

**PLANNING COMMISSION
CITY OF SONORA**

November 9, 2020

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 Kevin Anderson, Peter Ghiorso and Ron Jensen.

MINUTES:

MOTION: Approve the minutes of the meeting of October 13, 2020 Planning Commission, as mailed.

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

PUBLIC APPEARANCES: None

DESIGN REVIEW

1) Application by Baysinger Partners Architecture, for Sonora Plaza I, LLC for a Design Review Permit for an exterior remodel proposing a new façade in the Sonora Plaza Shopping Center, located at 760 Mono Way in the former Cost U Less tenant space. The property is zoned C, Commercial; APN: 056-130-015.

Community Development Director, Rachelle Kellogg, presented the staff report. She explained that the applicant is seeking approval of the previously approved façade.

Melinda Vermeer, Project Manager, stated that she was available to answer any questions.

Bryan Mathews, Architect for the new tenants, stated he was also available for questions.

MOTION: To approve a Design Review Permit as per the staff report for an exterior remodel proposing a new façade for Sonora Plaza I, LLC, located at 760 Mono Way, subject to the following conditions and findings:

MOTION: Richardson **SECOND:** Anderson
VOTE: **AYES:** Richardson, Anderson, Garnin, Ghiorso, and Jensen (5)
 NOES: None (0)

ABSTAIN: None (0)

ABSENT: None (0)

Conditions of Approval – Design Review Permit – 760 Mono Way

General:

1. This Design Review Permit is issued for the exterior changes to the shopping center. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on November 9, 2020. 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. 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)]
3. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

Findings for Design Review Permit - 760 Mono Way

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 elevation changes conform with features found on the original building;
4. The proposed exterior reflects the 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, provided an update on current projects and policies along with the City's holiday activities.

There being no further business to come before the Commission, the meeting was adjourned at 5:41 p.m. to the next Planning Commission Meeting on Monday, December 14, 2020.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director

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