



**CITY OF SONORA
PLANNING COMMISSION
USE PERMIT APPLICATION**

APPLICANT: _____ PHONE: _____

MAILING
ADDRESS: _____

APPLICANT'S EMAIL: _____

OWNER'S NAME: _____ PHONE: _____

MAILING
ADDRESS: _____

ADDRESS OF PROPERTY
INVOLVED: _____

ASSESSOR'S PARCEL NUMBER OF PROPERTY
INVOLVED: _____

PRESENT USE: _____ PRESENT BLDGS: _____

REQUEST: _____

PREREQUISITES BEFORE APPLICATION CAN BE CONSIDERED COMPLETE:

1. Completion of application form and payment of fees: **\$933.00**
2. Submittal of twenty (20) copies of complete site plan showing the size and location of the parcel, placement of existing and proposed structures with dimensions from property lines and other structures; parking area; walkways and driveways.
3. One (1) copy of legal description of property deed records.
4. One (1) copy of reduced site plan.
5. Other information may be required upon review by the Community Development Department.

I certify that the foregoing is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____



FOR CITY USE ONLY

Account # 303-04107-001

Received By: _____ Title: _____
Date: _____

Rev. 9-1-2019

USE PERMIT

PURPOSE - Use Permits are required for certain uses not otherwise allowed by a right granted by basic zoning. Uses requiring these permits generally have characteristics which can make them unacceptable unless special care is taken in site location, planning and design. The Sonora Municipal Code defines those uses permitted in any zone upon the granting of a Use Permit.

PROCESS - Probably more than some other planning processes, applying for a Use Permit should start with open discussions between the applicant and the Planning Staff. Due to the special nature of a Use Permit, certain conditions must be required to make the use acceptable in a particular location. For every Use Permit, the following findings must be made by the applicant acceptable to the Planning Commission.

1. Such use is essential or desirable to the public convenience or welfare.
2. Such use is not injurious to the neighborhood.
3. Such use is in harmony with the various elements or objectives of the City of Sonora General Plan.
4. Such use is consistent with the intent of the zoning ordinance, and with the purposes of the zone in which the use is proposed.

The above findings must be supported by data provided by the applicant.

The applicant will provide twenty (20) copies of required submittals (site plans, floor plan, elevations, landscaping, parking spaces, and/or other data to support the request), along with a completed application and fees as set by the City Council. The Community Development will review the application for completeness and advise the applicant of date of Planning Commission action. The Planning Commission meets on the second Monday of each month (if that day is a holiday, the meeting will be held on Tuesday). The applicant will receive, by mail, a copy of the agenda, and any staff reports prepared.

The permit shall run with the land/parcel specified in the permit.

At the Planning Commission meeting, the Chairman will open public hearing and ask staff to present its report. The Chairman will then call for those in favor of the request, then those opposed to the request. After receiving all public input, the hearing is closed, and the Planning Commission will make its decision.

APPEAL - After the Planning Commission decision on any item, there is a required ten (10) day appeal period to allow the applicant or interested party to appeal to the City's Council. After the appeal period has passed, the applicant may obtain any further permits or licenses that may be required by the City.

City of Sonora Indemnification Agreement

Pursuant to Sonora Municipal Code Chapter 17.69 (Ordinance 776, Effective November 16, 2007); authorized applicant (or authorized agent), property owner, their successors and assigns, hereby agree to defend, indemnify and hold harmless the City of Sonora, its officers, attorneys, agents, and employees:

- I. From any claims, actions, proceedings or liability of any nature (collectively referred to as proceeding) brought against the city or its officers, attorneys, agents or employees, to attack, set aside, void, or annul any action or decision by city staff, any city planning or advisory agency, any city appeal board, the Sonora City Council, Sonora Planning Commission or other city entity including, but not limited to, any action or decision approving any development or planning permit, license, approval, authorization, general plan amendment, zoning amendment, approvals or certifications under the California Environmental Quality Act (CEQA) and/or any mitigation monitoring program; but excluding any subdivision approval governed by Government Code Section 66474.9. This indemnification shall include damages, fees and/or costs awarded against the city, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, the city, and/or the parties initiating or bringing the proceeding; and

From any proceeding seeking damages for property damage or personal injuries resulting from development authorized by the city pursuant to this application; and

For all costs incurred in additional investigation and/or study of, or for supplementing, preparing, redrafting, revising or amending any document (e.g., a negative declaration, EIR, specific plan or general plan amendment), if made necessary by the proceeding and if applicant desires to pursue securing these approvals, after initiation of such proceeding, which are condition on the approval of such documents; and

- II. Applicant (or authorized agent), property owner, their successors and assigns, hereby agree to indemnify the City of Sonora for all of the city's costs, fees, and damages which the city incurs in enforcing the indemnification provisions set forth herein.
- III. In the event of a proceeding, the city retains the right to approve counsel to defend the city, all significant decisions concerning the manner in which the defense is conducted, and any and all settlements, which approval shall not be reasonably withheld. The city has the right not to participate in the defense, except that the city agrees to cooperate with the applicant in the defense of the proceeding. If the city chooses its own counsel to defend the city, the fees and expenses of the counsel selected by the city shall be paid by the city. Notwithstanding the above, if the city attorney's office participates in the defense, all city attorney fees and costs shall be paid by the applicant.

Property Owner:

Print Name

Signature

Date

Authorized Applicant:

Print Name

Signature

Date

Authorized Agent:

Print Name

Signature

Date