

## Planning Commission Minutes

May 17, 2022

### 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 6:00 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  A

Paulette Bumbalough  X

David Mendez  X  Steve Wilson  X

Commissioner Bumbalough made a motion to excuse Commissioner Avalos, Seconded by Commissioner Wilson. Motion carried 4-0.

**Staff present:** Community Development Director, Doreen Liberto; Principal Planner, Scott Bruce(teleconference); Planning Commission Secretary, Erica Sonne.

### 4. Public Comments

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None

### 5. Public Hearing

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None

### 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: May 3, 2022

**Action:** Motion made by Commissioner Mendez to approve minutes of May 3, 2022. Seconded by Commissioner Bumbalough. Motion carried 4-0.

### 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 part of CUP 2016-010, requesting amendment to ARC 2018-008
- Recommendation: Staff recommends the Planning Commission make a determination regarding ARP Case No. 22-000003, after receiving public comments.
- Environmental Determination: Architectural review is a ministerial action. Therefore, this project

qualities as a Categorical Exemption, per Article 19 Section 15300.1 of the California Environmental Quality Act (CEQA).

Community Development Director Liberto introduced Principal Planner Scott Bruce.

Principal Planner Scott Bruce introduced this item with a PowerPoint presentation. The applicant is proposing an 8' fence with bent pickets.

Motion by Commissioner Mendez to adopt resolution 2022-309 approving the 8ft fence with curved picket and the amendment #8 to the COA's which states "**PRIOR TO FENCE CONSTRUCTION**, the applicant shall submit a detailed plan to the Building Department, depicting and dimensioning the 8' fence with curved pickets. Footing details shall be included. No plan review and / or no inspections shall occur until all outstanding City invoices are paid." Seconded by Commissioner Bumbalough. Motion carried 5-0.

#### **8. PUBLIC HEARINGS-**

None

#### **9. Regular Business- None**

**10. Planning Commission Report** – Commissioner Bumbalough inquired about Days Inn. Community Development Director Liberto explained that it is moving forward for housing for the homeless through a company called Shangri-La Development. Commissioner Bumbalough thought that it was Motel 6.

Commissioner Wilson asked about the Downtown Plaza


**11. Director Reports-** Community Director Liberto stated that we received a Notice of Intent to File a Verified Petition for Writ of Mandate for Grocery Outlet. It would be against the Environmental Determination. Community Director Liberto stated that she and the City Engineer are making a presentation to Coast Rail Commission on Friday in Monterey. There has been discussion between Union Pacific and AMTRAK and they are down to one of their final points the schedule for the train to stop.

#### **12. Written Correspondence– None**

#### **13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:18p.m.

  
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David Nuck  
Planning Commission Chairperson  
City of King

  
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Erica Sonne  
Planning Commission Secretary  
City of King