



## City of Sonora

Community Development Department  
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**DATE:** July 1, 2019  
**TO:** Honorable Mayor and City Council Members  
**FROM:** Rachelle Kellogg, Community Development Director  
**SUBJECT:** Ordinance 856 – Zoning Map Amendment

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### **RECOMMENDATIONS:**

City Staff recommends that the City Council approve the following:

- 1) Introduce by title Ordinance No. 856, amending the Zoning Map through the rezoning of Assessor's Parcel Numbers 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML), and waive the first reading.

### **BACKGROUND:**

As part of the ongoing clean-up to address inconsistencies between the City's Title 17, Zoning Ordinance, and the 2020 General Plan; City staff reviewed all non-residential parcels for consistency issues between the General Plan Land Use Map and the Zoning Map. Upon identifying inconsistencies, staff analyzed the existing uses of the properties, the surrounding existing uses, and the existing zoning of the surrounding properties. In some cases it was determined that the Land Use Designation should change and in others that the Zoning Map should change. Each property owner was notified of the proposed change affecting their property and was invited to discuss any concerns with staff. Adjoining landowners within 300 feet of each site were also notified of the proposed changes. The same process will be undertaken by City staff as part of the Housing Element Update for all residential properties within the City.

### **DISCUSSION:**

The primary purpose of the proposed zoning changes is to bring the General Plan Land Use Map and the Zoning Map into compliance with each other. The attached Figure 2 shows the proposed changes to the Zoning Map for the parcels identified above. Each of the proposed changes are consistent with the existing use and surrounding property uses as well as being compatible with the existing pattern of development in the area.

At their June 10, 2019 Planning Commission Meeting, Commissioners reviewed the proposed zoning changes for the identified parcels and approved Resolution No. 6-10-2019-B recommending to the Sonora City Council approval of an ordinance as described within the attached Resolution and included within Ordinance No. 856.

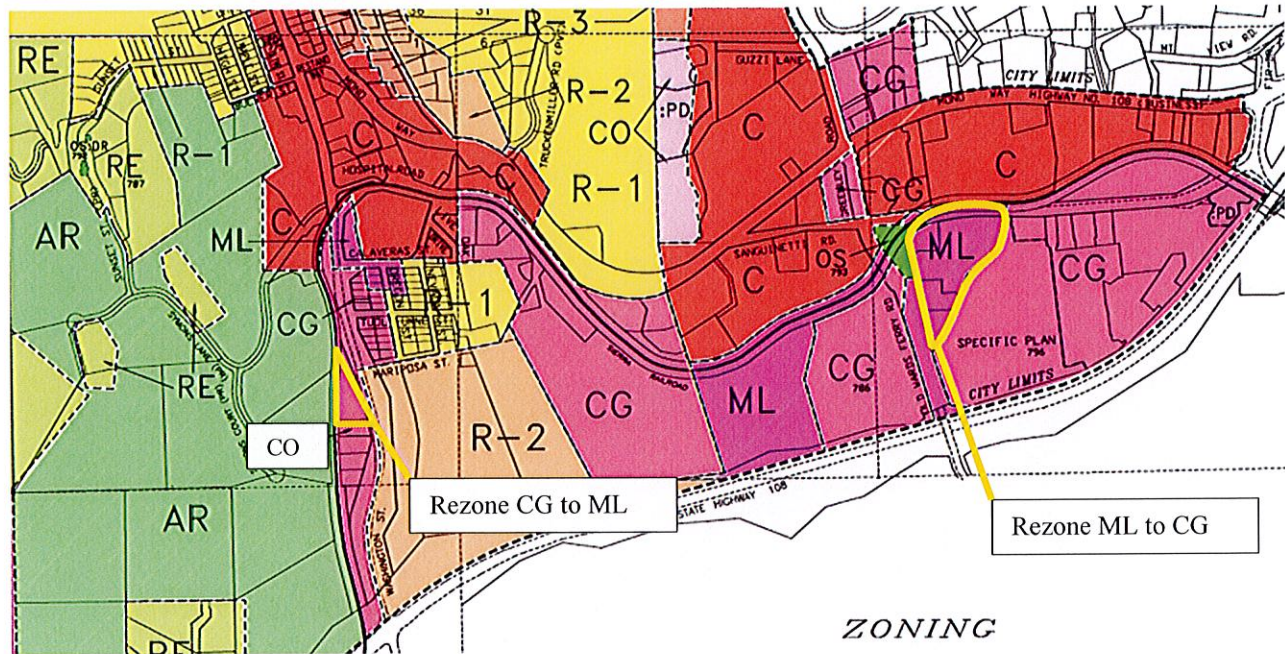
In the adoption of an ordinance by the City Council, the Sonora Municipal Code provides the Council the following options:

