PLANNING COMMISSION
CITY OF SONORA

March 12, 2018

5:30 P.M.

A regular meeting of the Planning Commission of the City of Sonora was scheduled on this date at 5:35 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: None

MINUTES:

MOTION: Approve the minutes of the February 12, 2018 Planning Commission Meeting, as mailed.

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

Chairman Garnin asked that the Agenda be revised to move the discussion item before the Design Review item because the project applicant was going to be late to the meeting.

DISCUSSION ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, advised Commissioners that the California Fair Political Practices Commission's Statements of Economic Interests – Form 700 were due to the City by April 1, 2018. She also advised that there will be a meeting on April 9, 2018 and staff anticipates that the Cannabis Business Ordinance will be on the agenda.

DESIGN REVIEW:

1) Application by Marianne Wright, for a design review permit to make changes to the windows and doors on both the front and rear elevations of the building, located at 64 S. Washington Street, in a C, Commercial zone; APN: 001-194-005.

Planner, Paula Daneluk, presented the staff report for the project. She described the proposed changes to the building. She stated that the applicant is sensitive to the historic significance of the

building and the proposed changes would restore many historic attributes to the building. She informed Commissioners that both the Tuolumne County Historical Society, Landmarks Committee and the Tuolumne Heritage Committee supported the project. She stated that because the proposed changes would not result in a substantial adverse change in the significance of a historical resource and would complement the building architecture style, the project is exempt from CEQA.

Commissioner Kevin Anderson, asked if there had been drastic changes to the building since it was originally constructed.

Planner, Paula Daneluk, stated that the building is substantially the same as when it was originally constructed.

Commissioner Gary Anderson, expressed concerns over the proposed doors at the rear of the building regarding the ability of someone to force entry into the building. He stated that the applicant may want to consider making them more secure such as adding iron shutters.

Applicant Marianne Wright, stated that they will include wire within the windows for security and they may eventually add the same bars that are on the front of the building.

Member of the public stated that the proposed project will greatly improve the building and that the applicant has proved herself by the great job that was done renovating three other buildings in downtown Sonora.

MOTION: To approve a Design Review Permit for changes to the windows and doors on the front and rear elevations of the building, located at 64 S. Washington Street, subject to the following conditions and findings:

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

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 changes conform with features found on those typical of the period for which the structure was constructed;

4. The proposed changes 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
64 S. Washington Street

1. This Design Review Permit is issued for removal of the plywood and installation of the doors and windows as shown in the March 12, 2018 staff report. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on March 12, 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. 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).

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 5:45p.m., to the next regular meeting on April 9, 2018.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director