PLANNING COMMISSION
CITY OF SONORA

MARCH 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: Vice-Chair, John Richardson and Commissioners Gary Anderson, Darren Eaton and Ron Jensen. Absent was Chairman Chris Garnin.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the February 13, 2017 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW:

1. Application by Adventist Health, for First Sonora Shopping Center, LLC, for a Design Review Permit to include renovations for replacement of an existing man door with a garage door, a new man door and associated canopies, located at 220 W. Stockton Street, in a C, Commercial zone; APN 001-253-22.

Planner, Paula Daneluk, presented the staff report. Delray Olberg, applicant representative, explained to the Commission that the project was for Adventist Health to consolidate and expand the existing pharmacy. The proposed project would result in a 25-30% expansion and will need to provide space for oxygen tanks and hospital beds storage. The Hooka Lounge is still rented and they have 2-3 years left on the lease. While in discussions regarding the building plans for the building permit the architect informed Delray of the presence of steel columns in the garage door area might reduce the size of the doors to 7 or 8 feet.

Commissioner Jensen asked about the parking for the facility and whether the area in front of the proposed garage door would be used for a loading zone. Delray responded that the owner had acquired all the parking in the shopping center area. Commissioner Jensen commented that the area should be marked as a loading zone. Delray explained that they would need to add some

asphalt to raise the area about a foot. He also indicated that the other side would have a matching canopy.

Commissioner Anderson commented on the parking requirements for the proposed use and the shopping center.

Representative of the Tuolumne Heritage Committee, Sharon Marovich, addressed the age of the building and stated that she believed the age of the building is over 50 years old and should be considered historic. She further stated that doors and windows are important features and their change is a substantial change. She requested that a DDR form 523 be required prior to the change to preserve the historic view of the building. She further requested the removal of the pole sign, the requirement of a landscaping plan to include street trees, and that no plastic signs should be allowed and the signage should match the shopping center.

Commissioner Anderson questioned that the pole sign out front would also be 50 years old. Ms. Marovich responded that she moved here in 1969 and the building was here then and that was 48 years ago for sure. Commissioner Anderson commented that the signage out front would be necessary for the business. Planner Daneluk informed the Commission that the pole sign was a nonconforming sign and that signage for the facility was a separate entitlement and not part of this design review request.

Delray approached the Commission to explain that the Hooka lounge door has a white aluminum door that was added during that tenant improvement and is a modern door style. He further explained that in discussions with the building department, the building official was looking at the middle door for ADA compliance and may be requiring changes to that door also. Commissioner Jensen expressed concern that the Commission could not approve something that is going to change. Commissioner Anderson asked Delray if the double doors would be ADA compliant and Delray responded that Darren Wardell, the Building Inspector, would not give an opinion until a permit was submitted.

Commissioner Eaton asked if the Adventist Health pharmacy was going to relocate to this location and Delray explained that they would. Commissioner Richardson asked if they would be selling other items there too. Delray explained that they will have things like shampoo also.

Commissioner Jensen asked if an actual plot plan would be submitted for this project. He stated that he would like to see if the door could be moved to the side of the building. Delray explained that there is a hill with a little park (Pioneer Park) immediately adjacent on that side of the building.

Ms. Marovich requested to address the Commission again and restated that she believed the building to be over 50 years old and wanted a 523 Form to be prepared to record the look of the building façade for all time. She stated that this is a major change and a change that does not contribute to the historic feel of look of the building. The proposed change would be to a more industrial look.

Commissioner Jensen commented that there was not a lot to go on and he wanted the awnings to all be the same and that he thought the doors should be of an older livery style or something more

historic looking with planks or panels. Delray stated that they were proposing a standard door, but could get more creative with the door type.

Commissioner Richardson stated that it has a historical building look and that the doors should be more historic. He agreed with Commissioner Jensen and also would like to see the billboard signs taken off the building. Delray explained the flat awning was to minimize the look of the garage door. Commissioner Jensen stated that he thought the same canopies should be used for both the man doors and the garage door and they should match each other.

Commissioner Eaton explained that he was in a different spot all together and thought the proposal was fine, but that the age of the building should still be determined. The proposal cleans up the building look from what it is today, but different doors would be fine. He liked that the applicant was proposing to get rid of the poster boards and reckless overhangs.

Planner Daneluk reminded the Commission that the entitlement of Design Review did not include landscaping or signage for an existing building. Commissioner Richardson stated that if the building was not historic then it's different and he would lean more in that direction mentioning the Foster Building as an example.

Commissioner Jensen asked again about the height of the garage door and whether it needed to be 10 feet tall. Delray responded that it might only be 7 feet and showed the Commission pictures on his phone of the building of its current state. Commissioner Richardson restated that he thought the age of the building should be determined for sure and that they would need a picture of the actual proposed door. Commissioner Jensen stated that the whole front of the building should look the same and it does not need that size of a door. Making the doors more uniform would be better. Delray responded that he was authorized to accept that change. Commissioner Eaton commented that it would be a nice upgrade and that all the comments this evening were good.

Commissioner Richardson wanted to confirm that the proposed awnings would be historic and stated that he does not want the area to look like a Modesto shopping center. The awnings across the front should match. Delray stated that the awnings would be standing seam awnings. Commissioner Anderson mentioned that the information in the packet showed a Type A awning over the roll-up door and that should be changed. Delray suggested that they may want to leave the man door in the current location and flip the side of the door that the garage door was located and reduce the height to 7'8" or 7'9". Commissioner Jensen restated that the garage door should look historic.

Commissioner Eaton made a motion.

MOTION: To approve the project as designed with the following conditions:

a. This Design Review Permit is issued for the installation of a garage door, man door, canopies and sign placement. All exterior alterations shall be in accordance with these conditions of approval and the plans approved by the Sonora Planning Commission on March 13, 2017 as amended by these conditions. [Project Description, SMC Section 17.32.090]

b. The architectural style of the proposed garage door shall match the front door style with a raised panel roll-up door. The door height shall be at or near the same height of the middle door.

c. The same style and color of awning shall be used for all the doorways along the front of the building.

d. The applicant shall provide documentation regarding the actual age of the building.

e. 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:

    i. 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
    ii. 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)]

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

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

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 April 10, 2017.

Respectfully submitted,

Paula M. Daneluk
Contract Planner