

ORDINANCE NO. 893

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SONORA REZONING ASSESSOR'S PARCEL NUMBERS 056-106-004 AND 056-106- 001 FROM GENERAL COMMERCIAL (CG) TO COMMERCIAL (C)

WHEREAS, at its regular meeting conducted on November 13, 2023, the Planning Commission opened the public hearing to consider the rezoning of APNs 056-106-004 and 056-106-001 from General Commercial (CG) to Commercial (C), and voted to continue the public hearing to a future date upon further review of project impacts; and

WHEREAS, at its regular meeting conducted on May 13, 2024, the Planning Commission conducted the public hearing to reconsider the rezoning of APNs 056-106-004 and 056-106-001 from General Commercial (CG) to Commercial (C); and

WHEREAS, the proposed rezoning from General Commercial (CG) to Commercial (C) will improve consistency with the corresponding General Plan designation of Commercial (C). The proposed rezoning will also allow and advance the project proposed in conjunction with this rezoning by conforming the zoning district to the uses and standards of the proposed project; and

WHEREAS, City staff recommends that the City Council make the following findings, that 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

WHEREAS, the project has been reviewed in compliance with the California Environmental Quality Act (CEQA), and it was determined that the project is exempt from environmental review pursuant to CEQA Guidelines section 15332 (In-Fill Exemption) and CEQA Guidelines section 15061(b)(3) (Commonsense Exemption), as further described in the record for the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SONORA DOES ORDAIN AS FOLLOWS:

Section One: The City Council hereby finds and determines, upon its review of all documents and testimony contained in the record, that the foregoing recitals, which are incorporated herein by reference, are true and correct.

Section Two: The zoning districts for Assessor's Parcel Numbers 056-106-004 and 056-105-001 are hereby amended from General Commercial (CG) to Commercial (C). The zoning map for the City of Sonora, as provided by Section 17.10.010 of the Sonora Municipal Code, is hereby amended through the rezoning of the parcels described herein.

Section Three: This Ordinance shall take effect thirty (30) days after its passage and shall be published or a summary thereof 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 _____, and passed and adopted as an Ordinance of said City at a regular meeting of said Council held on _____, by the following vote:

AYES: _____

NOES: _____

ABSENT OR ABSTAIN: _____

Mark Plummer, Mayor

ATTEST: _____

Approved as to Form:

Douglas L. White, City Attorney

Publish: The Union Democrat, Sonora
_____, 2024