



CITY OF IONE PLANNING COMMISSION STAFF REPORT



FOR THE MEETING OF: MARCH 10, 2008

DATE: MARCH 6, 2008
TO: HONORABLE PLANNING COMMISSION
FROM: CHRISTOPHER JORDNAN, AICP, CITY PLANNER
SUBJECT: ZONING CODE UPDATE

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Receive staff's presentation;
2. Take public comment;
3. Provide staff with direction on modifications to the Draft Zoning Code; and
4. Adopt Resolution No. 09-1, a Resolution of the Planning Commission of the City of Ione Recommending the City Council Adopt the Comprehensive Zoning Code Update and Formally Establish the Historic Overlay Zoning District (Attachment 1).

BACKGROUND:

There are two primary planning and land use policy documents in the City of Ione – the General Plan and the Zoning Code. The City is in the process of updating the General Plan. Long-range goals, policies and objectives for the physical development of the City are established in the General Plan document. The Zoning Code is a regulatory document that development must comply with, including specific, enforceable standards such as minimum lot size, maximum building height, minimum building setback, and a list of allowable uses. Zoning applies lot-by-lot, whereas the General Plan has a communitywide perspective.

The City's Zoning Code (Title 17 of the Municipal Code) dates from as far back as 1958 and has been amended numerous times (1984, 1994, 2000, 2003) but appears to have never been comprehensively updated since its initial composition.

In June 2008, the City Council directed staff to comprehensively update the Zoning Code. The Zoning Code update has a phased approach; the most critical items are being

addressed now, while other items will wait until a later date as funding becomes available. The items that will be immediately addressed in the Zoning Code update include the following tasks, which are discussed in further detail throughout the rest of this report.

- Enhancement of the code structure and finding to improve ease of use.
- Creation of a City-wide sign ordinance
- Establishment of historical regulations for Main Street.

Staff conducted a series of study sessions with the City Council and Planning Commission to discuss special topics for the update. Through these sessions, decision-makers and members of the public provided direction and shaped the update process. A project kickoff meeting was held on July 8, 2008 with the Planning Commission, during which staff provided an overview of the project and suggested priority topics to address. Planning Commissioners provided initial feedback that guided the update.

Joint study sessions were held with the City Council, Planning Commission, and members of the public in November and January to discuss the specific topics of City-wide sign regulations and architectural provisions for the historic Downtown. The January meetings included a discussion of draft text for both of these topics. Policy direction was provided to staff and included direction to:

1. Develop a process for architectural review in the Downtown that is more administrative and reduces the cost and time burden for property owners;
2. Identify a future work effort (the Downtown Plan) to create Pattern Books that help property owners develop design solutions for their buildings;
3. Create a process for proposing creative signs that would otherwise be precluded under the new Sign Ordinance; and
4. Allow for off-site signage on both private and City property under certain conditions.

A draft of the balance of the updated Zoning Code was presented to the Planning Commission at a workshop on February 10, 2009, at which additional feedback and direction was provided. Staff has used this input, along with the input of the joint study sessions, to complete the Draft Zoning Code, which is presented for consideration here. Direction provided by the Planning Commission at the February 10, 2009 meeting included:

1. Modify the nonconforming policy provisions in Section 17.16.14, Reconstruction of Nonconforming Buildings.
2. Modify the setback standards for single family/A, R-1a, and R-1b Zoning Districts.
3. Clarify the applicability of the provisions in Chapter 17.64 (Wireless Communication Facilities) to residential television antennas.

While the primary focus of this update is on reorganizing and improving the usability of the Zoning Code, staff has taken this opportunity to update various topics for consistency with State and federal law, to propose changes reflective of industry best practices, and enhance the legal defensibility of the Code. Substantive changes to the text of the code have been shown in track changes. The document presented tonight (Attachment 2) is the

complete draft Zoning Code; note that chapters and sections of the new code withheld from the February 10, 2009 Public Draft dealing with regulations of signs and the Historic Overlay (H) District are here included. The track changes from the version of the Code the Planning Commission reviewed in February are shown in **blue**. Substantive changes made from that point forward, including adding the signs and Historic Overlay Zoning District provisions, are shown in **red**.

OVERVIEW OF CHANGES TO THE DRAFT ZONING CODE:

Based on direction provided at the February 10, 2009 Planning Commission meeting, as well as the direction received at the January joint study sessions with the City Council, modifications have been made to February 10, 2009 Public Draft. This draft (Attachment 2) includes the new chapters and sections pertaining to signs and the Historic (H) Overlay Zoning District.

