PLANNING COMMISSION
CITY OF SONORA

February 12, 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 and Kevin Anderson; Commissioner Ron Jensen was absent.

PUBLIC APPEARANCES:

A member of the public stated that the completed exterior changes to the Bradford Building, previously approved by the Planning Commission, were a nice improvement to the building.

MINUTES:

MOTION: Approve the minutes of the January 8, 2018 Planning Commission Meeting, as mailed.

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

USE PERMIT & DESIGN REVIEW:

1) Application by Harry Huff for a Use Permit for outdoor display and sales of hot tubs and spas and a Design Review Permit to make modifications to the exterior of the building, located at 688 Stockton Street, in a C, Commercial Zone; APN: 056-030-011.

Planner, Paula Daneluk, presented the staff report. She explained to the Commissioners that two items were being considered by the Planning Commission. The first being a Use Permit to allow outdoor display and sales of merchandise and the second being a Design Review Permit for the proposed renovations to the exterior of the building. She explained that the merchandise would be stored within the building and only brought outside during business hours. She also stated that the displayed merchandise would not affect the parking for the business. She then described the proposed changes to the exterior of the building and presented staff's recommendations.

Commission Gary Anderson asked if the Fire Department had expressed any concerns with contamination issues.

Planner Paula Daneluk stated that they did not express any concerns to staff and that they would be conducting an inspection prior to occupancy.

Project applicant Harry Huff explained the reasons for his application and informed Commissioners that he was available for any questions.

Chairman Garnin asked if they would be keeping their existing location on Stockton Road and using this a secondary location.

Applicant, Harry Huff, stated that they rent their current building and have purchased the building located at 688 Stockton Road. He stated that they will be moving their business into this new location.

Chairmen Garnin opened the public hearing at 5:33 p.m.

Sharon Marovich, Tuolumne Heritage Committee, stated that if the windows are to be replaced the Commission should require that the trim be wood and that the proposed double doors should also have wood trim. She requested a clarification as to whether the proposed 4 ft. high false front was to be constructed of real board and batten. She also recommended that the applicant be required to install landscaping and fencing to screen outdoor sales location.

A member of the public urged the Commissioners to support the project as proposed stating that it will be an improvement over the current condition of the building.

Applicant, Harry Huff, verified that the false front would be constructed of board and batten. He stated that having to construct a fence would affect their required access and that wood trim around the door would create a security issue.

Chairman Garnin closed the public hearing at 5:59.

Commissioner Richardson stated that he was sensitive to the requests made by Sharon Marovich related to historic building materials but he also understood the applicant's position.

Commission Gary Anderson stated that he would approve the project as proposed.

MOTION: To approve a Use Permit for outdoor display and sales and Design Review Permit for the exterior changes to the elevation, located at 688 Stockton Road, subject to the following conditions and findings:

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

Findings for Use Permit and 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 exterior 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
688 Stockton Road

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. Displays shall be stored overnight inside the building and moved outside on a daily basis. Placement of the displays shall be in front of the building and not impede traffic flow to the parking area.

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).

DISCUSSION ITEMS:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, invited Commissioners to the memorial service for Ron Stearn to be held at 2 p.m. on March 10th at the Sonora Opera Hall. Director Kellogg also provided an update for the Dragoon Gulch Trail Expansion Project informing Commissioners that the ribbon cutting ceremony will be held at 8 a.m. on Sunday, March 25th. Director Kellogg also discussed some items that will be coming forward to future Planning Commission Meetings.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:11 p.m., to the next regular meeting on March 12, 2018.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director