PLANNING COMMISSION
CITY OF SONORA

JUNE 10, 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 April 8, 2019 Planning Commission Meeting, as mailed.

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

PUBLIC HEARING:

1) Application by Ken Keagy, of Corner Gas, Inc., for Site Plan approval to allow a small office with storage room in a 260 square foot building, located at 852 Mono Way; APN: 056-140-036.

The applicant was not present so Chairman Garnin proceeded to Item # 2.

2) Application by Verizon Wireless and Crossroads Enterprises, for a Use Permit and Design Review to allow installation of new wireless telecommunications equipment, located at 901 Sanguinetti Road, in a ML, Limited Manufacturing zone; APN: 056-640-028.

Planner, Paula Daneluk, presented the staff report and explained that this was the first application subject to the City's new Wireless Telecommunication Facilities Ordinance. She stated that the applicant met the intent under the Ordinance and effectively camouflaged the equipment within the theater building. She also stated that staff is recommending a condition to include landscape screening for the ground mounted equipment.

Commissioner, Gary Anderson, asked if their customer's cell service would be affected during construction.

Planner, Paula Daneluk, stated that equipment will be temporarily mounted to the exterior of the theater during construction to avoid disruptions in service for their customers.

Project applicant's representative asked Commissioners to remove Condition #2, the landscape requirements for ground mounted equipment from the project. She stated that the project already includes an 8 foot split-faced block wall to shield the equipment and it was being tucked into the existing landscape area.

Chairman Garnin opened the public hearing at 5:41 p.m. and closed the hearing at 5:42 p.m.

Commissioner, Kevin Anderson, asked staff to clarify the need for the landscaping condition.

Planner, Paula Daneluk, stated that due to the elevated view shed she recommended that the condition remain and reminded Commissioners that it was only required if possible.

Chairman Garnin stated he was very pleased with the proposed project and its design.

MOTION: To approve a Use Permit and Design Review to allow new wireless telecommunications equipment, located at 901 Sanguinetti Road, subject to the following conditions and findings:

MOTION: K. Anderson **SECOND:** Jensen

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

Findings for Use 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 and is a good use of the building;

3. Features found on the original building will be preserved;

4. The proposed changes to the exterior reflects 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 – Use Permit
901 Sanguinetti Road

General:

1. This Use Permit with associated design review is issued for the addition of wireless telecommunications equipment in the existing building including the associated ground

mounted equipment. All alterations shall be in accordance with plans approved by the Sonora Planning Commission on June 10, 2019. 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. Include landscaping if possible around ground mounted equipment for shielding.

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).

3) The City of Sonora proposed to change the General Plan Land Use designation on the following properties as shown below:

APN:	**Current General Plan**	**Proposed General Plan**
056-090-032	C	LM
056-102-001	C	SFR
056-101-006	MDR	SFR
056-101-007	MDR	SFR
056-102-004	MDR	LM
056-103-001	C	LM
056-150-011	SFR	HC
056-570-062	HC	LM

4) The City of Sonora proposed to Rezone the following properties:

APN:	**Current Zoning**	**Proposed Zoning**
056-640-026	ML	CG
056-640-027	ML	CG
056-640-028	ML	CG
056-640-029	ML	CG
056-650-016	CG	ML

Planner, Paula Daneluk, presented the combined staff report for the projects. She stated that this was City initiated as part of the ongoing effort to clean-up discrepancies between the City's

regulatory documents. She explained that the requested changes pertain to non-residential properties within the City and that the residential properties will be evaluated as part of the Housing Element Update. She also informed Commissioners that the affected property owners were noticed about the proposed changes and staff met with those requesting further information. She also stated that property owners within 300 feet of the parcels were noticed separately and that staff had spoken with several property owners who had additional questions.

Commissioner Richardson stated that it appeared to be a good approach to cleanup in-consistencies.

Chairman Garnin asked if addresses could be included on staff reports as it was difficult to locate the properties in the field.

Planner, Paula Daneluk, stated that staff would include them in the future if the subject parcel(s) have an address otherwise a map will be provided.

Chairman Garnin opened the Public Hearing at 5:58 p.m.

Member of the Public asked what uses are allowed within the ML zoning district. She also stated that additional properties along Oregon Street should have been included.