Substantive Changes to the Existing Zoning Code

As summarized in the staff report for the February 10, 2009 Planning Commission meeting, the Draft Zoning Code is a complete reorganization of the existing Code, and includes expanded content for nearly all topics in an effort to “complete” the Code. The primary revisions made to the existing Zoning Code are summarized as follows:

1. **Organizational Structure:** The Draft Zoning Code is a complete reorganization of the existing Zoning Code and is complimented with enhanced sections and chapters. Similar elements are grouped in common formats, and tables and graphics have been added. This creates a user-friendly document that is easier for staff and the public to use.
2. **Translation Approach:** The Draft Zoning Code takes all text either directly from the existing Zoning Code or is based on existing practice. Text based on existing provisions or practice is noted in **black text**, new provisions are shown in **red text** and underlined, and text that has been deleted is in **red text** and is shown with ~~strikeout~~. Substantive changes made from that point forward, including adding the signs and Historic Overlay Zoning District provisions, are shown in **red**.
3. **New Sections:** The Draft Zoning Code supplements the existing Code. New chapters and topics have been added; primary additions include.
 - a. Creation of a Historic Overlay District for the Downtown with expanded architectural provisions (discussed later in this report);
 - b. Establishment of City-wide sign provisions (discussed later in this report);
 - c. Provisions for wireless facilities, Specific Plans, density bonuses[CJJ1];
 - d. Expanded allowed use provisions that represent the diversity of land uses in the market place today; and
 - e. Expanded outline of all entitlements and permits and a summary of the zoning administration process.

Citywide Sign Regulations

The Draft Zoning Code proposes new sign regulations that are applicable to the entire City. This includes new permit requirements, review processes, provisions, and development standards. Major aspects of the new sign regulations are summarized below. All standards are as specific and quantifiable as possible to ensure that the review of signs is an objective

process that is based on the physical aspects of the sign, rather than a subjective process based on the content and message of signs.

1. Permit requirements are established in Chapter 17.10 in Article I (Zoning Code Establishment, Administration, and Entitlements). There are three types of signage permits or programs:

- a. Sign Permit:**

- i. Allows for administrative review by the City Planner.
 - ii. Is required for all permanent signs.
 - iii. Establishes that all permitted signs must conform to the provisions of the Title.

- b. Creative Sign Program:**

- i. Allows for creative permanent signs that deviate from the standards of Title provided they satisfy provided considerations and required findings.
 - ii. Can be submitted at the applicant's discretion, but if it is to be considered, it must be submitted before an application for a Sign Permit is filed.
 - iii. Allows for administrative review by the City Planner.
 - iv. Establishes that public noticing shall be conducted upon the receipt of a Creative Sign Program application; if a written request for a hearing is provided within 10 days, the application will be considered at a public hearing of the Planning Commission. If not, the City Planner shall take final action without a public hearing.

- c. Uniform Sign Program:**

- i. Allows design flexibility for signs that are integrated and fulfill the intent of the Code.
 - ii. Is required for all new multi-tenant non-residential development or mixed use developments of three or more separate tenants/uses.
 - iii. Allows for review and approval by the Planning Commission.

2. Signs are regulated in two separate chapters in Article III (Site Planning Standards) based on the type of property they are located on.

- a. Chapter 17.42, Signs on Private Property, addresses the majority of signs in the community. Substantive changes to this section since the joint workshop in January include:

- i. Providing an exemption from the regulations, under certain conditions, for murals and menu/order board signs;
 - ii. Allowing for Electronic Message Signs, but only as part of a Creative Sign Permit or Uniform Sign Program. Electronic Message Signs are prohibited in the Historic Overlay District;
 - iii. Adding minimum setback standards for freestanding signs as measured from the public right-of-way;

- iv. Temporary signs do not require a Sign Permit and may be established for a maximum of 120 days per calendar year; longer periods may be allowed with a Temporary Use Permit; and
 - v. Off-site signage is allowed under certain development standards, such as specified Zoning Districts (C-3 and M-1), minimum lot size, maximum signs per lot, maximum height and area, and lighting.
3. Chapter 17.44, Signs on City Property, provides regulations for signs displayed on City Property. The purpose of this Chapter is to establish that, in its proprietary capacity as an owner of City property, the City has more legal justification to discriminate between commercial and non-commercial sign messages in regards to time, place, and manner. Substantive changes to this section since the joint workshop in January include the addition of provisions for allowing for long term lease of signage at City facilities such as Howard Park.

Regulations for the Historic Overlay (H) District

The existing Code establishes provisions for the maintenance of the Mother Lode style in downtown Ione in Chapter 17.76 (Architectural Heritage and Historic Preservation). The Draft Code significantly expands and improves these provisions through the establishment of a formal Historic Overlay Zoning District and specific design provisions. It creates parameters and guidelines for all new development, renovations, and improvements in the designated downtown area. The Historic Overlay (H) District does not affect land uses or development intensities; rather, it merely governs the design and architectural style of structures. Allowed land use regulations of the Base Zoning District still prevail, and regulations provided by the Base Zoning District on which the Historic Overlay District is silent shall also prevail. When standards of the Historic Overlay District conflict with those of the Base Zoning District, those of the Historic Overlay District will prevail.

