PLANNING COMMISSION
CITY OF SONORA

JANUARY 8, 2018

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, Kevin Anderson, and Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the December 11, 2017 Planning Commission Meeting, as mailed.

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

Commissioner Garnin abstained because he was not in attendance at the December Planning Commission Meeting.

With the consensus of Commissioners, Chairman Garnin revised the meeting agenda to move the Community Development Director's Report, prior to the Design Review projects.

DISCUSSION ITEMS:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, stated that staff has not had any additional communication from the Kentucky Fried Chicken project representatives so it is uncertain when the project will return to the Planning Commission.

Director Kellogg also provided some project updates and information about items that will be coming forward to the February and March Planning Commission Meetings.

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 stated that this item had been continued from the December 11, 2017 Planning Commission Meeting because a representative for the project was not in attendance.

Commissioner Richardson asked if the change in use would require additional parking.

Planner, Paula Daneluk, stated that the Planned Development Overlay District provides for the proposed use, dental office, without the need for additional parking.

Applicant, Rob Westerhoff, informed the Commissioners that he was available if there were any questions.

MOTION: To approve the Design Review permit to enclose the porch on the east side of the building, located at 800 Delnero Drive, subject to the following conditions and findings:

MOTION:	Richardson	**SECOND:**	Jensen
VOTE:	**AYES:**	Richardson, Jensen, K. Anderson, G. Anderson and Garnin (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 architectural features conform with features found on the original building as discussed in the staff report;

4. The proposed Storage Building reflects the architectural characteristics of the surrounding 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 for Design Review Permit – Porch Enclosure
800 Delnero Drive

General:

1. This Design Review Permit is issued for the enclosure of the porch into the existing building. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on December 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 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).

DESIGN REVIEW:

2) Application by Stephen Dietrich, for a Design Review permit to remove windows and replace with a roll-up door in the rear of the building, located at 74-76 S. Washington Street, in a C, Commercial zone; APN: 001-194-007.

Planner, Paula Daneluk, presented the staff report. She explained that the applicant is requesting the new door to expedite deliveries to the building. She stated that the only comments received were from the Police and Fire Department.

Commissioner Jensen asked if they were in favor of the door.

Planner, Paula Daneluk, said that the comments were related to delivery and parking issues along Green Street, which this door should help to address for this particular building.

Commissioner, Gary Anderson, asked staff to clarify the proposed condition #3 related to the design of the roll-up door.

Planner, Paula Daneluk, stated that it required the door to be compatible with the buildings architecture, not the historic area.

Applicant, Steve Dietrich, stated he was available if they had any questions.

Commissioner Richardson asked if the existing propane tank was going to be moved.

Applicant, Steve Dietrich, stated that it was not being moved.

MOTION: To approve a Design Review Permit for Stephen Dietrich to remove windows and replace with a roll-up door in the rear of the building, located at 74-76 S. Washington Street, subject to the following conditions and findings:

MOTION:	G. Anderson	**SECOND:**	K. Anderson
VOTE:	**AYES:**	G. Anderson, K. Anderson, Jensen, Richardson and Garnin (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 architectural feature (metal roll-up door) conforms with features typical of the period for which the structure was constructed;

4. The proposed exterior architectural feature 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 for Design Review Permit – Metal Roll-Up Door
74-76 S. Washington Street

General:

1. This Design Review Permit is issued for the removal of windows and installation of a metal roll-up door. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on January 8, 2018. [Project Description, SMC Section 17.32.090] 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).

DESIGN REVIEW

3) Application by Frontporch Communications, for a Design Review permit for exterior changes to the existing building including adding a pergola at the front door area, replacement of the railing, remove the stucco trim and replace with a new top coat and add shade screening details to the second floor of the building, located at 905 Mono Way, in a C, Commercial zone; APN: 056-180-032.

Chairman Garnin stated that he had a business related conflict of interest related to this project and left the meeting. Vice Chairman, John Richardson, took over the meeting.

Planner, Paula Daneluk, presented the staff report. She described the proposed changes to the exterior of the building. She stated that staff felt the proposed alterations were compatible with adjoining properties in the commercial area. She stated that the only comment received was from the Fire Department requesting review of any proposal to add additional trees within the landscape areas to assure that they have access to the roof.

Applicant representative, Bob Hohne, President and Chief Financial Officer, provided information about Frontporch Communications and introduced the staff members in attendance. He stated that they look forward to moving into their new location within Sonora and hope to be in by February.

Applicant representative, Reuben Chirnside, further described the proposed changes to the buildings elevations and clarified that no new trees would be planted.

Commissioner, Gary Anderson, asked if they were changing the windows or glazing.

Applicant, Reuben Chirnside, stated that they were not.

Commissioner Richardson asked if any parking spaces would be eliminated as part of the project.

Applicant, Reuben Chirnside, stated that there would not be any parking spaces removed.

Commissioners stated that they were glad to see that business move into the City and commended Reuben on the proposed changes to the building.

MOTION: To approve a Design a Review Permit for exterior changes to the existing building, located at 905 Mono Way, subject to the following conditions and findings:

MOTION:	K. Anderson	**SECOND:**	Jensen
VOTE:	**AYES:**	K. Anderson, Jensen, G. Anderson and Richardson (4)	
	NOES:	None (0)	
	ABSTAIN:	Garnin (1) (business related conflict of interest)	
	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 architectural features conform with the structures in the area as discussed in the staff report;

4. The proposed elevation changes reflect the architectural characteristics of the surrounding 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 – Exterior Changes
905 Mono Way

General:

1. This Design Review Permit is issued for the elevation changes to the existing building. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on January 8, 2018. 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. New trees on the southside of the entrance shall not block access for the Fire Department's aerial truck to ladder the building. Tree selection would be comply with this new condition.

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).

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:06 p.m., to the next regular meeting on February 12, 2018.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director