

Planning Commission Minutes

July 05, 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: Community Development Director, Doreen Liberto; Planner, Maricruz Aguilar-Navarro; Planning Commission Secretary, Erica Sonne.

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: May 17, 2022

B. Approval of Minutes: June 21, 2022

Action: Motion to approve May 17, 2022 minutes and June 21, 2022 minutes by Commissioner Bumbalough and seconded by Commissioner Avalos. Motion carried 5-0.

7. NON- PUBLIC HEARINGS –

- A. Project: Arboleda Phase 4 Landscaping and Irrigation Plans
- Applicant: Mike Nino, Nino Homes at Arboleda Inc.
- Location: City of King
- Consideration: Approval of Landscaping and Irrigation Plans for the Arboleda Subdivision (LPR22-000003)
- Recommendation: Planning Commission adopt Resolution No. 2022-311, approving the Landscaping and Irrigation plans for Phase 4 of Arboleda Subdivision.
- Environmental Determination: The City Council certified the Subsequent Focused Environmental Impact Report (EIR) for Arboleda Project on July 27, 2004. The proposed landscaping and irrigation plans are consistent with plans

reviewed under the EIR and will not have a significant impact on the environment.

Community Development Director Doreen Liberto introduced this item.
Planner Maricruz Aguilar Navarro further introduced this item.

Action: Motion to adopt Resolution No. 2022-311, approving the Landscaping and Irrigation plans for Phase 4 of Arboleda Subdivision. By Commissioner Mendez and seconded by Commissioner Bumbalough. Motion carried 5-0.

8. PUBLIC HEARINGS-

A. Project: Continued Item CUP-210-109 (Conditional Use Permit) P21-000-008
Architectural Review) L21-000-002 (Landscape Review) S22-000002 (Sign Permit Review)

Applicant: Russ Orsi, Dutch Bros Coffee

Location: 1023 Broadway Street, King City, CA

Consideration: Dutch Bros Coffee Drive-Through Proposed For 1023 Broadway Street, King City, Ca 93930 CUP-210-109 (Conditional Use Permit) P21-000-008 (Architectural Review) L21-000-002 (Landscape Review) S22-000002 (Sign Permit Review)

Recommendation: Staff recommends the Planning Commission adopt **Resolution No. 2022-311**, attached as **Exhibit 1**, which approves Conditional Use Permit (CUP) Case No., CUP-210-109, Architectural Review Permit Case No. P21-000-008, Landscape Plan Review Case No. L21-000-002, and Sign Review Case No. SN22-000002 for Dutch Bros Coffee Drive-Through project located at 1023 Broadway Street, King City, CA 93930, and approving a Class 32 Exemption (In-Fill Development Projects) under CEQA, subject to the Conditions of Approval (COA), attached as **Exhibit A** to the Resolution.

Environmental Determination: The City has performed an environmental assessment of this Project, which is attached as **Exhibit 3**. Based on the environmental assessment, the Project falls within the categorical exemption set forth in the California Environmental Quality Act ("**CEQA**") Guidelines section 15332, which exempts in-fill development projects. This Project meets all of the standards for this categorical exemption as further described in the Environmental Assessment. None of the exceptions to categorical exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this Project. Additional grounds for the CEQA determination are detailed in the attached Resolution, which is incorporated by reference.

Community Development Director Doreen Liberto introduced this item.

Planner Maricruz Aguilar Navarro further introduced this item.

Action: Motion to adopt **Resolution No. 2022-311**, attached as **Exhibit 1**, which approves Conditional Use Permit (CUP) Case No., CUP-210-109, Architectural Review Permit Case No. P21-000-008, Landscape Plan Review Case No. L21-000-002, and Sign Review Case No. SN22-000002 for Dutch Bros Coffee Drive-Through project located at 1023 Broadway Street, King City, CA 93930, and approving a Class 32 Exemption (In-Fill Development Projects) under CEQA, subject to the Conditions of Approval (COA),

attached as **Exhibit A** to the Resolution. By Commissioner Avalos and seconded by Commissioner Wilson. Motion carried 5-0.

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 6:04p.m.



David Nuck
Planning Commission Chairperson
City of King



Erica Sonne
Planning Commission Secretary
City of King