1. The Historic Overlay Zoning District will be formally established as part of the Zoning designation of property. The area of the overlay district, as directed at the January joint workshop, is described in Attachment 3.
2. The architectural design provisions of the Historic Overlay Zoning District are established in Section 17.28.020. The provisions establish four architectural styles (Simplified Classical Revival, Commercial Vernacular, Italianate, and Mission Revival) for downtown Ione. All structures in the H District must exhibit and be consistent with one of the four styles. Major features and descriptions of each style are provided. Additionally, the provisions delineate objective design standards and guidelines that are applicable to all structures, including the following:
 - a. Treatment of entries and facades;
 - b. Design of storefronts;
 - c. Placement of windows and doors;
 - d. Detail features (e.g., dentil, parapet, window or door crowning);
 - e. Design of signs; and
 - f. Lighting.

3. Section 17.10.100 (Architectural Design Review for Historic Overlay) in Article I establishes the review procedures for structures located in the Historic Overlay District. An Architectural Design Review permit is required for most changes to land uses in the Historic District, including installing new features on existing structures, additions to existing structures, new development, and the placement of signs. Maintenance and repair is exempted from the requirement for an Architectural Design Review permit. Buildings used exclusively for residential uses are also exempt, while mixed-use developments must undergo Architectural Design Review. Two levels of Architectural Design Review are established:
 - a. **Administrative Architectural Design Review:** the City Planner acts as the Approving Authority for all actions except new development and wholesale changes to the architectural style of an existing building.
 - b. **Comprehensive Architectural Design Review:** the Planning Commission is the Approving Authority for all new construction and wholesale development of existing sites, and wholesale changes to the existing architectural style of a building.

Review Procedures for the Architectural Design Review Permit

At the February 10, 2009 Planning Commission meeting, staff was directed to modify review procedures for development in the Historic Overlay Zoning District to delegate more authority to the City Planner to administratively review and approve projects. By allowing the City Planner to approve projects rather than requiring full Planning Commission and/or City Council review, the Council and Planning Commission hoped to encourage the improvement of downtown by:

- Speeding the application and review process; and
- Lowering the cost of application for property owners.

Planning and legal staff have worked together to address these concerns and desires. The fundamental legal issues with any solution involve requirements under State law for public notification and opportunities for public participation in the review process. The Government Code establishes three types of decisions that a local jurisdiction can use to decide permit requests. These are:

- **Administrative decisions.** These are decisions made based on objective criteria, standards, and regulations that require no discretionary judgment (e.g., City Planner conducting Plan Check). Under State law, there is no requirement for public noticing or public hearings.
- **Quasi-judicial decisions.** These decisions require the interpretation and application of applications, facts, and City standards. Discretion must be exercised, and findings must be provided to establish the decision-making body's rationale (e.g., Planning Commission denying an application for a Variance). Under State law, there is a requirement for public noticing or public hearings.
- **Judicial decisions.** These decisions entail the City Council or Board of Supervisors administering an adjudicatory decision and issuing findings to support it; these decisions are policy-level decisions (e.g., City Council adopting the Draft

Zoning Code). Under State law, there is a requirement for public noticing or public hearings.

In order to approve an Architectural Design Review permit, a quasi-judicial decision must be rendered. This is because the assessment of the Architectural Design Review Permit involves interpretation of the design provisions established for the Historic Overlay Zoning District. In the interest of providing flexibility to property owners in determining the design solutions appropriate for them, the staff was directed to develop qualitative design guidelines, rather than quantities standards. Therefore, the analysis of a project for consistency with the design provisions is a quasi-judicial decision. , Therefore, State law requires that public notice of the project and an opportunity for a public hearing be made so that public comments can be considered as part of the decision-making process.

To address these legal issues but still satisfy Council and Planning Commission concerns, staff has crafted a two-tier review process of Administrative Review and Comprehensive Review. Under Administrative Architectural Design Review, the City Planner must issue public notice whenever an application for Administrative Architectural Design Review is received. The notice will state that an application has been received, that a decision will be made in ten days, and that the plans are available at City Hall for review. If someone would like to request a public hearing on the project, they must do so within that ten day window. If no request for public hearing is received, then the City Planner will proceed to process the application administratively. If a request for public hearing is held, then the application will be decided by the Planning Commission.

Through this process, the Administrative Architectural Design Review achieves the Planning Commission's objectives and State legal requirements as follows:

1. It ensures that interested members of the public have the opportunity to comment on and influence decisions made on properties in the Historic Overlay (H) District; and
2. It provides the possibility for a quicker and cheaper review process that is easier for the applicant and requires less staff labor time.

The benefits of the Administrative Architectural Design Review process are best illustrated when compared to a regularly noticed and held Planning Commission meeting. The review time period for Administrative Review is condensed to as little as 11 days. Projects that require Planning Commission hearing require at least 17 days and possibly by up to 35 days, depending on the date the application is received relative to the Planning Commission meeting schedule.

Further, the costs for Administrative Review are significantly less. The added costs that result from public noticing are negligible when compared to the cost associated with staff review. While both Administrative and Comprehensive Review require documented findings and justification for the approval, report preparation and meeting attendance for Comprehensive Review is significantly more time.

