

# City of Sonora Planning Commission

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Sonora will conduct a public hearing at a regular meeting on Monday, May 9, 2022, at 5:30 p.m. in the City of Sonora Council Chambers located at 94 N. Washington Street Sonora, CA for the purpose of considering the matters described below. THIS MEETING WILL BE OPEN TO THE PUBLIC AND THE PUBLIC WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT. IT WILL NOT BE AVIALABLE VIA ZOOM HOWEVER IT WILL BE LIVESTREAMED ON THE CITY'S WEBSITE AT WWW.SONORACA.COM.

### **1) 901 Sanguinetti Road Wireless Facility – Design Review & Use Permit**

The applicant is requesting Use Permit and Design Review approval to allow new wireless telecommunications equipment at the property. The request includes a 12-foot x 28-foot equipment ground lease surrounded by a CMU enclosure and two 192 square foot antenna lease areas located on the roof of the cinema concealed behind material designed to match the building. The project is located at 901 Sanguinetti Road (APN 056-640-028) in the General Commercial (CG) zoning district and is designated as Heavy Commercial (HC) on the City's General Plan Land Use Map. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 Existing Facilities.

### **2) Shaws Flat and Saratoga Road – Tentative Parcel Map and Rezone**

The applicant is requesting approval of an application for a tentative parcel map subdividing a 4.5-acre property (APN 035-180-049). The size of the 4 resultant parcels range from 0.4 to 0.8 acres with a 1.5-acre remainder. The applicant is also requesting approval of a rezone, changing the zoning from Single Family Residential (R-1) to Limited Multi-Family Residential (R-2) to bring the property consistent with the current General Plan Land Use Designation. The tentative parcel map is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315, Minor Land Divisions, and the rezone according to Section 15153(a), Use of an EIR from an earlier project.

### **3) City Initiated Rezone**

The rezone of the following parcels is being proposed by the City to provide consistency with the current General Plan Land Use Designation of Medium Density Residential (MDR). The rezone is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15153(a), Use of an EIR from an earlier project.

212 Saratoga Rd.	APN# 035-180-073
Vacant	APN# 035-180-074
1012 Shaws Flat Rd.	APN# 035-142-023
974 Saratoga Rd.	APN# 035-142-024
971 Shaws Flat Rd.	APN# 035-263-020

**ALL INTERESTED PARTIES:** are invited to participate in the public hearing to express opinions or submit evidence for or against the approval of the item above. At the above noted time and place, in-person testimony from interested persons will be heard and considered by the Planning Commission prior to taking action or making any recommendation. Written comments will be accepted prior to the start of the meeting and

can be submitted to the Community Development Department at 94 N. Washington Street, Sonora, CA 95370 or via email to [rkellogg@sonoraca.com](mailto:rkellogg@sonoraca.com).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the meeting process. Any person requiring special assistance to participate in the meeting should call 209-532-3508 Ext. # 2 at least forty-eight (48) hours prior to the meeting.

Interested individuals will be given an opportunity to speak in favor or opposition to the above proposed action. If a challenge to the above proposed action is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City before the meeting. Information regarding the public hearing will be available at City Hall, 94 N. Washington Street, Sonora, CA or on the City's website at [www.sonoraca.com](http://www.sonoraca.com). Questions regarding the project may be directed to the Community Development Department at 209-532-3508 Ext. #2.

Rachelle Kellogg  
Community Development Director

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