

**PLANNING COMMISSION
CITY OF SONORA
FEBRUARY 9, 2015
5:30 P.M.**

A regular meeting of the Planning Commission of the City of Sonora was scheduled on this date at 5:30 p.m. in the Sonora City Hall Council Chambers.

The following members were present: Chairman John Andersen, Vice Chairman Chris Garnin, and Commissioners Gary Anderson, John Richardson and Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the January 12, 2015 Planning Commission Meeting, as mailed.

MOTION:	Garnin	SECOND:	Anderson
VOTE:	AYES:	Garnin, Anderson, Andersen and Jensen (4)	
	NOES:	None (0)	
	ABSTAIN:	Richardson (1)	
	ABSENT:	None (0)	

DESIGN REVIEW: Application by Doug Kennedy of Trado Restaurant Corporation, for Design Review for building façade improvements to the existing building, including a combination of heavy timber, wrought iron accents, steel shutters and a weathered steel awning above the door. The proposal also includes the installation of a steel frame sign parapet incorporating the ends of wooden bourbon barrels with gooseneck lighting, located at 208 S. Green Street, in a C, Commercial zone; APN: 002-152-07.

Community Development Director, Rachelle Kellogg, presented the staff report.

Applicant, Doug Kennedy, described the project and the proposed use of the property.

Commissioner Anderson asked if the applicant will be/has been working with Stage 3. The applicant confirmed that they had been and will continue to do so.

Commissioner Garnin asked when the applicant anticipated opening the business. The applicant stated that they hope to be open in 3 months.

Commissioner Richardson asked who assisted the applicant with the concept. The applicant stated that they have been working with Judy Grossman.

Joe Sparagna of the Tuolumne County Historical Society stated he liked the project and hoped that Stage 3 would change the color of their storefront to match the Bourbon Barrel's color scheme.

MOTION: Approval of the Design Review Permit for Doug Kennedy of Trado Restaurant Corporation, for building façade improvements to the existing building, including a combination of heavy timber, wrought iron accents, steel shutters and a weathered steel awning above the door, as well as the installation of a steel frame sign parapet incorporating the ends of wooden bourbon barrels with gooseneck lighting.

MOTION: Garnin **SECOND:** Richardson

VOTE: **AYES:** Garnin, Richardson, Anderson, Andersen and Jensen (5)
 NOES: None (0)
 ABSTAIN: None (0)
 ABSENT: None (0)

In taking this action, the following conditions and findings were made:

Conditions of Approval
208 S. Green Street, Design Review Permit for Exterior Façade Improvements

GENERAL:

1. This Design Review Permit is issued for the modification of architectural features. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on February 9, 2015. The Community Development Director may approve minor deviations that are consistent with the intent of the Planning Commission's findings, discussions and conditions of approval.
2. The applicant is to obtain all required permits for the proposed façade improvement project and business operations.
3. Prior to obtaining a building permit, the applicant is to submit to the City Building Inspector, for his approval, the following:
 - a) Structural analysis of the steel structure including the barrel sign parapet and light fixtures.
 - b) Documentation indicating the structural integrity and durability of the proposed barrel sign parapet.
 - c) Weight of copper clad door with regard to barrier-free access.

4. The property owner or authorized applicant, their successors and assigns, will defend, indemnify, and hold harmless the city and its agents, officers, attorneys and employees from any claim, action, or proceedings brought against the city or its agents, officers, attorneys or employees within the applicable statute of limitations to:
 - a. Attack, set aside, void, or annul any action approving an application (including any action to provide environmental clearance in compliance with the California Environmental Quality Act (CEQA), by city staff any city planning or advisory agency, any city appeal board, or the city council; or
 - b. Seek damages for property damage or personal injuries resulting from development authorized by the city pursuant to the application. [SMC Section 17.69.010 (Ordinance 776)]
5. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

The following findings were made:

1. The use is consistent with the City of Sonora General Plan;
2. The use is consistent with Title 17 of the Sonora Municipal Code and with the purposes of the zone in which it is located;
3. The proposed architectural modifications conform with features found on the original building;
4. The proposed exterior architectural features reflect the traditional architectural characteristics of the community, blends with the adjacent neighborhood, and is consistent with the applicable design standards in the General Plan and Sonora Municipal Code.

DISCUSSION ITEM:

1. Community Development Director's Report

Community Development Director, Rachele Kellogg, provided to Commissioners, information received regarding the Ralph M. Brown Act she received from a recent training.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:50 p.m., to the next regular meeting on Monday March 9, 2015, at 5:30 p.m.

Respectfully submitted,

Rachelle Kellogg
Community Development Director