The two most recent Architectural Review projects were project 08-007, Clarks Corner, and project 08-0024, 24 W. Main Street Arcade Roof. The approximate cost to process these projects were:

	Clarks Corner	24 W. Main Street
Notices	30 notices @ \$0.05/page and \$0.42/per stamp = \$14.10	30 notices @ \$0.05/page and \$0.42/per stamp = \$14.10
City Clerk time	1.5 hrs @ \$15/hr = \$22.50	1.5 hrs @ \$15/hr = \$22.50
City Planner time	9 hrs @ \$95/hr = \$880	29 hrs @ \$95/hr = \$2,320
TOTAL	\$916.60	\$2,356.60

With the new Administrative Review process, the costs of staff labor will be decreased because less staff time is required principally because staff does not have to prepare for and present projects to the Planning Commission. Administrative Review could take as little as 3-4 hours of effort. The costs for conducting the public noticing could also be reduced by moving those notices to postcards, which have a reduced paper and postage cost. The Administrative Review process is a cost-effective option that speeds the review process and lowers the cost of staff labor in exchange for the negligible expense of issuing additional public notices.

Section 17.16.140, Reconstruction of Damaged and Nonconforming Buildings

Based on direction provided by the Planning Commission at the February 10, 2009 meeting, modifications were made to Section 17.16.140 (Reconstruction of Damaged and Nonconforming Buildings), which is in Chapter 17.16, Nonconforming Uses. This section establishes provisions limiting the reconstruction of nonconforming buildings when destroyed by fire, collapse, or other disasters. Changes include establishing a mechanism (Conditional Use Permit) for owners of nonconforming structures or buildings to reconstruct in the event of a loss of more than 60 percent of the assessed value of the structure.

Modification of Standards to the Residential Zoning Districts

A number of modifications to the development standards for residential development are proposed. These modifications do not allow for a change in the intensity of development. All residential land uses still must comply with minimum lot sizes, which remain unchanged from existing provisions; changes to the development standards will merely allow for changes to the sizes and dimensions of structures and their placement on the lot, although the actual intensity of development will not change. Development standards are provided in Table 17.22.040-2 (Agricultural and Residential Zoning Districts Development Standards).

1. The required side yard setback for the A, R-1a, and R-1b Zoning Districts is decreased from 6 feet to 5 feet.
2. The combined side yard setbacks for the A, R-1a, and R-1b Zoning Districts are decreased from 15 feet to 12 feet.

Chapter 17.64 and Residential Television Facilities

At the February 10, 2009 Planning Commission meeting, direction was provided to clarify the exemption for residential TV antennas, which are regulated in Chapter 17.64 (Wireless Communication Facilities). Additional language in Section 17.64.050.C has been provided to clarify this exemption.

Fence Standards

The Planning Commission directed the addition of text in the Fences and Walls chapter (Chapter 17.36) addressing standards for swimming pools. This language has been added as Section 17.36.050.D and calls for swimming pools, spas, and other similar water features to be fenced in compliance with City-adopted Building Code requirements.

Additional Changes

Additional edits to the Zoning Code have been made based on input from the City Attorney and additional reviews by City staff. These are minor modifications to language, clarification of text provided in the February 10, 2009 Public Draft, and additions of new figures. Changes include:

1. The maximum height for the R-3 District is increased from 35 feet/2.5 stories to 45 feet/3 stories. Specific policy direction for this change is included in the existing (2003-2008) Housing Element. By making this change as part of this Zoning Code update, it will assist in the review process for the new Housing Element with the State.
2. Parking standards for multiple family dwelling have been revised consistent with direction in the existing (2003-2008) Housing Element. By making this change as part of this Zoning Code update, it will assist in the review process for the new Housing Element with the State. The new standards are broken down by the number of bedrooms in a unit.

ENVIRONMENTAL REVIEW:

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment.” The approval of this action does not approve any development project nor does it either directly or indirectly disturb the physical environment. The proposed Zoning Code amendment is not subject to CEQA. Specifically, this action qualifies for an exemption under Section 15061 (b)(3) of the CEQA Guidelines under the general rule that CEQA only applies to projects which “have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The Zoning Code update includes several components generally defined as:

- Reorganizing the existing code
- Enhancing discussions of permit and review processes;
- Expansion of allowed use regulation definitions;

- Modifications to residential development standards and parking standards;
- Revisions and clear establishment of a Historical (H) Overlay District and amendments to the Zoning Map to clarify the applicability of the overlay district to subject property; and
- Establishment of Citywide Signage Regulations;

Each of these components, individually and cumulatively, does not result in the possibility of creating significant or cumulative effects on the environment, as summarized below. Future development under the proposed regulations would be subject to CEQA at that time, as those actions would be classified as “projects” under CEQA.

1. Reorganizing the Code and Enhancing Discussions of Permit and Review Processes.

The proposed Zoning Code represents a significant reorganization of regulatory provisions for greater usability and provides expanded discussions on the administrative aspects of the Code including permit processing procedures. However, these merely codify organizational and administrative government activities and do not increase development densities or potentially impact the environment. According to Section 15378 (b) of the CEQA Guidelines, such organizational activities that do not result in physical impacts on the environment are exempt from CEQA.