1. Adopt the Ordinance
2. Reject the Ordinance
3. Amend the Ordinance
4. Refer the Ordinance back the Planning Commission for further consideration

**CEQA DETERMINATION:**

The Text Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) - General Rule.

**Figure 2: Proposed Changes to Zoning Map**



**ZONING**

**LEGEND**

- RE RESIDENTIAL ESTATES
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 LIMITED MULTI FAMILY RESIDENTIAL
- R-3 MULTI FAMILY RESIDENTIAL
- R-2 : PD LIMITED MULTI FAMILY RESIDENTIAL COMBINING
- R-3 : PD MULTIFAMILY RESIDENTIAL COMBINING
- CO TOURIST AND ADMINISTRATIVE

- C COMMERCIAL
- CG GENERAL COMMERCIAL
- ML LIMITED MANUFACTURING
- AR AGRICULTURAL / RESIDENTIAL
- PD PLANNED DEVELOPMENT :PD COMBINING ZONE
- C : PD COMMERCIAL COMBINING
- OS OPEN SPACE

**ORDINANCE NO. 856**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA  
AMENDING THE ZONING MAP OF THE CITY OF SONORA**

The City Council of the City of Sonora does hereby ordain as follows:

Section One: Section 17.10.010 of the Sonora Municipal Code, providing for the zoning map of the City of Sonora, is hereby amended through the rezoning of Assessor's Parcel Numbers 056-640-26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML).

This Ordinance shall take effect thirty (30) days after its passage and shall be published within (15) days after its final passage as required by law.

Said Ordinance was introduced at a regular meeting of the City Council of the City of Sonora held on July 1, 2019, and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on July 15, 2019, by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT OR ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
James M. Garaventa, Mayor

ATTEST: \_\_\_\_\_  
Colette Such, City Clerk Pro Tem

Approved as to Form:

\_\_\_\_\_  
Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora  
\_\_\_\_\_, 2019

# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Sonora City will conduct a public hearing at 5:00 PM, or shortly thereafter, on the 1<sup>st</sup> day of July, 2019, in the Sonora City Council Chambers, 94 North Washington Street, Sonora, CA for the purpose of considering the following:

1. **Zoning Ordinance – Code Amendment.** An ordinance to amend Title 17, Zoning Ordinance of the Sonora Municipal Code, amending Chapter 17.22, Tourist and Administrative Zone (CO), Chapter 17.24, Commercial Zone (C), Chapter 17.26, General Commercial Zone (CG), and Chapter 17.60, Uses permitted by Use Permit.

2. **Consideration of a Rezoning – The rezoning of the following properties:**

Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML).

3. **Consideration of Changing the General Land Use Designations for the following properties:**

APN	Current General Plan	Proposed General Plan
056-570-62	HC	LM
056-101-07	MDR	SFR
056-101-06	MDR	SFR
056-102-01	C	SFR
056-103-01	C	LM
056-102-04	MDR	LM
056-090-32	C	LM
056-150-11	SFR	HC

The above projects are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – General Rule.

