PLANNING COMMISSION
CITY OF SONORA
MAY 11, 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 John Andersen, and Commissioners Gary Anderson, Ron Jensen and John Richardson. Chris Garnin was absent.

PUBLIC APPEARANCES: None

MINUTES:

MOTION**:** Approve the minutes of the April 13, 2015 Planning Commission Meeting, as mailed.

MOTION:	Richardson	**SECOND:** Andersen
VOTE:	**AYES:**	Richardson, Andersen and Anderson (3)
	NOES:	None (0)
	ABSTAIN:	Jensen (1)
	ABSENT:	Garnin (1)

PUBLIC HEARING: Application by Justin and Keely Pfeiffer, for Site Plan/Design Review to re-build a 7-unit multi-family structure, along with the associated parking, landscaping and garbage facilities, located at 489 S. Stewart Street, in an R-3, Multi-family residential zone; APN: 002-192-08.

Commissioner Jensen recused himself from the meeting due to the fact that his residence is located behind the project area and left the room. Planner, Paula Daneluk, presented the staff report for the project.

Applicant, Justin Pfeiffer, discussed the project and proposed color palettes for the project. He currently is looking at three different palettes but has not made his final selection.

Planner, Paula Daneluk, stated that staff would be comfortable with any of the palettes presented.

Planning Commissioners agreed that any of the palettes presented would be fine.

Chairman Andersen asked the applicant if bollards will be placed adjacent to the proposed stairwell to protect it from vehicles and if there is a gate proposed for the driveway.

Applicant, Justin Pfeiffer, stated that he will evaluate options on how to protect the stairwell and there will be a locked gate at the driveway entrance. Remote control access will be provided to tenants and a Knox box will be installed for the Fire Department.

Commissioner Richardson asked if the siding will be smooth Hardi Plank. Applicant, Justin Pfeiffer, stated that it would be smooth Hardi Plank.

Chairman Andersen opened the public hearing at 5:43 p.m.

Steve Alderman, adjacent property owner, requested that the Planning Commission require some type of fencing or a wall be placed at the rear of the property to help buffer noise.

Lee Fletcher, Sonora resident, requested that the applicant be limited to three units instead of seven.

Mike Lemke spoke in favor of the project.

There being no further comment, the public hearing was closed at 5:52 p.m.

MOTION: Approve Site Plan/Design Review to re-build a 7-unit multi-family structure, along with associated parking, landscaping and garbage facilities, located at 489 S. Stewart Street, with the following additional condition:

A barrier fence shall be constructed along the rear of the property to provide noise attenuation to the nearby properties on S. Shepherd Street.

MOTION:	Richardson	**SECOND:** Anderson
VOTE:	**AYES:**	Richardson, Anderson and Andersen (3)
	NOES:	None (0)
	ABSTAIN:	None (0)
	ABSENT:	Garnin, Jensen (2)

In taking this action, the following conditions and findings were made:

Conditions of Approval for Site Plan/Design Review
489 S. Stewart Street

1. This Design Review Permit is issued for constructing a new multi-family structure. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on May 11, 2015. The Community Development Director may approve minor deviations that are consistent with the intent of the Planning Commission's findings, discussions and conditions of approval.

2. The applicant is to obtain all required permits for this project.

3. Provide new service lines for water and sanitary sewer as required by the Tuolumne Utilities District.

4. The structure shall be equipped with an automatic fire sprinkler system and the placement of fire extinguishers must be pre-approved by the Fire Department.

5. The placement of the LPG tank must be pre-approved by the Fire Department prior to installation.

6. The windows shall be double hung.

7. A landscape plan shall be submitted for review and approval to the City's Parks, Recreation and Beautification Committee as per SMC Section 12.20.130 prior to building permit issuance.

8. A barrier fence shall be constructed along the rear of the property to provide noise attenuation to the nearby properties on S. Shepherd Street.

9. 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)]

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

Findings:

1. Proposal is consistent with all applicable provisions of the Sonora Municipal Code, the 2006 Conditional Use Permit and other local, State and federal laws.

2. Proposal is consistent with the Sonora General Plan.

3. Project is in compliance with CEQA and there will be no potentially significant adverse effects upon environmental quality and natural resource.

4. There are adequate provisions for public and emergency vehicle access, fire and police protection, sanitation, water and public utilities and services to ensure that the project will not be detrimental to public health and safety.