2. Expansion of Allowed Use Regulation Definitions.

The proposed Zoning Code provides greater specificity in the allowed use listings from a limited, general listing of such uses as one-family residential, two-family residential, three-family residential, four-family residential, group dwellings, churches, schools, lodge halls, clubs, professional office, food stores, automobile sales, eating and drinking establishments, parks, general merchandise, bulk storage, mini storage, terminal facilities, and manufacturing, to a more detailed listing of uses. This new listing of uses is intended to maintain consistency with the General Plan by better distinguishing the difference between various types of land uses. Expanded definitions for each allowed land use are provided in the draft Zoning Code in Article V (Glossary). In Article II (Zoning Districts, Allowed Uses, and Development Standards), aggregated land use categories in the existing code are also disassembled into their component parts for greater precision and improved applicability of standards to zoning districts.

Rather than loosely group similar uses into a single type of general land use that may not be applicable to all zoning districts, the draft Zoning Code dissects land uses to allow for more precision and consistency in application.

These land use categories are consistent with the uses established in the existing code; they simply provide clarified language and a more usable catalogue of land uses that can be consistently applied to all zoning districts. This refinement in language is merely that: a refinement and not a change. As being consistent with General Plan and a refinement of existing provisions, these changes do not modify the intensity or density of development already provided for in the Zoning Code. When considered comprehensively, these clarifications do not result in impacts to the physical environment that are either significant or comprehensive.

2. Modifications to Residential Development Standards and Parking Standards.

The draft Zoning Code includes a number of modifications to the development standards for residential development (side yard setbacks for single family residential; height limitations in the R-3 zoning district) and adjustment of the parking standards for multiple-family development.

These standards are related to the function of development on the lot and do not represent a change in the intensity of the development. While this modification may allow for larger structures on a site, it does not increase the maximum intensity or density of development on property. The minimum lot size and density of development (based upon minimum lot sizes) as established in the General Plan and corresponding standards in the Zoning Code, regulate the intensity of development in A, R-1a, and R-1b districts. Therefore, this change will not increase the density potential of property within these districts and will not, individually or collectively, cause significant effects on the environment. Further, the cumulative effect of these changes over time on the environment do not cause any changes to the density of development or pose any significant effects to the physical environment. Therefore, these changes do not create the possibility of significant cumulative impacts over time and through successive projects.

3. Revisions and Clear Establishment of a Historical (H) Overlay District and Amendments to the Zoning Map to Clarify the Applicability of the Overlay District to Subject Property

The existing Zoning Code establishes a process for architectural design review of development within the downtown. As part of this, the existing Code establishes provisions regulating the style of development. These existing provisions do not regulate the density or intensity of development – such regulation is based entirely on the base zoning district (e.g., C-2).

The proposed Zoning Code clarifies the applicability of the existing provisions by specifically calling for and establishing on the Zoning Map a Historic Overlay Zoning District. Further, the proposed Code provides greater definition and guidance for the style and character of development. These changes do not regulate the density and intensity of development within the Historic Overlay area, as such regulation is still based in the base Zoning District and no changes are proposed to the provisions. Therefore, this change will not increase the density potential of property within these districts and will not, individually or collectively, cause significant effects on the environment.

4. Establishment of Citywide Signage Regulations.

Proposed Chapters 17.42 and 17.44 establish regulations for signage within the entire City. These provisions articulate the City's expectations for signage within the City. While the provisions establish development standards for signage, signs are, by nature, accessory structures and features on a site and, on a case-by-case basis, are generally categorically exempted from CEQA under Section 15303, Class 3, New Construction or Conversion of Existing Structures. Signs are not a direct generator of activity at a development; rather they support the development by identifying tenants and establishments, or identifying

products or services available off-site from the sign. As such, the regulation of the development of signs does not impact the intensity and density of development on a site. These factors are regulated, rather, by development standards such as minimum lot size and floor area ratio. Therefore, this change will not, individually or collectively, cause significant effects on the environment.

SUMMARY:

The Draft Zoning Code reorganizes and clarifies the existing Code, significantly improving its usability. It updates existing provisions so that they are compliant with State law and best practices. Existing text is enhanced and complemented with new provisions in order to better implement the intent of the General Plan. New sections are added to improve review procedures, codify existing City practice, regulate signs on a City-wide basis, better administer architectural design provisions in downtown, regulate wireless communication facilities and provided new text to address topics mandated by State law, including density bonuses and housing for special populations. The Draft Zoning Code is exempt from further CEQA review because the approval of the Draft Zoning Code does not approve a development project nor does it either directly or indirectly disturb the physical environment. No further environmental review is required.

RECOMMENDED MOTION:

If the Planning Commission agrees with staff's recommendation, the following motion is recommended:

I move that the Planning Commission adopt Resolution 09-1, a Resolution of the Planning Commission of the City of Ione Recommending the City Council Adopt the Comprehensive Zoning Code Update and Formally Establish the Historic Overlay Zoning District.

