City of Sonora

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Sonora Planning Commission
Meeting: June 10, 2019

PROJECT: General Plan Consistency Rezone / General Plan Land Use Designation Amendments

PROJECT DESCRIPTION: As part of the clean-up for consistency between the General Plan Land Use Designations and the Sonora Municipal Code Title 17, Zoning, the City of Sonora is proposing a number of rezonings and general plan land use designation changes. The proposed changes are listed below by Assessor Parcel Number.

ASSESSOR PARCEL NUMBERS:

APN	Current Zoning	Proposed Zoning
056-640-26	ML	CG
056-640-28	ML	CG
056-640-29	ML	CG
056-640-27	ML	CG
056-650-16	CG	ML

APN	Current General Plan	Proposed General Plan
056-570-62	HC	LM
056-101-07	MDR	SFR
056-101-06	MDR	SFR
056-102-01	C	SFR
056-103-01	C	LM
056-102-04	MDR	LM
056-090-32	C	LM
056-150-11	SFR	HC

ANALYSIS:

The primary purpose of the proposed rezones and General Plan Land Use Designation changes is to bring the General Plan Land Use Map and the Zoning Map into compliance with each other. This item is part of the ongoing effort to clean-up the discrepancies in the City's regulations. As part of this endeavor, staff analyzed the existing uses of the properties, the surrounding existing uses, and the designations of the surrounding properties on both the General Plan Land Use Map and the Zoning Map. In some cases, it

was determined the Land Use Designation should change; in others, the Zoning Map should change. Figure 1, Proposed Changes to General Plan Designations, identifies by parcel the proposed changes to the General Plan Land Use Map. Figure 2: Proposed Changes to the Zoning Map illustrates the areas proposed for rezoning. The reference between the two figures also shows where the discrepancies on these properties existed and the proposed changes to correct the issue. Once the proposed changes have been adopted the zoning map will be in compliance with the General Plan for these areas.

