

**PLANNING COMMISSION
CITY OF SONORA**

MARCH 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 Gary Anderson, Kevin Anderson and Ron Jensen.

PUBLIC APPEARANCES: None

MINUTES:

MOTION: Approve the minutes of the meeting of February 10, 2020 Planning Commission Meeting, as mailed.

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

Chairman Garnin received a consensus from the Commissioners to consider the Design Review item prior to holding the Public Hearing for the Text Amendment.

DESIGN REVIEW

1) Application by WBC Construction Management/Bill Canning, for a Design Review permit for exterior changes to the building, including removing & replacing horizontal siding on two frontages, replacing the metal awning with a new metal awning and a front façade, located at 21 S. Washington Street, in a C, Commercial zone; APN: 001-191-010.

Community Development Director, Rachelle Kellogg, presented the staff report for the project. She described the proposed exterior building renovations and explained the existing facades facing both Washington and Stewart Streets. She informed Commissioners that the applicant made some renovations to the proposed Washington Street building façade in response to the comments received from the Tuolumne Heritage Committee.

Commissioner Kevin Anderson asked when the building façade was last renovated.

Community Development Director, Rachelle Kellogg, stated it was in the 1950's.

Applicant, Bill Canning, described the existing condition of the building and the proposed project.

Chairman Garnin asked for clarification on the proposed new siding location and the reason for replacing the existing awning.

Applicant Canning explained the proposed siding replacement locations and the existing awning condition. He further stated that the new awning would also be metal and resemble the existing one.

Commissioner Gary Anderson asked if he found any covered transom windows under the Washington Street façade.

Applicant Canning stated that there were no windows under the existing siding.

Commissioner Gary Anderson asked if the project storefront will include safety glass.

Applicant Canning said that the storefront would have safety glass.

Sharon Marovich, Tuolumne Heritage Committee, stated that while they prefer the revised proposal they advocate for repairing the front façade instead of replacing it. They also feel that the aluminum should be brown instead of dark bronze.

Commissioner Richardson asked Sharon if they like the changes made to the proposal.

Sharon stated that they like the second proposal better than the first, however they do not want to see the demolition of the existing façade and they do not like the dark bronze storefront.

Commissioner Jensen asked the applicant the purpose of having the glass ceiling to floor and if some brick will still be included.

Applicant Canning informed Commissioners that when they opened up the building there was nothing below the glass, only wood framing. He stated that they also have to move the storefront back 3 inches to comply with ADA requirements and that there would be a small amount of brick to address the slope of the sidewalk.

Chairman Garnin stated that the building was a wonderful candidate for a facelift and the applicant is retaining a lot of the existing façade details. He stated that he has no problem with the proposal.

Commissioner Richardson asked the applicant if he considered another color.

Applicant Canning stated they selected the narrow gauge dark bronze storefront because they felt it was a good fit for downtown and requires very little maintenance.

MOTION: To approve a Design Review Permit for exterior changes to the building, located at 21 S. Washington Street, subject to the following conditions and findings:

MOTION:

K. Anderson

SECOND: Richardson

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

**Conditions of Approval Design Review Permit
21 S. Washington Street**

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 March 9, 2020 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 – 21 S. Washington Street

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.

PUBLIC HEARING

1). Title 17 Text Amendment amending Chapter 17.04, Definitions, to define emergency shelter and transitional housing, and amending chapter 17.20, R-3 Multifamily Residential zone, Section 17.20.020, Uses Allowed by Right, to provide for emergency shelters with a maximum number of 16 beds.

Community Development Director, Rachelle Kellogg, presented the staff report and explained the reasons behind the text amendment and its implications to Title 17. She also discussed what would occur, as to the State's heavy hand, if the City fails to identify a zoning district that allows emergency shelters as a use allowed by right.

Chairman Garnin questioned why emergency shelters were not being kept within the Commercial zone.

Community Development Director, Rachelle Kellogg, stated that originally staff was going to recommend keeping both small and larger emergency shelters within the Commercial zone, however due to recent state activities identifying state properties to house the homeless population some of which are within the City's Commercial areas, staff was very concerned to allow this use by right.

Chairman Garnin expressed concerns over allowing this use within the R-3 zoning district and the impacts to neighboring properties.

Community Development Director, Rachelle Kellogg, stated that the R-3 zone allows the highest residential density within the city and the zone already provides for single room occupancies and boarding houses as a use allowed by right. Staff would prefer not to allow emergency shelters by right within any zone, but the state is holding the City to the fire. She stated that the proposed text amendment does include, to the maximum amount possible, some restrictions on this use.

Commissioner Jensen asked who would manage the shelter.

Community Development Director, Rachelle Kellogg, stated that it would usually be an agency such as Amador-Tuolumne Community Action Agency and they are required to have an on-site manager.

Commissioner Richardson asked what happens if they do not comply.

Community Development Director, Rachelle Kellogg, stated that the facility would have to be made compliant or cease operations.

City Administrator, Mary Rose Rutikanga, stated that the text amendment is the result of state requirements. She discussed the issues facing the City related to the homeless and the issues

related by having a Housing Element out of compliance. She agreed that we need to not allow this as a use allowed by right within the City's Commercial zones.

Chairman Garnin requested that an additional condition to require that shelter operators have proper insurance in force.

City Administrator, Mary Rose Rutikanga, informed Commissioners that once facilities are built, the City would be able to enforce the City's anti-camping ordinance to eliminate homeless camps within the City.

Commissioner Kevin Anderson asked if the facilities would have to comply with building and fire codes as well as ADA improvements.

Community Development Director, Rachelle Kellogg, stated that the facilities would be subject to these codes.

Commissioner Gary Anderson asked if the state has agreed to the proposed restrictions within the text amendment.

Community Development Director, Rachelle Kellogg, stated that most of the restrictions within the text amendment are allowed under the government codes, however the City has added a few additional requirements that hopefully the state will allow.

Chairman Garnin opened the public hearing at 6:31 p.m. and closed the hearing at 6:32 p.m. for lack of any public comment.

MOTION: To approve a Text Amendment with an added condition that verification of property insurance is provided to the City, if this change is allowed by the state, and amending Chapter 17.04, Definitions, to define emergency shelter and transitional housing, and amending Chapter 17.20, R-3 Multifamily Residential zone, Section 17.20.020, Uses Allowed by Right, to provide for emergency shelters with a maximum number of 16 beds.

MOTION: Richardson **SECOND:** Jensen

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

DISCUSSION ITEMS

- 1) Community Development Director's Report

Community Development Director, Rachelle Kellogg, reminded Commissioners of the need to submit their 700 Form to the City. She also stated that outreach has begun to obtain a Contract Planner for the City.

There being no further business to come before the Commission, the meeting was adjourned at 6:36 p.m. to the next Planning Commission Meeting on Monday, April 13, 2020.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director