5. The site is adequate in size and shape to accommodate the use, walls, landscaping, loading, parking, yards and other features required by Sonora Municipal Code and the 2006 Conditional Use Permit.

6. The site is served by streets adequate in width and surfacing type to carry the quantity and type of traffic generated by the proposed development.

7. The use will not produce odors, gas, fumes, dust, smoke, noise, vibrations, glare, heat/electrical interference, hazardous or waste materials beyond the confines of the property onto contiguous beyond the confines of the property.

Commissioner Jensen re-entered the room and rejoined the meeting.

PUBLIC HEARING: Application by Ron Kopf, for revisions to the Site Plan and Design Review for the Sonora Regional Medical Center Cancer Center and Outpatient Pavilion, located at 900 – 916 Mono Way, in a CG, General Commercial zone. The project was previously reviewed and approved by the Planning Commission in October, 2013. The applicant has proposed revisions to the building height reducing it from 53' to 50'; the overall building size would be reduced by 500 square feet and the revised parking layout would increase the number of parking spaces by two spaces.

Planner, Paula Daneluk, presented the staff report for the project. She explained the proposed changes to the previously approved project. She informed Commissioners that the changes did not require any additional environmental review and that all previous conditions and mitigations will apply to the revised project. She also provided the Planning Commission with a letter from TUD stating that the District could legally serve the proposed medical facility.

Commissioner Richardson asked if access is still being provided to the gas station.

Planner, Paula Daneluk, stated that the easement will stay in place but that there will not be access through the Outpatient Pavilion's parking lot.

Commissioner Andersen questioned the driveway configuration shown on the plans for access to the gas station.

Planner, Paula Daneluk, stated the configuration will be required to remain as shown on the previous plans.

Ron Kopf, project applicant, spoke in favor of the project. He stated that demolition permits will be pulled in June and they anticipate starting construction in the fall of 2016.

Michelle Fluentes, Project Manager, explained the critical need in the community that this project will address.

Chairman Andersen opened the public hearing at 6:16 p.m.

There being no public comment, the public hearing closed at 6:17 p.m.

MOTION: Approve revisions to the Site Plan and Design Review for the Sonora Regional Medical Center Cancer Center and Outpatient Pavilion, located at 900 – 916 Mono Way, subject to the following conditions and findings:

MOTION:	Andersen	**SECOND:** Jensen
VOTE:	**AYES:**	Andersen, Jensen and Anderson, Richardson (4)
	NOES:	None (0)
	ABSTAIN:	None (0)
	ABSENT:	Garnin (1)

Conditions of Approval for Revised Site Plan/Design Review
Sonora Regional Medical Center Outpatient Pavilion

1. This Site Plan / Design Review Permit is issued for the revisions to the Sonora Regional Medical Center Outpatient Pavilion located at 900 -916 Mono Way for a new medical care facility. All exterior alterations and site development shall be in accordance with plans approved by the Sonora Planning Commission on May 11, 2015, as amended with the following Conditions of Approval. The Community Development Director may approve minor deviations that are consistent with the intent of the Planning Commission's findings, discussions and conditions of approval.

2. Unless otherwise noted in these Conditions of Approval, all mitigation measures and conditions of approval identified in the Sonora Planning Commission Decision Letter dated October 15, 2013, are hereby incorporated as Conditions of Approval for this Revised Site Plan. *The mitigation measures are included in this decision letter above and the Conditions of Approval from the 2013 decision are listed after the 12 COAs of the 2015 Decision. The 2013 COAs that were amended in the 2015 Decision are shown below in the 2013 COAs with ~~strikethroughs~~. The COA where the wording that replaces it is noted in bold.*

3. The Grading and Improvement Plans shall be redrawn to match the approved site plan, including the ultimate improvements to Mono Way and Greenley Road along the project's complete frontage.

4. The driveway on Greenley Way shall be a right turn only as shown on the original site plan approved in October 2013.

5. The western driveway on Mono Way shall be designed and built to the City's standards and shall allow access to the existing access easement at that location.

6. COA #24 shall be amended to read: All required fire hydrants required as set forth in the California Code Appendix B, BB and C shall be installed and operational prior to the start of building construction and / or the first lumber drop. Note: The Fire Chief reserves the right to modify fire flow and fire hydrant distribution requirements upon receipt of a full set of building plans. All Hydrants and water supply systems must meet TUD codes and standards. Minimum required fire-flow and flow duration shall be 3,500 gpm for a minimum of 3 hour duration per the California Fire Code. *Exemption: a reduction in required fire-flow up to 75%with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 Fire Flow of 2625 minimum gpm required with exemption.

