PLANNING COMMISSION
CITY OF SONORA
SEPTEMBER 14, 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 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 August 10, 2015 Planning Commission Meeting, as mailed.

MOTION:	Anderson	**SECOND:**	Richardson
VOTE:	**AYES:**	Anderson, Richardson, Jensen and Eaton (4)	
	NOES:	None (0)	
	ABSTAIN:	Garnin (1) (was not present at the August 10, 2015 meeting)	
	ABSENT:	None (0)	

PUBLIC HEARINGS

1). Application by Richard Hedrick and Holly Hedrick for a re-zone of 86 Mono Way, and a City initiated re-zone of 647 and 677 S. Stewart Street, from an existing C, Commercial zone to R-3, Multi-family residential zone; APN'S: 056-082-03, 05, 15 & 16.

Planner, Paula Daneluk, presented the staff report. She explained that one parcel is being re-zoned at the request of the owner and three parcels are being done under a City initiated re-zone. In reviewing the request, staff made a determination that the R-3 zoning is more consistent with the existing use of these and the surrounding parcels. Staff also determined that the location of the parcels and their topography would make commercial development of these properties very difficult.

Applicant, Holly Hedrick, explained that they were new owners of the property and wanted the residential use to remain.

Chairman, Chris Garnin, opened the Public Hearing at 5:39 p.m.

There being no public comment, Chairman, Chris Garnin closed the Public Hearing at 5:40 p.m.

Commissioners Garnin and Richardson both stated that the R-3 zoning is a more consistent and appropriate use of the property.

MOTION**:** Recommend to the City Council, adoption of Resolution NO. 9-14-2015, an ordinance re-zoning four parcels at 86 Mono Way, 647 & 677 S. Stewart Street and the parking lot for 722 Barretta Street, APN'S 056-082-03, 05, 15 & 16, from C, Commercial to R-3, Multi-family residential, subject to the following recommended findings:

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

The proposed rezoning:

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 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 or the preservation of property values; and

F. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

2). Application by Christina Bonetti, for a Tentative Parcel Map to split the parcel located at 375 S. Shepherd Street into two separate parcels; APN: 002-167-02. The property is zoned R-2, Limited Multi-family residential.

Commissioner Anderson recused himself and left the room due to the location of his residence in relation to the project area.

Planner, Paula Daneluk, presented the staff report. She stated that the proposed parcel configuration shown on the tentative parcel map is consistent with the surrounding parcels and the zoning district.

Commissioner Garnin questioned the proposed configuration of the rear parcel line.

Planner, Paula Daneluk, stated that the configuration was due to an existing structure on the property. She also stated that the minimum rear yard setback in the R-2 zone is 15 feet.

Commissioner Richardson expressed concerns over the ability to build on the proposed new parcel.

Commissioner Jensen stated he did not have a concern on the parcels buildability.

Project Engineer, Dave Ragland, spoke in favor of the project. He also stated that the applicant would desire the option to adjust the rear property line to meet the 15 feet versus the 20 feet shown on the tentative map.

Planner, Paula Daneluk, stated that as long as the newly created parcels still complied with all zoning requirements staff would determine that the final map was in substantial compliance with the approved tentative parcel map.

Commissioner Garnin asked if the applicant was planning to build on the new parcel.

Project engineer, Dave Ragland, stated that he was not aware of any current plans to build on the parcel.

Chairman, Chris Garnin, opened the public hearing at 5:50 p.m.

There being no public comment, Chairman, Chris Garnin closed the public hearing at 5:51 p.m.

MOTION: Approve the Tentative Parcel Map for Christina Bonetti at 375 S. Shepherd Street, subject to the following findings:

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

Findings:

1. The project is consistent with Title 17 of the Sonora Municipal Code.

2. The project is consistent with Sonora General Plan 2020.

3. The project is consistent with the State Subdivision Map Act.
4. The project is exempt from further review pursuant to the California Environmental Quality Act.

Commissioner Anderson rejoined the meeting.

DISCUSSION ITEMS:

1. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided Commissioners with information regarding the City's Vision Sonora Plan.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:19 p.m., to the next regular meeting on Tuesday, October 13, 2015 at 5:30 p.m., as Monday, October 12, 2015 is Columbus Day.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director