

Planning Commission Minutes

June 15, 2021

1. Call to Order

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

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

3. Roll Call

Chairperson David Nuck X Oscar Avalos A (video conference)

Paulette Bumbalough X (video conference)

David Mendez X Brett Saunders X (video conference)

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

4. Public Comments

None

5. Presentations

None

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: May 18, 2021

Action: Motion made by Commissioner Mendez to approve minutes of May 18, 2021. Seconded by Vice Chair Saunders. Motion carried 4-0.

7. NON- PUBLIC HEARINGS –

None

8. PUBLIC HEARINGS

- | | | |
|----|------------------|--|
| A. | Project: | King City Wastewater Treatment Plant Improvements Mitigated Negative Declaration |
| | Applicant: | City of King |
| | Location: | Located north of the City limits, on the east side of Highway 101. |
| | Consideration: | Initial Study/Mitigated Negative Declaration for the Wastewater Treatment Plant (SCHNUMBER 2021050084). |
| | Recommendations: | Continue this item indefinitely. Staff will re-advertise the item when the Planning Commission hearing is rescheduled. |

Community Development Director Doreen Liberto introduced this item.

City Engineer, Octavio Hurtado was available for questions.

Chair Nuck opened the public hearing,

Seeing and hearing no one come forward.

Chair Nuck closed the public hearing.

Motion by Commissioner Mendez to Continue this item indefinitely. Commissioner Bumbalough seconded. Motion carried 4-0.

- B. Project: Cannabis Retail Dispensary at The Forum
- Applicant: Robert Divito, CEO, King City Broadway, LLC.
- Location: 1301 Broadway Circle, King City, CA. 93930.
- Consideration: Conditional Use Permit CUP 210-075 – The Forum (1301 Broadway Circle) Request for Approval of a Commercial Cannabis Retail Dispensary (Applicant: King City Broadway LLC).
- Recommendations: Planning Commission: 1) review request for Conditional Use Permit, 2) receive public comment, and 3) adopt attached Resolution (Resolution No. 2021-292).
- Environmental Determination: Staff has reviewed the proposed use with the determination that the project qualifies as a Class 1 Categorical Exemption per CEQA Guidelines §15301 (Existing Facilities).

Principal Planner Scott Bruce introduced this item with a PowerPoint presentation.

Applicant Mark Malatesta shared a PowerPoint showing his other operations in two other cities.

Chair Nuck opened the public hearing,

Commissioner Saunders asked a few questions for clarification on no baked goods baked on site. The applicant stated a list of edibles Gummies, Brownies, Churros, tinctures, Iced teas. Commissioner Saunders clarified about the security. He also clarified about deliveries of product and that they would be scheduled.

Commissioner Bumbalough wanted to clarify that there would be Spanish speaking literature and classes would be taught in English and Spanish. The applicant agreed.

Chair Nuck closed the public hearing.

Motion by Commissioner Saunders to adopt Resolution No. 2021-292. Commissioner Bumbalough seconded. Motion carried 4-0.

9. Regular Business- None

10. Planning Commission Report –

11. Director Reports- Director Liberto gave an update on the mask wearing and further explained the Council Chambers will be going under a change of adding items to be able to meet in public and continue on Zoom as well. August 17th we will possibly be able to meet in person if there is an item to be heard.

Ms. Liberto let Commissioners know that Rava's project is moving forward and should be breaking ground soon.

12. Written Correspondence— None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:57p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King