

Planning Commission Minutes

July 17, 2018

1. Call to Order

Vice Chairperson Mendez called the regular meeting of the Planning Commission of the City of King to order at 6:03 p.m.

2. Pledge of Allegiance

Vice Chairperson Mendez led the Commission and audience in the Pledge of Allegiance.

3. Roll Call

Chairperson David Nuck A Oscar Avalos X

Ralph Lee X David Mendez X Domingo Uribe X

Commissioner Avalos made a motion to excuse Chair Nuck, seconded by Commissioner Uribe, motion carried 4-0.

Staff present: Community Development, Director Doreen Liberto; Asst. Planner, Maricruz Aguilar; 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: June 19, 2018

Action: Motion made by Commissioner Uribe to approve minutes of June 19, 2018. Seconded by Commissioner Lee. Motion carried 4-0.

7. PUBLIC HEARINGS

- A. Project: Conditional Use Permit, Architectural Review, Sign Design Review for The Construction of An Approximate 15,645 Square Foot Project for The Operations and Maintenance Facility for Monterey Salinas Transit (MST) On Approximately 4.8 Acres, Located At 179 E. San Antonio Drive, King City, Ca 93930
- Case No.: Conditional Use Permit Case No. **CUP2018-001**
Architectural Review Case No. **AR2018-002**
Sign Design Review Case No. **SN2018-005**
- Applicant: Monterey Salinas Transit (MST) Lisa Rheinheimer, Director of Planning and Marketing
- Location: 179 E. San Antonio Drive, King City, CA 93930

Consideration: MST South County Operations and Maintenance Facility Project (CUP Case No. 2018-001, AR Case No. 2018-002, SN Case No. 2018-005)

Recommendation: Planning Commission adopt the attached Resolution approving Conditional Use Permit Case No. CUP2018-001, Architectural Review Case No. AR2018-002, and Sign Design Review Case No. SN2018-005 for Monterey Salinas Transit (MST).

Environmental Determination: MST is the Lead Agency on the project under the CEQA the City of King is a Responsible Agency. MST conducted several technical studies which determined there are no significant adverse environmental impacts from the project. The studies included traffic, noise, air quality and water quality. These studies can be reviewed at City Hall. MST consulted with the City of King, and the City provided comments on **September 28, 2017**. On **October 17, 2017**, in accordance with Article 19, Categorical Exemption of the CEQA Guidelines, MST filed a Class 32 ((Infill Development Project) Categorical Exemption. A Notice of Exemption ("**NOE**") was provided to the City of King on **February 12, 2018**. There has been no challenge to the NOE, and no changes to the Project since the NOE. The City of King agrees with the Categorical Exemption and NOE.

Community Development Director Liberto introduced this item.
Assistant Planner Maricruz Aguilar went over the sign plan for the project.

Hunter Horvath, Assistant Administrator did a brief over view of the project. Goal to start construction after the holidays. This project will provide jobs for King City. It will be a complete facility with garages and staff to services buses.

Vice Chair Mendez opened the public hearing, seeing none,

Vice Chair Mendez closed the public hearing.

Commissioner Lee adopt the attached Resolution (2018-232) approving Conditional Use Permit Case No. CUP2018-001, Architectural Review Case No. AR2018-002, and Sign Design Review Case No. SN2018-005 for Monterey Salinas Transit (MST) seconded by Commissioner Uribe. Approved 4-0.

B. Project: Elite Molecular, LLC, Conditional Use Permit Amendment

Case No.: CUP 2017-009(c)18

Applicant: Elite Molecular: David Bonvillain

Location: 101 Airport Drive, King City, CA. 93930

Consideration: CUP Amendment 2017-009(C)18: Parking Lot Revisions; Change in Use (Remove Cultivation (Ca Type 3a) And Nursery (Ca Type 4). Eliminate Phase 1 Concept: Location 101 Airport Drive, City of King. APN 026-351- 023. (Elite Molecular)

Recommendation: Staff recommends that Planning Commission 1) review request for Conditional Use Permit, 2) receive public comment; 3) adopt the attached Resolution approving Conditional Use Permit Case No .2017-009(c).

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. Parking Lot Revisions; Change in Use (Remove Cultivation (Ca Type 3a) And Nursery (Ca Type 4). Eliminate Phase 1 Concept.

Conditions of Approval had an additional condition add just prior to the meeting. New COA's were provided for the Commission and the public. The applicant has indicated that the "skin" of the structure will be replace on the south and east sides of the structure. The entire structure will be repainted with colors as previously approved / to approval of Community Development Director/designee.

Vice Chair Mendez opened the public hearing, seeing no one come forward,

Vice Chair Mendez closed the public hearing.

Commissioner Lee made to adopt the Resolution 2018-233 approving Conditional Use Permit Case No .2017-009(c) with the changes to "Skin" around the entire building seconded by Commissioner Avalos Approved 4-0.

- C. Project: MGP, LLC, Conditional Use Permit Addition
- Case No.: CUP 2017 – 008(b) 18
- Applicant: MGP, LLC Michael Pren
- Location: 991 Industrial Way., King City, CA. 93930
- Consideration: Amendment to Conditional Use Permit .2017-008 (CUP 2017-008(b)18) to amend a previous approval to add Medical Cannabis Distribution (CA TYPE 11) as allowed use: APN 026-351-024.
- 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(b)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 processing of CUP 2017-008 the City conducted an initial study. At that time, it was determined that the project as proposed was fully within the scope of the prior analysis by the MND. The Planning Commission adopted a Finding of Consistency per CEQA Guidelines Section 15162.
The proposed amendment is within the scope of the previous Initial Study and it wholly contained within an existing structure. Therefore, it is Categorical Exempt (CEQA Class 1)

Principal Planner Scott Bruce introduced this item.

Vice Chair Mendez opened the public hearing, Michael Brannon the applicant introduced himself

Vice Chair Mendez closed the public hearing.

Commissioner Avalos made a motion to adopt the Resolution 2018-234 approving Conditional Use Permit Case No .2017-008(b)18, seconded by Commissioner Lee. Approved 4-0.

8. NON- PUBLIC HEARINGS –

A . None

9. Regular Business- None

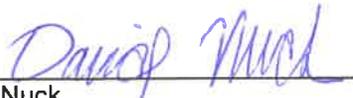
10. Planning Commission Report –

11. Director Reports- Mixed use items commercial and residential with 3 stories. Amherst and San Antonio and next to the clinic on San Antonio across from Mills Ranch. Ordinance for Temporary Uses coming next month. Amendment to the DTA Specific Plan moving some property out of zoning to designating for Seasonal Employee housing by the end of the year.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 6:42 p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King