PLANNING COMMISSION
CITY OF SONORA
OCTOBER 13, 2015
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 14, 2015 Planning Commission Meeting, as mailed.

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

PUBLIC HEARINGS

1). Application by Mehrdad Nazeri and Kameron Ezadjou for a Tentative Parcel Map, General Plan Text Amendment and a re-zone of the property from CG, General Commercial to R-3, Multi-family residential; located at 241 Hospital Road; APN: 056-150-23.

Planner, Paula Daneluk, presented the staff report. She explained that the approval of the parcel map is conditioned upon the City Council's approval of the proposed General Plan text amendment and the re-zone of the property from General Commercial (CG) to Multi-family Residential (R-3). She also stated that the re-zone is City initiated to bring it into compliance with the General Plan.

Commissioner Richardson asked if this was being done for a future project.

Planner, Paula Daneluk, stated that the property is already developed with a single family residence and a Multi-family structure. These two uses will be separated by the proposed parcel map.

Chairman Garnin asked staff if these uses were currently considered legal non-conforming uses.

Planner, Paula Daneluk, stated that they were.

The applicant's representative, Tim Haney with Golden State Surveying and Engineering, stated he was available to answer questions. Chairman Garnin opened the Public Hearing at 5:50 p.m.

There being no public comment, Chairman, Garnin closed the Public Hearing at 5:51 p.m.

MOTION: Recommend to the City Council, adoption of Resolution NO. 10-13-2015-A, a resolution amending the General Plan MDR- Medium Density Residential and HDR- High Density Residential Land Use Designations, subject to the following recommended findings:

A. The General Plan text amendment is necessary to prescribe reasonable controls and standards for affected land uses, to ensure for compatibility and integrity of those uses with other uses;

B. The General Plan text amendment provides reasonable property development rights while protecting environmentally sensitive land uses and species;

C. The General Plan identifies standards and policies for use throughout the City; and

D. The General Plan is necessary to protect the general public health, safety, or welfare of the community as a whole; and

E. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

MOTION: Recommend to the City Council, adoption of Resolution NO. 10-13-2015-B, a resolution of an ordinance rezoning Assessor's Parcel No. 056-150-23, from General Commercial (CG) to Multi-Family Residential (R-3), subject to the following recommended findings:

F. Is compatible with, and physically suited for, the uses authorized in, and the regulations prescribed for, the proposed zoning district in which the real property is located;

G. Is consistent with the objectives, policies, general land uses and programs specified in the General Plan;

H. Is in conformity with public convenience, general welfare and good land use practice;

I. Will not be detrimental to the health, safety and general welfare;

J. Will not adversely affect the orderly development of property or the preservation of property values; and

K. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

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

2). City initiated Text Amendments to the Zoning Ordinance Implementing the General Plan Policies; Amending Chapter 17, Zoning Ordinance of the Sonora Municipal Code, Section 17.42.060, Number of Parking stalls; Section 17.56.020, Applicability; Section 17.20.020, R-3, Multi-family residential, Uses Allowed by Right; Section 17.60.040, Uses Permitted by Use Permit, Nonconforming Uses and Structures.

Planner, Paula Daneluk, presented the staff report. She explained that the primary purpose of the proposed text amendments to Title 17 was to implement identified 2020 General Plan Policies. She stated that staff did include some cleanup items as well. She covered each of the proposed text amendments in detail.

Chairman, Chris Garnin, stated that he agreed with the proposed changes to legal nonconforming use which allows the continuing use if a structure is destroyed by more than 50% as it can affect a property owner's ability to sell their home.

Commissioner Eaton questioned why staff used 50 years or older as the determination as to whether or not a residential use can continue if destroyed.

Planner, Paula Daneluk, stated that this is consistent with a historic designation and is a state standard.

Chairman Garnin opened the public hearing at 6:13 p.m.

There being no public comment, Chairman, Chris Garnin closed the public hearing at 6:14 p.m.

MOTION: Recommend to the City Council, Resolution NO. 10-13-2015-C, approval of an ordinance amending Chapter 17, Zoning Ordinance of the Sonora Municipal Code, Section 17.42.060, Number – Parking Stalls; Section 17.56.020, Applicability (Density Bonuses or Other

Incentives); Section 17.20.020, R-3, Multifamily Residential, Uses Allowed by Right; Section 17.22.020, CO, Tourist and Administrative Zone, Uses Allowed by Right; Section 17.24.020, C, Commercial Zone, Uses Allowed by Right; Section 17.26.020, CG, General Commercial Zone, Uses Allowed by Right; Section 17.60.040, Uses Permitted by Use Permit, Uses Permitted in Specific Zone; and, Section 17.58.030, Nonconforming Uses and Structures, Reconstructing and Moving Prohibited – Exceptions, based on the following recommended findings:

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

Findings for the proposed text amendments:

A. Are consistent with the objectives, policies, general land uses and programs specified in the General Plan;

B. Are in conformity with public convenience, general welfare and good land use practice;

C. Will not be detrimental to the health, safety and general welfare;

D. Will not adversely affect the orderly development of property or the preservation of property values, and

E. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

DISCUSSION ITEMS:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided Commissioners with information regarding the recent changes to water efficient landscape requirements and how it affects City projects. She also provided an update on current City projects.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:35 p.m., to the next regular meeting on Monday November 9, 2015.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director