

## Planning Commission Minutes

January 19, 2021

### 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)

Paulette Bumbalough   X   (video conference)

David Mendez   X   Brett Saunders   X   (video conference)

**Staff present:** Community Development Director, Doreen Liberto; 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. Chair and Vice Chair

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Brett Saunders nominated David Nuck for Chair, Mr. Nuck accepted the nomination on a motion by Commissioner Saunders and a second by Commissioner Bumbalough motion carried 5-0.

Commissioner Saunders nominated Commissioner Mendez; Commissioner Mendez nominated Commissioners Saunders. Commissioner Mendez stated let Brett have it. Commissioner Saunders accepted the nomination. On a motion by Commissioner Mendez and a second by Commissioner Bumbalough motion carried 5-0.

### 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: October 20, 2020

**Action:** Motion made by Commissioner Saunders to approve minutes of October 20, 2020. Seconded by Commissioner Mendez. Motion carried 5-0.

### 7. NON- PUBLIC HEARINGS –

None

Commissioner Saunders recused himself from the meeting and left the zoom feed, due to a conflict.

### 8. PUBLIC HEARINGS

A. Project: Include a commercial kitchen in an existing facility to prepare cannabis infused beverages

Applicant: Nebula Management/Lehua Brands International, dba Golden State Sciences (GSS)

Location: 190 E. San Antonio, King City, CA. 93930

Consideration: Conditional Use Permit Case No. CUP-200-258 (amending original CUP-2016-011)

Recommendations: Planning Commission: 1) review request for Conditional Use Permit, 2) receive public comment, and 3) adopt the attached Resolution 2021-286.

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the addressed Mitigated Negative Declaration ("MND") approved by the City Council as part of the Zoning Code Amendments approved September 27, 2016. The project also qualifies as a Class 1 Categorical Exemption set forth in CEQA Guidelines, Section 15301 (Existing Facilities).

Principal Planner Scott Bruce introduced this item with a PowerPoint presentation. Applicant Doug Berchtold spoke about who they are and that they are owned by Lehua Brands Limited. Chief Science Officer Randy Reed further introduced this item with a video of the process and equipment.

Chair Nuck opened the public hearing,

Mindy Hunt had a question on the flow sheets and would like them forwarded to her. She wanted to know where the retail sales will be. Mr. Berchtold stated through out California not currently in King City as it has to go through a dispensary. Ms. Hunt asked about the waste and where it was going. Mr. Reed stated that it was like lawn clippings and it is mixed with kitty litter and disposed of that way and is on camera.

Chair Nuck closed the public hearing.

Motion by Commissioner Avalos to adopt the attached Resolution 2021-286. Commissioner Mendez seconded. Motion carried 4-0.

Commissioner Saunders returned to the zoom feed for the rest of the meeting.

**9. Regular Business- None**

**10. Planning Commission Report** – Brett is selling for the Young Farmers Cabbage and Corn beef tickets \$20 on March 12, 2021 Salinas Valley Fairgrounds take out.

**11. Director Reports-**

**a. Update on the General Plan** – 4 Grants were received for. 3 for Housing Element and 1 for Regional housing, homeless, affordable housing programs. Land use element update is being worked on currently. Should be coming forward to the Planning Commission in spring. Update the open space and conservation element at the same time according to the law.

**b. Update on Phase 1 of the Multi-Modal Transportation Center (MMTC)** RailPros working on design of the temporary platform for the MMTC so that the Coast Daylight can stop here in King City. AMTrak has been working with us as well as Fort Hunter Liggett staging area for the troops and possible equipment delivery. City Engineer Hurtado explained that they are working with Union Pacific and coordinating with Downtown addition, however it will take lots of work to get approval to close Pearl Street crossing and open Broadway crossing.

**c. Update on the Mills Ranch Central Community Park (City Council Determination)** Council listened to public comment. They will not go forward with park reducing the size of the park. Staff is looking into Park concepts that would reduce maintenance cost. That

should be coming up in March or April. It should go to the Parks and Recreation Commission prior to going to the Planning Commission.

**12. Written Correspondence– None**

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:51p.m.



David Nuck  
Planning Commission Chairperson  
City of King



Erica Sonne  
Planning Commission Secretary  
City of King