

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 05-13-2024-A
A RESOLUTION RECOMMENDING TO THE SONORA CITY COUNCIL
adoption of an ordinance rezoning
Assessor's Parcel Numbers 056-106-004 and 056-106-001
from General Commercial (CG) to Commercial (C)

WHEREAS, the City of Sonora Planning Commission is formed by Chapter 2.32 of the Sonora Municipal Code (SMC); and

WHEREAS, pursuant to Section 2.32.080(B) of the SMC, the Planning Commission shall 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 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 Planning Commission 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 this action.

NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA PLANNING COMMISSION HEREBY RECOMMENDS to the Sonora City Council the rezoning of Assessor’s Parcel Numbers 056-106-004 and 056-106-001, from General Commercial (CG) to Commercial (C), as contained in the attached Ordinance and based on the findings contained herein and all documents and testimony in the record.

PASSED AND ADOPTED as a resolution by the Sonora Planning Commission on this 13th day of March 2024, by the following vote:

Members of the Commission:

AYES:_____

NOES:_____

ABSENT:_____

ABSTAIN:_____

SIGNED:

Kevin Anderson, Chair
Planning Commission

ATTEST:

Tyler Summersett, Secretary

Planning Commission