

PLANNING COMMISSION
CITY OF SONORA
MAY 12, 2008
7:00 P.M.

A regular meeting of the Planning Commission of the City of Sonora was held on this date at 7:00 p.m. in the Sonora City Hall Council Chambers with the following members present: Chairman Dwain McDonald, Vice Chairman John Richardson and Commissioners John Andersen, Chris Garnin, and George Segarini.

Motion by Commissioner Garnin, seconded by Commissioner Andersen, unanimously carried to approve the minutes of the March 10, 2008 Planning Commission Meeting, as mailed.

PUBLIC APPEARANCES – Sharon Marovich presented registration materials for historic preservation conference on June 19, 2008 in Columbia. She discussed speakers, topics and design.

DESIGN REVIEW – Application by Jack Montgomery, for design review associated with demolition of the front portion of the building (formerly Mother Lode Barber Shop), and remodel of the remaining residential structure as four dwelling units – two at street level and two below the street level, accessed from the alley on the south side; located at 290 S. Stewart Street, in a C, Commercial zone; AON: 002-151-03.

Community Development Director Wyllie presented written report, including the additional recommendation about the need for a variance to the minimum parcel area per dwelling unit requirements.

Jack Montgomery was available to answer questions; feels it is a big improvement to the site.

Commissioner Segarini asked about current uses; Montgomery answered that it is mostly unoccupied.

Commissioner Andersen asked if there were four units? Montgomery responded that the building actually had five units in the past. Has been looking at different things to do with the building, and felt that the four units proposed was the best option.

Joe Sparagna, Landmarks Committee of the Tuolumne County Historical Society, wanted to point out recognition to George & Lyle Scott. Committee wants to work with the applicant to make recognition to the Scotts and the barber shop.

Sharon Marovich, Tuolumne Heritage Committee, advised that she has had previous contact with the applicant. She discussed opposition to T-111 siding; desire for picket fence; the transition to asphalt north of the sidewalk in front of the building. She requested that the inventory form reflect the historic name of the site, and that the plaque be in a position to be viewed by the public. Supports proposed density for whatever it takes to make project go. Commissioner Richardson asked what has the applicant decided what to do? Jack Montgomery

answered he's not sure the project is worth doing with only two units.

Discussion continued on various items raised. The consensus of the Commission was in support of the four unit project, provided a variance is approved.

Motion by Commissioner Andersen, seconded by Commissioner Richardson, unanimously approved the application by Jack Montgomery for design review for demolition of the front portion of the building (formerly Mother Lode Barber Shop), and remodel of the remaining residential structure as four dwelling units, at 290 S. Stewart Street, subject to the following conditions:

1. Recommendations made by Foothill Resources Ltd. In its report dated March 24, 2008 to be provided for in final plans submitted to the City Building Department, including that all windows be replaced with same-sized wood frame, double hung with sculptured grilles, and that the original Eastlake front door be retained.
2. Based upon the parking evaluation conducted pursuant to Chapter 17.42 of the Sonora Municipal Code, at least one off street parking space is to be provided on site, and designated on the final site plan to be submitted to the City Building Department.
3. The City Fire Department has suggested that fire extinguishers be placed at locations in accordance with applicable codes and as determined by the Fire Chief or his representative, to be reviewed for during plan check for the building permit.
4. The roofing material shall be a 40 year, architectural grade composition shingle, with a color to resemble weathered wood shingles. Final selection of color of composition shingles to be made by the Community Development Director.
5. The applicant shall work with the Historical Society Landmarks Committee to provide on-site recognition for George and Lyle Scott and the site of the Mother Lode Barber Shop. This condition shall be complied with prior to final inspection of the structure being made by the City Building Department.
6. As required by Section 12.20.130, prepare a landscape plan for review and approval by the Parks, Beautification and Recreation Committee. This plan to show location of plaque required by condition # 5. Implementation of the approved landscape plan to be completed prior to a final inspection by the City Building Department.
7. The applicant shall apply for and obtain a variance to allow the non-conforming use of the property through conversion of the structure into a four unit, limited multifamily residential dwelling.

In taking this action, the following findings were made:

1. Design review has been completed in compliance with the intent and purpose of Chapter 17.32 of the Sonora Municipal Code, Design Review/Historic Zone, and with the provisions of Section 17.32.070 for projects outside of the historic area.
2. Design review has been completed in compliance with the State CEQA and City EIR Guidelines.

SIGN DESIGN REVIEW – Application by Kristina Eaton, for sign design review related to one single-sided under canopy sign, located at 124 N. Washington Street, in a C, Commercial zone; APN: 001-182-05.

The applicant was not present and therefore, this item was continued to the next Planning Commission Meeting on June 9, 2008.

Commissioner Segarini excused himself from the Planning Commission for the Sign Design Review for Christopher's Ristorante Italiano.

SIGN DESIGN REVIEW – Application by Sign Pro, for Christopher's Ristorante Italiano, for sign design review associated with one wall sign and two window signs, located at 160 S. Washington Street, in a C, Commercial zone; APN: 001-202-10.

Community Development Director Wyllie presented written staff report. George Segarini presented the proposal on behalf of his son.

Sharon Marovich, for the Tuolumne Heritage Committee, indicated her concern that Mr. Segarini representing the project may be a Brown Act violation. She continued by discussing the sign on the south side of the building, and asked about the previous design review for Sonora Inn.

Community Development Director Wyllie reviewed Municipal Code requirements for internally illuminated signs.

Discussion continued on Sonora Inn, and that the previous design review for the Inn was to look for sign compatibility at the time of review for new retail spaces on the corner.

Motion by Commissioner Garnin, seconded by Commissioner Andersen, carried on a vote of 4-0-1, (with Commissioner Segarini absent), to approve the application by Sign Pro, for Christopher's Ristorante Italiano, for sign design review associated with one wall sign and two window signs, located at 160 S. Washington Street, subject to the following conditions:

1. To complete proper placement of the signs, proper sign permits shall be obtained from the City Building Department.

In taking this action the following findings were made:

1. Sign design review has been conducted in compliance with Chapter 17.32 of the Sonora Municipal Code, Design Review.
2. Environmental review has been conducted in compliance with State CEQA and City EIR Guidelines.

DISCUSSION ITEMS

1. Parking and Traffic Commission – Commissioner Garnin gave a report on the previous meeting of the Commission. Refer to the minutes of the April 30, 2008 meeting.

There being no further business to come before the Commission, the meeting was adjourned at 7:42 p.m. to the next regular meeting on Monday, June 9, 2008, at 7:00 p.m., in the City Council Chambers.

Edward J Wyllie
Community Development Director