

**PLANNING COMMISSION  
CITY OF SONORA**

**January 8, 2024**

**5:30 P.M.**

A regular meeting of the Planning Commission of the City of Sonora was scheduled on this date at 5:30 p.m. in the Sonora City Hall Council Chambers.

The following members were present: Chair, Kevin Anderson, Vice-Chair, Peter Ghiorso, and Commissioners Bess Levine, Nathan Morales, and Steven Opie.

**MINUTES:**

- 1) MOTION: Motion by Commissioner Ghiorso and seconded by Commissioner Opie, to approve the minutes of the meeting of November 13, 2023 Planning Commission, as mailed.**

**MOTION:** Ghiorso                      **SECOND:** Opie

**VOTE:**     **AYES:** Anderson, Ghiorso, Levine, Morales, Opie (5)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**PUBLIC APPEARANCES:** None

**PUBLIC HEARING:**

- 2) Application for a Zoning Map Amendment for 104 Barretta Street (APN: 001-216-011-000) from a split-zoned Multi-Family Residential (R-3) and Commercial (C) parcel to a R-3 zoned parcel.**

Planner, Emma Goldsmith, presented the staff report.

A representative of the applicant, Tewolde Berhane was present and available for questions.

Commissioner Morales asked if the project met all the findings for a rezone.

Planner Goldsmith advised that the project met all the findings for a rezone.

Chair Anderson opened the public hearing at 5:40 P.M.

There being no further public comment, the public hearing was closed at 5:40 P.M.

**MOTION:** To recommend approval of Resolution 1-8-2024-A, amending the City Zoning Map, rezoning of APN 001-216-011-000 from Multi-Family Residential (R-3)/Commercial (C) to R-3, subject to findings A-F below.

**MOTION:** Levine                      **SECOND:** Morales

**VOTE:**     **AYES:** Anderson, Ghiorso, Levine, Morales, Opie (5)

**NOES:** None (0)

**ABSTAIN:** None (0)

**ABSENT:** None (0)

**FINDINGS TO APPROVE A REZONE:** Based on all of the preceding discussion, it can be found that the Zoning Map Amendment:

- 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
- F. The project has been reviewed in compliance with CEQA and is exempt from further review pursuant to the California Environmental Quality Act.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:** Community Development Director, Tyler Summersett, announced his new role as the Community Development Director for the City of Sonora. Director Summersett discussed that prior to accepting his position with the City, he worked with Blue Zones and on the Dragoon Gulch Trail project.

There being no further business to come before the commission, the meeting was adjourned at 5:51 P.M. to the next Planning Commission Meeting on Monday, February 12, 2024.

Respectfully submitted,

Tyler Summersett,

Community Development Director