



City of Sonora

Community Development Department
94 N. Washington Street
Sonora, CA 95370
(209) 532-3508
(209) 532-3511 fax
www.sonoraca.com

DATE: December 2, 2019
TO: Honorable Mayor and City Council Members
FROM: Rachelle Kellogg, Community Development Director
SUBJECT: Bank of Stockton – Site Plan Appeal

RECOMMENDATIONS:

City Staff recommends that the City Council approve the following:

- 1) The City Council finds that the Sun Waelty appeal of the Site Plan permit for the 3500 square-foot building at 549 S. Washington Street is validly made and hereby sets the public hearing to consider the appeal for December 16, 2019 at the regular Council meeting, in the Council Chambers at 94 N. Washington Street, at 5 p.m. or shortly thereafter.

BACKGROUND:

On November 12, 2019, the Sonora Planning Commission approved a Design Review and Site Plan application to construct a new 3,500 square-foot Bank of Stockton building and associated parking lot at 549 S. Washington Street. Subsequently the City received two appeals of the Planning Commission's decision. One from the Tuolumne Heritage Committee related to the Design Review approval and the other from Sun Waelty Auto Service Corp related to the Site Plan approval. An appeal must be submitted to the Community Development Department within ten days after the decision of the Commission. The Tuolumne Heritage Committee appeal was received on November 19th and the Sun Waelty appeal was received on November 20th.

DISCUSSION:

Appeals related to a Site Plan permit may be appealed to the City Council by the applicant or by any person directly and adversely affected by the decision under Section 17.62.100 of the Sonora Municipal Code (SMC). This Section requires the City Council to consider the appeal at its next regular meeting, and if such appeal is validly made, to set a time and place for a public hearing to consider the appeal. The prescribed public hearing notice must be published in the newspaper, sent to the applicant, and to all property owners within 300 feet of the subject property.

Alternatively, a Design Review permit appeal does not require a public hearing or noticing. Under Section 17.32.100 (SMC), a Design Review Permit appeal can be filed by the applicant, proponent, or any interested person and the appeal is to be placed on the agenda of the next regular meeting of the City Council. However, in this case, the appellant has agreed to have both appeals heard by the City Council at the December 16th City Council Meeting. A copy of the Tuolumne Heritage Committee appeal will be included within the staff report for that meeting.

As stated above, the content of the appeals will be considered by the City Council at the December 16th meeting. For this meeting, the Council is only considering the validity of the Sun Waelty appeal and setting the hearing date and time.

Sun Waelty Auto Service Corp
569 S. Washington St.
Sonora, Ca. 95370

November 20, 2019

To: Sonora City Council

Received By

NOV 20 2019

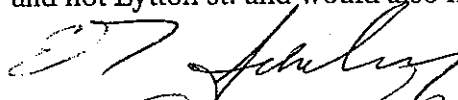
City of Sonora

Concerning proposed Bank of Stockton building corner of Washington/ Stewart/ Lytton streets, Sonora, Ca.

As an auto repair shop conducting business on the corners of Washington and Lytton st. we are concerned about reduced public parking spaces on Lytton st. and increased traffic flow on an already congested side street.

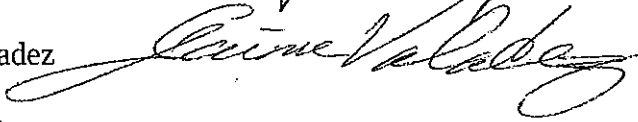
We are asking that the Lytton st. Bank of Stockton inlet/outlet be eliminated and the entrance on Washington st. be a two way inlet/outlet, this would allow vehicles turning in bank parking lot from Washington st. and not Lytton st. and would also not reduce the all important public parking.

Ed Sunday



11/20/2019

Jaime Valadez



11/20/19

Phil Waelty