7. COA#25 shall be amended to read: Required Automatic Fire Sprinkler System shall be installed in accordance with the California Fire Code and NFPA 13. The system shall be inspected prior to a final. All required Fire Alarm and Detection systems shall be installed in accordance with the California Fire Code and NFPA 72. The system shall be inspection prior to a final.

8. COA#30 shall be amended to read: Aerial Fire Apparatus shall be provided access along the full length of at least one side of the building for the entire building and shall be located a minimum of 15 feet and a maximum of 30 feet from the building. The access shall be designated as a fire lane with no parking. The front entrance shall be marked for loading and unloading only along the south side of the building. No overhead electrical shall be permitted in this area to support aerial firefighting operations. Aerial Fire Apparatus access shall have a minimum unobstructed width of 25 feet. Aerial fire apparatus points shall be drive-able surfaces suitable for a vehicle with a single rear axle weight of 26, 360 pounds and a single front axle weight of 17,880 pounds. An example of this would be a turf block system providing a 25 foot wide drive-able surface to the Southeast corner of the facility.

9. COA#31 shall be amended to read: Type I Dry Fire Standpipe system is required and shall be installed in compliance with the California Fire Code and NFPA 14 in a central location to the rear of the structure approved by the Fire Department Official, on all floors and shall be inspected prior to a final.

10. All reportable hazardous materials shall be disclosed and stored in proper location. Note: Fire Department inspection required prior to final building inspection.

11. On the west side of the building, the sidewalk / concrete area shall be a consistent width matching the existing width at the front of the walkway extending to the rear of the building to afford access of aerial fire apparatus and / or other methods or mitigating fire service needs based on the height and configuration of the building.

12. A Knox Box shall be installed at a designated location near the front of the structure for Fire Department access.

Conditions of Approval from October 2013

1. The applicant shall connect to the water main in Greenley Road and install a lateral to a new hydrant at the property line. Plans for this improvement shall be reviewed and approved by Tuolumne Utilities District (TUD) prior to issuance of a grading permit and installation of improvements shall be inspected and approved by TUD.
    a. The Applicant shall obtain a Utility Encroachment Permit from Tuolumne County for the work on the water line in Greenley Road prior to construction.
    b. A written agreement between the applicant and the Tuolumne Utilities District will be required for the proposed water main into the property. Said agreement is to specify the requirements for developer's construction and transfer of the pipeline to the District's satisfaction, requirements for abandonment of the existing water main, and payment of administration, engineering and inspection fees.
2. The applicant shall pay a "Change of Use" fee to Tuolumne Utilities District prior to the issuance of a certificate of occupancy.
3. All construction waste materials associated with the development of the project site must be removed from the site and disposed of properly either at a landfill or recycling center as appropriate for said materials. No construction waste material will be burned on-site.
4. Prior to certificate of occupancy, submit information to the City of Sonora Community Development Department detailing the projected number of jobs to be created, the salary range for those positions and the number of local hires anticipated for the project.
5. Prior to certificate of occupancy, bike racks shall be provided in proximity to the entrance of the building. The area surrounding the bike racks shall be clear of the required travel path for pedestrian access to the building to avoid mobility conflicts.
6. The roof mounted HVAC and other roof mounted mechanical equipment shall be screened from view from the adjacent public rights-of-way and the residential homes to the north of the project site.
7. The portico in the front of the building shall be a minimum of fourteen feet high to allow for Dial-a-Ride vehicles to access the facility via the drive aisle under the portico.

Construction and Operation

8. Final plans for the proposed modifications to the site shall be submitted to the City for review and approval to ensure conformance with conditions herein, as well as with as with all applicable provisions of the Sonora Municipal Code, State and federal law.

