



# City of Sonora

Community Development Department  
94 N. Washington Street  
Sonora, CA 95370  
(209) 532-3508  
(209) 532-3511 *fax*  
[sonoraca.com](http://sonoraca.com)

---

Rachelle Kellogg, Community Development Director  
[rkellogg@sonoraca.com](mailto:rkellogg@sonoraca.com)

## Sonora Planning Commission Meeting: June 10, 2019

**PROJECT:** Text Amendment to Title 17: Chapter 17.22 CO - Tourist and Administrative Zone  
Chapter 17.24 C - Commercial Zone  
Chapter 17.26 CG - General Commercial Zone  
Chapter 17.60 Uses Permitted by Use Permit

**LOCATION:** Citywide (text amendment)

**GENERAL PLAN:** Varies (text amendment)

**ZONING:** Varies (text amendment)

### PROJECT

**DESCRIPTION:** The City of Sonora is proposing Text Amendments to:

- Chapter 17.22 CO – Tourist and Administrative Zone adding new and used retail, associations and churches as a permitted use
- Chapter 17.24 C - Commercial Zone deleting school, sanitarium and mortuary as permitted uses
- Chapter 17.26 CG – General Commercial Zone adding motel, hotel, clubs, associations, clinics, hospitals, banks, studio, place of entertainment, shopping center, theater, hospital, churches and dispensary as permitted uses and deleting trade school
- Chapter 17.60 Uses Permitted by Use Permit remove hospitals, churches or other places used exclusively for religious worship, institutions of a philanthropic nature, and nonprofit membership clubs, civic clubs, veterans’ organizations from uses permitted in any zone with a Conditional Use Permit; add trade schools to uses permitted in any zone with a Conditional Use Permit; remove mobile home park in the C one as use permitted in specific zone, and add tow yards as use permitted with use permit in the CG zone, add church or other places used exclusively for religious worship, and clubs or associations with a use permit in all residential zones, add place of entertainment, and new and used retail sale, when in the open or partially open with a use permit in the CG zone.

**ANALYSIS:**

**Text Amendment**

As part of the staff's ongoing efforts to clean-up the language and discrepancies in the Zoning Ordinance and the coordination / relationship to the General Plan, a number of minor changes are needed to the text of the Zoning Ordinance. As listed above and detailed in the attached draft ordinance, staff is recommending changes in the uses identified permitted uses within the various non-residential districts. The primary purpose of the proposed text amendment is to amend the non-residential zoning districts to include similar uses that are not specifically listed in the current ordinance, but would need to be included such as retail sales in the Tourist and Administrative Zone (CO) and the various commercial uses that are currently allowed in the Commercial (C) district, but not the more intensive General Commercial (CG) district where you would typically find these type of uses.

In addition, there currently exists some conflicts between the uses permitted by right in the non-residential district and the uses listed as requiring a use permit in Chapter 17.60. The proposed amendment to Chapter 17.60 would delete some uses that are listed as they are allowed as permitted uses in the appropriate zoning districts or, as in the case of mobile home parks, are not a use that would fit the purpose of the Commercial (C) district. Staff also recommends amending the chapter to include tow yards as a use on a case by case basis where the use would be appropriate via a use permit in the General Commercial (CG) district along with other similar uses provided they are more than five hundred feet from any residential zones. This would enable the Planning Commission to evaluate the facilities and their appropriateness for a given location in the more sensitive Commercial and General Commercial areas. The attached Ordinance contains proposed changes shown with underline for proposed new wording and ~~strike through~~ for proposed deletions.

Public Notification

A Public Hearing Notice was placed in the Union Democrat and posted at City Hall. No comments have been received as of the writing of the staff report.

**CEQA DETERMINATION:**

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

**RECOMMENDATION:**

**FINDINGS**

Based on all of the preceding discussion; it can be found that the Text Amendments:

- A. Is consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- B. Is in conformity with public convenience, general welfare and good land use practice;
- C. Will not be detrimental to the health, safety and general welfare;
- D. Will not adversely affect the orderly development of property or the preservation of property values; and

- E. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

It is recommended that the Sonora Planning Commission adopt the attached resolution recommending to the Sonora City Council approval of the attached ordinance with the specified Text Amendments to Title 17, Zoning Ordinance (**Attachment A**).

