City of Sonora

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Sonora Planning Commission
Meeting: June 10, 2019

PROJECT:	Site Plan for Office / Storage Building
LOCATION:	852 Mono Way, Sonora, CA. APN 056-140-036
APPLICANT/OWNER:	Ken Keagy / Corner Gas, Inc.
ZONING:	General Commercial (CG)
GENERAL PLAN:	Commercial (C)

PROJECT DESCRIPTION:
The project applicant is requesting approval of a Site Plan for the construction of a new 360 square-foot office / storage building and associated parking spaces at 852 Mono Way. The site is currently occupied with a self-serve carwash and was previously the location of a gas station. The owner is proposing to keep the car wash and vacuum islands as they currently exist. The new facilities, as shown in Figure 2, would include a small 360 square foot building, two parking spaces (one ADA van accessible) and small landscape strip in front of the required parking. Pursuant to Section 17.52.030 of the SMC, a site plan is required for this project

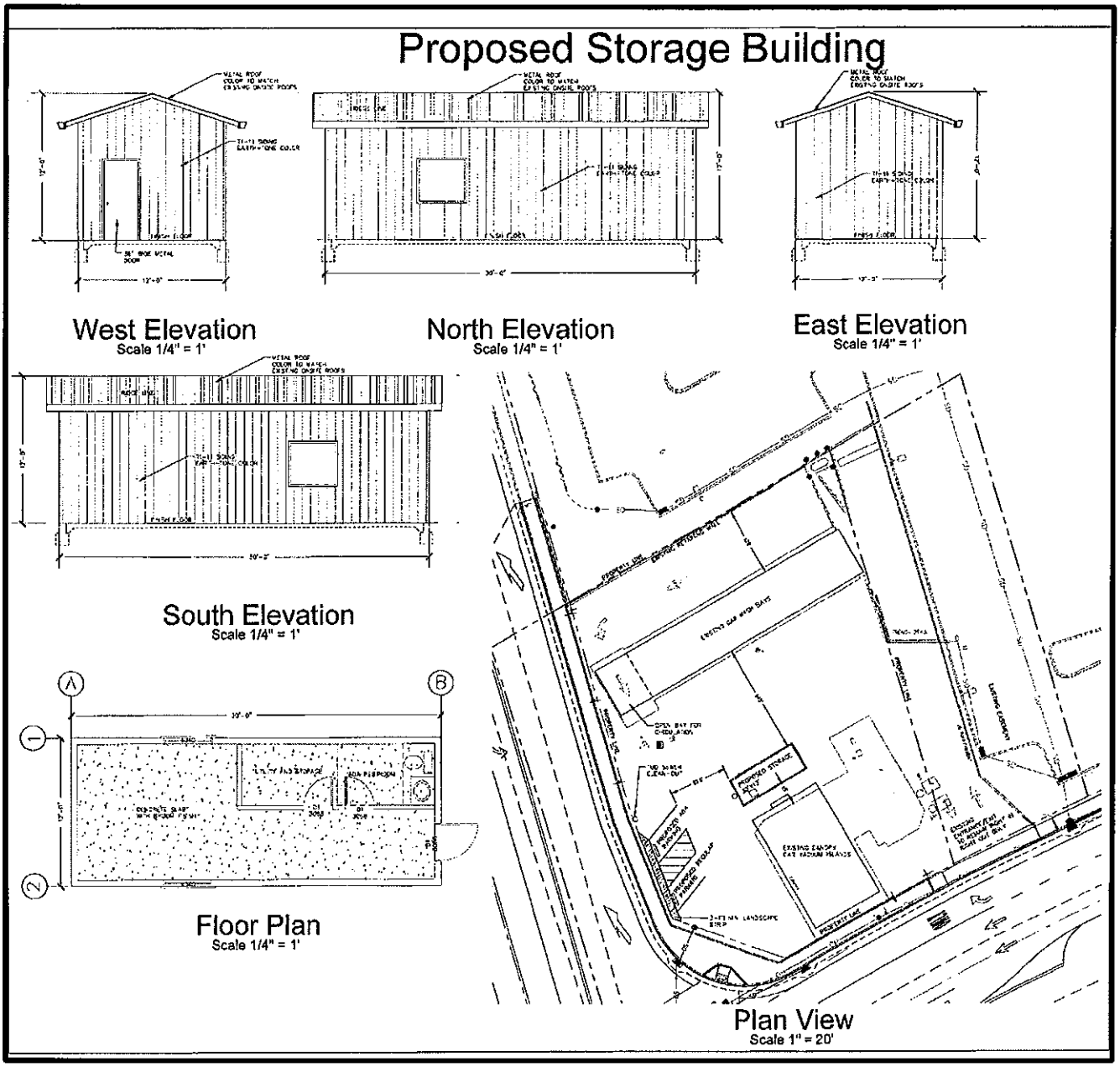
SITE PLAN:
As shown in the pictures below, the site currently is a paved area with a car wash and the old gas station islands that have been converted into vacuum islands for the car wash. The applicant is proposing a 360 square foot building and 2 parking spots, one of which would be ADA compliant. The parking and drive aisles comply with the City of Sonora's regulations and parking ratio requirement of one stall per 200 square feet. Based on the City's regulations, the required number of parking spaces is 1, however they also need to provide a dedicate ADA compliant space so that requires 2 spaces be provided to meet the code.

