PLANNING COMMISSION
CITY OF SONORA
OCTOBER 11, 2016
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 September 12, 2016 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW:

1) Application by Jay Hagstrom, for Clarke Broadcasting Corporation, for design review related to installing a new roof over an existing deck, located at 193 – 195 S. Washington Street, in a C, Commercial zone; APN: 001-201-07.

Planner, Paula Daneluk, presented the staff report.

Commissioner Richardson asked why there was a need for the new roof.

Applicant, Jay Hagstrom, explained that due to the building's west facing frontage there have been issues with water entering from the balcony and the roof will also provide shade to the second story.

There was no public comment on the project.

MOTION: To approve a design review permit to install a new roof over an existing deck, located at 193 – 195 S. Washington Street, subject to the following conditions and findings:

MOTION: Jensen **SECOND:** Richardson

VOTE:

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

Findings for Design Review Permit:

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 roof conforms with features found on those typical of the period for which the structure was constructed;

4. The proposed roof 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.

Conditions of Project Approval - 193-195 S. Washington Street

General:

1. This Design Review Permit is issued for the installation of a roof over an existing deck. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on October 11, 2016. [Project Description, SMC Section 17.32.090]

2. 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)]

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

DISCUSSION ITEMS:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided Commissioners information about the City's completion of the Historic Inventory Report. She also advised them of the upcoming Dragoon Gulch Trail public meeting to discuss revisions to the trail development plan.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:40 p.m., to the next regular meeting on November 14, 2016.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director