PLANNING COMMISSION
CITY OF SONORA
JULY 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.

RE-APPOINTMENT OF PLANNING COMMISSIONER

Commissioner Gary Anderson was sworn in after having been re-appointed to the Planning Commission by the City Council.

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 April 11, 2016 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW:

1). Application by Stephen Dietrich for a Design Review Permit to construct a new trash enclosure at the rear of the building, located at 74 – 76 S. Washington Street, in a C, Commercial zone; APN: 001-094-07.

Planner, Paula Daneluk, presented the project staff report. She discussed the advisory comments that were received from the Sonora Fire Department and Tuolumne Utilities District. She stated that these comments were either addressed in the project design or under the conditions.

Commissioner Jensen asked if there will be enough room for the dumpster due to the setback requirements.

Planner, Paula Daneluk, stated that there would be.

Applicant, Stephen Dietrich, explained the need for the project.

Commissioner Garnin asked why the location was not moved over as to not impact the parking.

Applicant, Stephen Dietrich, stated that the location selected was the flattest area.

Planner, Paula Daneluk, also stated that the Fire Code would not allow it adjacent to buildings.

MOTION: Approve Design Review Permit for Stephen Dietrich to construct a new trash enclosure, located at 74 – 76 S. Washington Street, subject to the conditions and findings below:

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

Findings for Design Review:

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 architectural feature (trash enclosure) conforms with features typical of the period for which the structure was constructed;

4. The proposed exterior architectural feature 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 APPROVAL:

General:

1. This Design Review Permit is issued for the installation of trash enclosure. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on July 11, 2016. [Project Description, SMC Section 17.32.090]

2. The property shall contact TUD prior to construction to locate water and sewer lines on the property.

3. The enclosure shall be setback from the street right-of-way to enable the gates to be opened without encroaching upon the public roadway.

4. The enclosure shall include concrete curbs or rails on the interior of the fence to protect the fencing from damage.

5. 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)]

6. 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 an update on current projects occurring within the City.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:55 p.m., to the next regular meeting on Monday, August 8, 2016.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director