FINDINGS:

Finding: The proposed Zoning Amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence:

1. Reorganization of the Zoning Code and expansion of discussion regarding the administrative aspects of the Zoning provisions, including but not limited to composition of the Ione planning agency; application processing procedures; descriptions and findings for permits and entitlements; interpretation; enforcement; nonconforming uses, buildings, and structures; height measurement; yard measurement; fences and walls; accessory structures; parking; and temporary uses.

The proposed Zoning Code text amendments reorganize the document and provide expanded discussions on the administrative aspects of the Code. These changes help to improve the processing of projects by making the Code more user friendly and clarify how the process works, what different entitlements are, and how to move through the entitlement process. In doing so, the City is achieving Program 1.5 of the 2003-2008

Housing Element, which calls for review of the development processing system. By providing these clarifications, expanded discussions, and reorganization, the City has made the development process more predictable and understandable, which makes the development process more effective.

Further, by enhancing and expanding the discussion on process and administrative aspects of the Code, the City is providing more certainty to the process for reviewing projects. Such an action is specifically in support of Goal 5.00 of the 1982 General Plan, which calls for “attain[ment of] a healthier business client providing jobs and services for City residents.” By making the code easier to understand and providing certainty to the process, the City is trying to make the development process more effective for potential business and property owners so that they will consider locating new jobs and services within the City.

Therefore, these proposed amendments are consistent with the General Plan.

2. Expansion of allowed use regulation definitions.

The proposed Zoning Code text amendments contemplate providing greater specificity in the allowed use listings from a limited, general listing of such uses as one-family residential, two-family residential, three-family residential, four-family residential, group dwellings, churches, schools, lodge halls, clubs, professional office, food stores, automobile sales, eating and drinking establishments, parks, general merchandise, bulk storage, mini storage, terminal facilities, and manufacturing, to a more detailed listing of uses. This new listing of uses is intended to maintain consistency with the General Plan by better distinguishing the difference between various types of land uses.

For instance, the office use listing in the existing Zoning Code, which generally includes such uses as professional office, banks and financial institutions, medical office, and accessory office, has been further specified to identify a range of office uses from banks and financial institutions, business support services, general medical services, extended care medical services, hospitals, business and professional office, and accessory office. This further specification of uses does not modify the range of uses allowed but rather clarifies the types of uses included under the existing broad, general listing currently found in the Zoning Code.

Further, the types of uses listed in each of the Zoning Districts is overall consistent with the corresponding General Plan category(ies) for the respective Zoning District. For instance, the C-1, Limited Commercial, Zoning District is generally understood to be consistent with the Neighborhood and Highway Commercial (C-N) General Plan Land Use Category. The C-N category provides for “smaller scale retail and service businesses which provide convenient shopping for local residents and services to tourist...Typical activities include small grocery stores, gas stations, motels, and pharmacies.” The C-N category further allows for residential uses consistent with the Residential Medium Density classification to a maximum of 15 units per acre. Therefore, uses established in the revised allowed uses table for the C-1 Zoning District are of a scale and service area oriented to local residents and include such uses as dwellings, banks, convenience stores, home

improvement stores, small equipment maintenance and repair, hotels and motels, personal services, service stations and vehicle services, and recycling collection facilities.

Therefore, the proposed amendments are consistent with the General Plan's land use designations.

3. Inclusion of adult care home, emergency shelter, employee housing, family day care (small and large), group residential, residential care home, single room occupancy facilities, supportive housing, and transitional housing.

Through law, the State of California has identified a number land use types that are important and necessary to preserving and protecting the general health, safety, and welfare of the residents of California. These uses, including care homes, emergency shelters, employee housing, day care homes, group residential, single room occupancy facilities, supportive housing, and transitional housing, are uses that are generally residential in nature and, depending upon density, are appropriately located in and consistent with various residential Zoning Districts and (by extension) their corresponding General Plan land use category.

For instance, single room occupancy facilities are generally dense housing typified at densities above 18 units per acre. As such, it is appropriate to locate such facilities within the Residential Medium Density General Plan land use category and R-4 Zoning District, as these allow for residential uses (with density bonus) to a maximum of 18.25 units per acre as described in the density limitations for the Residential Medium Density General Plan category.

Other uses, such as adult care home, family day care, supportive housing, and transitional housing, are types of uses that blend in with traditional single family residential uses. As such, these types of uses are appropriately located within General Plan land use categories and corresponding Zoning Districts that provide for single-family residential uses, such as the Residential Low Density (RL) General Plan category and R-1a, R-1b, R-1c, R-2, R-3, and R-4 Zoning Districts.

More specifically, Program 1.3 of the City's 2003-2008 Housing Element calls for the updating of the Zoning Code "to update the Code to current State zoning law requirements..." Program 2.5 identifies that the City will "include community care and transitional shelters in the Zoning Code and identify zones in which they would be allowed." The proposed amendments implement these programs by specifically addressing consistency of local regulations to State law requirements and including community care and shelter uses in the Zoning Code through their application in specific Zoning Districts.

Therefore, the proposed amendments are consistent with the General Plan's land use designations.

