

## Planning Commission Minutes

October 16, 2018

### 1. Call to Order

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Chair Nuck called the regular meeting of the Planning Commission of the City of King to order at 6:00 p.m.

### 2. Pledge of Allegiance

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

### 3. Roll Call

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Chairperson David Nuck X Oscar Avalos X  
Ralph Lee X David Mendez A Domingo Uribe X

Commissioner Avalos made a motion to excuse Commissioner Mendez and Second by Commissioner Uribe. Motion carried 4-0

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

### 4. Public Comments

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### 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: September 18, 2018

**Action:** Motion made by Commissioner Uribe to approve minutes of September 18, 2018. Seconded by Commissioner Avalos. Motion carried 4-0.

### 7. PUBLIC HEARINGS

- A. Project: Corner of N. Russ Street & Collins Tentative Parcel Map & Variance Request
- Applicant: Tim Davis
- Location: 327 N. Russ Street and 331 N. Russ Street (Corner of N. Russ Street and Collins Street)
- Consideration: Consideration of Tentative Parcel Map, Variance and Deviation Applications to Subdivide Two (2) Existing Lots into Three (3) Lots Located At 327 And 331 North Russ Street (Tentative Parcel Map Case No. TPM 2018-002, Variance Permit Case No. Var 2018-003, Deviation Case No. Dev 2018-001 APNS: 026-174-001 And 026-174-002)

Recommendation: The Planning Commission adopt Resolution No. 2018-242, which approves a tentative parcel map, variances and deviations. **(Reference Exhibit 1.)**

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and, pursuant to CEQA Guidelines, section 15061(b)(3), has determined with certainty that there is no possibility that this project may have a significant effect on the environment. This is because the project density is permitted pursuant to Chapter 16 of the Municipal Code and all requested variances are mitigated to a level of insignificance with conditions of approval and project design. The proposed land division will create four or less parcels and the project conforms with the maximum density permitted under the R-2 Zoning Designation. Therefore, this project is not subject to CEQA.

Community Development Director Doreen Liberto introduced this item with a PowerPoint. She discussed state mandated setbacks. Create three lots out of two lots, including substandard lots and setbacks.

Deviation Approval (Chapter 16); Parcels 1 & 2: 4,725.50 square feet with 50 foot width; Parcel 3: 9,549 square feet.

The three lot sizes averages to the maximum density allowed under the zoning district. The Variance is Reduce Minimum interior and rear yard setbacks for all three parcels.

Chair Nuck opened the public hearing, Mr. Davis stated that he is fine with what staff is proposing, Chair Nuck closed the public hearing.

Commissioner Uribe was wondering about the house that is still standing and if Mr. Davis was going to tear down and rebuild. Mr. Davis stated that he would paint and put on a roof on the existing house and demo the burned house.

Commissioner Lee made a motion to adopt Resolution No. 2018-242, which approves a tentative parcel map, variances and deviations. Seconded by Commissioner Uribe. Approved 4-0.

- B. Project: MD BioDesign: Commercial Cannabis, Cultivation (CA Type 2B); Manufacturing Level 2 (CA Type 7), Distribution (CA Type 11).
- Applicant: Ron Glantz
- Location: 1011 Industrial Way (APN 026-351-031)
- Consideration: Conditional Use Permit 2017-007 (CUP) to allow construction of a 70,000-sf facility (one floor, combination of "greenhouse" and metal building) on a lot of 2.6 ac in size. The lot is currently vacant and is located on the south side of Industrial Way, north of the Mesa del Rey Regional Airport, in the M-3 AP (Heavy Industrial with Airport Overlay) Zoning District. The proposed indoor uses include multiple Cannabis Cultivation Permit sites (CA type 2A, 10,000 sf maximum, each); Level 2 Manufacturing (CA Type 7) and Distribution (CA Type 11) Parking and landscaping will be part of the new development
- Recommendation: Planning Commission 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit 2017 -007
- 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 2017-745 and 746) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan.

