



AGENDA

City of Sonora Planning Commission

Meeting of Monday, September 14, 2020

5:30 PM

Sonora City Hall Council Chambers

94 N. Washington Street, Sonora

Notice: This meeting will be held in accordance with Executive Order N-25-20, issued by California Governor Gavin Newsom on March 12, 2020, the Ralph M. Brown Act (California Government Code Section 54950, ET SEQ.), and the Federal Americans With Disabilities Act.

This meeting will not be physically open to the public. All members of the public may participate in the meeting by joining from your computer, tablet or smartphone. Please join the Zoom meeting at:

<https://zoom.us/j/97803823511> (CLICK)

Phone #: (669) 900-9128

Meeting ID: 978 0382 3511

CALL TO ORDER

FLAG SALUTE

ROLL CALL

ELECTION OF OFFICERS

MINUTES - Approval of the minutes of the meeting of August 10, 2020, as mailed.

PUBLIC APPEARANCES. *Per California State Law, matters raised by the public will be automatically referred to Staff or placed on the next meeting's Agenda. Anyone wishing to address the Committee at this time will be limited to five (5) minutes.*

I. PUBLIC HEARINGS

1. 237 Stockton Street Joette Lucco & City of Sonora /Stockton/Poplar Street Locations – Rezone from C to CO

The applicant, Joette Lucco, is requesting a rezoning of the property at 237 W. Stockton Street, from C, Commercial to the CO, Tourist and Administrative zoning district. The APN is 002-090-036. The applicant has requested the rezone to allow a combined commercial and residential use of the property. The City of Sonora is including the other properties listed as shown in the table below, as part of this request due to the proximity to the requested rezone, existing uses and consistency of zoning in this area.

APN	Current Zoning	Proposed Zoning
002-090-035	Commercial (C)	Tourist and Administrative (CO)
002-090-037	Commercial (C)	Tourist and Administrative (CO)
001-241-005	Commercial (C)	Tourist and Administrative (CO)
001-241-014	Commercial (C)	Tourist and Administrative (CO)
001-241-015	Commercial (C)	Tourist and Administrative (CO)
001-241-016	Commercial (C)	Tourist and Administrative (CO)
001-241-031	Commercial (C)	Tourist and Administrative (CO)
001-241-032	Commercial (C)	Tourist and Administrative (CO)

2. 10 Wyckoff Street – Site Plan and Design Review for Ground Mounted Solar Project

The applicant, Mynt Systems, is requesting Site Plan and Design Review approval to allow the installation of a 33.2 ground mounted grid-tied solar photovoltaic (PV) system on a portion of the property located at 10 Wyckoff Street (APN: 001-091-025). The site is located in the Commercial (C) zoning district and designated as Historic Mixed Use (HMU) on the City's General Plan Land Use Map.

II. DESIGN REVIEW

1. 160 S. Washington Street – Sonora Inn Exterior Changes

The applicant, Sierra Nevada Hospitality LLC, is requesting a Design Review Permit for the Sonora Inn, located at 160 S. Washington Street for proposed exterior changes to enlarge the former retail spaces, replace windows with new guestroom windows, enlarge the entrance on S. Green Street and to replace the existing man/garage doors with new garage doors. This application also includes a proposed dumpster enclosure, located at 128 S. Green Street; (APN's: 001-202-010 & 001-253-012). The site is located C, Commercial zoning district and designated as historic Mixed Use (HMU) on the City's General Plan Land Use Map.

III. DISCUSSION ITEMS

1. Community Development Director's Report

IV. CORRESPONDENCE

ADJOURNMENT - To the next regular meeting, scheduled for **Tuesday**, October 13, 2020, at 5:30 p.m. in the City Hall Council Chambers, 94 N. Washington Street.



In compliance with the Americans With Disabilities Act, if you need assistance to participate in this meeting, contact the Community Development Director at (209) 532-3508; Rkellogg@sonoraca.com. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to this meeting (28CFR 35.102-35.104 ADA Title II).

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 94 N. Washington Street, Sonora, CA 95370, during normal business hours of 8:00 a.m. and 4:00 p.m. weekdays.