

**PLANNING COMMISSION  
CITY OF SONORA  
OCTOBER 11, 2011  
7:00 P.M.**

A regular meeting of the Planning Commission of the City of Sonora was scheduled on this date at 7:00 p.m. in the Sonora City Hall Council Chambers.

The following members were present: Chairman John Andersen, Vice Chairman Chris Garnin, and Commissioners Ron Jensen, John Richardson, and George Segarini.

**MINUTES** - Motion by Commissioner Segarini, seconded by Commissioner Richardson, approved on a vote of 4-0-1, (Commissioner Jensen abstained).

**PUBLIC APPEARANCES** - Sonora resident Jeff Davis asked the Planning Commissioners to consider allowing dwarf goats within residential zones.

**ACTION ITEM** – Following discussion, Commissioner Segarini was appointed, by consensus of Commissioners, as the Planning Commissioner’s Representative on the Community Development Committee.

**DISCUSSION**

**1. Review of a new Demolition Chapter for the Zoning Ordinance.**

City Planner, Amy Augustine, presented a draft Demolition Ordinance which is intended to consolidate requirements regarding the demolition of buildings and structures within new Chapter 17.75 of the Municipal Code.

Commissioner Garnin questioned the cost associated with preparing a Cultural Resource Evaluation and requested clarification on who would be responsible for these costs. He also requested further clarification of the appeal process.

City Planner, Augustine, stated that the applicant would normally be responsible for these costs and further explained the appeal process.

Commissioner Richardson asked if current applicants/permit holders would be subject to the new ordinance and Community Development Director, Kellogg, informed him that all applicants would be subject to the current requirements until the ordinance is adopted by the City Council.

Commissioner Segarini requested further information regarding eligibility requirements under Cultural Resource Registers. City Planner, Augustine, provided additional information about eligibility criteria.

Member of the public, Nathan Gardner, stated that property owners should be allowed to prepare their own Cultural Resource Evaluation. Community Development Director, Kellogg, noted that staff is expanding the list of consultants qualified to perform Cultural Resources Evaluations to assist landowners in expediting the preparation of the reports.

Sharon Marovich, Chair of the Tuolumne Heritage Committee, presented written comments regarding the proposed ordinance.

Commissioners instructed City staff to circulate the draft ordinance to advisory agencies for comment and return the ordinance to the November 14, 2011 Planning Commission meeting for a public hearing.

## 2. Discussion regarding allowing chickens within residential zones within the City

Community Development Director, Kellogg, informed Commissioners that City staff has received multiple requests to allow chickens within various residential zones currently not allowing for such use. Throughout the State of California there appears to be a renewed interest in raising chickens within urban areas.

Sonora residents Jeff and Christine Davis, asked the Planning Commission to allow chickens within all residential zones within the City, as well as allow up to 25 chickens with established setback requirements. She expressed the positive effects that this would have for the community.

Commissioner Richardson questioned the amount of property required for 13 chickens (as allowed in Santa Monica) and the number of chickens required to provide egg production for a household of four.

Commissioner Segarini questioned the impact to neighbors in regards to noise and odor.

Commissioner Jensen expressed concern regarding raising chickens on small lots and impacts to neighbors.

Commissioners also expressed concerns regarding the costs associated with ongoing monitoring and enforcement.

Commissioner Andersen suggested that continuing to restrict chicken\|s to the Residential Estate zone seems prudent due to noise, smell and flies.

Community Development Director, Kellogg, advised that the raising of poultry is currently allowed under the AR, Agricultural/Residential zone. The General Plan also provides for allowing it as a use under the RE, Residential Estate zone.

Member of the public, Nathan Gardner, encouraged support for allowing chickens on residential properties and stressed the many benefits it would provide. He did not feel there would be an impact to neighboring properties.

Christina Davis responded to the concerns expressed by the Commissioners and urged their support. She also asked for clarification of who would make the final decision and what the process would be.

The Commissioners directed staff to prepare a matrix depicting what is allowed by other jurisdictions to be presented at the next Planning Commission Meeting.

## 3. Planning Commission meeting time change

Community Development Director, Kellogg, asked if Planning Commissioners were interested in moving the meeting time earlier in the evening. Commissioners would like to see the meeting moved to 5:30 p.m. Rachelle will proceed with the required By-laws amendment.

**4. Community Development Director's Report**

Community Development Director, Kellogg, provided Commissioners with an update of current City projects and activities.

**CORRESPONDENCE – None**

There being no further business to come before the Commission, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Rachelle Kellogg, Community Development Director