

**PLANNING COMMISSION
CITY OF SONORA
December 12, 2011
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: Chairman John Andersen, Vice Chairman Chris Garnin, and Commissioners Ron Jensen, John Richardson, and George Segarini.

MINUTES – Motion by Commissioner Segarini, seconded by Commissioner Garnin, unanimously carried (5-0-0), to approve the minutes of the November 14, 2011 meeting, as presented.

PUBLIC APPEARANCES – None

PUBLIC HEARING – Application by Sharon Kaye for a Use Permit to replace an existing carport (non-conforming use with respect to setbacks), located at 258 Lyons Street, in an R-1, Single Family Residential zone, APN: 001-113-04.

City Planner, Amy Augustine, presented the conditional use permit application and staff report, including recommendation and conditions, for the proposed replacement carport. She advised that Staff did not receive any Advisory Agencies comments relating to the project.

Chairman, John Andersen, opened the public hearing at 5:35 p.m.

Project applicant, Sharon Kaye, informed the Commission that the reason for the replacement is due to structural failure of the existing carport.

There being no further comments, the public hearing was closed at 5:40 p.m.

Commissioner Jensen verified that the gable would be constructed as indicated on the included elevation. He agreed that this would be an improvement over the existing carport's flat roof.

Motion by Commissioner Jensen, seconded by Commissioner Garnin, unanimously carried (5-0-0) to approve the conditional use permit to replace the carport located at 258 Lyons Street, , subject to the following conditions:

1. This Conditional Use Permit is issued for the replacement of a 427± square foot carport 3'6" from the western (side) yard parcel boundary within the pre-existing carport footprint. (Project Description)
2. All construction shall conform to the site plans and exterior elevations approved by the Planning commission on December 12, 2011.

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 1769.010 (Ordinance 776)]

In taking this action, the following findings were made:

1. The use is necessary or desirable on the specific parcel.
2. The use is not injurious to the neighborhood.
3. The use is consistent with the intent of the Sonora Municipal Code and Title 17 (Zoning), the purposes of the Commercial zoning district, and the Sonora General Plan.

PUBLIC HEARING – Application by Ron & Linda Peterson for Design Review related to installation of a 4' x 4' canvas awning over the entry door, located at 72 N. Washington Street, in a C, Commercial zone, APN: 001-182-11.

City Planner, Amy Augustine, presented the conditional use permit application and staff report, including recommendation and conditions, for the proposed awning placement. She advised that Staff did not receive any Advisory Agencies comments relating to the project.

Chairman, John Andersen, opened the public hearing at 5:45 p.m.

Project applicant, Ron Peterson, informed the Commission that he was available to answer any questions.

There being no further comments, the public hearing was closed at 5:50 p.m.

Commissioner Segarini stated that he felt these types of applications should be reviewed and approved at the Staff level with the other Commissioners in agreement with his comments.

Motion by Commissioner Garnin, seconded by Commissioner Richardson, unanimously carried (5-0-0) to approve the Design Review Permit for placement of a 4' x 4' black canvas awning at 72 N. Washington Street, subject to the following conditions:

1. The Design Review Permit is issued for a 4' x 4' black canvas awning. All exterior alterations shall be in accordance with plans approved by the Sonora Planning Commission on December 12, 2011. (Project Description, SMC Section 17.32.090)

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 1769.010 (Ordinance 776)]

In taking this action, the following findings were made:

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 awning conforms with features found on the original building or on those typical of the period for which the structure was constructed.

4. The proposed awning reflects 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, provided an update of Department projects and programs. She also recommended that Staff prepare a list, to be presented for discussion at a future Planning Commission Meeting, of planning related reviews that could be streamlined by being reviewed and approved/denied at the City Staff level. Planning Commissioners agreed and directed Staff to prepare a list of recommended changes for further review.

Commissioner Segarini, as a representative of the Amgen Committee, provided an update to the Commissioners regarding the upcoming bicycle race. The Sonora leg will be on May 16th.

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Rachelle Kellogg,

Community Development Director