9. The applicant shall apply for and comply with all applicable provisions of any permits required from any state, regional, or local agencies, including the City of Sonora, Tuolumne County Air District, Regional Water Quality Control Board (RWQCB), Tuolumne Utility District, and the Tuolumne County Environmental Health.
10. The project is subject to Development Impact Fees collected by the City under the authority of the Mitigation Fee Act. These fees shall be paid at the fee rates in effect at the time prior to building permit issuance.
11. Final landscape plan review is to be conducted and completed by the City Parks, Beautification and Recreation Committee prior to issuance of a building permit for the project. Applicant is to obtain a Landscape Permit and install landscaping as approved prior to certificate of occupancy.
12. Prior to certificate occupancy, provide for long-term maintenance and upkeep of landscaping in accordance with the provisions of Sonora Municipal Code Chapter 12.20 to be confirmed by the Community Development Director. Including all bonding requirements.
13. Applicant shall comply with the requirements under the City's Water Efficient Landscape Ordinance.
14. Prior to building permit, Applicant is to submit a photometric plan identifying types of lighting fixtures and their locations on the project site. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties and into the night sky.
15. In accordance with the Tuolumne County Air Pollution Control District, any aggregate rock containing greater than 0.25% asbestos used for non-surfacing applications (base rock) shall not remain exposed or subject to possible disturbance prior to being covered. Extreme care should be taken when handling this material to minimize the generation of dust.

Engineering Conditions

16. The applicant shall apply for and obtain an encroachment permit from Tuolumne County for all improvements within the public right-of-way of Greenley Road. The encroachment permit shall be obtained prior to issuance of the building permit.
17. Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility. All new utility service connections, including electrical and communications, shall be installed underground. Electrical transformers shall be installed in underground vaults within an appropriate utility easement or public service easement.
18. Improvement plans shall be approved by the City Engineer prior to the issuance of a Building Permit. Prior to issuance of a Grading Permit, a Grading Plan prepared by a registered Civil Engineer shall be submitted with the associated fee and approved by the City Engineer.
19. The Applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be implemented through all phases of grading and Project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction is minimized. The SWPPP shall be submitted to the City for review and the Central Valley Regional Water Quality Control Board for approval. During construction, the Applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems.

a. The applicant shall provide an erosion control plan, as part of the project plans, subject to review and approval by the City Engineer.

b. The project storm drain system shall conform to city standards and shall be subject to review and approval of the City Engineer. Drainage calculations shall be submitted with the grading and drainage plans for the project.

20. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary.

21. The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Tuolumne Utility District, or other agencies or service providers.

22. All grading activities shall minimize dust through compliance with Tuolumne County Air District rules and regulations.

23. Prior to the issuance of any permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and approved by the City Engineer. The report shall include an analysis of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures. All recommended approved measures identified in the Soils Report shall be incorporated into the project design.

Fire Conditions

~~24. The Applicant shall provide the Fire Department with a letter from the Tuolumne Utility District, certifying that the required water improvements have been installed or that the existing fire hydrants and water system will meet distance and fire flow requirements of 1,500 gal/min for a two hour duration.~~ **Replaced by CONDITION 6 of 2015 Approval**

~~25. Prior to the start of building construction and / or the first lumber drop, fire hydrants conforming to the requirements as set forth in California Fire Code Appendix B, BB and C shall be installed and operational.~~ **Replaced by CONDITION 7 of 2015 Approval**

26. Prior to setting the LPG tank, tank dimensions shall be submitted to the Fire Department. The LPG tank location and placement shall be determined in accordance to the tanks size and approved by the Fire Department.

27. Prior to building plan submittal, the Applicant shall complete a fire safety and design analysis of the building to address potential impacts and / or building modification needs to offset said impacts resulting from the proposed building height increase above thirty-five feet (35') and to assist with identifying the building design elements necessary for the Sonora Fire Department to protect the site and neighboring parcels. The analysis shall be completed by a qualified consultant that is selected through a process mutually agreed to by both the City and Sonora Regional Medical Center.

28. On-site roads and drive aisles accessing the medical office building and parking areas shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Break and grade shall not exceed 10% variance with a maximum grade of 15%. Turn radius shall be a minimum of 50 feet.

29. In the event that any new traffic control systems are required / installed, the traffic controlling devices shall be equipped with preemption devices that enable emergency vehicles to preempt the lights during an emergency response.

