PLANNING COMMISSION
CITY OF SONORA

DECEMBER 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: Vice-Chair, John Richardson and Commissioners Gary Anderson, Kevin Anderson, and Ron Jensen. Absent was Chair, Chris Garnin.

PUBLIC APPEARANCES: None

MINUTES:

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

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

PUBLIC HEARING:

1) Application by Trado Restaurant corporation, for a Sign Exception to allow signage on the northern façade facing the parking lot, located at 208 S. Green Street, in a C, Commercial zone; APN: 002-152-006.

Planner, Paula Daneluk, presented the staff report for the project. She explained that the sign exception would move their allocation of building frontage wall signage from Church Street to the building frontage facing the City parking lot. She stated the size of the sign cannot exceed 90 square feet.

Commissioner, Gary Anderson, asked if the existing banner on the tower will remain after the building is completed.

Planner, Paula Daneluk, stated that it was temporary and would be replaced by permanent signage.

Vice Chairman, John Richardson, opened the Public Hearing at 5:35 p.m.

Commissioner, Kevin Anderson, requested verification that the proposed sign would not be backlit.

Applicant, Judy Grossman, stated that the sign would be lit with gooseneck lighting.

Public Hearing closed at 5:36 p.m.

MOTION: To approve a Sign Exception for Trado Restaurant, to allow signage on the northern façade facing the parking lot, located at 208 S. Green Street, subject to the following conditions:

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

Conditions of Approval for Sign Exception
208 S. Green Street

General:

1. The signage shall meet the size requirements of the Sign Ordinance.

2. The signage shall be externally lit only.

3. The property owner or authorized applicant, their successors and assigns, will defend, indemnify, and hold harmless the city and its agents, officers, attorneys or employees within the applicable statute of limitations to:

    1. 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

    2. 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 other local, state and federal regulations and requirements. (SMC Section 17.32.090).

DESIGN REVIEW:

1) Application by Rob Westerhoff, for Michael Scherer, for a Design Review permit to enclose the porch on the east side of the building, located at 800 Delnero Drive, in a C:Planned Development (PD) zone; APN: 044-170-016.

Planner, Paula Daneluk, presented the staff report. She explained that the property is zoned Commercial (C). with a Planned Development overlay district (:PD).

Commissioner Jensen asked if the office space would be placed on a foundation.

Planner, Paula Daneluk, stated that it would be.

Vice Chairman, John Richardson, asked for applicant's comments and noted that they were not in attendance as required.

MOTION: To continue the item to the next Planning Commission Meeting due to the lack of attendance by a project representative.

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

DISCUSSION ITEMS:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided an update on the Ordinances approved by the Planning Commission at their November 13, 2017 meeting.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m., to the next regular meeting on January 8, 2018.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director