PLANNING COMMISSION
CITY OF SONORA
FEBRUARY 13, 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: 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 January 9, 2017 Planning Commission Meeting, as mailed.

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

DISCUSSION ITEMS:

1. Continued review of the Proposed General Plan 2020 Amendments.

Planner, Paula Daneluk, reminded Commissioners that the changes to the Land Use element were discussed at the January 9, 2017 Planning Commission Meeting. She stated that the proposed changes to the remaining Elements pertained to the elimination of duplicated Programs and Policies, elimination of programs tied to the former Sonora Redevelopment Agency, and corrections to the Measure I provisions.

Commissioners were provided with a copy of the current zoning map and the Land Use Designation Map showing proposed elimination of the Special Planning designations which generally will be replaced with the proposed Mixed Use Designation. She addressed the Commissioners questions regarding the proposed changes.

Community Development Director, Rachelle Kellogg, addressed Commissioners concerns from the January 9th Planning Commission Meeting regarding establishing a minimum density in the R-3, Multifamily, zoning district.

She explained that this policy change was included within the 2020 General Plan when it was adopted in 2007. She stated that current staff is concerned about implementing it as proposed as it will create numerous legal non-conforming parcels throughout the zoning district. To address this, staff is proposing reducing the minimum parcel size from 4,000 sq. ft. to 3,960 sq. ft., which would provide for the density of 11 dwelling units per acre approved in the City's current Housing Element. She addressed Commissioners questions regarding the proposed change.

Community Development Director, Rachelle Kellogg, informed Commissioners that establishing a minimum density in the R-3 zoning district may come up again when the State reviews the City's 2019 Housing Element but the City would address it at that time.

Planner, Paula Daneluk, provided Commissioners with the Housing Resources Section of the City's existing Housing element to explain how the State evaluated the City's availability of housing sites required to achieve the Regional Housing Needs Assessment Allocation. She also presented recent information provided by the State Department of Housing and Community Development and various other agencies regarding the Statewide Housing Assessment and the need for housing production statewide. She anticipates that enforcement of the existing Housing Element Law will be strengthened in the future and discussed with Commissioners the possible impacts to the City.

2. Community Development Director's Report

Community Development Director, Rachelle Kellogg, discussed make-up of the recent Ethics and Sexual Harassment Trainings with the Commissioners who were unable to attend. She also provided information about the upcoming City Council Retreat.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:33 p.m., to the next regular meeting on March 13, 2017.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director