

**PLANNING COMMISSION
CITY OF SONORA
SEPTEMBER 8, 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 Gary Anderson, Ron Jensen and John Richardson.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the August 11, 2014 Planning Commission Meeting, as mailed.

MOTION: Chris Garnin

SECOND: John Richardson

VOTE:	AYES:	Garnin, Richardson, Andersen, Jensen (4)
	NOES:	(0)
	ABSTAIN:	Anderson (1)
	ABSENT:	(0)

PUBLIC HEARING: SITE PLAN AND DESIGN REVIEW – OAK VALLEY BANK – 85 MONO WAY

Application by Oak Valley Bank, for site plan and design review for the Oak Valley Bank commercial building proposed at 85 Mono Way, in a C, Commercial zone; portions of APN: 056-090-16, 056-090-21 and 56-059-33.

Chairman Andersen recused himself stating that he has had a long-time business relationship with the project's representative.

Planner, Paula Daneluk, presented the staff report and explained that the proposed project requires both site plan and design review evaluation and approval. She also informed Commissioners that the applicant has requested an exception to Sonora Municipal Code Section 17.42.040 (b), which requires a 3' setback from the street right-of-way along front yards.

Commissioner Richardson asked if the project warranted a traffic study.

Planner, Paula Daneluk, explained that a Traffic Study would not be required for this project due to the previous use of the site.

Commissioner Garnin questioned as to why one of the existing driveways was being eliminated.

Planner, Paula Daneluk, stated that it was eliminated to improve traffic circulation within the project.

Rick McCarty, Chief Administrative Officer for Oak Valley Bank, provided a brief company history and the company's reasons for selecting this location. He stated that this will be their second location within Tuolumne County.

Bob Ozbirn, representing the property owner, Symons Properties, stated that they were in favor of the project and agreed with the conditions included within the staff report.

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

There being no public comment, he closed the public hearing at 5:51 p.m.

MOTION: Approval of a site plan and design review for the Oak Valley Bank commercial building proposed at 85 Mono Way, subject to the following conditions and findings.

MOTION: Richardson **SECOND:** Jensen

VOTE: **AYES:** Richardson, Jensen, Anderson, Garnin (4)
 NOES: (0)
 ABSTAIN: (0)
 ABSENT: Andersen (1)

Commissioner Andersen returned to the meeting.

Conditions of Approval – Site Plan/Design Review Permit at 85 Mono Way

General:

1. This Design Review Permit is issued for constructing a new commercial building. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on September 8, 2014.
2. Applicant shall install and maintain bicycle racks near entrances for employees and customers.
3. Prior to issuance of a building permit, the final map for the Lot Line Adjustment for the Project area shall be recorded.
4. Prior to issuance of a building permit, the applicant shall obtain an encroachment permit for the removal of the present driveway slab and installation of the sidewalk, curb and gutter along Mono Way as shown on the site plan.
5. Prior to building permit, the applicant shall coordinate with TUD regarding the water and sewer capacity at the site and in the surrounding lines. TUD engineers shall approve the utility plan.

6. Prior to issuance of a building permit, the applicant shall consult with the Tuolumne County Transportation Council staff regarding the project site as a possible location of a bus shelter/bus stop.
7. Applicant shall complete and submit a full lighting analysis as part of the building permit application.
8. A landscape plan shall be submitted for review and approval to the City's Parks, Recreation and Beautification Committee as per SMC Section 12.20.130 prior to building permit issuance.
9. 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)]
10. Applicant shall comply with all local, state and federal regulations and requirements (SMC Section 17.32.090).

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 building would aesthetically enhance the current vacant site and surroundings.
4. The proposed building design reflects the 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.

DESIGN REVIEW: BURDEN HOUSE PARTNERSHIP – 84 N. WASHINGTON STREET

Application by John LaTorre, for the Burden House Partnership, for design review related to installation of a 10' x 10' green metal corrugated roof above an existing steel and concrete deck, in the rear yard of 84 N. Washington Street, in a C, Commercial zone; APN: 001-182-09.

Commissioner Chris Garnin recused himself stating that he works with the property owner and has an office in the building, located at 84 N. Washington Street.

Community Development Director, Rachelle Kellogg, presented the project's staff report.

John LaTorre, project applicant, explained the reason for the request and asked that the Commissioners modify condition #2 to allow for the proposed green roof.

Chairman Andersen asked if the roof will cover the entire deck area and if gutters will be included as part of the project.

John LaTorre, project applicant, stated that it will cover the full deck area but gutters are not needed due to the existence of pavers covering the ground below the project area.

MOTION: Approval of a design review permit to install a green metal corrugated roof above an existing steel and concrete deck, in the rear yard of 84 N. Washington Street, subject to the following conditions and findings, with a modification to condition #2 to allow for the proposed green roof.

MOTION: Anderson **SECOND:** Richardson

VOTE: **AYES:** Anderson, Richardson, Jensen, Andersen (4)
 NOES: (0)
 ABSTAIN: (0)
 ABSENT: Garnin (1)

Commissioner Garnin returned to the meeting.

