PLANNING COMMISSION
CITY OF SONORA

JUNE 11, 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.

RE-APPOINTMENT OF PLANNING COMMISSIONER – Newly appointed Commissioner, Ron Jensen, was sworn in by City Clerk, Marijane Cassinetto.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the May 14, 2018 Planning Commission Meeting, as mailed.

MOTION:		Richardson	**SECOND:**	G. Anderson
VOTE:	**AYES:**	Richardson, G. Anderson and Jensen (3)		
	NOES:	None (0)		
	ABSTAIN:	K. Anderson and Garnin (2) (did not attend meeting)		
	ABSENT:	None (0)		

DESIGN REVIEW:

1) Application by Ted Radetich, for property owner, Jim Plessas, for a design review permit to replace the existing shingle siding with 7" lap smooth texture Hardiplank; located at 46 N. Stewart Street, in a C, Commercial zone; APN:001-183-002.

Planner, Paula Daneluk, presented the staff report. She detailed the proposed change in siding materials and discussed the changes to the window trim. She stated that all of the proposed changes were in-line with the building's historic attributes.

Applicant, Jim Plessas, stated he was available to answer any questions.

Commissioner Jensen asked if they were replacing the roof materials or windows as part of the project.

Applicant, Jim Plessas, stated that it was not part of the project but may occur in the future.

Commissioner Richardson asked if the building was primarily residential.

Applicant, Jim Plessas, stated that it was primarily residential.

Commissioner Kevin Anderson questioned the use of the existing siding on the building.

Applicant, Jim Plessas, stated that the existing siding was actually roofing shingles and should not have been used on the side of the building. He stated that it has caused water damage to the structure.

Commissioner Gary Anderson asked if the proposed material is Hardiplank. Applicant, Jim Plessas, stated yes.

MOTION: To approve a design review permit for Jim Plessas, to replace the existing shingle siding with 7" sap smooth texture Hardiplank siding, located at 46 N. Stewart Street, subject to the following conditions and findings:

MOTION:		Richardson	**SECOND:**	G. Anderson
VOTE:	**AYES:**	Richardson, G. Anderson, K. Anderson, Garnin and Jensen (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 siding and 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 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 for Design Review Permit – 46 N. Stewart Street

General:

1. This Design Review Permit is issued for the replacement of the siding and windows with associated trim. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on June 11, 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. Applicant is responsible for obtaining all building permits and meeting all other codes and regulations that apply to the proposed project.

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 ITEM:

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg provided an update on current City and private projects. She also provided information about future updates to the City's Municipal Code.

CORRESPONDENCE: None

ADJOURNMENT: There being no further business to come before the Commission, the meeting was adjourned at 6:54 p.m., to the next regular meeting on July 9, 2018

Respectfully submitted,

Rachelle Kellogg,
Community Development Director