Figure 1: Proposed Changes to General Plan Designations

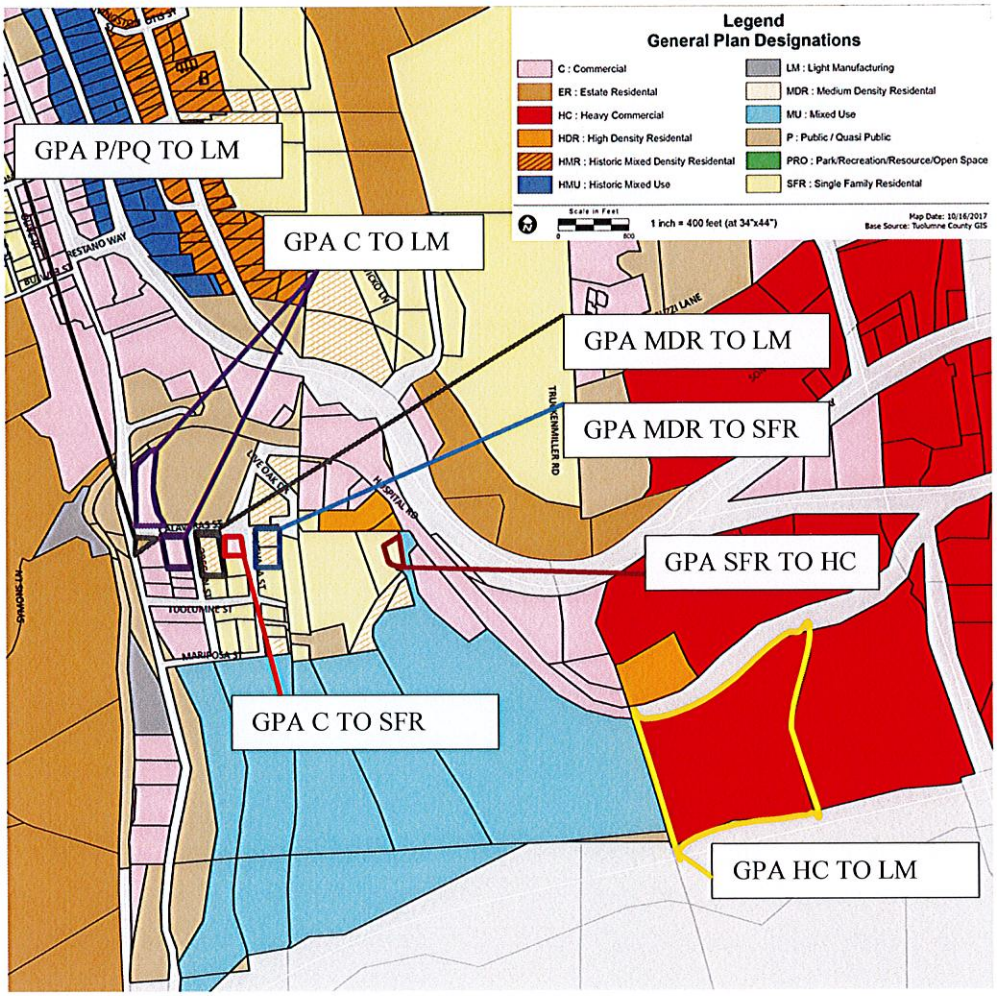
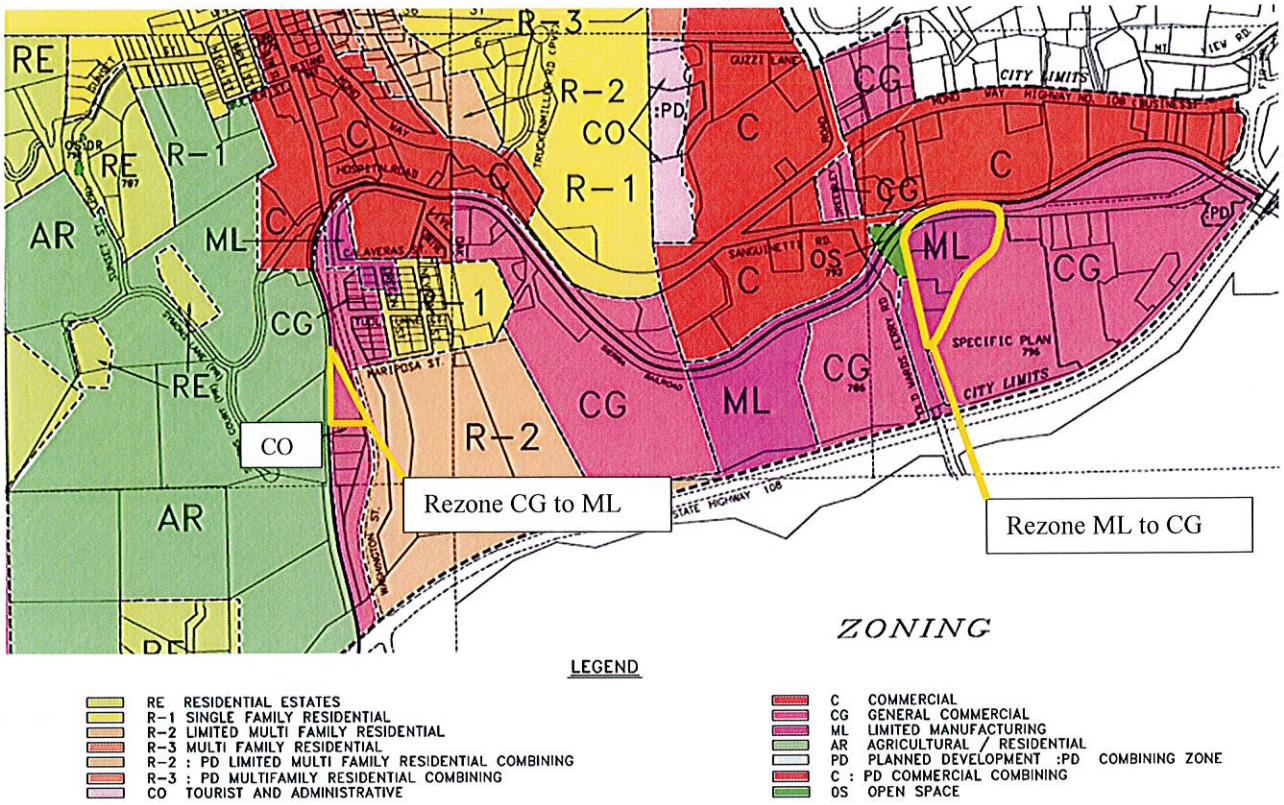


