

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, November 13, 2023, 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 matter described below. THIS MEETING WILL BE OPEN TO THE PUBLIC AND THE PUBLIC WILL BE GIVEN THE OPPORTUNITY TO PROVIDE PUBLIC COMMENT.

1. 956 Oregon Street – Site Plan/Design Review/Variance/Use Permit/Zoning Amendment

The applicant is requesting Site Plan Review, Design Review, Setback Variance, Use Permit and Zoning Amendment to develop a three-story multi-use residential and commercial project on the vacant lot located at 956 Oregon Street (APN 056-106-004). The proposed building would be approximately 40 ft. in height and consist of six commercial spaces (1057 sq. ft. per space) on the first floor, six two-bedroom residential units on the second floor and third floor (1073 sq. ft. per unit) for a total of 12 residential apartments. The project will include dark bronze aluminum storefronts, composition roof and 54 parking spaces. As part of the project, Oregon Street will be widened to two lanes and Mariposa Street will be developed as a fire access road. The current zoning on the property is General Commercial (CG) which is inconsistent the General Plan Land Use Designation of Commercial (C) to correct this inconsistency the property will be rezoned to Commercial (C). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-fill Development Projects.

2. City Initiated Rezone

The rezone of the parcel located at 11 Tuolumne Street (APN 056-106-001) is being proposed by the City to provide consistency with the current General Plan Land Use Designation of Commercial (C). The parcel will be rezoned from General Commercial (CG) to Commercial (C). The rezone is exempt for the California Environmental Quality Act (CEQA) pursuant to Section 15153(a), use of an EIR from an earlier project.

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 rkelllogg@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. 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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