



## City of Sonora

Community Development Department  
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### MEMORANDUM

Date: July 11, 2017  
To: Tim Miller, City Administrator  
From: Rachelle Kellogg, Community Development Director  
Subject: Staff Report for June, 2017

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The following highlighted projects were undertaken by the Community Development Department during the month of June:

**MAGIC OF THE NIGHT** - Staff continued to line up entertainment and activities for the City's event "Magic of the Night". This is the 20<sup>th</sup> year for this very popular event that brings locals downtown and visitors to Sonora. It will be held on Friday, August 4<sup>th</sup> from 6 to 9 p.m. The event includes entertainment, music and merchants' "event only" specials. "Magic" encourages attendees to visit downtown restaurants and shops while enjoying the various entertainment venues.

**STEWART STREET PROJECT** –The Stewart Street Multifamily Housing Project includes 7 apartments, 1 two-bedroom and 6 one-bedroom units. Under a CDBG grant, the City provided a low-interest loan to the owner to rebuild the apartment building and construction was completed in May. The project includes both rent and occupancy restrictions for a 30-year period. Once the project was completed, City staff began screening prospective tenants for income eligibility as required under CDBG regulations. Tenants have been approved for four of the units and another tenant is currently pending approval. All units should be occupied by the end of August.

**GENERAL PLAN AMENDMENT** – Following two public study session before the Sonora Planning Commission, Staff completed the CEQA analysis for the proposed revisions to the Sonora 2020 General Plan. Based on identified assumptions, it was determined that the project was exempt from CEQA as it does not have the potential for causing a significant effect on the environment. At the July 10<sup>th</sup> Planning Commission Meeting, Commissioner's voted unanimously to recommend approval of the proposed revisions by the City Council. The General Plan Amendment will be presented to the City Council at their August 21<sup>st</sup> meeting for discussion to address any Council or public questions. Staff anticipates bringing it back to the City Council for consideration of approval at the September 5<sup>th</sup> City Council Meeting. Once the General Plan Amendment is approved, Staff will be preparing the necessary changes to the City's Zoning Ordinance to make it consistent with the General Plan.

**STOCKTON/WASHINGTON TRANSIT PROJECT** – Staff completed reviewing all of the Caltrans' policies related to releasing the Request for Proposal (RFP) for the Stockton/Washington Transit Project to complete the preliminary engineering, environmental analysis and final plans/design phase of the project. The required Independent Cost Analysis was completed which includes a line item cost estimate for each item under the project's Scope of Work. Staff also completed the DBE Analysis and various documents required by Caltrans under the RFP process. The RFP is scheduled to be released in July with proposals due at the end of August.

MONTH OF JUNE, 2017	COMMUNITY DEVELOPMENT DEPARTMENT		CITY OF SONORA 94 N. WASHINGTON ST. SONORA, CA 95370	
ACTIVITY REPORT				
NAME	LOCATION	TYPE	VALUATION	FEES
NEW RESIDENTIAL		TOTAL UNITS <u>  0  </u>		
SUBTOTAL <u>  0  </u>				
CDBG REHABS		TOTAL UNITS <u>  0  </u>		
SUBTOTAL <u>  0  </u>				
COMMERCIAL		TOTAL UNITS <u>  0  </u>		
SUBTOTAL <u>  0  </u>				

