City of Sonora

Community Development Department
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MEMORANDUM

Date: December 9, 2019
To: Honorable Mayor & Council Members
From: Rachelle Kellogg, Community Development Director
Subject: Staff Report for November 2019

The following highlighted projects were undertaken by the Community Development Department:

HISTORIC DOWNTOWN SONORA CHRISTMAS PARADE – The City's Downtown Sonora Christmas Parade was held on Friday, November 29th. All of the City Departments participated in putting on the event. It was a very chilly night and it appeared that attendance was down however it was a beautiful parade with many festive entries. Staff was also busy with the City's Christmas Tree at the Red Church and preparing for Santa' arrival in Courthouse Park.

SB2 PLANNING GRANT – The SB2 Planning Grant Program provides funding and technical assistance to all local governments in California to help cities, and counties, prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The City of Sonora is eligible to receive up to $160,000 from the Planning Grant Program. City Staff prepared a grant application to fund a Self-Codified, Web-Based Municipal Code Program, General Plan Update and Program EIR, and City Design Guidelines. On November 18th the City Council approved the grant application which was then submitted to the State Department of Housing and Community Development. The City will be notified within 30 to 60 days as to whether or not the application has been accepted. The City must complete the proposed activities on or before June 30, 2022.

PLANNING PROJECTS – Staff reviewed, and prepared the Planning Commission staff report, for the Site Plan/Design Review application from Adventist Health for the installation of seven solar shade structures to be located at 900 Mono Way and 1000 Greenley Rd. Staff also reviewed, and prepared the staff report, for the Site Plan/Design Review application for the new 3,500 sq. ft. Bank of Stockton building to be located at 549 S. Washington Street. The Planning Commission at their November 12, 2019 meeting approved both projects. Subsequently the City received two appeals of the Planning Commission's decision related to the Bank of Stockton Project. 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. The City Council, at their December 2nd meeting, set December 16, 2019 for the hearing to consider the project appeals. Staff also prepared the Planning Commission staff report for a Design Review application to construct a new CMU trash enclosure, wall and fencing in the rear of the Perko's building at 824 Mono Way.

ADMINISTRATOR DUTIES – With the retirement of City Administrator, Tim Miller, the Community Development Director is serving as Acting City Administrator/Interim City Administrator the additional duties have consumed a lot of time. This included reviewing and assisting the Police Chief with preparing the new Loading Zone and the Trespass on Private and Business Property Ordinances for City Council consideration.

MONTH OF NOVEMBER, 2019	COMMUNITY DEVELOPMENT DEPARTMENT ACTIVITY REPORT	CITY OF SONORA 94 N. WASHINGTON ST. SONORA, CA 95370

NAME	LOCATION	TYPE	VALUATION	FEES
NEW RESIDENTIAL		**TOTAL UNITS ___0___**		
			SUBTOTAL ___0___	
CDBG REHABS		**TOTAL UNITS ___0___**		
			SUBTOTAL ___0____	
COMMERCIAL		**TOTAL UNITS __0____**		
			SUBTOTAL ___0___	

ALTERATIONS & ADDITIONS		TOTAL UNITS ___12___		
Ron Palhegyi	1140 S. Washington St.	Install fire sprinklers for new single family residence	$3,800	$119.45
Casey & Samantha Deal	160 Arbona Circle S.	Install a 5.4 KW roof mount solar PV system & new 25 amp breaker	$22,000	$349.25
David Burris	374 Calaveras Way	Install a 22 KW whole house generator	$4,800	$247.94
PWM Properties LLC	19 & 27 S. Stewart St	Grading, drainage and sidewalk improvements for new self-storage facility	$50,000	$1,087.18
Pablo Vasquez	126 S. Washington St	Repair fire damages to dining area of restaurant	$16,142	$367.33
Nrupal Patel	655 Arbona Circle N.	Install a 2.48 KW roof mount solar PV System	$7,000	$338.75
Dharmesh Patel TR.	775 Arbona Circle N.	Install a 3.72 KW roof mount solar PV system, new 60 amp disconnect	$10,560	$338.25
Lee & Laurie Strawn ETAL	985 Shaws Flat Road	Install a 4.690 KW roof mount solar PV system	$14,100	$300.00
Chen Mei-HWA TR	1261 Mono Way	Tenant Imp. including full counter remodel; relocate lights	$17,700	$356.05
Anthony DeFont DDS.	641 Woods Creek	Install a 11.5 KW roof mount solar PV & main breaker to 175 amps	$40,828	$344.00

Shari Sanders	576 Maple Street	Install a 7.04 KW roof mount solar PV system	$26,752	$300.00
Harmon Investments	1001 Mono Way	New Fire Alarm for KFC Restaurant	$12,000	$234.25

DEMOLITIONS		**TOTAL UNITS ___0___**		
NAME	**LOCATION**	**TYPE**	**VALUATION**	**FEE**
			SUBTOTAL ___12___	

MISCELLANEOUS REPAIRS

NUMBER OF PERMITS	VALUATION $	FEE
11	$90,886	$2,069.09

TOTAL NUMBER OF PERMITS ISSUED	**23**
TOTAL VALUATION	$316,568
SUB TOTAL OF PERMIT FEES COLLECTED	$6,451.54
TOTAL FIRE DEPARTMENT FEES COLLECTED	$ 600.00
TOTAL TRAFFIC FEES COLLECTED	$ 0
TOTAL PUBLIC SAFETY FEES COLLECTED	$ 0
TOTAL PARKS & RECREATION FEES COLLECTED	$ 0
TOTAL FEES COLLECTED	**$7,051.54**

FISCAL YEAR TO DATE

TOTAL NUMBER OF PERMITS ISSUED	**123**
TOTAL VALUATION	**$2,303,223**
TOTAL FIRE DEPARTMENT FEES COLLECTED	**$2,860.00**
TOTAL PUBLIC SAFETY FEES COLLECTED	**$0**
TOTAL PARKS & RECREATION FEES COLLECTED	**$0**
TOTAL TRAFFIC MITIGATION FEES COLLECTED	**$0**
TOTAL PERMIT FEES COLLECTED	**$26,249.98**