**PLANNING COMMISSION**
**CITY OF SONORA**

**FEBRUARY 11, 2019**

**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 November 13, 2018 and December 10, 2018 Planning Commission Meetings, as mailed.

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

**PUBLIC HEARINGS:**

**1)** Text Amendments to Chapter 17.60 Uses Permitted by Use Permit to include Indoor Self-Storage as a use permitted with a Use Permit, Chapter 17.28, ML – Limited Manufacturing Zone as a use permitted by right and Chapter 17.04 Definitions, to include the definition of Indoor Self-Storage.

Planner, Paula Daneluk, provided Commissioners with a revised Ordinance expanding the definition of Indoor Self-Storage to include text deleted from Sections 17.28.020 (D) and 17.60.040 (T). She then presented the staff report for the proposed text amendment. She stated that the text amendment originated from an application from Joe Pluim of Plum Construction, Inc.

Planner, Paula Daneluk, explained that self-storage, indoor or outdoor, is not a permitted use under the City's Zoning Ordinance. She stated that the proposed text amendment would allow indoor self-storage as a use allowed by right in the Limited Manufacturing Zone (ML) and with a Use Permit in the Commercial (C) and General Commercial (CG) zoning districts. She also stated that the use would be restricted to a single building per parcel and restrict retail sales within the individual units.

Commissioner, Gary Anderson, asked if issues with parking should be discussed at this time or looked at later.

Planner, Paula Daneluk, stated that parking would be considered at the time an application is received for an individual project.

Commissioner, John Richardson, asked for clarification on the retail sales restrictions.

Planner, Paula Daneluk, explained that the retail restriction would not affect the self-storage business operation but would restrict retail sales within the individual storage units.

Commissioner, Gary Anderson, asked if the business owner would be able to hold auctions if someone defaults on their storage rental fees.

Planner, Paula Daneluk, stated that it would be allowed.

Commissioner, Ron Jensen, asked if the applicant had identified a location for indoor self-storage.

Planner, Paula Daneluk, stated that they have submitted a Use Permit application for the former bowling alley location in Downtown Sonora.

Commissioner, Kevin Anderson, stated that there were limited buildings that would work for this use.

Planner, Paula Daneluk, explained that someone could propose constructing a new building for this use on a vacant parcel.

Applicant, Joe Pluim, stated that he appreciated the City's consideration of their Text Amendment request. He explained the need and demand for indoor self-storage within the City and he felt that the bowling alley location would benefit both downtown businesses and nearby apartment tenants.

Commissioner Richardson asked how the facility would operate.

Applicant, Joe Pluim, explained the business operation.

Chairman, Chris Garnin, opened the Public Hearing at 5:46 p.m.

There were no public comments so the Public Hearing closed at 5:47 p.m.

MOTION: To approve Resolution No. 2-11-2019-A with the revised Ordinance language, subject to the following findings:

**MOTION:** Richardson **SECOND:** Jensen

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| **VOTE:** | **AYES:** | Richardson, Jensen, G. Anderson, K. Anderson, and Garnin (5) |
| | **NOES:** | None (0) |
| | **ABSTAIN:** | None (0) |
| | **ABSENT:** | None (0) |

**Findings for a Text Amendment:**

The proposed text amendments:

A. Are consistent with the objectives, policies, general land uses and programs specified in the General Plan;

B. Are in conformity with public convenience, general welfare and good land use practice;

C. Will not be detrimental to the health, safety and general welfare;

D. Will not adversely affect the orderly development of property or the preservation of property values; and

E. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

**DISCUSSION ITEM**

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided an update on the updated Housing Element Process currently underway by City staff. She also provided information about other projects that will be coming before the Planning Commission.

Community Development Director, Rachelle Kellogg, asked Planner, Paula Daneluk to discuss a recent court decision by the First District Court of Appeals related to limited or no CEQA review for Design Review applications.

There being no further business to come before the Commission, the meeting was adjourned at 5:58 p.m. to the next Planning Commission Meeting on Monday, March 11, 2019.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director