PLANNING COMMISSION
CITY OF SONORA
AUGUST 8, 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.

ELECTION OF OFFICERS:

MOTION: Nomination by Ron Jensen, to elect Chris Garnin as Chairman.

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

MOTION: Nomination by Ron Jensen, to elect John Richardson as Vice-Chairman.

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

PUBLIC APPEARANCES: None

MINUTES: None

PUBLIC HEARINGS:

1) General Plan Text Amendment – Chapter 1 Land Use, Tables 3 and 4. The project consists of a text amendment to two tables located in Chapter 1 of the City of Sonora General Plan. Both Table 3: General Plan 2020 Land Use Designations & Compatible Title 17 Zoning Classifications and Table 4: Summary of Title 17 Revisions Necessary for General Plan 2020 Consistency are proposed for amendment to include the existing zoning districts listed in Chapter

17 of the Sonora Municipal Code as compatible zoning districts for General Plan consistency.

Planner, Paula Daneluk, presented the staff report and provided the Planning Commissioners with a revised Table 3 and Table 4. She stated that the tables were revised, from those originally in the Commissioner's packet, to provide for the Planned Development (PD) Combining District. She also stated that the reason for the proposed text amendments to the General Plan was to address inconsistencies between it and Title 17 (Zoning Ordinance). She also stated that the proposed changes will address the legal-non-conforming parcels created due to this inconsistency.

Chairman Garnin opened the Public Hearing at 5:45 p.m.

Sharon Marovich, Chair of the Tuolumne Heritage Committee, expressed confusion over the tables and how they related to each other. She stated that it appeared that one Table added the PD and one deleted the PD zoning district. She also asked if there was going to be both PD and SP zoning.

Planner, Paula Daneluk, explained the differences between the two Tables. She also explained that for the short-term, the General Plan will include both the PD and SP zoning districts. She also explained the difference between the Special Planning Land Use Designation and the various zoning districts compatible with the Designation.

Member of the public also expressed confusion over the difference between Special Planning and Planned Development.

Sharon Marovich, Tuolumne Heritage Committee, asked why the City did not just keep the Special Planning (SP) zoning district.

Planner, Paula Daneluk, reiterated the purpose for the proposed text amendments.

Chairman Garnin closed the Public Hearing at 6:01 p.m.

MOTION: Approval of a Resolution recommending to the Sonora City Council, amending the General Plan Chapter 1, Table 3 and 4, subject to the findings below:

MOTION: Jensen **SECOND:** Richardson
VOTE:

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

Findings for Text Amendment - :

A. The General Plan text amendment is necessary to prescribe reasonable controls and standards for affected land uses, to ensure 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.

2) Application by Malcolm Maxwell, for a Plan Review in an existing Planned Development Zone to construct a new garage; located at 701 Old Bald Mountain Road; APN: 044-360-04.

Planner, Paula Daneluk, presented the staff report. She explained that the current Planned Development (PD) zoning on the property necessitated the need for the Planning Commission's approval.

Applicant, Malcolm Maxwell, advised the Commissioners that he was available for questions.

Chairman Garnin opened the Public Hearing at 6:08 p.m.

No comments from the public were received.

Chairman Garnin closed the Public Hearing at 6:09 p.m.

MOTION: Approval of the proposed 4,087 sq. ft. garage for Malcolm Maxwell, located at 701 Old Bald Mountain Road, in an existing PD zone, subject to the conditions and findings below:

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

Findings:

A. 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;

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

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

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

E. Will not adversely affect the orderly development of property;

General Conditions:

1. The approval of this Plan as consistent with the Planned Development zoning of the property is contingent on the City Council's adoption of the proposed General Plan Amendment to Chapter 1, Tables 3 and 4.

2. This Plan Review is issued for constructing a new garage. All construction shall be in accordance with plans approved by the Sonora Planning Commission on August 8, 2016. 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.

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

4. 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)].

5. Applicant shall comply with all local, state and federal regulations and requirements. [SMC Section 17.32.090].

3) Application by Sonora Lumber, for a Sign Exception request to increase the allowable size of a new wall sign to 291 square feet, located at 730 S. Washington Street, in a C, Commercial zone; APN: 056-650-19.

Planner, Paula Daneluk, presented the staff report. She informed the Commissioners that the applicant had reduced their original request of 291 sq. ft. of wall signage to 174.14 sq. ft, prior to the meeting.

The applicant's representative, Randy Perea, advised the Commissioners that he was available for any questions and urged their support.

Chairman Chris Garnin, opened the Public Hearing at 6:22 p.m.

Sharon Marovich, Tuolumne Heritage Committee, urged the Commissioners to deny the sign exception request and uphold the maximum of 90 square feet of wall signage allowed through the City's Sign Ordinance. She was concerned that it would set a precedent and that the location is along a corridor into the historic downtown.

Judy Grossman, of JG Designs, stated that she designed the signs. She also stated that the applicant respected the historic building on which it will be placed and the signage was designed to reflect its historic character. She felt that limiting the signage area to 90 sq. ft. on such a large building façade would look disproportionate. She urged support of all the wall signage as proposed by the applicant.

Chairman Garnin closed the Public Hearing at 6:30 p.m.

Commissioner Richardson stated that the proposed signage was much smaller than the existing JS West sign and he felt it would look fine. He also stated that he liked its design.

Commissioner Jensen felt that 90 sq. ft. of wall signage would be too small for such a large building.

Chairman Garnin stated he supported the applicants request due to the large size of the building.

Commissioner Eaton stated that he felt the exception was valid.

MOTION: Approve a Sign Exception request for Sonora Lumber, to increase the allowable size of a new wall sign from a maximum of 90 square feet to 174.14 square feet, located at 730 S. Washington Street, subject to the following revised conditions:

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

General Conditions:

1. The small sign cabinet located on the building's canopy shall be removed.

2. The signage shall be externally lit only.

3. 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)].

DISCUSSION ITEMS:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided Commissioners with an update on current projects within the City.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:43 p.m., to the next regular meeting on Monday, September 12, 2016.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director