PLANNING COMMISSION
CITY OF SONORA

OCTOBER 10, 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.

APPOINTMENT OF NEW PLANNING COMMISSION MEMBER, Kevin Anderson

The following members were present: Chair, Chris Garnin, Vice-Chair, John Richardson and Commissioners Gary Anderson, Ron Jensen and Kevin Anderson.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the July 10, 2017 and September 11, 2017 Planning Commission Meetings, as mailed.

MOTION:	G. Anderson	**SECOND:**	Richardson
VOTE:	**AYES:**	G. Anderson, Richardson, Jensen and Garnin (4)	
	NOES:	None (0)	
	ABSTAIN:	K. Anderson (1) (was not present at these prior meetings)	
	ABSENT:	None (0)	

DESIGN REVIEW:

1) Application by Jack Meltesen, for a Design Review Permit to replace the wood shingles on the existing awning with corrugated metal roofing, located at 67-69 S. Washington Street, in a C, Commercial zone; APN: 001-193-004.

Planner, Paula Daneluk, presented the staff report for the project. She informed the Commission that the building was not eligible for any of the historic register listings due to the building alterations that have occurred. She stated that staff felt that the proposed corrugated metal roof for the awning was compatible with several buildings in the historic downtown.

Commissioner Jensen asked if a color for the metal roof had been selected.

Planner, Paula Daneluk, stated that it was proposed as a standard corrugated color. She informed him that the Planning Commission could require a specific color.

Commissioner Gary Anderson stated that there were many variations of metal roofs and colors within the historic downtown.

Commissioner Richardson asked the applicant, Jack Meltesen, why they were proposing to replace the wood shingle roof with a metal roof.

Applicant, Jack Meltesen stated that wood shingles were a maintenance and safety issue. He also stated that he agreed with staff's project report and conditions.

Commissioner Gary Anderson asked if these types of approvals could be handled at the staff level instead of requiring approval at the Planning Commission level.

Commissioners Richardson and Chairman Garnin agreed.

Community Development Director, Rachelle Kellogg, stated that the issue is the subjectivity of the approval at the staff level. Currently staff can approve only like for like material. She also informed the Commissioners that Design Review is triggered only when a building permit is required. She stated that staff will review requirements and bring the item back for further discussion at a future meeting.

MOTION: To approve a Design Review permit to replace the wood shingles on the existing awning with corrugated metal roofing, subject to the following conditions and findings:

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

Findings for Design Review Permit:

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 awning conforms with features found on those typical of the period for which the structure was constructed;

4) The proposed awning 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 Design Review Permit
67-69 S. Washington Street

General:

1. This Design Review Permit is issued for the replacement of the roofing material on the awning as shown in Figure 2. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on October 10, 2017. The Community Development Director may approve minor changes to the design that are in substantial compliance with the plans approved by the Planning Commission.

2. 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)].

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

DISCUSSION ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided an update on current projects within the City. She stated that staff will be providing updates to the City's Zoning Ordinance at the November Planning Commission Meeting.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:51 p.m., to the next regular meeting on November 13, 2017.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director