

## Planning Commission Minutes

August 02, 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  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, Principal Planner Scott Bruce (Teleconference)

### 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: July 5, 2022

Action: Motion to adopt to approve July 5, 2022 minutes with corrections by Commissioner Bumbalough and seconded by Commissioner Wilson. Motion carried 5-0.

### 7. NON- PUBLIC HEARINGS –

- A. Project: CUP Case No. CUP 22-000008 (Formerly CUP 2017-002);  
CUP Request for Extension, 180 E. San Antonio Drive
- Applicant: Ron Glantz.
- Location: 180 E. San Antonio Drive, City of King
- Consideration: CUP Case No. CUP 22-000008 (Formerly CUP 2017-002); Request  
for Extension. 180 E. San Antonio Drive APN 026-523-038
- Recommendation: Planning Commission 1) review Conditional Use Permit Application,  
2) receive public comment; and 3) adopt the attached Resolution  
2022-312 approving Conditional Use Permit 2017-002
- Environmental  
Determination: King City previously prepared and certified (September 2016) 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-SP) (Ordinances 2016-728, 2016-729 and 2016-730) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP-SP. The Municipal Code was amended in June and August of 2017 to allow Manufacturing Level 2 (CA Type 7 and Distribution (CA Type 11.) The Municipal Code was amended in August 2018 to allow Non-Storefront Delivery (CA Type 10).

Staff review of the proposed use and its impacts indicates that the use as proposed by the CUP were consistent with the evaluation and findings of the previously approved MND with no potentially significant impacts. The Planning Commission declared it to be exempt from additional CEQA review per CEQA Guidelines Section 15332 (infill development projects).

This current request is a Ministerial Action and is therefore exempt from CEQA review per CEQA guidelines Section 15268.

Principal Planner Scott Bruce introduced this item.

Chair Nuck is concerned with the landscaping on the property. He would like it to be cleaned up.

Action: Motion to adopt 1) review Conditional Use Permit Extension Application, 2) receive public comment; and 3) adopt the attached Resolution 2022-312 approving Conditional Use Permit 2017-002 with landscaping cleanup on site as a part of the motion by Commissioner Wilson and seconded by Commissioner Mendez. Motion carried 5-0.

B. Project: CUP Case No. 22-000003 (Formerly 2016-012(b)2019: Extension to CUP Approval Period 135 E. San Antonio Drive

Applicant: Robert Baruck

Location: 135 E. San Antonio Drive, City of King

Consideration: CUP Case No. 2022-200003 (Formerly 2016-012(B)2019): Extension to CUP Approval Period, 135 East San Antonio Drive, City Of King; APN 026-521-008

Recommendation: Planning Commission 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution 2022-313 approving Conditional Use Permit CUP 22-000003

Environmental Determination: King City previously prepared and certified (September 2016) 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) to allow new land uses in the Manufacturing Districts (M-1, M-2, M-3) and in the ERBP Specific Plan. The Municipal Code was amended in June and August of 2017 to allow Manufacturing Level 2 (CA Type 7 and Distribution (CA Type 11.) The Municipal Code was amended in August 2018 to allow Non-Storefront Delivery (CA Type 10).

Staff review of the proposed use and its impacts indicates that the use as proposed by the CUP were consistent with the evaluation and findings of the previously approved MND with no potentially significant impacts. The Planning Commission declared it to be

exempt from additional CEQA review per CEQA Guidelines §15332 (infill development projects).

This current request is a Ministerial Action and is therefore exempt from CEQA review per CEQA guidelines Section 15268.

Principal planner Scott Bruce introduced this item.

Chair Nuck is concerned with the garbage dumped out on the property. Mr. Baruck was on the meeting and said as soon as he is notified of there being garbage that needs to be removed, he removes it.

Action: Motion to adopt 1) review Conditional Use Permit Application, 2) receive public comment; and 3) adopt the attached Resolution 2022-313 approving Conditional Use Permit CUP 22-000003 by Commissioner Avalos and seconded by Commissioner Mendez. Motion carried 5-0.

- C. Project: First Year Extension and Second Year Extension Requests to original CUP2016-001 Seasonal Employee Housing Facility at 218 N. First Street, King City, CA
- Applicant: Steve Scaroni, SGH Holdings, LLC.
- Location: 218 N. First Street, King City
- Consideration: Case No. CUP22-000006 First Year (2021-2022) and Case No. CUP22-000007 Second Year (2022-2023) Extensions for Original Conditional Use Permit CUP2016-001 218 N. First St. (APN 026-293-002-000) Seasonal Employee Housing Facility
- Recommendation: Staff Recommends Planning Commission 1) review Conditional Use Permit Extension for Application Case No. CUP22-000006 and CUP22-000007, 2) receive public comment; and 3) adopted the attached Resolution No. 2022-314 approving the first-year and second-year extension for the Seasonal Employee Housing Facility at 218 N. First Street (original Conditional Use Permit 2016-001)
- Environmental Determination: A Mitigated Negative Declaration (MND) was adopted by the Planning Commission on September 20, 2016, for Phase 1 and MND was adopted on March 6, 2018 for Phase 2. Consistent with Public Resources Code Section 15162, no new effects could occur, and no new mitigation measures are needed for this project, and therefore, the activity is within the scope of the original MNDs.

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

Chair Nuck is concerned with the trash bins on 1<sup>st</sup> Street and would like to see a stronger fence around the dumpster. Mr. Scaroni said he would look into it.

Action: Motion to adopt 1) review Conditional Use Permit Extension for Application Case No. CUP22-000006 and CUP22-000007, 2) receive public comment; and 3) adopted the attached Resolution No. 2022-314 approving the first-year and second-year extension for the Seasonal Employee Housing Facility at 218 N. First Street (original Conditional Use Permit 2016-001) by Commissioner Mendez and seconded by Commissioner Wilson. Motion carried 5-0.

**8. PUBLIC HEARINGS-**

None

**9. Regular Business-** None

**10. Planning Commission Report** – Commissioner Bumbalough had some questions on how people could show their support for Grocery Outlet.

**11. Director Reports-** Ms. Liberto reported on the HUD presentation she and Mayor gave. She stated that work on the MND for the WTP has been done. She spoke on the Creekbridge Linear Park that is being worked on and the annexation application that is going to LAFCO at the next City Council meeting. She explained that we received a wildfire prevention plan grant.

**12. Written Correspondence–** None

**13. Adjournment**

There being no further business, the Planning Commission meeting was adjourned by Chair Nuck at 6:38p.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