

# Planning Commission Minutes

May 19, 2020

## 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 6:01 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 (video conference)

David Mendez X Brett Saunders X (video conference) Domingo Uribe X (by Phone)

**Staff present:** Community Development Director, Doreen Liberto; Asst. Planner, Maricruz Aguilar (video conference); Principal Planner Scott Bruce (video conference); Executive Admin. Asst./Deputy City Clerk/ Planning Secretary, Erica Sonne.

## 4. Public Comments

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None

## 5. Presentations

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None

## 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: March 03, 2020

**Action:** Motion made by Commissioner Saunders to approve minutes of March 03, 2020. Seconded by Commissioner Avalos. Motion carried 5-0.

## 7. NON-PUBLIC HEARINGS –

None

## 8. PUBLIC HEARINGS

- A. Project: Cell Tower
- Applicant: Complete Wireless Consulting
- Location: 720 Broadway Street, King City, CA 93930
- Consideration: CUP Case No. CUP-200-101 to Allow Installation of a Seventy-seven (77') Foot Telecommunications Tower, Removal and Relocation of Existing Stadium Lights to the New Steel Telecommunications Tower at 720 Broadway Street (APN: 026-061-004-000), King City, CA. 93930 (King City High School).
- Recommendations: Staff recommends the Planning Commission approve Conditional Use Permit ("CUP") Case No. CUP-200-101 for the installation of

the 77' monopole telecommunications at 720 Broadway Street, King City, CA. 93930, subject to the conditions of approval.

Environmental  
Determination:

The project is categorically exempt, pursuant to §15301 of the California Environmental Quality Act ("CEQA") Guidelines: Class 3 New Small Facilities.

Community Development Doreen Liberto introduced Asst. Planner Aguilar

Asst. Planner Maricruz Aguilar introduced this item with a PowerPoint.

Chair Nuck opened the continued public hearing, hearing no one come forward with comments, Chair Nuck closed the public hearing.

Motion by Commissioner Uribe to approve Resolution 2020-279 approving Conditional Use Permit ("CUP") Case No. CUP-200-101 for the installation of the 77' monopole telecommunications at 720 Broadway Street, King City, CA. 93930, subject to the conditions of approval. Commissioner Saunders seconded. Motion carried 5-0.

Commissioner Saunders recused himself from the items below and left the meeting (virtually)

- B. Project: Canna City Kings: Site and Floor Plan Revisions, Cultivation (CA Type 3B) CUP 2016 – 012(b)19 (Amendment)
- Applicant: Jeff Vandervort, Sam Cope
- Location: 135 East San Antonio, King City, CA 93930
- Consideration: Amendment to a previously approved Conditional Use Permit (CUP) to allow revision to the site plan and Type 3B Cultivation (Mixed light).
- Recommendations: Staff recommends the Planning Commission approve Conditional Use Permit CUP 2016-012(b)19, including Resolution 2020- 278 with a Finding of Consistency with the previous Mitigated Negative Declaration

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.

In May of 2017, King City conducted an initial study of the project and in June 2017 determined the project to be fully within the scope of the prior analysis by the MND. The Planning Commission adopted a Finding of Consistency per CEQA Guidelines Section 15162.

In April of 2020 King City conducted an initial study and found the revised project to be within the scope of the previous analysis. Staff is recommending that the Planning Commission adopt a Finding of Consistency per CEQA Guidelines Section 15162.

Principal Planner Scott Bruce introduced this item with a PowerPoint.

Chair Nuck opened the continued public hearing, hearing no one come forward with comment, Chair Nuck closed the public hearing.

Motion by Commissioner Avalos to approve Conditional Use Permit CUP 2016-012(b)19, by approving Resolution 2020- 278 with a Finding of Consistency with the previous Mitigated Negative Declaration. Commissioner Uribe seconded. Motion carried 4-0.

Commissioner Saunders returned virtually to the meeting.

**9. Regular Business- None**

**10. Planning Commission Report – None**

**11. Director Reports-**

- A. SB 743 – State law applies to environmental documents. Vehicle miles traveled will be how this is measured. Have to have a threshold of what is acceptable and if you exceed that then you need to mitigate that. Collaborating with south county Cities and TAMC on this. We will be applying for a REAP grant as well.
- B. LEAP Grant- this grant would be to help update the Housing Element and addressing greenhouse gases.
- C. Land Use Element Update- a survey was sent out and we received 400 responses, the results will be brought to Planning Commission next month and then be presented to the City Council.

Kick off meeting going forward this week with Railpros for the Multi-modal station temporary platform.

**12. Written Correspondence– None**

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:41p.m.



David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King