

**PLANNING COMMISSION  
CITY OF SONORA  
AUGUST 11, 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 John Andersen, Vice Chairman Chris Garnin and Commissioners Ron Jensen and John Richardson.

**ELECTION OF OFFICERS:**

**MOTION:** Chairman Garnin nominated John Andersen to serve as Chairman.

**MOTION:** Garnin                   **SECOND:** Richardson  
**VOTE:**     **AYES:**           Jensen, Richardson, Andersen, Garnin (4)  
                  **NOES:**               (0)  
                  **ABSTAIN:**       (0)  
                  **ABSENT:**       (0)

**MOTION:** Vice Chairman Andersen nominated Chris Garnin to serve as Vice Chairman.

**MOTION:** Andersen           **SECOND:** Jensen  
**VOTE:**     **AYES:**           Andersen, Jensen, Richardson, Garnin (4)  
                  **NOES:**               (0)  
                  **ABSTAIN:**       (0)  
                  **ABSENT:**       (0)

**PUBLIC APPEARANCES** – George Segarini, former Planning Commissioner, who was recently elected to the City Council, addressed the Planning Commission to express his gratitude for his years of service on the Commission. Commissioners thanked George for his years of service indicating what a pleasure it had been to work with him.

**MINUTES:**

**MOTION:** Approve the minutes of the July 14, 2014 Planning Commission Meeting, as mailed.

**MOTION:** Jensen                   **SECOND:** Richardson  
**VOTE:**     **AYES:**           Jensen, Richardson, Andersen (3)  
                  **NOES:**               (0)

**ABSTAIN:** Garnin (1) (was not present at the meeting)

**ABSENT:** (0)

## **PUBLIC HEARING: SITE PLAN AND DESIGN REVIEW**

Application by Eric Hewitt of McCoy Tires, for a Site Plan and Design Review to construct a new two-story building and add multiple architectural features to the existing building, located at 372 W. Stockton Street, in a C, Commercial zone; APN: 001-240-06.

Planner, Paula Daneluk, presented the staff report and recommended conditions for the project. In addressing Commissioners' questions she explained that the building is two stories in height but will have a single floor used solely for storage. She cited condition #3 requiring that if the proposed use of the building is changed to allow for occupants, reinforcement of the lower story rear wall with concrete or concrete block will be required. She also explained that although it would be nice to require additional landscaping on the site, the reality is that it is fully developed and there is little space available. As such, staff is recommending that the bank areas, under the owner's control, be left as open space. She also stated that beautification along the front property line is included within the Vision Sonora Plan.

Chairman Andersen opened the public hearing at 5:50 p.m.

Project applicants Eric and Cindy Hewitt addressed the Commissioners. They explained the purpose for the project and were in support with staff's conditions.

Commissioner Richardson stated that he would like to see the smaller gable moved adjacent to the larger building.

Commissioner Jensen stated that he was okay with the gable but would like to see a parapet installed between the gables to hide the existing mechanical equipment on the roof.

The applicants agreed to install the parapet but did not want to move the gable.

There being no further comment, the public hearing was closed at 5:59 p.m.

Commissioner Garnin made the motion to approve, with an additional condition of adding a parapet along the frontage of the existing work-bays to hide/screen the HVAC units on the roof.



3. If the occupancy of the proposed storage building is changed, the building shall be modified to meet commercial building codes for the proposed occupancy including the reinforcement of the lower story rear wall with concrete or concrete block to protect the occupants from falling debris or bank failure or other acceptable modification to the rear wall as approved by the City Engineer and Building Official.
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).

**DESIGN REVIEW:** Application by Seaspray Awnings for Ed & Kathy Brandi, for design review to install a new exterior architectural feature (3 awnings) along the front elevation of the existing commercial building, located at 420, 422 and 424 S. Washington Street, in a C, Commercial zone; APN: 002-182-01.

Community Development Director, Rachelle Kellogg, presented the staff report and stated the staff's recommendation. She informed Commissioners that each awning includes an awning channel to create a detachable 12" valance for future signage. Signage will require staff review and a separate permit.

Applicant, Doug Parrish, further explained the project and the specific dimensions of the three awnings.

**MOTION:** Approval of a design review permit for a new exterior architectural feature (3 awnings) for Seaspray Awnings, located at 420 – 424 S. Washington Street, subject to staff's recommended conditions and findings.



- 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)];
3. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

**DESIGN REVIEW** – Application by PM Design Group, for 99¢ Only Store, for Design Review to remove and replace the existing storefront, increase the existing sign band area, and add a 75’ truck well and loading dock with a metal canopy at the rear of the building, located at 740 Mono Way, in a C, Commercial zone; APN: 056-130-15.

Community Development Director, Rachelle Kellogg, presented the staff report for the project. She discussed staff’s recommendation and proposed conditions. She stated that staff was happy to see this long-time vacant property finally occupied and felt that the proposed use would be good for the City.

Applicant, Ken McCracken, Architect with PM Design Group, stated that they were in agreement with staff’s conditions except for condition #3. Due to corporate branding they requested that the Planning Commission allow the proposed Magenta trim color as shown on the plans.

Commissioner Richardson expressed concerns over the outdoor storage of cardboard at the rear of the building.

Architect, Ken McCracken, agreed to the addition of a fully screened storage area for all cardboard to be located in the rear of the building.

Commissioner Andersen questioned the impact of the proposed truck well to the existing storm drain and electrical transformer.

Architect, Ken McCracken, stated that the project was designed to accommodate these existing facilities.

**MOTION:** Approval a design review permit for 99¢ Only Store, subject to the additional condition that cardboard is to stored within a screened enclosure, and subject to staff’s recommended conditions and findings.

**MOTION:** Richardson

**SECOND:** Garnin

**VOTE:**       **AYES:**       Richardson, Garnin, Jensen, Andersen (4)  
                 **NOES:**        (0)  
                 **ABSTAIN:**   (0)  
                 **ABSENT:**     (0)

In taking this action, 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 and surrounding shopping center;
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.

### **Conditions of Approval Design Review Permit - 740 Mono Way**

#### **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 August 11, 2014.
2. The applicant is to provide 2 accessible parking stalls, one van accessible and one standard, with the required path of travel to building entrance, all in compliance with applicable building codes.
3. The project's exterior wall, trim and column colors are to be consistent with either OSH's tan color pallet or the remaining storefront's color pallet (rust trim).
4. Rear yard area is to be kept free of open storage and debris. Cardboard is to be stored within a screened enclosure.
5. 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)]

Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

**DISCUSSION ITEM:**

Community Development Director, Rachelle Kellogg, informed the Commissioners that the deadline to submit applications for the vacant Planning Commission seat is August 19, 2014. She also informed Commissioners that Steve Fickel, City Building Official, will be retiring as of September 30, 2014. He will be missed by the City and the Community Development Department.

**CORRESPONDENCE:** None

**ADJOURNMENT:** There being no further business to come before the Commission, the meeting was adjourned at 6:25 p.m., to the next regular meeting on Monday September 8, 2014, at 5:30 p.m.

Respectfully submitted,

Rachelle Kellogg  
Community Development Director