**PREPARED BY:** Paula M. Daneluk, AICP

**ATTACHMENT A  
PLANNING COMMISSION RESOLUTION**

---

**RESOLUTION NO. 6-10-2019-A**

**A RESOLUTION RECOMMENDING TO THE SONORA CITY COUNCIL**

**Approval of an ordinance amending Title 17, Zoning Ordinance of the Sonora Municipal Code, Chapter 17.22, CO- Tourist and Administrative Zone, Chapter 17.24, C- Commercial Zone, Chapter 17.26 CG- General Commercial Zone, and Chapter 17.60, Uses Permitted by Use Permit**

**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 the Text Amendments to Title 17, Zoning Ordinance of the Sonora Municipal;

**NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA PLANNING COMMISSION HEREBY RECOMMENDS to the Sonora City Council adoption, by ordinance, Text Amendments to Title 17, Zoning Ordinance of the Sonora Municipal Code, Chapter 17.22, CO- Tourist and Administrative Zone, Chapter 17.24, C- Commercial Zone, Chapter 17.26 CG-General Commercial Zone, and Chapter 17.60, Uses Permitted by Use Permit contained in the Attached Ordinance based on the following findings:**

The proposed text amendments:

- A. Are consistent with the objectives, policies, general land uses and programs specified in the General Plan;
- B. Are in conformity with public convenience, general welfare and good land use practice;
- C. Will not be detrimental to the health, safety and general welfare;
- D. Will not adversely affect the orderly development of property or the preservation of property values; and
- E. 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:** \_\_\_\_\_

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

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

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

SIGNED:

\_\_\_\_\_  
Chair  
Planning Commission

ATTEST:

\_\_\_\_\_  
Rachelle Kellogg, Secretary  
Planning Commission

**ORDINANCE NO.**  
6.10.19 DRAFT

**SECTION ONE:** Amend Section 17.22 CO- Tourist and Administrative Zone as follows:

17.22 CO - Tourist and Administrative Zone.

17.22.020 Uses allowed by right.

In the CO zone, uses allowed by right are as follows:

D. Offices, clubs and associations, churches institutions, clinics, hospitals, banks and similar uses having compatible bulk, use nuisance value, and outward appearance, as determined by the Planning Commission.

H. Retail: New and used

**SECTION TWO:** Amend Section 17.24 C – Commercial Zone as follows:

17.24.020 Uses allowed by right.

In the C zone, uses allowed by right are as follows:

A. Professional or business office, studio, place of entertainment, and new and used retail sale when fully enclosed in a building; eating or drinking establishment; ~~parking~~—retail service, exclusive of automobile sale or service;

D. ~~School~~, park, playground, golf course;

F. Hospital, ~~sanitarium~~, dispensary, clinic, ~~mortuary~~;

**SECTION THREE:** Amend Section 17.26 CG – General Commercial Zone as follows:

17.26.020 Uses allowed by right.

In the CG zone, uses allowed by right are as follows:

E. ~~Trade school~~ Church or other places used exclusively for religious worship;

G. Office, bank or retail sales

K. Motel, hotel

L. Clubs or associations, clinics, hospitals, dispensary

M. Studio, place of entertainment, shopping center, theater

**SECTION FOUR:** Amend Section 17.60 Uses Permitted by Use Permit as follows:

17.60.030 Uses permitted in any zone with a Conditional Use Permit.

The following uses, if not specifically allowed by right, may be permitted in any zone upon granting of a use permit:

- B. ~~Churches or other places used exclusively for religious worship;~~ section amended Ord. #
- E. Educational institutions, including trade schools, elementary schools, high schools and colleges;
- F. ~~Hospitals;~~ section amended Ord. #
- G. ~~Institutions of a philanthropic nature;~~ section amended Ord. #
- N. ~~Nonprofit membership clubs, civic clubs, veterans' organizations;~~ section amended Ord. #

17.60.040 Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon granting of a use permit:

- B. Mobile home park in the CO, ~~C~~ zones;
- F. Place of entertainment, and new and used retail sale, when in the open or partially open, in the C and CG zone;
- H. Excavation of earth or building materials, mining or drilling for minerals and petroleum, ~~garbage and rubbish fill and disposal, junk, and wrecking yards, and tow yards,~~ in the CG zone, provided such uses are more than five hundred feet from any residential zones;
- T. Club or associations, churches or other places used exclusively for religious worship in all residential zones.