Figure 2: Proposed Changes to Zoning Map



As shown in the preceding tables, each parcel is listed by Assessor Parcel Numbers, with the proposed change either to the General Plan Land Use Designation or the Zoning. Each of the proposed changes are consistent with the existing use and surrounding property uses as well as being compatible with the existing pattern of development in the area. Each property owner was notified of the proposed changes and was invited to discuss any concerns with staff.

Adjoining Landowners

Adjoining landowners within 300 feet of the sites were notified of the proposed changes to both the land use designations and rezoning. No responses have been received to date. If any responses are received prior to the meeting, they will be presented to the Planning Commission during the public hearing for the project.

FINDINGS

Based on all of the preceding discussion; it can be found that the Rezones and General Plan Amendments:

A. Are 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. Are consistent with the objectives, policies, general land uses and programs specified in the General Plan;

C. Are 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.

CEQA DETERMINATION:
The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(a)(3) of the State and City Guidelines for implementation of CEQA which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. With the current inconsistencies being corrected through the proposed project, the proposed project would not impact the environment, but instead is a mapping correction bringing the General Plan and the Zoning into line with each other and the existing use of the land.

RECOMMENDATION:
It is recommended that the Sonora Planning Commission adopt the attached resolution recommending to the Sonora City Council approval of the attached ordinance based on findings A-F in the attached resolution (**Attachment A**).

PREPARED BY:
Paula M. Daneluk, AICP

ATTACHMENT A
PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 6-10-2019 B
A RESOLUTION RECOMMENDING TO THE SONORA CITY COUNCIL approval of the proposed General Plan Amendment to the Land Use Designation Map and an ordinance rezoning Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML)

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

WHEREAS, Section 2.32.010 of the SMC states that the purpose of the Planning Commission is to promote and insure the comprehensive and adequate planning of the City, and Section 2.32.080(B) of the SMC prescribes that the Planning Commission 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 June 10, 2019, the Planning Commission conducted a public hearing to consider rezoning Assessor's Parcel Nos. 056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML);

WHEREAS, at its regular meeting conducted on June 10, 2019, the Planning Commission conducted a public hearing to consider the Amendment of the General Plan Land Use Designations for the following Assessor's Parcel Nos.:

APN	Current General Plan	Proposed General Plan
056-570-62	HC	LM
056-101-07	MDR	SFR
056-101-06	MDR	SFR
056-102-01	C	SFR
056-103-01	C	LM
056-102-04	MDR	LM
056-090-32	C	LM
056-150-11	SFR	HC

NOW, THEREFORE, BE IT RESOLVED THAT THE SONORA PLANNING COMMISSION HEREBY RECOMMENDS to the Sonora City Council adoption, by resolution the amendment of the General Plan Land Use Designation Map and by ordinance, a rezoning of Assessor's Parcel Nos.

056-640- 26, 27, 28, & 29, from Limited Manufacturing (ML) to General Commercial (CG) and 056-650-16 from General Commercial (CG) to Limited Manufacturing (ML) based on the following findings:

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

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

PASSED AND ADOPTED as a resolution by the Sonora Planning Commission on this 10th day of June 2019, by the following vote:

Members of the Commission:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

SIGNED:

_____
Chair
Planning Commission

ATTEST:

_____

Rachelle Kellogg, Secretary
Planning Commission