

Planning Commission Minutes

April 5, 2022

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 X

Paulette Bumbalough A

David Mendez X Steve Wilson X

Commissioner Mendez made a motion to excuse Commissioner Bumbalough seconded by Commissioner Wilson, motion carried 4-0.

Staff present: Community Development Director, Doreen Liberto (teleconference); Principal Planner, Scott Bruce; Planner, Maricruz Aguilar; Planning Commission 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: March 15, 2022

Action: Motion made by Commissioner Wilson to approve minutes of March 15, 2022. Seconded by Commissioner Mendez. Motion carried 4-0.

7. NON- PUBLIC HEARINGS –

None

8. PUBLIC HEARINGS

- A. Project: Public Mural featuring a tribute to the Nutcracker Suite, paying homage to the history of local ballet dance in King City
- Applicant: Allie Cullen, Monterey County Dance Foundation
- Location: 328 Bassett St., King City, CA (APN 026-194-013-000)
- Consideration: A Resolution of the King City Planning Commission Approving a Conditional Use Permit Case No. CUP22-000001, for King City In Bloom to paint a public mural at 328 Bassett Street (Facing Back Parking Lot) and approve a Class 11 Exemption under the California Environmental Quality Act.

Recommendation: The Planning Commission adopt Resolution No. 2022-307 approving CUP22-000001 for Monterey County Dance Foundation and approve a Class 11 Exemption under the California Environmental Quality Act (CEQA).

Environmental Determination: Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemption set forth in Class 11 Categorical Exemption set forth in CEQA Guidelines, Class 11 "consists of construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs." This project involves painting of a mural on an existing wall and involves no expansion of use. Therefore, the Categorical Exemption Class 11 set forth in the CEQA Guidelines, Section 15311, is deemed to apply to this project.

Planner Aguilar-Navarro introduced this item with a PowerPoint. Ms. Aguilar-Navarro corrected the Applicant representing Monterey County Dance Foundation not King City in Bloom.

Commissioner Wilson wanted to give full disclosure that on the mural one of the people was representing him however when the mural is done it will not look like him and the writing on the scroll that has people's names if his name appears on there, he will have paid for it out of his pocket.

Chair Nuck opened the public hearing and seeing and hearing no one come forward, Chair Nuck closed the public hearing.

Motion by Commissioner Avalos to adopt Resolution No. 2022-307 approving CUP22-000001 for Monterey County Dance Foundation and approve a Class 11 Exemption under the California Environmental Quality Act (CEQA). Seconded by Commissioner Mendez Motion carried 4-0.

- B. Project: BioFarm LLC: Commercial Cannabis, Cultivation (CA Type 2A); Manufacturing Level 2 (CA Type 7), Distribution (CA Type 11)
- Applicant: BioFarm, LLC/Andrija Vukovic
- Location: 1011 Industrial Way (APN 026-351-031-000), King City, CA.
- Consideration: A Resolution of the King City Planning Commission Approving a Conditional Use Permit Case No. CUP-210-094 and Architectural Review Case No. ARP22-000002 ARC22-000002, LPR22-000002 for BioFarms, LLC to construct a 67,473 square foot Manufactured Translucent Structure and a 6,233 Headhouse/Boiler Room for Commercial Cannabis and approve a Categorical Exemption pursuant to CEQA Guidelines, Section 15061 (b)(3) no possibility of impact.
- Recommendation: The Planning Commission adopt Resolution No. 2022-308 Approving a Conditional Use Permit Case No. CUP-210-094 and Architectural Review Case No. ARP22-000002, LPR22-000002 for BioFarms, LLC.
- Environmental Determination: The King City Planning Commission previously approved (October 2018) CUP 2017-007 which allowed Cultivation, Manufacturing and Distribution. That CUP has now expired. In 2016 King City prepared and certified 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, Amended August 2017, Ordinances 2017-745 and 746) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan. King City conducted an initial study of the project during the previous application process and determined that the project was fully within the scope of the prior analysis by the MND. The scope of the current proposal is consistent with the previous analysis and approval. The Adoption of a Finding of Consistency has been recommended per CEQA Guidelines Section 15162 and has been noticed for Public Review. The project was evaluated in relation to the previous prepared Mitigated Negative Declaration approved on September 27, 2016, and there is no possibility the project may have significant effect on the environment and therefore exempt from CEQA per Categorical Exemption Section 15061 (b)(3).

Principal Planner Scott Bruce introduced this item with a PowerPoint presentation. Principal Planner Scott Bruce also handed out a corrected front page of the staff report as it had an incorrect date.

Principal Planner Bruce introduced Nicholas Clover present on behalf of the applicant. He went over a couple of the slides for the structure, boiler room and cold-water process. Dana Hunter was present via zoom, and she went over the materials for the building.

Chair Nuck opened the public hearing, seeing and hearing no one come forward Chair Nuck closed the public hearing.

Motion by Commissioner Wilson to adopt Resolution No. 2022-308 Approving a Conditional Use Permit Case No. CUP-210-094 and Architectural Review Case No. ARP22-000002, Landscape Plan Review Case No. LPR22-000002 for BioFarms, LLC. Seconded by Commissioner Avalos. Motion carried 4-0.

9. Regular Business- None

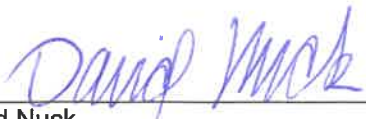
10. Planning Commission Report –

11. Director Reports- Community Development Director Liberto explained that the law had changed for meetings being attended for the Planning Commissioners and Secretary Sonne further explained that the City Attorney stated that Planning Commission would need to go back to the former way of attending virtually and have to post the agenda outside the location they are, have the door open and it would have to be on the agenda were they were going to be for the meeting. Ms. Liberto also stated that the Grocery Outlet project approved by Planning Commission has been appealed. There will be a special City Council meeting on April 18th to hear the appeal.

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:42p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King