The project location is on a corner in an intensively commercial area outside of the downtown area. As mentioned above, this is part of the reuse of this property as it transitions from the previous gas station. The site is currently served by TUD and the applicant will coordinate with TUD for water and sewer service to the building.

Following are photos of the site showing the existing conditions from an aerial view.

Figure 1: Existing Site Conditions

Figure 2: Proposed Site Plan



LANDSCAPING:

The applicant has included a Landscape Strip on the Site Plan to illustrate the proposed landscaping area as is required by the City's Code. A landscape plan would need to be compliant with the City of Sonora Water Efficient Landscape Ordinance and should include a mixture of planting types including trees, bushes and ground cover. As per the City's procedures, the Landscape Plan would be approved by the Sonora Parks, Recreation and Beautification Committee for compliance.

ADVISORY AGENCIES:

Advisory agencies were notified of the proposed project. Copies of individual responses are on file at the Sonora Community Development Department located at 94 North Washington Street, Sonora, CA 95370 and may be viewed during regular business hours or may be requested by calling (209) 532-3508. Comments were received from the Tuolumne Heritage Committee, Building Department and the City

Engineer. Conditions of approval have been included to address those comments received as appropriate as some of the items included in the comments were not related to the entitlement for a site plan and were related to design elements of the building such as T-111 siding, metal doors and paint color. The comments received from the Tuolumne Heritage Committee related to the site plan entitlement were a request for additional landscaping and a tree or two.

Adjoining landowners within 300 feet were notified of the proposed project. As of this date, no responses were received. Should any responses be received, they will be provided to the Planning Commission during the public hearing.

CONSISTENCY WITH ZONING:
The site is zoned General Commercial (CG) and has previously had a commercial building onsite. Section 17.24.020 of the Sonora Municipal Code states offices are permitted by right in the General Commercial (CG) zone. Therefore, the proposed project use is consistent with the Sonora Municipal Code.

CONSISTENCY WITH GENERAL PLAN:
The site is designated Commercial (C) per the Sonora General Plan 2020. The existing General Commercial (CG) zoning district is consistent with that general plan land use designation pursuant to the *General Plan Land Use Designation and Compatible Title 17 Zoning Classification* Table of the Land Use Element of *General Plan 2020* (pg. 1-35). In addition, the following are the policies and implementation programs that are applicable to the project:

Policy 1.A.2 Make efficient use of land and promote a functional development pattern with varied and compatible land uses.
Approval of Site Plan will allow the development of the project which will continue to redevelop a property.

