

**PLANNING COMMISSION
CITY OF SONORA
AUGUST 8, 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, and Commissioners John Richardson, George Segarini and Chris Garnin. With the recent passing of Commissioner Dwain McDonald, a moment of silence was held to honor him.

Motion by Commissioner Garnin, seconded by Commissioner Segarini, carried on a vote of 4-0, to approve the minutes of the meeting of June 13, 2011, as mailed.

PUBLIC APPEARANCES – None

ELECTION OF OFFICERS- Motion by Commissioner Richardson, seconded by Commissioner Segarini, approved on a vote of 3-1 (with Andersen abstaining), to re-elect Chairman John Andersen as Chairman of the Planning Commission.

Motion by Commissioner Richardson, seconded by Commissioner Segarini, approved on a vote of 3-1, (with Garnin abstaining), to elect Commissioner Chris Garnin, as Vice Chairman of the Planning Commission.

PUBLIC HEARING – Application by City of Sonora, for a Tentative Parcel Map to divide a City owned parcel into 3 lots ranging in size from .47 acre to .61 acre, located at 178 and 184 Fairview Lane and 542 W. Stockton Street; APN: 002-010-07, in a C, Commercial zone.

Community Development Director, Rachelle Kellogg, presented the staff report for the City's Tentative Parcel Map.

She explained the purpose of the parcel map is to place the existing structures on separate parcels. Parcel A will include the existing residence at 184 Fairview Lane, Parcel B will include the existing residence at 178 Fairview Lane, and Parcel C will include the Tuolumne County Visitor's Bureau facility. The Sonora Redevelopment Agency will be purchasing Parcels A & B from the City. She noted that the homes currently share a single water and single sewer hookup. Separate hookups will be provided should the parcels be sold by the redevelopment agency.

Chairman Andersen questioned the continuance of the existing residential uses on the parcels in relation to the zoning. The site currently carries a Public (P) general plan land use designation and a Commercial (C) zoning district. The homes are currently legal

nonconforming uses for a Commercial zoning district and would continue as such. He also recommended various changes to the parcel map.

Commissioner Garnin agreed with the concerns of Chairman Andersen and confirmed that the driveway indicated on the map is existing and that the propane tanks were not shared.

Chairman Andersen opened the Public Hearing opened at 7:15 p.m.

Jim Garaventa stated that he also agreed with the Commissioners recommended changes to the Parcel Map.

The Public Hearing closed at 7:23 p.m.

Motion by Commissioner Garnin, seconded by Commissioner Richardson, unanimously approved (4-0), a 3-lot tentative parcel map for the City of Sonora, located at 184 and 178 Fairview Lane and 542 W. Stockton Street, subject to the following map conditions to be completed prior to filing a final map:

1. Show easements for existing power lines
2. Remove the driveway easement from Parcel C
3. Re-align the northerly property line of Parcel B to exclude Fairview Lane and the existing sewer line
4. Correct the location of the light standard shown in Parcel B to its proper location outside of the parcel boundaries
5. Prior to recording the final map, document the legal non-conforming residential uses on parcels A & B in the City's building files (e.g., photograph and/or measure and record uses on site)
6. Show a water easement and sewer easement across Parcel B to Parcel A as necessary to accommodate future extension of those lines to Parcel A.

And subject to the following condition per the staff report:

7. The final map shall provide all required information of the City Subdivision Regulations, to be verified by the City Engineer prior to its recordation.

In taking this action, the following findings were made:

1. The project is consistent with the City of Sonora General Plan for uses located in the P, Public designated land use.

2. Environmental review has been conducted in compliance with State CEQA and City EIR Guidelines.

DISCUSSION ITEMS

1. Issuing demolition permits without plans for future land use

City Planner, Amy Augustine, presented the staff report which included a review of demolition requirements by other jurisdictions and recommended changes to the City Municipal Code.

Chairman John Andersen stated that while he supports the requirement for a cultural resource study for structures 50 years of age or older, he does not support the requirement of submitting future site development plans with a demolition permit.

Commissioner Richardson stated that although he instructed staff to bring this information back to the Commission, he also does not support the requirement to submit a site development plan for future uses in conjunction with a demolition permit.

Commissioner Garnin agreed with the comments of Chairman Andersen and Commissioner Richardson.

Staff suggested that the Commission may want to pursue some of the other recommendations for demolition permits to clarify the Sonora Municipal Code.

Commissioners directed staff to include a definition for demolition, a requirement to prepare a cultural resource study for properties 50 years of age or older, and to allow in-house issuance of demolition permits by staff for structures less than 50 years of age outside of the designated historic district, as included within the staff report. The recommendation for requiring a future site development plan in conjunction with any demolition will be eliminated.

2. Discussion by John Richardson regarding tree removal in the City limits

Commissioner Richardson informed the Commission of a recent tree removal that occurred in his neighborhood. The old trees were removed from private property. He would like to see the City regulate removal of trees from private property. The other Commissioners sympathized with his position, but did not support his position.

Staff suggested that Commissioner Richardson meet with the City Administrator and ask, as a private citizen, to have this issue on a future agenda of the City's Parks and Beautification Committee.

3. Parking and Traffic Report by Chris Garnin

Commissioner Garnin reported that at the July 27, 2011 Parking and Traffic Commission Meeting, Commissioners approved the installation of a new stop sign at Morning Star Drive and Cemetery Lane.

4. Community Development Director's Report

Community Development Director, Rachelle Kellogg, provided an update on current projects, City Ordinances and the appointment of a new Planning Commissioner.

CORRESPONDENCE - None

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

Respectfully submitted,

Rachelle Kellogg,
Community Development Director