

## Planning Commission Minutes

August 21, 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 6:04 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 A  
Ralph Lee A David Mendez X Domingo Uribe X

Commissioner Mendez made a motion to excuse Commissioner Lee and Commissioner Avalos. Seconded by Commissioner Uribe. Motion carried 3-0.

**Staff present:** Community Development, Director Doreen Liberto; Principal Planner, Scott Bruce; 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: August 7, 2018

**Action:** Motion made by Commissioner Uribe to approve minutes of August 7, 2018. Seconded by Commissioner Mendez. Motion carried 3-0.

### 7. PUBLIC HEARINGS

- A.           Project:           CUP 2017-003
- Applicant:           Frank Gallagher
- Location:           100 Don Bates Way
- Consideration:       CUP Amendment 2017-003: Commercial Cannabis – Cultivation (Type 2A Including Processing), Nursery (Type 4), Manufacturing (Type 7), Non-Storefront Delivery (Type 9), Distribution (Type 11); Micro Business (Type 12). 100 Don Bates Way, City of King. APN 026-521- 010
- Recommendation:    Planning Commission 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution 2018-236 approving Conditional Use Permit 2017-003

Environmental  
Determination:

The project qualifies as a Class 1 Exemption per CEQA Guidelines §15301 (Existing Facilities), with all renovation occurring within the existing structure and, 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 with a PowerPoint.

PERMITS for CUP

- 5 Cultivation Permits
- 2 Nursery, 2 Manufacturing, 1 Distribution,  
1 Non-Store Front Dispensary

EMPLOYEES (Per Shift)

- 38 Production
- 7 Administrative
- 3-4 Security

Chair Nuck opened the public hearing,

Frank Gallagher thanked the Planning Commission and the City for their efforts.

Chair Nuck closed the public hearing.

Commissioner Uribe made a motion adopt the attached Resolution 2018-236 approving Conditional Use Permit 2017-003 seconded by Commissioner Mendez. Approved 3-0.

B. Project:	CUP 2016-010(a)18
Applicant:	The Tribe (Corey Barnette, Malik Burnett)
Location:	150 Don Bates Way
Consideration:	Cup 2016-010(A)18, Medical Cannabis Manufacturing (Ca Type 7), Distribution (Ca Type 11). Change in Height of Structures and Wall Design Revisions. 150 Don Bates Way. APN 026-521-011
Recommendation:	Planning Commission 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution 2018-237 approving Conditional Use Permit 2016-010(a)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 (ERBPSP)s (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 September of 2017 King City conducted an initial study of the project and has determined the project is fully within the scope of the prior analysis by the MND. In October 2017 the Planning Commission adopted of a Finding of Consistency with the previous MND.

Principal Planner Scott Bruce introduced this item.

Chair Nuck opened the public hearing,

Mike Nino is concerned about the odor down the First St. corridor. He also wanted to point out is the parking spaces are problem in other cities and he wanted to say that it needs to be addressed.

Commissioner Uribe is concerned as well about parking. Principal Planner Bruce stated that the project meets that municipal code of 2 parking spaces per every 3 employees.

Commissioner Uribe would like to have extra parking or have a condition that they need to come back if it is not working.

Principal Planner stated that the odor will be on a complaint driven basis.

Principal Planner stated that the parking can be held to the number of employees. If they go over the employees they said they have it can be revisited.

Chair Nuck closed the public hearing.

Commissioner Mendez made a motion to adopt the attached Resolution 2018-237 approving Conditional Use Permit 2016-010(a)18 seconded by Commissioner Uribe. Approved 3-0.

## 8. NON- PUBLIC HEARINGS –

A.	Project:	Mills Ranch Master Landscape & Irrigation Plan
	Applicant:	Nino Home
	Location:	Mills Ranch Specific Plan Development
	Consideration:	Landscape and Irrigation Plans for the street parkway landscaping lot front yard and rear yard landscaping and irrigation systems.
	Recommendation:	The Planning Commission adopt Resolution No. 2018-238 approving the landscaping and Irrigation Plans
	Environmental Determination:	The City Council certified the Mills Ranch Specific Plan Final EIR and EIR Addendum on March 28, 2005. The landscaping and Irrigation Plans are consistent with the plans reviewed under the EIR and will not have a significant impact on the environment.

Community Development Director Liberto introduced this item.

Mike Nino had a presentation for the Planning Commission. They are making changes to accommodate the drought resistant plan. They will not be using lawn. He also had a street tree list.

His PowerPoint included:

Landscape Master Plan Addresses:

- Incorporating the updated Landscape Standards adopted by King City this past May
- Landscaping for each type of Home in Mills Ranch: Lane, Cottage, Village & Orchard
- Landscaping for Common areas including the Alleys and Curb strips
- Reduced Irrigation

Mills Ranch – Street Trees Used

- Fraxinus oxy “Raywood”      Redwood Ash
- Pistchia Chinensis              Chinese Pistache
- Pyrus Call “Bradford”        Ornamental Pear
- Zelkova Serr “Village Green”   Sawleaf Zelkova

Trees will be adjusted to conform with the Updated Master Tree List

Commissioner Uribe made a motion adopt Resolution No. 2018-238 approving the Landscaping and Irrigation Plans seconded by Commissioner Mendez. Approved 3-0.

**9. Regular Business-** None

**10. Planning Commission Report** – It was brought to staff’s attention by Commissioner Uribe that the Creekbridge soccer field is in bad shape. Community Development Director stated that staff just drove by today and is aware.

**11. Director Reports-** Cancel September 4<sup>th</sup> as we have no items.

**12. Written Correspondence–** None

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned at 7:29 p.m.



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David Nuck  
Planning Commission Chairperson  
City of King



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Erica Sonne  
Planning Commission Secretary  
City of King