PLANNING COMMISSION
CITY OF SONORA

SEPTEMBER 11, 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: Chair, Chris Garnin, Vice-Chair, John Richardson and Commissioners Gary Anderson and Ron Jensen.

ELECTION OF OFFICERS:

MOTION: Commissioner John Richardson nominated Commissioner Chris Garnin as Chair of the Planning Commission.

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

MOTION: Commissioner Ron Jensen nominated Commissioner John Richardson as Vice-Chair of the Planning Commission.

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

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the July 10, 2017 Planning Commission Meeting, as amended.

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

ABSTAIN: None (0)

ABSENT: None (0)

DESIGN REVIEW:

1) Application by Heide Cortopassi, for a Design Review permit to install a new roof material from a painted metal roof with a scallop design stamped into the metal, to individual stamped metal shingles with a scallop design, located at 531 S. Washington Street, in a C, Commercial zone; APN: 002-181-025.

Planner, Paula Daneluk, presented the staff report and staff recommendation.

Applicant Heide Cortopassi, explained to the Planning Commission that she wanted to match the existing roof but the product was not available so they chose a roofing material that closely matched the existing roof.

Commissioner Gary Anderson applauded the applicants' efforts to restore the McGowan House.

Commissioner John Richardson stated that the applicant did a fantastic job on the renovation.

MOTION: To approve a Design Review permit to install a new roof material from painted metal to a scalloped metal roof, subject to the following conditions and findings:

MOTION: Richardson **SECOND:** Anderson

VOTE: **AYES:** Richardson, Anderson, Jensen and Garnin (4)

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 roofing material conforms with features found on the original building or on those typical of the period for which the structure was constructed;

4. The proposed roofing material 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
531 S. Washington Street

General:

1. This Design Review Permit is issued for the replacement of the roofing material from larger sheet stamped metal to one-foot square stamped metal shingles as shown in Figures 2 of the staff report. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on September 11, 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. Applicant to verify the new roofing material has as a Class C rating when applied with underlayment.

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)]

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

2) Application by Frank Baldwin, for Hazel Mitchell, for a Design Review Permit to replace the six existing windows in the rear of the building with similar double hung vinyl windows; front façade changes would include replacing the windows and trim treatment on the left front of the building with four 5' x 5' windows, located at 19 W. Bradford Street, in a C, Commercial zone; APN: 001-194-001.

Planner, Paula Daneluk, presented the staff report. She explained the proposed project details and materials. She explained that the applicant is proposing to replace the wood windows with vinyl on the Green Street frontage.

Project applicant, Frank Baldwin, provided further clarification about the proposed project. He also explained that the window glazing would match what is currently on the building and the trim would be painted to also match the existing and the window arch would remain.

Chairman Garnin asked the applicant what color was being proposed for the vinyl around the windows.

Applicant, Frank Baldwin, stated that there were several colors to select from.

Chairman Garnin stated that the color should be dark such as a chocolate brown. Chairman Garnin also asked the applicant the reason for vinyl windows instead of the existing wood.

Applicant Baldwin stated that they were being proposed because of the initial costs and ongoing maintenance.

MOTION: To approve a Design Review permit to replace the six existing windows in the rear of the building with similar double hung vinyl windows and front façade changes, including replacing the windows and trim treatment on the left front of the building, adding condition number 5, located at 19 W. Bradford Street, subject to the following conditions and findings:

MOTION: Jensen **SECOND:** Richardson

VOTE: **AYES:** Jensen**,** Richardson, Anderson, and Garnin (4)
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 windows conform with features found on the original building or on those typical of the period for which the structure was constructed;

4. The proposed windows reflect 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

19 Bradford Street

General:

1. This Design Review Permit is issued for the replacement of the front windows above the left entry way and the 6 rear windows as shown in Figures 2 and 4 of the staff report. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on September 11, 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 rear windows replacement are limited to the existing space and the surrounding look of the casement and sill shall remain similar to the existing windows.