ALTERATIONS & ADDITIONS		TOTAL UNITS <u>  17  </u>		
Sonora 3 LLC	1233 Sanguinetti Road	Tenant Imp .for Maurices	\$100,000	\$1,293.40
Chen Mei-Hwa Tr.	1261 Mono Way	Landscape permit for McDonald's revised landscape plans	\$35,000	\$837.21
Ed & Kathleen Brandi	418 S. Washington St	Permit to abate NOV for water damage repairs	\$800	\$87.00
Dennis Overholtzer	81 S. Washington St.	Tenant Imp. for Bakery	\$50,000	\$818.70
Mike Heuser	436 Sundown Lane	Deck repairs; like for like	\$17,000	\$304.25
David Edixon & Mary Dietz	344 Pasadena Ave.	Remove sheetrock; r & r doors/windows; upgrade electrical	\$14,800	\$366.95
Seth Martinez	212 Saratoga Road	Install a 8.99 KW roof mount solar PV system	\$24,000	\$300.00
Daniel Brown DVA	209 Bourbon Street	Install a 8.97 KW solar pv system	\$26,000	\$300.00
Ray & Jinger Agah	342 W. Stockton Street	Replace ex. gas/diesel dispensers; use ex. elect.	\$2,500	\$87.00
Frontporch, Inc.	905 Mono Way	Tenant Imp. for Phase 1; new server room on upper floor	\$30,000	\$466.75
Andrew Maurer	144 O'Hara Drive	New detached garage	\$30,000	\$466.75
David Edixon & Mary Dietz	344 Pasadena Avenue	Remodel kitchen, bath; install beams & new elect.	\$34,900	\$1,051.74
Cathi Nanninga	660 Morning Star Dr.	Install 9.24 KW solar sys	\$20,328	\$300.00

Robert Hoffman	238 Morning Star Dr.	Install a 3.92 Kw roof mount solar PV system	\$8,624	\$300.00
Connie/John Williams	610 Daybreak Court	Install a 8.68 kw roof mount solar PV system	\$19,096	\$300.00
Pepi Devereaux	339 Morning Star Dr.	Install a 7.84 kw roof mount solar PV system	\$17,248	\$300.00
Frontporch, Inc.	905 Mono Way	Install fire sprinklers for server room	\$15,000	\$276.25

<b>DEMOLITIONS</b>		<b>TOTAL UNITS</b> <u>  1  </u>		
<b>NAME</b>	<b>LOCATION</b>	<b>TYPE</b>	<b>VALUATION</b>	<b>FEE</b>
City of Sonora	832 Mono Way	Demo ex. comm. Mini Mart/office	\$0	\$0
			<b>SUBTOTAL</b> <u>  18  </u>	

<b>MISCELLANEOUS REPAIRS</b>		
<b>NUMBER OF PERMITS</b>	<b>VALUATION \$</b>	<b>FEE</b>
14	\$106,985	\$ 2,991.05

<b>TOTAL NUMBER OF PERMITS ISSUED</b>	<b>32</b>
<b>TOTAL VALUATION</b>	<b>\$ 552,281</b>
<b>SUB TOTAL OF PERMIT FEES COLLECTED</b>	<b>\$10,847.05</b>
<b>TOTAL FIRE DEPARTMENT FEES COLLECTED</b>	<b>\$ 0</b>
<b>TOTAL TRAFFIC FEES COLLECTED</b>	<b>\$ 0</b>
<b>TOTAL PUBLIC SAFETY FEES COLLECTED</b>	<b>\$ 0</b>
<b>TOTAL PARKS &amp; RECREATION FEES COLLECTED</b>	<b>\$ 0</b>
<b>TOTAL FEES COLLECTED</b>	<b>\$10,847.05</b>

**FISCAL YEAR TO DATE**

<b>TOTAL NUMBER OF PERMITS ISSUED</b>	<b>247</b>
<b>TOTAL VALUATION</b>	<b>\$11,584,750</b>
<b>TOTAL FIRE DEPARTMENT FEES COLLECTED</b>	<b>\$3,981.00</b>
<b>TOTAL PUBLIC SAFETY FEES COLLECTED</b>	<b>\$105.00</b>
<b>TOTAL PARKS &amp; RECREATION FEES COLLECTED</b>	<b>\$125.00</b>
<b>TOTAL TRAFFIC MITIGATION FEES COLLECTED</b>	<b>\$3,374.00</b>
<b>TOTAL PERMIT FEES COLLECTED</b>	<b>\$135,125.60</b>