PLANNING COMMISSION
CITY OF SONORA

DECEMBER 9, 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 and Kevin Anderson. Absent was Commissioner Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the November 12, 2019 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW

1) Application by Peter Lamb of Argonaut Investments/Sonora Plaza I, LLC for a Design Review Permit for a minor exterior remodel to include a trash enclosure, small framed wall and new chain-link fencing for Perko's Restaurant, located at 824 Mono Way, in a C, Commercial zone; APN: 056-130-015.

Community Development Director, Rachelle Kellogg, presented the staff report.

Applicant, Tim Newhoff, Property Manager for Sonora Plaza, stated that he was available for questions.

Chairman Garnin asked if the proposed improvements are within the same footprint or a little less.

Applicant, Tim Newhoff, stated that it was a slightly smaller footprint.

MOTION: To approve a Design Review Permit for a minor exterior remodel to include a trash enclosure, small framed wall and new chain link fencing, for Perko's Restaurant, located at 824 Mono Way, subject to the following conditions and findings:

MOTION:	K. Anderson	**SECOND:**	Richardson

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

Conditions of Approval Design Review Permit
824 Mono Way

1. This Design Review Permit is issued for the exterior changes. All exterior alterations shall be in accordance with the design approved by the Sonora Planning Commission on December 9, 2019 and included within the proposed scope of work. 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 shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090) and obtain all required permits.

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)]

Findings for Design Review Permit – 824 Mono Way – Perko's Restaurant

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 architectural modifications conform with features found on the original building and surrounding commercial properties;

4. The proposed exterior architectural features 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.

DISCUSSION ITEMS

1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, informed Commissioners that the Bank of Stockton project approval has been appealed to the City Council and it will be considered at their December 16, 2019 meeting. She also discussed upcoming meeting items and having a shortage of staff during the holidays.

There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m. to the next Planning Commission Meeting on Monday, January 13, 2020.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director