King City has conducted an initial study of the project and has determined the project is fully within the scope of the prior analysis by the MND. The Adoption of a Finding of Consistency has been recommended per CEQA Guidelines Section 15162 and has been noticed for Public Review.

Principal Planner Scott Bruce introduced this item with a PowerPoint.

Chair Nuck opened the public hearing,

Mr. Ron Glantz spoke about the project and how it relates to 180 E. San Antonio project.

Chair Nuck closed the public hearing.

Principal Planner Bruce stated that the Resolution was missing language and read it into the record.

“Staff has conducted an Initial Study related to this proposed project (CUP 2017-007) and has determined the project is fully within the scope of the prior analysis by the MND and adopts a Finding of Consistency.

The Adoption of a Finding of Consistency has been recommended per CEQA Guidelines Section 15162 and has been noticed for Public Review. Explaining that the Resolution for signature has been corrected.”

Commissioner Avalos made a motion to adopt Resolution No. 2018-240 as amended with corrected language, approving Conditional Use Permit 2017 -007 Seconded by Commissioner Uribe. Approved 4-0.

- C. Project: Medical Cannabis Manufacturing Level 2 (CA Type 7), Distribution (CA Type 11) and Non-Store Front Delivery (CA Type 10)
- Applicant: Ron Glantz
- Location: 180 East San Antonio Drive (APN-026-523-038)
- Consideration: Conditional Use Permit 2017-002 (CUP) to renovate an existing structure at 180 San Antonio Drive (APN 026-523-038) (see location, below). The projected development is on approximately 1.4 acres and currently includes an existing structure of approximately 13,800 sf with paved parking and existing landscaping. The building will be expanded by 5,500 sf and landscaping will be refreshed. The building will be used for Level 2 Manufacturing (CA Type 7) which allows the use of volatile solvents, Distribution (CA Type 11), and Non-Storefront Dispensary (CA Type 10)
- Recommendation: Planning Commission 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution approving Conditional Use Permit 2017-002.
- 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 and a Class 1 Categorical Exemption.

A 5,500 (40%) sf expansion to an existing the footprint will occur.

Principal Planner Scott Bruce introduced this item with a PowerPoint. He also had a handout of the building floor plan for commissioners.

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

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion to adopt Resolution 2018-241 approving Conditional Use Permit 2017-002. Seconded by Commissioner Avalos. Approved 4-0.

## 8. NON- PUBLIC HEARINGS –

A. Project: Planning Commission Interpretation on storage of a Temporary Storage Container Visible from Public View for the King City Fire Department 422 Bassett St. King City, CA.

Applicant: Fire Department

Location: 422 Bassett St., King City, CA.

Consideration: Temporary Storage Container

Recommendation: Staff is asking for an interpretation from Planning Commission on whether the King City Fire Department should be allowed to relocate and store their temporary portable storage container on a long-term basis in a location visible from public view.

Environmental

Determination: Staff has performed a preliminary environmental assessment of this project and, has determined that it falls within the Categorical Exemption set forth

Assistant Planner Maricruz Aguilar Navarro introduced this item with a PowerPoint.

Planning Commission would like to see a fence around the storage container so it is not an eyesore.

Planning Commission would like to condition this project to be brought back for an extension and all so condition with a 6' fence within 6 months of moving. Note that it is for emergency services which makes it different from similar projects in the City.

## 9. Regular Business- None

**10. Planning Commission Report –** Under Use of softball field concerns Commissioner Uribe.

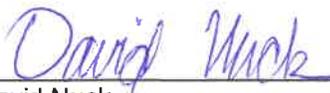
Commissioner Uribe is concerned about Farmworker housing going in to apartments on Ellis Street.

**11. Director Reports-** Commissioner Uribe is concerned about Parking along San Antonio in the residential where you can not park. About 3 houses can not park on the street closed to softball park. It is marked red and is not close to a fire hydrant. Commissioner Uribe would like it looked into. Commissioner Avalos stated that it is right behind Del Rey School.

**12. Written Correspondence–** None

## 13. Adjournment

There being no further business, the Planning Commission meeting was adjourned at 7:22 p.m.



David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King