

Planning Commission Minutes

June 19, 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 Oscar Avalos X
Ralph Lee X David Mendez X Domingo Uribe X

Staff present: Community Development, Director Doreen Liberto; Asst. Planner, Maricruz Aguilar; Admin. Asst./Deputy City Clerk, Erica Sonne; Asst. City Attorney Roy Santos.

4. Public Comments

None

5. Presentations

A. Oath of Office for new members Domingo Uribe and Oscar Avalos
Deputy City Clerk Erica Sonne swore in Mr. Uribe and Mr. Avalos.

B. Selection of a Vice Chairperson by a vote of the committee for a period of one year.

Planning Commissioner Lee nominated Planning Commissioner Mendez Vice Chair, Planning Commissioner Mendez accepted Seconded by Planning Commissioner Uribe and he was approved unanimously.

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: May 15, 2018

Action: Motion made by Commissioner Mendez to approve minutes of May 15, 2018. Seconded by Commissioner Lee. Motion carried 5-0.

7. PUBLIC HEARINGS

A. Project: Conditional Use Permit to Continue the Use of 32,000 sq. foot
Vehicle Storage Area for Always towing.
Case No.: CUP 2018-003
Applicant: Always Towing
Location: 1011 Broadway St., King City, CA. 93930

- Consideration: Conditional Use Permit Case No. 2018-003 for Always Towing to Continue the Use of a Vehicle Storage Yard at 1011 Broadway Street.
- Recommendation: Planning Commission approve Conditional Use Permit Case No. CUP 2018-003 for Always Towing to continue the use of a 32,000 square foot vehicle storage area at 1011 Broadway Street, King City, CA. 93930, subject to the conditions of approval (COA).
- Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical exemption set forth in CEQA Guidelines, section 15301 as this project involves change of operation of existing structures and involves no expansion to structures and involves no expansion to existing facilities.

Community Development Director Liberto introduced this item.

Chair Nuck opened the public hearing,

Derek from Always Towing updated that commission on the trash that their service will start on Wednesday. Community Development Director ask that the applicant contact the City Engineer on the trash to update him. The applicant shook his head in agreement.

Chair Nuck closed the public hearing.

Commissioner Mendez made a motion to approve Resolution 2018-229 CUP 2018-003 for Always Towing seconded by Commissioner Lee. Approved 5-0.

- B. Project: Conditional Use Permit to Continue the Use of 6,325 sq. foot Vehicle Storage Area for Leyva's towing.
- Case No.: CUP 2018-002
- Applicant: Leyva's Towing
- Location: 815 and 905 Broadway St., King City, CA. 93930
- Consideration: Conditional Use Permit Case No.2018-002 for LEYVA's Towing to Allow for a Temporary 2,250 Square Foot Vehicle Storage Area at 815 Broadway St., and a Temporary 6,550 Square Foot Vehicle Storage Area at 905 Broadway St.
- Recommendation: Planning Commission approve Conditional Use Permit (CUP) Case No. CUP 2018-002 for Leyva's Towing to allow an eight (8') foot high chain link fence for the temporary use of vehicle storage areas at two (2) locations, 815 Broadway Street and 905 Broadway Street, and subject to the conditions of approval (COA).
- Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical exemption set forth in CEQA Guidelines, section 15301 as this project involves change of operation of existing structures and involves no expansion to structures and involves no expansion to existing facilities.

Community Development Director Liberto introduced this item. She stated that the applicant need a parking plan to show ADA parking and filling of potholes. Weed abatement and landscaping replaced. Ms. Liberto discussed this will Ms. Lopez earlier today.

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

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion to approve Resolution 2018-230 CUP 2018-003 for Always Towing seconded by Commissioner Mendez. Approved 5-0.

- C. Project: Amendment to the City's Zoning Ordinance Pertaining to Commercial Cannabis Activities and Associated CEQA Determination
- Case No.: ZC 2018-001
- Applicant: City of King
- Location: The regulatory ordinance would apply to all M-1 and M-2 zone districts along with the East Ranch Business Park Specific Plan (ERBP-SP). As uses authorized in M-1 and M-2 zoned districts are also currently allowable in the M-3 zoned district, the ordinance would also have a similar effect for uses in the M-3 zoned district. The area affected (ERBP SP and M- Districts) are located in the northeast portion of the City, near the airport and bordered by Metz Road, Bitterwater Road, and the eastern boundary of the City.
- Consideration: Recommendation To The City Council Regarding Amending Chapter 17.03 Of Title 17 Of The King City Municipal Code Pertaining To Commercial Cannabis Activity; Amending Chapter 17.30 Of Title 17 Of The King City Municipal Code Pertaining To M-1 Industrial District; Amending Chapter 17.31 Of Title 17 Of The King City Municipal Code Pertaining To M-2 Industrial District; And Introduction Of An Ordinance Amending Section D.3(G) Of Chapter 4 (Development Standards) Of The East Ranch Business Park Specific Plan For The Purpose Of Adding Non-Storefront Cannabis Retail Sales
- Recommendation: Planning Commission 1) review proposed amendments to the Ordinances and Environmental Document, 2) receive public comment 3) recommend the City Council introduce and adopt the Ordinances.
- Environmental Determination: An environmental determination the Ordinance is exempt from the California Environmental Quality Act ("CEQA") as it can be seen with certainty that there is no possibility that it will have a significant effect on the environment pursuant to CEQA Guidelines section 15061(b)(3), as well as it is also exempt because it consists of regulations and restrictions on activities to assure the maintenance, restoration, or enhancement of natural resources and the environment by prohibiting environmentally destructive components of unregulated cannabis cultivation pursuant to CEQA Guidelines sections 15307 and 15308.

Assistant City Attorney Roy Santos introduced this item.

Chair Nuck opened the public hearing,

Joanne Banuelos ask if medical cannabis is different because people need it being delivered.
City Attorney Santos stated that currently under our code deliveries are ban.

Ron Glantz applicant was available for questions. He explained that they need this to have the address here in King City to get their state license. He updated the planning commission on the cannabis projects.

Chair Nuck closed the public hearing.

Commissioner Lee made a motion to approve Resolution 2018-231 recommending to the City Council Chapter 17.03 Of Title 17 Of The King City Municipal Code Pertaining To Commercial Cannabis Activity; Amending Chapter 17.30 Of Title 17 Of The King City Municipal Code Pertaining To M-1 Industrial District; Amending Chapter 17.31 Of Title 17 Of The King City Municipal Code Pertaining To M-2 Industrial District; And Introduction Of An Ordinance Amending Section D.3(G) Of Chapter 4 (Development Standards) Of The East Ranch Business Park Specific Plan For The Purpose Of Adding Non-Storefront Cannabis Retail Sales related to CEQA determination, seconded by Commissioner Uribe. Approved 5-0.

8. NON- PUBLIC HEARINGS –

A. None

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- Welcomed the two new planning commissioners.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:37 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King