Corridor Revitalization Plan) would be amended to eliminate Farmworker Housing in the FSC Zone District and by reference, the C-2 Zoning District, and add Municipal Code Section 17.79 creating criteria for the development of seasonal employee housing. The **Zoning map** would be amended identifying areas along First Street within a Dual Land Use Designation which allow Seasonal Employee Housing.

Case No.:	GPA 2018-001, ZC 2018-001, ZC 2018-002
Applicant:	City of King
Location:	Applies to designated areas within the City
Consideration:	Amending the General Plan Land Use Element text and map, Zoning Code text and map and the Historic Corridor Revitalization Plan creating Seasonal Employee Housing standards by adopting General Plan Goals and Policies, adding Chapter 17.79 to the Municipal Code, removing farmworker housing as an allowable use in the FSC and C-2 Zoning Districts and adopting a Dual Land Use Designation along First Street.
Recommendation:	Review proposed Resolutions and Ordinances regarding Seasonal Employee Housing, receive public comment, and forward an affirmative recommendation to the City Council.
Environmental Determination:	An Initial Study has been prepared for the project in compliance with CEQA. The Initial Study determined there are no significant impacts to the environment due to the project. A Negative Declaration (ND) has been prepared for the project.

City Manager Adams went over the key objectives for the Farm Worker Housing.

1. Establish locations where farmworker housing is allowed.
2. Streamline the process.
3. Insure agricultural employees have appropriate housing.
4. Need to plan projects for the future.

Community Development Director Liberto introduced this item with a PowerPoint.

- Existing Zoning
- Dual Land Use Designation (Seasonal Employee Housing)
  - CUP if using underlying zoning standards.
  - PD if not using underlying zoning standards.
- Hybrid – Combination of uses under existing zoning and seasonal employee housing.
  - CUP if using underlying zoning standards.
  - PD if not using underlying zoning standards.

Definition of Courtyard housing be consistent with the Downtown Addition specific plan.

Chair Nuck opened the public hearing,

Jill Lebar, Republic Mission Distributors asked for clarification on the zoning with dual land use. They are in support of the ordinance.

Chair Nuck closed the public hearing.

Commissioner Lee made a motion to approve Resolution 2018-225 Negative Declaration seconded by Commissioner Mendez. Approved 4-0.

Commissioner Barbree made a motion to approve Resolution 2018-226 Text amendment, zoning amendment seconded by Commissioner Lee. Approved 4-0.

**8. NON- PUBLIC HEARINGS –**

- A. Project: Mills Ranch Design Manual Amendment
- Case No.: AR 2018-013
- Applicant: Mike Nino, Nino Homes
- Location: Mills Ranch Specific Plan located near San Antonio Drive, Spreckels Road and Metz Road
- Consideration: Amended renderings and elevations for the Mills Ranch Design Manual.
- Recommendation: Review the amended renderings and elevations as part of the Mills Ranch Design Manual, provide comments and forward an affirmative recommendation to the City Council.
- Environmental Determination: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15305 (Class 5 – Minor Alterations to Land Use Limitations). This exemption applies to projects involving minor alterations to plans, which do not result in changes in land use or density. The amended renderings and elevations falls under a Class 5 categorical exemption because it involves minor amendments to an existing design manual. The Project does not propose or require physical changes to any specific property that will negatively impact the environment.

Community Development Director Liberto introduced this item  
Mike Nino further introduces this item with a PowerPoint.

Commissioner Barbree made a motion to approve resolution 2018-228 seconded by Commissioner Mendez motion carried 4-0.

- B. Project: Architectural Review (AR) Resolutions for the following Conditional Use Permit (CUP) projects: CUP2016-008, CUP2016-009, CUP2016-010, CUP2016-012, CUP 2016-014, CUP2017-008, CUP2017-009, CUP2017-010, CUP 2016-011

Case No.: AR2018-004, AR2018-005, AR2018-006, AR2018-007, AR2018-008, AR2018-009, AR2018-010, AR2018-011, AR2018-012

- Applicants & Locations:
- Boutique Unlimited, 151 Airport Dr. (CUP2016-008)
  - The Tribe & King City Cultivation, Industrial Way (CUP2016-009)
  - The Tribe, 150 Don Bates Way (CUP2016-010)
  - King City Cultivation, 135 E. San Antonio Dr. (CUP2016-012)
  - Boutique Unlimited, 161 Airport Dr. (CUP 2016-014)
  - MD BioDesigns, 991 Industrial Way (CUP2017-008)
  - Elite Molecular, 101 Airport Dr. (CUP2017-009)
  - King City Farms, 325 Airport Dr. (CUP2017-010)
  - Golden State Sciences, 190 San Antonio Dr., (CUP2016-011)

Consideration:

Architectural Review for approved CUP's

Recommendation: Staff recommends the Planning Commission: 1) review individual architectural review applications; 2) receive public comment; and 3) adopt the attached Resolutions approving AR2018 -004 through 2018-012, inclusive.

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 Municipal Code was amended in June and August of 2017 to allow Manufacturing Level 2 (CA Type 7 and Distribution (CA Type 11.) Article 19 Section 15300.1 Categorically Exempt

Principal Planner Scott Bruce introduced this item.

Commissioner Barbree made a motion to approve Resolution 2018-217 thru 2018-224 and 2018-227 approving AR2018 -004 through 2018-012, inclusive, seconded by Commissioner Mendez. Motion carried 4-0.

**9. Regular Business- None**

**10. Planning Commission Report –**

**11. Director Reports-** Update on cannabis items. MST will meet next week and will brought to Planning Commission in June. Rava's on Jayne St. Dorm style housing being worked on. Sunstreet center is coming along. 300 Block of Broadway looks good.

**12. Written Correspondence– None**

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned at 6:57 p.m.



David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King