Conditions of Approval – Design Review Permit at 84 N. Washington Street

General:

1. This Design Review Permit is issued for the installation of an architectural feature (metal corrugated roof). All exterior alterations shall be in accordance with design approved by the Sonora Planning Commission on September 8, 2014.

2. ~~The metal roof color is to be grey to blend with the existing composition roof and all roof supporting structures, including posts, beams and purlins are to be painted to match the existing stairs and guardrail.~~ All roof supporting structures, including posts, beams and purlins are to be painted to match the existing stairs and guardrail.

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).
 5. Prior to the sale of either property, the owner shall provide a pedestrian access easement for the stairwell through the parcel located at 84 N. Washington Street to benefit the parcel located at 76 N. Washington.

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 exterior architectural feature reflects 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.

Commissioner Garnin returned to the meeting.

DESIGN REVIEW: FIRST SONORA SHOPPING CENTER – 130 W. STOCKTON STREET

Application by RJ Murdoch, Inc., for Dunres Group and First Sonora Shopping Center, LLC, for design review to install a new brown metal panel roof on the existing buildings within the shopping center, located at 130 W. Stockton Street, in a C, Commercial zone; APN: 001-280-08.

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

Rich Murdoch, project applicant, explained the location of the roof equipment and screening material that will be included as part of the project.

Commissioners praised the applicant for the improvements that have been completed within the shopping center.

MOTION: Approval of a Design Review Permit to install a new brown metal panel roof on the existing buildings within the shopping center at 130 W. Stockton Street, subject to the following conditions and findings:

MOTION: Garnin **SECOND:** Jensen

VOTE: **AYES:** Garnin, Jensen, Anderson, Richardson, Andersen (5)
 NOES: (0)
 ABSTAIN: (0)
 ABSENT: (0)

Conditions of Approval - Design Review Permit for First Sonora Shopping Center

General:

1. This Design Review Permit is issued for the installation of an architectural feature (metal standing seam roofing). All exterior alterations shall be in accordance with design approved by the Sonora Planning Commission on September 8, 2014.
2. All metal roofing will be brown and the single-ply thermoplastic and themoset roofing will be tan in color.
3. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).
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)]

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 commercial properties;
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.

DESIGN REVIEW: JACK MONTGOMERY - 290 S. STEWART STREET

Application by Jack Montgomery, for design review related to the reconstruction of the existing building, including windows, siding and composition roofing materials, located at 290 S. Stewart Street, in a C, Commercial zone; APN: 002-151-03.

Community Development Director, Rachelle Kellogg, presented the project’s staff report and explained the specific conditions for the project.

Jack Montgomery, owner and applicant, explained the project plans and that the property is in a blighted condition in need of rehabilitation.

Chairman Andersen asked if there would be a conflict between the porch posts and the proposed garage locations. He also asked if the applicant was going to remove the vehicles and rubbish currently on the project site.

Jack Montgomery, owner and applicant, assured Commissioners that the site would be cleaned up. He also stated that they will be able to work around the posts to allow for the garages.

MOTION: Approval of a Design Review Permit to reconstruct the existing building, including windows, siding and composition roofing materials, located at 290 S. Stewart Street, amending condition #4 changing the word automobiles to vehicles and subject to the following conditions and findings:

MOTION: Garnin **SECOND:** Jensen

VOTE: **AYES:** Garnin, Jensen, Anderson, Richardson, Andersen (5)
 NOES: (0)

ABSTAIN: (0)
ABSENT: (0)

Conditions of Approval - Design Review Permit for Jack Montgomery, 290 S. Stewart Street

General:

1. This Design Review Permit is issued for the reconstruction of the existing building. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on September 8, 2014.
2. All windows are to be replaced with same-sized historic wood framed windows and the original Eastlake front door is to be retained.
3. Every attempt should be made to properly recycle any historic material which must be removed from the structure.
4. Garages are to be used for the parking of ~~automobiles~~ vehicles.
5. Any variation in exterior colors must be approved by the Community Development Director.
6. A landscape plan will be submitted and approved by the Parks, Recreation and Beautification Committee as required under SMC Section 12.20.130 prior to the issuance of a building permit.
7. 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)]

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

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 building reconstruction conforms with many features found on the original building or on those typical of the period for which the structure was constructed;
4. The proposed exterior alterations reflect the traditional architectural characteristics of the community, blend with the adjacent neighborhood, and are consistent with the applicable design standards in the General Plan and Sonora Municipal Code.

DISCUSSION ITEMS:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, informed Commissioners that there will not be an October Planning Commission meeting. She also invited Commissioners to Steve Fickel's retirement party and explained the process the City is going through to find his replacement.

2. Planner Paula Daneluk, informed Commissioners that staff will be preparing a code amendment to address vacation rentals within the City limits, along with additional changes to the language related to housing for tourists.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:37 p.m. to the next regular meeting on Tuesday November 11, 2014, at 5:30 p.m., as Monday November 10th is a holiday.

Respectfully submitted,

Rachelle Kellogg
Community Development Director