PLANNING COMMISSION
CITY OF SONORA

MAY 8, 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: Chair, 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 April 10, 2017 Planning Commission Meeting, with corrections suggested by Commissioner Eaton.

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

DESIGN REVIEW:

1) Application by Trado Restaurant Corp., for a Design Review Permit for proposed changes to the previously approved project, located at 198 S. Green Street, in a C, Commercial zone; APN: 002-152-06; Proposed changes include adding a steel frame system to the windows and installing a timber wainscot below, alterations to the main front door, a modified awning over the main entry door, move the new wall of the Beer Garden area back 2 feet to widen the sidewalk, make material changes to the water tank and minor changes to the back wall.

Community Development Director, Rachelle Kellogg, introduced the Design Review item and advised that an arched parapet had been added to the proposed design and the architect will provide the revised rendering during his presentation.

She explained that the applicant was requesting additional design changes to the exterior from those approved by the Planning Commission in September of 2016. The changes included replacement of the existing aluminum framed windows on the Green Street side of the Bourbon Barrel with a steel frame system, new windows and a timber wainscot below the windows, alterations to the main front door to include a 2 foot recess of the entryway (to widen the sidewalk), addition of non-operational gates at the entry, copper and steel entry door system, a modified awning over the entry door on Green Street which would incorporate building signage, moving

the new wall of the Beer Garden area which faces Green Street back 2 feet and material changes to the water tank and back wall.

Community Development Director, Rachelle Kellogg, advised the water tower would remain at 35 feet and is proposed to include a filling arm to tie into a local steam train history theme.

Doug Kennedy of Trado Restaurant Corporation, was present and available for questions.

Commissioner Garnin asked if any of the changes would affect the Noise Study for the project and asked for clarification for the widening of the sidewalk.

Community Development Director, Rachelle Kellogg, advised that the changes would not change the previous conditions related to noise.

Doug Kennedy advised that there was a safety issue with people standing in front of the building for events. By widening the sidewalk, it would open up the sidewalk a bit more.

Commissioner Richardson asked about the type of wood being used on the water tower and why the applicant was not using metal. Doug Kennedy responded that it was an aesthetic theme to go along with the water arm, as it would add much more appeal.

Reuben Chirnside of Land and Structure presented the revised rendering showing the arched parapet. Reuben discussed an arched wall that is proposed for the back of the building that was an additional alteration that was not in the Planning Commission's packet at the time of distribution. He said it was necessary to change the back wall by pushing it back as there was an exposed section of roof that wasn't structurally sound. The arched parapet was framed to conceal the roof to improve the view from Washington Street and the arch would hide the strange looking roof.

Commissioner Jensen asked if the arch would block views. Reuben said none that they know of.

Commissioner Anderson asked if construction would include shipping containers, as first proposed. Reuben said no shipping containers are a part of the project.

Member of the public, David Morgan, spoke about the project and felt the owners and contractor were doing a wonderful job. He spoke of some minor congestion in the neighborhood with vehicles parked at the top of Church Street.

Doug Kennedy advised that there would be no trucks from vendors on Church Street. The roadway was being used recently to access the roof as there is active construction in the area. He advised that deliveries would be made at the parking lot and side door on S. Green Street.

Neighbor, Charles Segerstrom, spoke about public safety issues and the flow of traffic. He had concern about emergency vehicles getting through. He appreciated the proposed sidewalk widening plans on the corner of Church and S. Green Street.

Neighbor, Barbara Dressler, spoke of her concern about the roadway being blocked in the past by people hanging around.

Doug Kennedy advised that with the new facility people will be inside. He is putting a policy in place for no smoking on the property and has added entry ways for people. He feels there will be less people that will be outside congregating. Staff is cleaning up the outside and are keeping it looking nice while it is under construction.

Commissioner Richardson commented that he liked the changes.

Commissioner Anderson thanked Mr. Kennedy for the energy towards working with the neighbors and commended him for a nice project.

Commissioner Jensen also commended Robert Boyer Construction and Reuben Chirnside for their efforts in making this a nice project for downtown.

Commissioner Garnin felt the enhancements were consistent with the spirit of the project.

