



## City of Sonora

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

### MEMORANDUM

Date: March 12, 2020  
To: Honorable Mayor & Council Members  
From: Rachelle Kellogg, Community Development Director  
Subject: Staff Report for February 2020

---

The following highlighted projects were undertaken by the Community Development Department:

**HOUSING ELEMENT CERTIFICATION** – On December 16, 2019 the City Council adopted the City’s Housing Element 2019-2024. The State Department of Housing and Community Development (HCD) has oversight over Housing Elements and to be in full compliance the City’s Housing Element must be certified by HCD. Although HCD has approved the content of the City’s Housing Element 2019-2024, they will not certify it until the City complies with Government Code Section 65583(a)(4)(A). This requires the City to identify a zoning district where emergency shelters are allowed by right. In response, staff prepared an ordinance allowing small emergency shelters by right in the R-3 Multifamily Residential Zone. The draft ordinance was approved by the Planning Commission on March 9<sup>th</sup> and will be considered by the City Council at their April 6<sup>th</sup> meeting.

**FAIRVIEW PROPERTIES** – Escrow closed on February 27<sup>th</sup> for the City’s properties located at 178 and 184 Fairview Lane. These properties were formally owned by the Sonora Redevelopment Agency for affordable housing. The properties were sold to the Resource Development Center with the City’s total proceeds from the sale being \$402,628.02. As directed in 2018 by the California State Controller’s Office, following an audit of the former Redevelopment Agency’s assets, \$326,612 must be returned to the Tuolumne County Auditor for distribution to the taxing entities.

**STEWART STREET RESTROOM PROJECT** – The interior demolition, including asbestos and mold removal, for the Stewart Street restroom building was completed the first week of March. Staff has reviewed the interior of the building to determine the source of water intrusion into the building. Previously prepared plans are currently under review and they will be modified to address this issue along with any additional changes. Once the revised plans are completed they will be brought to the City Council for bid authorization.

<i>MONTH OF FEBRUARY, 2020</i>	<i>COMMUNITY DEVELOPMENT DEPARTMENT</i>		<i>CITY OF SONORA 94 N. WASHINGTON ST. SONORA, CA 95370</i>	
	<i><u>PERMIT ACTIVITY REPORT</u></i>			
NAME	LOCATION	TYPE	VALUATION	FEES
<b>NEW RESIDENTIAL</b>		<b>TOTAL UNITS <u>  0  </u></b>		
<b>SUBTOTAL <u>  0  </u></b>				
<b>CDBG REHABS</b>		<b>TOTAL UNITS <u>  0  </u></b>		
<b>SUBTOTAL <u>  0  </u></b>				
<b>COMMERCIAL</b>		<b>TOTAL UNITS <u>  0  </u></b>		
<b>SUBTOTAL <u>  0  </u></b>				

<b>ALTERATIONS &amp; ADDITIONS</b>		<b>TOTAL UNITS <u>  17  </u></b>		
Angela Brown TR.	165 Bourbon St	Install a 10.40 KW rooftop solar system	\$30,000	\$466.75
Laura Mark	61 N. Washington St	Install lights & new elect. panel; install 3 sinks	\$2,500	\$167.50
Trey Littlejohns ETAL	147 N. Shepherd St	Install firewall on ceiling of garage	\$400	\$112.00
Marc & Kristin Crownover	105 Terrace Ave.	Install portable generator & 200 amp ATS	\$1,500	\$112.00
Steven & Susan Nelson	351 N. Washington St	Repair fire damages to Unit B of duplex; construct fire separation between both units	\$60,000	\$892.56
Peter Lamb	824 Mono Way	Install fence and gates at rear	\$10,050	\$325.21
James & Barbara Couch	652 Cielo Vista	Install a 22 KW generator & ATS	\$9,000	\$236.25
Reed Investment	1065 Mono Way	Interior renovation of ex. retail store; no structural work	\$65,000	\$778.75
Joe Manlove	181 N. Washington St	Roof top PV 3.6 KW w/Micro Inverters	\$8,000	\$275.00
PWM Properties	27 S. Stewart St	Fire sprinkler monitoring alarm system	\$2,500	\$74.56
Trey/Cathy Littlejohns	181 Saratoga Road	New retaining wall	\$7,000	\$254.76
Trey/Cathy Littlejohns	147 S. Shepherd St.	Pest repairs	\$3,000	\$112.00
Trey/Cathy Littlejohns	137 S. Shepherd St.	Pest repairs	\$2,050	\$112.00

WBC Const. Mgmt	21 S. Washington St.	Interior demo; clean up, dry rot repairs, new ADA restroom	\$18,500	\$684.06
PWM Properties	27 S. Stewart St.	Landscape permit for self-storage facility	\$3,500	\$173.91
Peter J. Kampa	176 Bradford St.	Replace water heater with new; replace underground Plumbing	\$2,500	\$135.25
Sonora Plaza 1 LLC	740 & 750 Mono Way	Remodel ext. front (south) façade at 99¢ Store & former OSH Store	\$850,000	\$4,921.25

DEMOLITIONS		TOTAL UNITS <u>  2  </u>		
NAME	LOCATION	TYPE	VALUATION	FEE
Amarjit Singh	301 S. Washington St	Demo fire damaged commercial bldg.	\$5,000	\$312.25
Karen Tower	35 Toby Street	Demo burned residence	\$20,000	\$201.00
<b>SUBTOTAL</b>				<u>  19  </u>
MISCELLANEOUS REPAIRS				
NUMBER OF PERMITS	VALUATION \$		FEE	
8	\$115,497		\$2,347.55	

<b>TOTAL NUMBER OF PERMITS ISSUED</b>	<b>27</b>
<b>TOTAL VALUATION</b>	\$1,215,997
<b>SUB TOTAL OF PERMIT FEES COLLECTED</b>	\$12,694.61
<b>TOTAL FIRE DEPARTMENT FEES COLLECTED</b>	\$ 360.00
<b>TOTAL TRAFFIC FEES COLLECTED</b>	\$ 0
<b>TOTAL PUBLIC SAFETY FEES COLLECTED</b>	\$ 0
<b>TOTAL PARKS &amp; RECREATION FEES COLLECTED</b>	\$ 0
<b>TOTAL FEES COLLECTED</b>	<b>\$13,054.61</b>

**FISCAL YEAR TO DATE**

<b>TOTAL NUMBER OF PERMITS ISSUED</b>	<b>190</b>
<b>TOTAL VALUATION</b>	<b>\$3,875,962</b>
<b>TOTAL FIRE DEPARTMENT FEES COLLECTED</b>	<b>\$4,000</b>
<b>TOTAL PUBLIC SAFETY FEES COLLECTED</b>	<b>\$0</b>
<b>TOTAL PARKS &amp; RECREATION FEES COLLECTED</b>	<b>\$0</b>
<b>TOTAL TRAFFIC MITIGATION FEES COLLECTED</b>	<b>\$0</b>
<b>TOTAL PERMIT FEES COLLECTED</b>	<b>\$49,050.35</b>