

Planning Commission Minutes

May 3, 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 X

David Mendez X Steve Wilson X

Staff present: Principal Planner, Scott Bruce; Planning Commission Secretary, Erica Sonne; Police Chief Keith Boyd.

4. Public Comments

None

5. Public Hearing

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: April 5, 2022

Action: Motion made by Commissioner Mendez to approve minutes of April 5, 2022. Seconded by Commissioner Wilson. Motion carried 4-1, abstain by Bumbalough.

7. NON- PUBLIC HEARINGS –

- A. Project: Architectural Review ARP 22-000003 on CUP 2016-010 150 Don Bates Way
- Applicant: Jonas Lalezadeh
- Location: 150 Don Bates Way, King City, CA
- Consideration: Architectural Review Case No. ARP 22-000003 located at 150 Don Bates (As part of CUP 2016-010, which was approved on October 17, 2017)
- Recommendation: Staff recommends the Planning Commission: 1) receive staff report / comments; 2) receive public comments; 3) accept staff recommendation
- Environmental Determination: Architectural review is a ministerial action by the Planning Commission, Categorically Exempt per Article 19 Section 15300.1 of the California Environmental Quality Act (CEQA).

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

proposing an 8' fence with straight pickets.

Planning Commission Chair disclosed that he was called by the applicant, and they discussed his concerns with the cost of the fence and delays with the project. No other commissioners were contacted.

Chief Boyd expressed his concerns, from a safety standpoint, going with something other than what was approved in the original CUP. He prefers the 6' block wall with 2' of bent picket fence on top.

Applicant Jonas Lalehzadeh stated that security is their concern as well however it is difficult to get items currently because of the pandemic and even harder still to return items. It would cost his company lots of money to put in a wall other than what they have purchased that was on a set of architectural plans that he was working off of. He stated that visibility is not an issue because of what the greenhouse is made out of. He was trying to have the fencing consistent with property that is next to his with the straight pickets. New fencing would throw the project off.

Staff explained that there was a conversation with the applicant, and he was provided the staff report and approved existing COA's were it clearly showed 6' block wall with 2' of picket. While there was a stamp on by the architect on the plans it was not the approved plans that were consistent with the COA's for the property.

Motion by Commissioner Bumbalough to direct staff to meet with the applicant and try to come to a compromise that is less costly to the applicant that keeps the Planning Commission and meets staff safety concerns and bring this item back at a future meeting. Seconded by Commissioner Wilson. Motion carried 5-0.

Commission would like to have an explanation of why there are different types of fencing out at different locations and the cloth that the applicant is talking about.

8. PRESENTATIONS-

Planning Commission Second Workshop General Plan Land Use Element and Housing Element

Applicant: City of King

Consideration: The Workshop is to share information and receive feedback from the public and Planning Commission.

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

Chair Nuck opened the workshop for public comment.

Chair Nuck asked about any movement on Downtown Addition. Principal Planner stated that it is still in discussion.

Principal Planner Bruce stated that this would come back at a later date for approval.

Chair Nuck closed the public comment portion of the workshop.

9. Regular Business- None

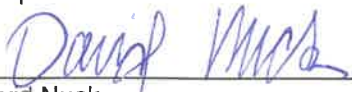
10. Planning Commission Report –

11. Director Reports-

12. Written Correspondence– None

13. Adjournment

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:53p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King