30. ~~Aerial Fire Apparatus access shall have a minimum unobstructed width of 25 feet and be free of overhead obstructions. Aerial Fire Apparatus access shall be provided to a minimum of one side of the building for the entire side of the building and shall be located a minimum of 15 feet and a maximum of 30 feet from the building. This provision is for a single aerial fire apparatus access road.~~

    ~~In the event that the developer wishes to provide multiple points of aerial fire apparatus access, as opposed to one point across an entire side, the following shall apply: Aerial Fire Apparatus access shall have a minimum unobstructed width of 25 feet and be free of overhead obstructions and shall be located a minimum of 15 feet and a maximum of 30 feet from the building.~~

    ~~Aerial fire apparatus points shall be drive-able surfaces suitable for a vehicle with a single rear axle weight of 26,360 pounds and a single front axle weight of 17,880 pounds. An example of this would be a turf block system providing a 25 foot wide drive-able surface to the Southeast corner of the facility.~~

    ~~The fire department connection (FDC) shall be moved from the location indicated on the site plan to an island adjacent to the main 25 foot circulation lane. The island adjacent to parking spaces 132 and 133 would be an acceptable location for the FDC and one fire hydrant.~~ **Replaced by CONDITION 8 of 2015 Approval**

31. ~~The building plans shall include a Type I, dry standpipe system be installed in compliance with NFPA 14 in a central location to the rear of the building to address the lack of rear access to the building.~~ **Replaced by CONDITION 9 of 2015 Approval**

Modification, Review, and Revocation:

32. The Site Plan approval shall become null and void if a building permit has not been issued within one year (1) year of the City of Sonora date of approval. Extensions of time may be granted by the Planning Commission. The Applicant is responsible for the initiation of an extension request.

33. Minor modifications to the Conditional Use Permit may be made subject to review and approval of the Community Development Director is such modifications are in keeping with the intent of the original approval. However, the Community Development Director may refer any modification to the Planning Commission when determined that the request is of such a nature that it warrants consideration by the Planning Commission.

34. These conditions of approval shall be binding upon the applicant and all successors in interest. In the case of a transfer of ownership, the new ownership, the new owners shall obtain, sign, and provide a copy of the approved Conditional Use Permit to the City of Sonora acknowledging having read and understood all conditions approval.

35. The CEQA mitigation measures adopted with the CEQA findings approved for this Project are hereby incorporated herein by reference, and the Applicant shall implement and comply with all such mitigation measures.

36. If there are any discrepancies between the approved site plan and the conditions of approval, the conditions of approval shall supersede the approved site plan.

Findings for Site Plan Approval

- Proposal is consistent with all applicable provisions of the Sonora Municipal Code and other local, State and federal laws
- Proposal is consistent with the Sonora General Plan
- Project is in compliance with CEQA and there will be no potentially significant adverse effects upon environmental quality and natural resource
- There are adequate provisions for public and emergency vehicle access, fire and police protection, sanitation, water, and public utilities and services to ensure that the project will not be detrimental to public health and safety.
- The site is adequate in size and shape to accommodate the use, walls, landscaping, loading, parking, yards and other features required by Sonora Municipal Code with the approval of the proposed exception
- The site is served by streets adequate in width and surfacing type to carry the quantity and type of traffic generated by the proposed development.
- The use will not produce odors, gas, fumes, dust, smoke, noise, vibrations, glare, heat / electrical interference, hazardous or waste materials beyond the confines of the property onto contiguous beyond the confines of the property.

Findings for Approval for Conditional Use Permit

- The proposal is consistent with all applicable provisions of the Sonora Municipal Code and other local, State and federal laws; and
- The proposal is consistent with the Sonora General Plan; and
- The project is in compliance with the requirements of CEQA; and
- There are adequate provisions for public and emergency vehicle access, fire and police protection, sanitation, water and public utilities and service to ensure that the proposed development will not be detrimental to public health and safety; and
- The site is adequate in size and shape to accommodate the use, all fences, landscaping, loading, parking, yards and other features required by the Sonora Municipal Code; and
- The site is served by streets adequate in width and surfacing type to carry the quantity and type of traffic generated by the proposed development.
- The use will not produce odors, gas, fumes, dust, smoke, noise, vibrations, glare, heat, electrical interference, hazardous or waste materials beyond the confines of the property.

DISCUSSION ITEM:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, presented a plaque on behalf of the Planning Commissioners and Community Development Department to Commissioner John Andersen, who is retiring from the Commission effective July 1, 2015. She introduced Darren Eaton who was appointed by the Mayor to replace Andersen. She also introduced Aimee New, the new City Fire Chief.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:23 p.m., to the next regular meeting on Monday June 8, 2015, at 5:30 p.m.

Respectfully submitted,

Rachelle Kellogg
Community Development Director