

**City Council Special Meeting
April 18, 2022**

1. CALL TO ORDER:

Special Meeting called to order at 6:00pm by Mayor LeBarre.

2. ROLL CALL:

City Council: Mike LeBarre, Council member Darlene Acosta, Rob Cullen, Mayor Pro Tem Carlos Victoria.

Council member Carlos DeLeon is absent.

City Staff: City Manager Steven Adams; Assistant City Attorney Shannon Chaffin (by video conference); Planner Maricruz Aguilar; Executive Admin. Asst./Deputy City Clerk, Erica Sonne.

3. FLAG SALUTE:

The flag salute was led by Mayor LeBarre.

4. PUBLIC COMMUNICATIONS:

None

5. PUBLIC HEARINGS:

- A. Consideration of an appeal of the King City Planning Commission's adoption of a Class 32 Exemption (Infill Development Projects) under the California Environmental Quality Act and approval of Conditional Use Permit Case No. 210-091, Architectural Review Permit Case No. P21-000-005, Landscaping Permit Case No. L21-000-001, and Sign Permit Case No. SN2-100-001 for a Grocery Outlet project at 1023 Broadway Street.

Disclosures from the Mayor and City Council were presented. Mayor LeBarre received communications and or parties on this matter which are in the agenda packet and have been provided to the public and are here in the chambers for review. Mayor LeBarre will hear and consider the appeal in a fair and acceptable matter and base my decision on the evidence only in record.

Council members stated that all the correspondence went to the full council and is the same as what has been stated by the Mayor.

Mayor LeBarre went over the procedure of the appeal.

Community Development Director Doreen Liberto further introduced this item with a PowerPoint presentation. Planner Aguilar-Navarro further introduced this item with more of the PowerPoint.

Mayor LeBarre opened the public hearing

Attorney James Moose spoke on behalf of the applicant.

UFCW 5, Efrain Aguilera (virtually) stated that he would just use the letter he submitted Saturday to be presented to council as his presentation for tonight.

Hector Sanchez owner of a Grocery Outlet and his partner spoke on all the benefits of being an owner of a Grocery Outlet and what it can do for family, the community as far as jobs, healthy food, participating with non-profits, Churches, schools and community.

Chris manager of a Grocery Outlet in Watsonville spoke in favor of opening the Grocery Outlet in King City and the benefits that Grocery Outlet will bring to King City such as jobs, developing skills for young people, and they donate lots of food to the community. He is hoping to own a Grocery Outlet one day.

Veronica Vargas, Latino Caucus for the League of California Cities. She is here asking to reinstate their support. They sent a letter of support to the planning commission. They like to support people who support their people. They like to stand behind good people that do-good work. They would like to ask the City Council to reinstate the Planning Commission approval and deny the appellant's appeal. They can not partner up with a better company. They are here supporting them.

Grocery Outlet owner in Porterville and his wife they support non-profit organizations high school and elementary school programs with internships. There is no limit on how they support the community. They are flexible with college students so they can work and still go to school. They provide healthy food and snacks for the children.

Sharon Hornlien, Local Loaves and Fishes, what they have to provide families is not enough for a week and it is very important to have food at a discounted price for families.

Garland owner of a Grocery Outlet in Newark, she wanted to speak in Spanish for the Spanish speakers. They help single mothers and single fathers be able to take their children to school and come back to work. She doesn't know any other big box store that helps their workers like Grocery Outlet. She thanked the Council for giving the opportunity to have Grocery Outlet in King City.

Jamie, (virtually) community member and member of chamber of commerce, she feels that the store will be a great boom for our town. She feels that Safeway and Rite-aid are so expensive. We are paying the same prices as Monterey. She feels that every argument the appellant has put forward as been addressed by staff. In other experiences of hers with Grocery Outlet has been positive and they are very giving. She hopes that the Council deny the appeal.

Efrain Aguilera, (virtually) community member, stated that Grocery Outlet is a national discount grocery chain that does not provide employees with the dignity of livable wages, affordable medical benefits, and does not live up to industry standards. They will make it hard for businesses that provide good wages and benefits in our community, it is cheap labor and will also likely result in loss of better paying positions for community members in our town. He reminded that we had a Grocery Outlet several years back, if they are so great why did they leave us.

Mayor LeBarre hearing and seeing no one else come forward, closed the public hearing.

Applicant had no rebuttal.

Council member Cullen thanked community that sent comments and spoke tonight. He asked for timeline for COA 63, the 18%.

City Engineer Octavio Hurtado stated that the timeline is basically when it is needed. There will be an independent cost estimate however at this time it is not needed. The City will be looking at the corridor between Mildred to Franciscan Way to see what features can be done.

Council member Cullen wanted to know if the owner of Grocery Outlet is here.
Terry Johnson, Best Development Group stated that they are the owner of the land and would be the landlord.

Action: Motion to adopt **Resolution No. 2022-4868**, attached as **Exhibit 6**, denying the appeal of, and affirming the decision of, the Planning Commission's approval of Conditional Use Permit Case No. 210-091, Architectural Review Permit Case No. AR – P21-000-005, Landscaping Permit Case No. LPR L21-000-001, and Sign Design Review Permit Case No. SN2-100-001 for Grocery Outlet project at 1023 S. Broadway street, and approving a Class 32 exemption (in-fill development projects) under the California Environmental Quality Act ("CEQA"), subject to the Conditions of Approval ("**COA**"), attached as **Exhibit A** to the Resolution as recommended by staff with staff modifications, adding condition 63 and others by Victoria and seconded by Cullen.

AYES: Council Members: LeBarre, Acosta, Cullen, and Victoria

NOES: Council Members:

ABSENT: Council Members: DeLeon

ABSTAIN: Council Members:

6. CITY COUNCIL CLOSED SESSION

- A. Conference with Legal Counsel – Liability Claims (Pursuant to Government Code Section 54956.95) Consideration of claim no. 2022-04, Claimant Marcela Vasquez-Garcia; claims regarding a traffic collision on the intersection of N. Vanderhurst Ave. and Ellis St. in King City, CA. on 2/09/22 resulting in alleged damages or injury.

ADJOURNMENT:

Mayor LeBarre adjourned the meeting at 7:07p.m. to closed session. Mayor LeBarre called the meeting back to open session reporting that there was no reportable action. Mayor LeBarre adjourned the meeting at 7:17p.m. on a motion by Cullen and second by Acosta. Motion carried 4-0.

Approved Signatures:



Mayor, Michael LeBarre
City of King



City Clerk, Steven Adams
City of King