Planner, Paula Daneluk, provided the uses allowed in the ML zoning district and explained that staff only included parcels in which there was a conflict between the zoning and land use designations.

Member of the Public questioned why the small parcel located along Hospital Road was recommended for a land use designation change from Single Family Residential to Heavy Commercial when it currently has a home on it.

Planner, Paula Daneluk, explained that it was changed to reflect the surrounding properties and as not to create an island. She stated that staff anticipates these parcels will be combined into a larger project in the future.

Community Development Director, Rachelle Kellogg, agreed with Planner Daneluk stating that staff anticipates a large mixed use development will occur in this area of the City sometime in the future.

Chairman Garnin closed the Public Hearing at 6:13 p.m.

Commissioner Jensen stated that the proposed changes were well thought out.

MOTION: To recommend approval to the Sonora City Council, for Resolution No. 6-10-2019 B, approval of the proposed General Plan Amendment to the Land Use Designation Map and an ordinance rezoning Assessor's Parcel Nos. 056-640-026, 27, 28, & 29; from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-016 from General Commercial (CG) to Limited Manufacturing (ML) following findings:

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

Findings for proposed Rezoning:

The proposed rezoning:

A. Is compatible with, and physically suited for, the uses authorized in, and the regulations prescribed for, the proposed zoning district in which the real property is located;

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

C. Is in conformity with public convenience, general welfare and good land use practice;

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

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

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

5) The City of Sonora is proposing text amendments to the Zoning Ordinance, Title 17, (specifically Chapters 17.22, 17.24, 17.26 and 17.60) updating the allowable uses in the Tourist and Administrative Zone (CO), Commercial (C), and General Commercial (CG) zones, as well as uses requiring a Use Permit is Uses Permitted by Use Permit.

Planner, Paula Daneluk, presented the staff report. She explained that the proposed changes were part of staff's ongoing efforts to clean up language within the City's Zoning Ordinance to address discrepancies, inconsistencies and conflicts. She stated that the proposed Text Amendment also reflects existing conditions/uses within the included zoning district.

Chairman Garnin opened the Public Hearing at 6:28 p.m.

Sharon Marovich, Chair of the Tuolumne Heritage Committee, expressed concern over expanding the uses within the General Commercial zoning district which currently is not subject to Design Review.

Chairman Garnin closed the Public Hearing at 6:35 p.m.

Commissioners Richardson, Jensen and Garnin, stated that they agreed with Sharon Marovich and were reluctant to move forward with approval without a change to the Design Review requirements.

Planner, Paula Daneluk, stated that there were several changes that need to be made to the Design Review regulations and staff was not in a position to make all of the changes at this time. She explained further the timing and process involved.

Community Development Director, Rachelle Kellogg, stated that staff does not disagree with Sharon's concerns related to the General Commercial zoning district. In order to keep this item moving forward, staff could recommend Text Amendments under a two stage process.

Commissioners Richardson and Garnin again expressed concerns about approving additional uses within the General Commercial zone without projects being subject to Design Review.

Community Development Director, Rachelle Kellogg, stated that staff would bring a proposed Text Amendment to address this issue for their consideration at the July Planning Commission Meeting.

MOTION: To recommend under a two-step process as discussed, approval to the Sonora City Council, for Resolution No. 6-10-2019 A, an ordinance amending Title 17, Zoning Ordinance of the Sonora Municipal Code, Chapter 17.22, CO, Tourist and Administrative Zone, Chapter 17.24, C, Commercial Zone, Chapter 17.26, CG, General Commercial Zone, and Chapter 17.60, Uses Permitted by Use Permit, subject to the following findings:

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

Findings for approval amending Title 17, Zoning:

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.

PUBLIC HEARING:

Application by Ken Keagy, of Corner Gas, Inc., for Site Plan approval to allow a small office with storage room in a 260 square foot building, located at 852 Mono Way; APN: 056-140-036.

MOTION: To postpone this item to the July 8, 2019 Planning Commission Meeting due to the applicant not being present at the meeting.

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

DISCUSSION ITEMS

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, advised Commissioners that Kevin Anderson was re-appointed to the Planning Commission. She also provided updates related to Sonora Municipal Code updates that include the Housing Element and other projects.

There being no further business to come before the Commission, the meeting was adjourned at 6:50 p.m. to the next Planning Commission Meeting on Monday, July 8, 2019.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director