4. Modifications to the side yard setback in the A, R-1a, and R-1b Zoning Districts

The proposed modifications to the side yard setback standards in the A, R-1a, and R-1b Zoning District reduce the standard from six feet on either side of the structure and a combined setback of 15 feet to five feet on either side of the structure and a combination of 12 feet. This change provides for greater design flexibility in sitting a home on a property and therefore lessens the regulatory impediment to the establishment of housing, which is one of the purposes of the 2003-2008 Housing Element. While this modification may allow for larger structures on a site, it does not increase the maximum intensity or density of development on property. The minimum lot size and density of development (based upon minimum lot sizes) as established in the General Plan and corresponding standards in the Zoning Code regulate the intensity of development in A, R-1a, and R-1b districts. Therefore, this change will not increase the density potential of property within these districts; therefore the proposed change is consistent with the provisions of the General Plan.

5. Modifications to the height limit in the R-3 Zoning District.

The proposed modifications to the height limit in the R-3 Zoning District, changing from a maximum of 35 feet or 2.5 stories to a maximum of 45 feet and three stories, is specifically called for in Program 2.6 of the 2003-2008 Housing Element. Therefore the proposed change is consistent with the provisions of the General Plan.

6. Revisions and clear establishment of a Historical (H) Overlay District and amendments to the Zoning Map to clarify the applicability of the overlay district to subject property.

The proposed text amendments to the Zoning Code call for revisions to existing Chapter 17.76, Architectural Heritage and Historic Preservation, which provides for a process of Architectural Design Review for building activities within the historical area defined as that portion of Main Street between Ione Street and Sacramento Street. The proposed changes more effectively define the preservation of historical architecture within the downtown area of the City by providing specific design guidance for the development and redevelopment of property within the historical area. An effective way of doing this is to establish the historical area as an overlay district. The establishment of the overlay district will not modify the allowed uses or physical development standards (e.g., setbacks, height, floor area ratio, density), but rather will provide further guidance regarding design of buildings and consistency with the historical integrity of the downtown.

Policy 5.5 of the 1982 General Plan calls on the City to “[s]upport restoration before alteration or destruction of historical structures unless clearly unfeasible in order to enhance the pioneer character of the area.” In establishing the overlay district and related design provisions, the City is providing guidance to property owners in how restoration and preservation of the historical structures and character of the downtown can be accomplished.

Therefore, the proposed amendments to both the text and map of the Zoning Code are consistent with the General Plan.

7. Modification to parking standards for multiple family development.

The proposed text amendments to the Zoning Code identify reductions to the minimum parking ratios for multiple family uses. These changes specifically implement Program 2.4 of the 2003-2008 Housing Element, which calls for the reduction of parking for multiple family developments as a way of reducing the costs of development and therefore addressing an impediment to the development of housing. Therefore, this change is consistent with the General Plan.

8. Establishment of Citywide Signage Regulations.

Proposed Chapters 17.42 and 17.44 establish regulations for signage within the entire City. These provisions articulate the City's expectations for signage within the City. Such standards are in support of Goal 5.00 of the 1982 General Plan, which calls for "attain[ment of] a healthier business client providing jobs and services for City residents." In adopting these standards for signage, the City is creating an equal playing field for the establishment of signage based upon a number of factors including, but not limited to, site location, size, Zoning District, and development type. The intent, as articulated in the purpose statement of Chapter 17.42, is to "[p]romote an economically stable and visually attractive community and insure that the special character and image the City is striving for can be attained."

Further, the Chapters ensure traffic safety and the smooth and efficient flow of pedestrians and vehicles through the orderly placement and sizing of signage. Such a purpose is in support of Goal 8.00 of the 1982 General Plan, which calls for the provisions of "a safe and hazard free environment."

Therefore, the proposed standards for signage are consistent with the General Plan.

9. Establishment of Density Bonus provisions.

Proposed Chapter 17.46 establishes local density bonus standards consistent with State law. As such, these provisions implement two programs of the 2003-2008 Housing Element – Program 1.3 and Program 2.1. Program 1.3 calls for the updating of the Zoning Code "to update the Code to current State zoning law requirements..." Program 2.1 identifies that the City will review its density bonus program and ensure consistency with State law through updates/amendments to the program. The proposed provisions are consistent with the provisions of Government Code Section 65915 through 65918. Therefore, the proposed text amendment is consistent with the General Plan.

10. Establishment of standards for Wireless Communication Facilities.

Proposed Chapter 17.64 establishes standards for wireless communication facilities. Such provisions are established under the guidance and standards of both State and federal law. Program 1.3 of the 2003-2008 Housing Element calls for the updating of the Zoning Code "to update the Code to current State zoning law requirements..." As these provisions are consistent with State and federal law, they are consistent with the General Plan.

Further, Goal 6.00 of the 1982 General Plan calls for the provision of “adequate public services to serve all City residents and businesses.” In adopting standards for wireless communication facilities consistent with State and federal law, the City is providing a process for ensuring that public services can be made adequate for City residents and businesses. Therefore, the proposed provisions are consistent with the General Plan.