MOTION: To approve a Design Review permit for proposed changes to the two previously approved Design Review Permits, including the additional arched parapet, subject to the following conditions and findings:

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

Conditions of Approval for a Design Review Permit - 198 S. Green Street

General:

1. This Design Review Permit is issued for the proposed improvements for 198 South Green Street as shown on the proposed elevations as amended by the following Conditions of Approval. All alterations shall be in accordance with plans approved by the Sonora Planning Commission on May 8, 2017. The Community Development Director may approve minor deviations that are consistent with the intent of the Planning Commission's findings, discussion and conditions of approval.

2. All building plans shall be designed to comply with the California Commercial Building Code.

3. The use, plans and improvements of the adjacent parking lot shall be approved by the City. Show the full layout, including dimensions as required by the parking regulations, of the adjacent City parking lot to include drive aisle, parking spaces, a safe walkway and ADA parking. The layout and improvements shall be approved by the City. An agreement with the City (as approved by the City Council) shall be obtained by the applicant prior to issuance of a building permit. Said parking lot improvements shall be completed prior to issuance of a Certificate of Occupancy.

4. Provide vehicular and city personnel access to the storm drainage manhole located on site and an easement to the City of Sonora for said access and maintenance or move the manhole into the adjacent City parking lot.

5. Applicant shall merge the two lots (APNs 002-015-006 and 002-015-007) prior to certificate of occupancy.

6. LPG tank must be located outside of a structure, unless it meets the following exception:

    a. 10-foot minimum separation between LP-Gas containers and buildings, public ways or lot lines of adjoining property and combustibles.
    b. No smoking signs – 25 foot no smoking signs posted on LP-Gas.
    c. Portable fire extinguishers (2A10BC extinguishers) placed within maximum travel distance of 75 feet, and mounted per CFC2013.

7. Clearly mark the exit egress (path of travel) from Stage 3 to Green Street and west exit to City parking lot.

8. Pay TUD connection fees and / or capacity charges as required by the District. Applicant shall provide written documentation from TUD that this condition has been met prior to issuance of a Certificate of Occupancy.

9. Install the required bi-directional cleanout at the property line if one is required by TUD. Applicant shall provide documentation from TUD of compliance with this condition prior to issuance of a Certificate of Occupancy.

10. Prior to issuance of Certificate of Occupancy, the applicant shall provide either:

    a. Agreements with nearby property owners for shared parking of available parking spaces in privately held parking lots (spaces not required to meet the primary user's parking requirement); or
    b. Payment of $1,500 per space to the City of Sonora as specified in the Parking Regulations to meet this Zoning Condition; or
    c. A combination of A & B that equals the required number of parking spaces for the occupancy of the site.

11. All speakers shall be located as to be completely shielded from view of the nearby residences and either oriented downward or to the east, away from the nearby residences.

12. Maximum sound levels generated by the proposed sound system should not exceed 80 dBLeq at a distance of 30 feet from the speakers during daytime hours or 75 DBLeq after 10 pm.

13. Upon completion of sound system installation, the system shall be tested by persons qualified in acoustics to calibrate system operation to the levels cited above in condition 9 and to ensure facility sound levels do not exceed the limits (identified in Table 1 of the Bollard noise report conducted for this project dated December 2015) at the nearest residential property line. If additional audio equipment is added to the system in the future, this process shall be repeated.

14. The owner/operator shall procure a sound level meter to ensure that the volume limits listed above are satisfied if the City receives a noise compliant regarding the facility. Said sound level meter shall be maintained onsite to monitor noise compliance.

15. The roof top seating area is limited to a maximum of occupancy of 60 patrons at one time, if not otherwise restricted by the Building Code.

16. 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)]

17. 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 design conforms with features found on the surrounding buildings;

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.

DISCUSSION ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg advised that the deadline ended today for applications to be received for appointment to the Planning Commission. She had received two, one from Chris Garnin and the other from John Richardson, both of whom requested to be re-appointed as Commissioners.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:05 p.m., to the next regular meeting on June 12, 2017.

Respectfully submitted,

Kim Campbell,
Community Development Specialist