At its meeting of June 10, 2019, the City of Sonora Planning Commission held a public hearing on said projects. Subsequent to the hearing the Commission voted to recommend approval by the City Council.

At the above time and place, all persons interested in the above, either for or against, will be given the opportunity to be heard. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised at public hearings or meetings conducted on the matter, or in correspondence submitted at, or prior to, the hearing or meeting.

The project staff reports and all supporting documents are available for review at the City of Sonora Community Development Department, 94 North Washington Street, Sonora CA 95370 Monday through Friday, between the hours of 8:00 AM and 4:00 PM. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to insure accessibility to this meeting (28CFR35.102-35.104ADA Title II). Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at (209) 532-3508.

Rachelle Kellogg  
Community Development Director

-v-

Publication Date: June 21, 2019

The Union Democrat  
Sonora, CA

# PLANNING COMMISSION RESOLUTION

## RESOLUTION NO. 6-10-2019-B

### A RESOLUTION RECOMMENDING TO THE SONORA CITY COUNCIL

approval of the proposed General Plan Amendment to the Land Use Designation Map and an ordinance rezoning Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML)

**WHEREAS**, the City of Sonora Planning Commission is officially formed by Chapter 2.32 of the Sonora Municipal Code (SMC); and,

**WHEREAS**, Section 2.32.010 of the SMC states that the purpose of the Planning Commission is to promote and insure the comprehensive and adequate planning of the City, and Section 2.32.080(B) of the SMC prescribes that the Planning Commission investigate and make recommendations to the City Council upon reasonable and practicable means for putting the general plan into effect, in order that it will serve as a pattern and guide for the orderly physical growth and development of the City; and

**WHEREAS**, zoning is one of the primary means for promoting the comprehensive and adequate planning of the City and for implementing the general plan; and

**WHEREAS**, at its regular meeting conducted on June 10, 2019, the Planning Commission conducted a public hearing to consider rezoning Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML);

**WHEREAS**, at its regular meeting conducted on June 10, 2019, the Planning Commission conducted a public hearing to consider the Amendment of the General Plan Land Use Designations for the following Assessor's Parcel Nos.:

APN	Current General Plan	Proposed General Plan
056-570-62	HC	LM
056-101-07	MDR	SFR
056-101-06	MDR	SFR
056-102-01	C	SFR
056-103-01	C	LM
056-102-04	MDR	LM
056-090-32	C	LM
056-150-11	SFR	HC

**NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA PLANNING COMMISSION HEREBY RECOMMENDS** to the Sonora City Council adoption, by resolution the amendment of the General Plan Land Use Designation Map and by ordinance, a rezoning of Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML) based on the following findings:

The proposed rezoning:

- A. Is compatible with, and physically suited for, the uses authorized in, and the regulations prescribed for, the proposed zoning district in which the real property is located;
- B. Is consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- C. Is in conformity with public convenience, general welfare and good land use practice;
- D. Will not be detrimental to the health, safety and general welfare;
- E. Will not adversely affect the orderly development of property or the preservation of property values; and
- F. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

**PASSED AND ADOPTED as a resolution by the Sonora Planning Commission on this 10th day of June 2019, by the following vote:**

**Members of the Commission:**

**AYES: G. Anderson, Richardson, Garnin, K. Anderson, Jensen** \_\_\_\_\_

**NOES:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

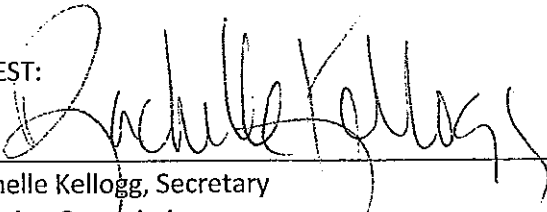
**ABSTAIN:** \_\_\_\_\_

SIGNED:



Chris Garnin, Chair  
Planning Commission

ATTEST:



Rachelle Kellogg, Secretary  
Planning Commission