

**PLANNING COMMISSION  
CITY OF SONORA  
FEBRUARY 10, 2014  
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 Chris Garnin, Vice Chairman John Andersen, and Commissioners Ron Jensen, John Richardson and George Segarini.

**PUBLIC APPEARANCES** – None

**MINUTES** –

**MOTION:** Approve the minutes of the January 13, 2014 Planning Commission Meeting, as mailed.

**MOTION:** Segarini   **SECOND:** Andersen

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

**DESIGN REVIEW** – Application by Sonora Regional Medical Center, to add a new 18' x 24' storage building within the parking lot at Sonora Regional Medical Center, located at 1000 Greenley Road, in a C, Commercial zone; APN: 44-170-06.

Planner, Paula Daneluk, presented the staff report on behalf of the City. She stated that the siting of the building will result in the loss of 3 parking spaces. She informed Commissioners that two similar sheds have already been placed on the site and the proposed building design is compatible with these. She also stated that due to the removal of the transit area, as a result of the project, a new location should be designated on the site.

Commissioners Richardson and Andersen questioned the amount of available parking on the site and the effect that the existing and proposed auxiliary buildings are having on the parking. Planner, Paula Daneluk, stated that the Zoning Ordinance does not include a parking ratio for hospitals. She recommends that if they propose another project that results in the loss of parking,

the applicant be required to submit a parking study to verify the adequacy of parking for the facilities located on the site.

Allen Oxender, applicant's representative, informed the Commissioners that what appeared to be a transit area was being used as a smoking area. They are now a smoke free campus so it is not needed. The transit service is using the main entrance to the hospital.

Commissioner Garnin asked the applicant if the building would be permanently affixed to the ground. Allen Oxender stated no it would be constructed on skids.

Commissioner Andersen asked the applicant to explain the purpose of the building. Allen explained the building will store furniture and equipment needed by the Emergency Room. He stated that they did not have room within the building and need it to be located as close as possible to the Emergency Room.

Commissioners made it clear to the applicant that they will not support any future project that will remove parking from the site. They also expressed concern over the use of these small auxiliary buildings on the site and stated that the hospital needs to find a better solution for storage.

**MOTION:** Approval of the Design Review Application by Sonora Regional Medical Center, to add new 18' x 24' storage building, subject to staff's recommended conditions and findings, excluding condition #2 requiring an alternative transit stop.

**MOTION:** Segarini   **SECOND:** Andersen

**VOTE:**       **AYES:**       Jensen, Garnin, Andersen, Segarini (4)  
                  **NOES:**        Richardson (1)  
                  **ABSTAIN:**   None (0)  
                  **ABSENT:**     None (0)

**Conditions of Approval Design Review Permit – 1000 Greenley Road**

**General:**

1. This Design Review Permit is issued for the installation of a Storage Building. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on February 10, 2014. [Project Description, SMC Section 17.32.090]

- ~~2. An alternative transit stop for pedestrians shall be located on the site. The transit stop shall be in a location that provides for ease of ingress and egress to the hospital facilities and shall be an all-weather structure.~~
3. 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)]
4. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

**Findings:**

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 feature (Storage Building) conforms with features found on the original building;
4. The proposed Storage Building reflects the traditional architectural characteristics of the surrounding community, blends with the adjacent neighborhood, and is consistent with the applicable design standards in the General Plan and Sonora Municipal Code.

**NEW BUSINESS** – Review and consideration for adopting a Public Hearing Format for all future Planning Commission hearings.

Community Development Director, Rachelle Kellogg, presented the proposed Public Hearing Format for consideration. The format's purpose is to assure consistency in project review by the

Commission. It also clearly recognizes the project's applicants and provides time for their presentation of the project.

**MOTION:** Adoption of a Public Hearing Format for all future Planning Commission hearings.

**MOTION:** Andersen                      **SECOND:** Richardson

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

**DISCUSSION ITEMS -**

Community Development Director, Rachelle Kellogg, informed the Commissioners that due to water restrictions imposed by TUD, McDonald's will have to delay installation of its landscaping. She also informed them that AT&T had completed landscaping at their William Street location. She reminded Commissioners that the draft Housing Element will be presented at the March 10<sup>th</sup> meeting.

**CORRESPONDENCE:** None

**ADJOURNMENT:** There being no further business to come before the Commission, the meeting was adjourned at 6:10 p.m., to the next regular meeting on Monday March 10, 2014, at 5:30 p.m.

Respectfully submitted,

Rachelle Kellogg  
Community Development Director