Policy 1.B.2 Encourage development which complements and blends in with its surroundings.
The property has been used for non-residential since it was originally developed. The proposed plan is a small addition to the site to allow for the onsite management of the existing car wash. All surrounding properties are commercially developed with a variety of development styles.

Policy 1.B.3 Consider aesthetics when reviewing development proposals.
Site development has been reviewed with regard to site distances, viewsheds, topography and landscaping.

Policy 1.E.6 Promote integrated, rather than scattered, visitor-serving commercial developments.
The site is located in an area highly developed as commercial.

Policy 1.E.8 Require new commercial developments to be designed to minimize the visual impact of parking areas from public transportation routes.
Since this site is an existing reuse of the previous gas station and contains an actively operating car wash, site improvements are limited to the proposed new additional use. Landscaping will buffer the visual impact of the new parking areas from transportation routes.

4.C.4 Encourage new development to blend with the existing landforms and vegetation.
Project is working within the existing landform and will provide more vegetation than what is currently on the site.

4.C.5 Provide guidance to developers in the application of Best Management Practices for grading, vegetation retention and similar practices which may affect visual quality.
Staff has and will continue to work with the applicant regarding Best Management Practices.

7.A.h Continue to notify TUD of pending projects, as an advisory agency, within the city limits. Consider all comments and requirements received from that agency prior to project approval.
TUD has reviewed the project.

7.A.i Require public water service for all new development.
Project would be served with public water.

7.A.j Require public sewer service for all new development.
Project would be served with public sewer.

CEQA DETERMINATION:
The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32, for In-Fill Development projects. CEQA guidelines states that projects characterized as in-fill development, which are no more than five acres, nor have habitat for endangered, rare or threatened species, and would not result in an increase to traffic, noise, air quality or water quality, and which can be served adequately by required public services, may be exempt from CEQA. Therefore, this project meets the above requirements and is exempt from further environmental review.

RECOMMENDATION:
Based on the preceding, it is recommended that the City Planning Commission approve the Site Plan with the following findings and subject to the attached conditions:

1. The proposed project is consistent with all applicable provisions of the Sonora Municipal Code and other local, state and federal laws; and

2. The proposed project is consistent with the Sonora General Plan; and

3. The proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and there will be no potentially significant adverse effects upon environmental quality and natural resources that cannot be properly mitigated and monitored; and

4. There are adequate provisions for public and emergency vehicle access, fire and police protection, sanitation, water, and public utilities and services to ensure that the proposed development will not be detrimental to public health and safety; and

5. The subject site is adequate in size and shape to accommodate the use and all fences and walls, landscaping, loading, parking, yards and other features required by the Sonora Municipal Code; and

6. The subject site is served by streets adequate in width and surfacing type to carry the quantity and type of traffic generated by the proposed development; and

7. The use will not produce odors, gas, fumes, dust, smoke, noise, vibrations, glare, heat, electrical interference, hazardous or waste materials beyond the confines of the property onto contiguous properties or into the air or watercourses to an extent constituting a nuisance and does not constitute a physical hazard to persons or properties beyond the confines of the property by reason of fire, explosion or similar cause.

Conditions of Approval Site Plan
852 Mono Way

GENERAL:

1. This Site Plan approval is issued for constructing a new 360 square feet office / storage building. All site alterations shall be in accordance with plans approved by the Sonora Planning Commission on June 10, 2019.

2. A landscape plan shall be submitted for review and approval to the City's Parks, Recreation and Beautification Committee as per SMC Section 12.20.130 prior to building permit issuance. Provide a landscape plan that provides a variety of plants including trees, bushes and ground cover.

3. Provide a landing and accessible entry into the building.

4. The proposed parking area and planter to be graded to the City wall along Greenley Way with the remnants of the old building foundation removed.

5. Prior to building permit, the applicant shall coordinate with TUD regarding the water and sewer for the building.

6. 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)]

7. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

PREPARED BY: Paula M. Daneluk, AICP