PLANNING COMMISSION
CITY OF SONORA
DECEMBER 12, 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 October 11, 2016 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW:

1) Application by Jeff Pedrick, of Bradford Place Inn, for a design review permit to replace the existing windows on the back side of the building along the walkway, between the Bed & Breakfast and the County's Administrative Building, located at 56 W. Bradford Street, in an R-3, Multi-Family Residential zone; APN: 001-257-02.

Planner, Paula Daneluk, presented the staff report.

Commissioner Anderson questioned the need for this to be heard by the Planning Commission instead of being approved at the staff level.

Planner, Paula Daneluk, explained that it was a condition of their Use Permit.

Commissioner Jensen requested clarification on the proposed window locations and Planner Daneluk provided the requested information.

Commissioner Eaton asked if the existing windows were needed for egress and if this would be a concern with the smaller windows.

Planner, Paula Daneluk, stated that the application was provided to both the Building and Fire Departments and no comments were received.

Applicant, Jeff Pedrick, explained that the reason for their request was the public pathway between their building and the County Administration Building which allows the public to peer into these windows.

MOTION: To approve a design review permit to replace the existing windows on the back side of the building along the walkway, between the Bed & Breakfast and the County Administrative Building, located at 56 W. Bradford 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 windows conform with features found on the original building or on those typical of the period for which the structure was constructed;

4. The proposed windows 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 Project Approval – 56 W. Bradford Street

General:

1. This Design Review Permit is issued for the replacement of the first floor windows on the rear of the building as shown in Figure 3. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on December 12, 2016.

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 with information regarding upcoming workshops and meetings.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:49 p.m., to the next regular meeting on January 9, 2017.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director