

City of Sonora Planning Commission

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Sonora will conduct a public hearing at a regular meeting on Monday, August 9, 2021, at 5:30 p.m. in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA for the purpose of considering the matters described below. THIS MEETING WILL BE OPEN TO THE PUBLIC. IT WILL NOT BE AVIALABLE VIA ZOOM HOWEVER IT WILL BE LIVESTREAMED ON THE CITY'S WEBSITE AT WWW.SONORACA.COM.

1) 15 Pesce Way – Design Review & Site Plan

The applicant, CNN Construction, is requesting design review and site plan approval to allow for a 720 square foot addition to the rear of the existing ARCO AM/PM building and a new trash enclosure. The building addition will be used for storage. The building is located at 15 Pesce Way (Assessor's Parcel Number 035-230-042) in the General Commercial (CG) zoning district and is designated as Commercial (C) on the City's General Plan Land Use Map. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities Class 1, as the project involves a negligible expansion of use.

2) 852 Mono Way, Office/Storage Building – Revised Site Plan & Variance

The applicant, Ken Keagy, is requesting approval of a revised site plan for a 360 square foot office and storage building at the property located at 852 Mono Way (Assessor Parcel Numbers 056-140-032, 34 & 36). The applicant is also requesting a Variance to allow for a reduced setback to 5 feet from the property line for the proposed building. The site is currently occupied with a self-serve carwash and the applicant is proposing to keep the carwash and vacuum islands as they currently exist. The property is located in the General Commercial (CG), zoning district. The site is designated as Commercial (C) on the City's General Plan Land Use Map. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3, new construction or conversion of small structures.

ALL INTERESTED PARTIES: are invited to participate in the public hearing to express opinions or submit evidence for or against the approval of the item above. At the above noted time and place, in-person testimony from interested persons will be heard and considered by the Planning Commission prior to taking action or making any recommendation. Written comments will be accepted prior to the start of the meeting and can be submitted to the Community Development Department at 94 N. Washington Street, Sonora, CA 95370 or via email to rkellogg@sonoraca.com.

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the meeting process. Any person requiring special assistance to participate in the meeting should call 209-532-3508 at least forty-eight (48) hours prior to the meeting.

Interested individuals will be given an opportunity to speak in favor or opposition to the above proposed action. If a challenge to the above proposed action is made in court, persons may be limited to raising only those issues they or someone else raised at the

public hearing described in this notice, or in written correspondence delivered to the City before the meeting. Information regarding the public hearing will be available at City Hall, 94 N. Washington Street, Sonora, CA or on the City's website at www.sonoraca.com. Questions regarding the project may be directed to the Community Development Department at 209-532-3508.

Rachelle Kellogg
Community Development Director

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