PLANNING COMMISSION
CITY OF SONORA
JANUARY 9, 2017
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-Chair, John Richardson and Commissioners Gary Anderson, Darren Eaton and Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION**:** Approve the minutes of the December 12, 2016 Planning Commission Meeting, as mailed.

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

DISCUSSION ITEMS:

1. Review of the 2020 General Plan Amendment

Community Development Director, Rachelle Kellogg, presented the staff report and background information for the proposed amendments. She explained that this was only a discussion item and it will be brought back to the Planning Commission for consideration at a future meeting.

Planner, Paula Daneluk, explained that the proposed amendments are shown on the track changes version of the 2020 General Plan provided to the Commissioners. The track changes include associated comments. She informed them that the Housing Element and the Glossary contain no changes so they were eliminated from the draft. She stated that the proposed amendments include text revisions for clarity and to more closely align the General Plan with the City's Zoning Ordinance. The changes also eliminate unnecessary goals, policies and implementation programs as well as programs that have been completed, are duplicates or are no longer feasible.

Planner, Paula Daneluk, presented the proposed changes to the Land Use Element and addressed Commissioners questions.

Jerry Fuccillo, expressed concerns over the existing Implementation Program 1.D.b., which establishes minimum density requirements for the R-2 and R-3 zoning districts.

Planner, Paula Daneluk, explained that these minimums are established for the City to meet its Regional Housing Needs Allocation assigned by the State Department of Housing and Community Development.

Additional discussion followed between the public, Commissioners and staff regarding Implementation Program 1.D.b. It was decided that staff would review the HCD approved Housing Element to determine how this issue was handled within that Element and provide that information at the next Planning Commission Meeting at which the General Plan Amendment is discussed.

Member of the public, stated that affordable housing and transportation were identified as a priority within the Governor's budget that was released earlier that day.

Due to the length of the meeting, Chairman Garnin recommended that the proposed changes to the remaining General Plan Elements be brought back for discussion at the February 13, 2017 Planning Commission Meeting.

2. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided Commissioners with information about mandatory ethics and sexual harassment training that the City will be providing. She also informed them that the City Council will be holding a Recreational Marijuana Special Study Session on January 23, 2017.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 7:13 p.m., to the next regular meeting on February 13, 2017.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director