

**PLANNING COMMISSION
CITY OF SONORA**

September 14, 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: Vice-Chair, John Richardson and Commissioners Kevin Anderson, Peter Ghiorso and Ron Jensen. Absent was Commissioner Chris Garnin.

ELECTION OF OFFICERS:

MOTION: Commissioner John Richardson nominated Commissioner Chris Garnin as Chair of the Planning Commission.

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

MOTION: Commissioner Ron Jensen nominated Commissioner John Richardson as Vice-Chair of the Planning Commission.

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

MINUTES:

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

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

PUBLIC APPEARANCES: None

PUBLIC HEARINGS

10 Wyckoff Street

General:

1. This Design Review and Site Plan Permit is issued for the ground mounted solar photovoltaic installation. The project improvements shall be in accordance with plans approved by the Sonora Planning Commission on September 14, 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 applicant will obtain a City of Sonora Encroachment Permit authorizing work to be completed within the City's right of way.
3. The applicant will install, City approved, permanent signage identifying the underground utility area within the City right of way.
4. The Sonora Fire Chief requires that the ground mounted photovoltaic panel system comply with CFC Section 1204.
5. 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)]
6. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090).

Findings for Site Plan and Design Review – 10 Wyckoff 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. Project is in compliance with CEQA and there will be no potentially significant adverse effects upon environmental quality and natural resource;

4. The site is adequate in size and shape to accommodate the proposed uses;
5. The use will not produce odors, gas, fumes, dust, smoke, noise, vibrations, glare, heat / electrical interference, hazardous or waste materials beyond the confines of the property onto contiguous beyond the confines of the property.

DESIGN REVIEW

1). Application by Sierra Nevada Hospitality LLC, for a Design Review Permit for exterior changes to the Sonora Inn, located at 160 S. Washington Street 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. This application also includes a proposed dumpster enclosure, located at 128 S. Green Street; APN'S: 001-202-010 & 001-253-012, in a C, Commercial zone.

Community Development Director, Rachelle Kellogg, presented the staff report. She referred to the pictures within the report that depicted the exterior modifications that have occurred to the building over the years. She discussed the proposed changes to the Sonora Inn and the addition of the trash enclosure at 128 S. Green Street. She provided Commissioners with a revised elevation for the Stockton Street elevation that included smaller windows and the proposed air condition wrap. She also discussed the project conditions.

Applicant, Jeff Michaels, stated he was available to answer questions.

Vice Chairman, John Richardson, expressed concerns related to business disruption during construction activities.

Applicant, Jeff Michaels, stated that it may not be necessary to close the entire sidewalk as the project would be phased.

Community Development Director, Rachelle Kellogg, stated that the project would require an Encroachment Permit and the City will review the project for safety and may require the sidewalk to be closed during construction.

Commissioner Ghiorso asked if the restaurant would remain.

Applicant, Jeff Michaels, stated yes and that it was the reason for the bigger windows to allow for more visibility of the restaurant when it re-opens.

Community Development Director, Rachelle Kellogg, stated that prior to the meeting, Chairman Garnin contacted staff to make sure that the dumpster enclosure be locked so the public does not have access to it.

Applicant, Jeff Michaels, assured Commissioners that the dumpster would be locked.

- 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)]
6. Applicant shall comply with all local, state and federal regulations and requirements. (SMC Section 17.32.090) and shall obtain all necessary permits, including a building permit, from the appropriate agencies.

Findings for Design Review Permit – 160 S. Washington Street and 128 S. Green 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 changes conform with features found on those typical of the period for which the structure was constructed;
4. The proposed changes 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, advised Commissioners that there will be an October Planning Commission Meeting and that modifications to the City's Cannabis Ordinance will be on the agenda. She also discussed City projects that are moving forward.

There being no further business to come before the Commission, the meeting was adjourned at 6:15 p.m. to the next Planning Commission Meeting on Tuesday, October 13, 2020.

Respectfully submitted,

Rachelle Kellogg,
Community Development Director