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)]

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

5. The color of the vinyl windows is to be a dark color that blends with the existing building.

3) Application by Clifton Sorrell, of VMI Architecture, for a Design Review Permit to replace the existing building with a new drive-thru KFC restaurant, located at 1001 Mono Way, in a C, Commercial zone; APN: 056-180-100.

Planner, Paula Daneluk, presented the staff report for the new KFC building proposed for the former Denny's Restaurant location. She explained that the project includes demolition of the existing building and replacing it with a 2,206 square foot drive-through restaurant. She stated that under the City's Municipal Code, the only entitlement needed for the project was a Design Review Permit.

Planner Daneluk stated that comments were received from the Tuolumne Heritage Committee regarding the proposed elevation not being harmonious with the shopping center design. Staff agreed with these comments and informed the applicant that they needed to incorporate the design elements of the center into the building elevations and, due to the time constraints needed to revise the elevations, staff included condition #2. This condition set the design criteria for the revised elevations which could then be submitted to and approved by the Community Development Director.

Community Development Director, Rachelle Kellogg, stated that instead of being approved at the staff level, the Planning Commission could require their approval of the revised elevation.

Commissioner Richardson asked if staff had considered possible traffic impacts resulting from the project.

Commissioner Jensen asked if the City had any concerns regarding the project's traffic flow impact.

Planner, Paula Daneluk, stated that the project did not require Site Plan Review as it was only subject to Design Review requirements.

Community Development Director, Rachelle Kellogg, stated that the City Engineer had reviewed the project and provided comments. He did not express any concerns related to traffic, traffic flow or vehicle stacking related to the drive-through.

Project applicant Clifton Sorrell, stated that they will make all of the changes required under the proposed project conditions.

Commissioner Garnin asked the applicant what the anticipated timeline was for the project.

Applicant Clifton Sorrell stated that the corporation had not provided him with an estimated project timeline.

Commissioner Anderson stated he was glad to see something new coming into this location.

Commissioner Richardson stated that he wanted to see the project happen but wanted to see how it will look prior to approving it.

Sharon Marovich, Chair of the Tuolumne Heritage Committee, spoke against the project. She stated that she did not like the KFC "cookie cutter" approach to the project design. She urged the Commissioners to require that the final plans be approved by the Planning Commission and not by staff. She also expressed concerns over the drive-through and traffic impacts that will be caused by the project.

Member of the public stated that the final building design should be brought back to the Commission for approval and also stressed traffic issues.

Community Development Director, Rachelle Kellogg, stated that staff would review whether the City could require a full traffic study based on the entitlement being requested.

Planner, Paula Daneluk, reminded Commissioners that, due to the size of the building, the project was not required to have Site Plan review under the City's Zoning Ordinance. She stated that the project would be required to pay traffic mitigation fees.

Community Development Director, Rachelle Kellogg, advised Commissioners that traffic mitigation fees can only be used for certain projects.

Commissioner Anderson asked whether the City was still going to install a stop light at the entrance to the Timberhills Shopping Center.

Community Development Director, Rachelle Kellogg, stated that the stoplight would have been installed as part of Sonora Regional Medical Center's Pavilion project if they wanted to turn left from their parking lot onto Mono Way. However, they decided to restrict access onto Mono Way to a right turn only.

Sharon Marovich, Tuolumne Heritage Committee, stated that the Commission should deny the drive-through if the City cannot require a traffic study for the project.

Chairman Garnin also expressed concerns about traffic issues related to the project.

Community Development Director, Rachelle Kellogg, recommended that the Commission postpone consideration on the project until a future meeting when the final plans are available for review. She also stated that staff will evaluate what type of traffic analysis can be required under a Design Review Application and either have the traffic analysis completed for review at the same meeting or explain why one was not required.

Chairman Garnin asked for a consensus of Commissioners to postpone consideration to a future meeting. All Commissioners were in agreement.

DISCUSSION ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, introduced Kevin Anderson, who had submitted an application to serve on the Planning Commission to fill the vacancy due to Darren Eaton's resignation. Darren has moved to Jamestown. The City Council will be considering his appointment on September 18th.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:30 p.m., to the next regular meeting on Tuesday, October 10, 2017.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director