

**PLANNING COMMISSION
CITY OF SONORA
FEBRUARY 10, 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 Gary Anderson, Kevin Anderson and Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the meeting of December 9, 2019 Planning Commission Meeting, as mailed.

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

DESIGN REVIEW

1) Application by Baysinger Partners Architecture, on behalf of Argonaut Investments, for exterior changes to the multi-tenant shops building, located at 708-736 Mono Way, in a C, Commercial zone; APN: 056-130-015.

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

Applicant, Peter Lamb, of Argonaut Investments, advised commissioners that he was available to answer any questions.

Commissioner Richardson asked if there will be any impact to the existing businesses and if they would be required to close during construction.

Applicant, Peter Lamb, stated the businesses will be allowed to remain open.

MOTION: To approve a Design Review Permit for exterior changes to the multi-tenant shops building, located at 708-736 Mono Way, subject to the following conditions and findings:

MOTION: Richardson **SECOND:** G. Anderson
VOTE: **AYES:** Richardson, G. Anderson, K. Anderson, Garnin and Jensen (5)

NOES: None (0)
ABSTAIN: None (0)
ABSENT: None (0)

**Conditions of Approval Design Review Permit
708-736 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 February 10, 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 – 708-736 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) Presentation by the Tuolumne County Transportation Council

Darin Grossi, Executive Director, and Alex Padilla, Senior Transportation Planner, for the Tuolumne County Transportation Council (TCTC), presented information about SB 743 and new Vehicle Miles Traveled (VMT) requirements under CEQA. They discussed the Tuolumne County SB 743 VMT Study that is being prepared by Wood Rodgers, Inc. for the TCTC and how it will affect the City and County of Tuolumne.

2) Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided an update on Department staffing now that the new City Administrator has been hired. She also provided an update on projects and advised that items have been submitted for the March 9, 2020 Planning Commission Meeting.

There being no further business to come before the Commission, the meeting was adjourned at 6:14 p.m. to the next Planning Commission Meeting on Monday, March 9, 2020.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director