Finding: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the CEQA Guidelines.

Evidence: The Draft Zoning Code is exempt from CEQ under Section 15061 (b)(3) of the CEQA Guidelines under the general rule that CEQA only applies to “projects” which “have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” All the components of the Draft Zoning Code entail clarification and reorganization of the existing code, expansion of allowed land use definitions, changes to development standards that are governed by minimum lot area standards, revisions and clarifications to a Historic Overlay (H) District and amendments to the Zoning Map to clarify the applicability of the overlay zone, and establishment of citywide signage regulations. Each of these actions do not allow for increased intensity of development. Both individually and collectively, these components do not result in the possibility of creating significant or cumulative effects on the environment. Further developments that would be proposed under the Draft Zoning Code would be subject to CEQA at that time, as those actions would be classified as “projects” under CEQA.

ATTACHMENTS:

1. Planning Commission Resolution 09-1
2. Planning Commission Draft Zoning Code
3. Map of the Historic Overlay Zoning District

Attachment 1
Planning Commission Resolution 09-1

RESOLUTION NO 09-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE RECOMMENDING THE CITY COUNCIL ADOPT THE COMPREHENSIVE ZONING CODE UPDATE AND FORMALLY ESTABLISH THE HISTORIC OVERLAY ZONING DISTRICT

WHEREAS, the City of Ione has directed staff to conduct a comprehensive update to the Zoning Code, Title 17 of the Municipal Code; and

WHEREAS, staff has completed the Zoning Code update and modified it according to public input and direction from the Planning Commission and City Council; and

WHEREAS, the Planning Commission held a duly noticed public hearing to accept public comments, and to review and consider the updated Zoning Code on March 10, 2009;

NOW THEREFORE BE IT RESOLVED, the Planning Commission does hereby recommend that the City Council adopt the Draft Zoning Code based upon the following CEQA Determination and Findings of General Plan Consistency:

CEQA Determination

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonable foreseeable indirect physical change in the environment.” The approval of this action does not approve any development project nor does it either directly or indirectly disturb the physical environment. The proposed Zoning Code amendment is not subject to CEQA. Specifically, this action qualifies for an exemption under Section 15061 (b)(3) of the CEQA Guidelines under the general rule that CEQA only applies to projects which “have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The Zoning Code update includes several components generally defined as:

- Reorganizing the existing code
- Enhancing discussions of permit and review processes;
- Expansion of allowed use regulation definitions;
- Modifications to residential development standards and parking standards;
- Revisions and clear establishment of a Historical (H) Overlay District and amendments to the Zoning Map to clarify the applicability of the overlay district to subject property; and
- Establishment of Citywide Signage Regulations;

Each of these components, individually and cumulatively, does not result in the possibility of creating significant or cumulative effects on the environment, as summarized below. Future development under the proposed regulations would be subject to CEQA at that time, as those actions would be classified as “projects” under CEQA.

1. Reorganizing the Code and Enhancing Discussions of Permit and Review Processes.

The proposed Zoning Code represents a significant reorganization of regulatory provisions for greater usability and provides expanded discussions on the administrative aspects of the Code including permit processing procedures. However, these merely codify organizational and administrative

government activities and do not increase development densities or potentially impact the environment. According to Section 15378 (b) of the CEQA Guidelines, such organizational activities that do not result in physical impacts on the environment are exempt from CEQA.

2. Expansion of Allowed Use Regulation Definitions.

The proposed Zoning Code provides greater specificity in the allowed use listings from a limited, general listing of such uses as one-family residential, two-family residential, three-family residential, four-family residential, group dwellings, churches, schools, lodge halls, clubs, professional office, food stores, automobile sales, eating and drinking establishments, parks, general merchandise, bulk storage, mini storage, terminal facilities, and manufacturing, to a more detailed listing of uses. This new listing of uses is intended to maintain consistency with the General Plan by better distinguishing the difference between various types of land uses. Expanded definitions for each allowed land use are provided in the draft Zoning Code in Article V (Glossary). In Article II (Zoning Districts, Allowed Uses, and Development Standards), aggregated land use categories in the existing code are also disassembled into their component parts for greater precision and improved applicability of standards to zoning districts.

Rather than loosely group similar uses into a single type of general land use that may not be applicable to all zoning districts, the draft Zoning Code dissects land uses to allow for more precision and consistency in application.

These land use categories are consistent with the uses established in the existing code; they simply provide clarified language and a more usable catalogue of land uses that can be consistently applied to all zoning districts. This refinement in language is merely that: a refinement and not a change. As being consistent with General Plan and a refinement of existing provisions, these changes do not modify the intensity or density of development already provided for in the Zoning Code. When considered comprehensively, these clarifications do not result in impacts to the physical environment that are either significant or comprehensive.

2. Modifications to Residential Development Standards and Parking Standards.

The draft Zoning Code includes a number of modifications to the development standards for residential development (side yard setbacks for single family residential; height limitations in the R-3 zoning district) and adjustment of the parking standards for multiple-family development.

These standards are related to the function of development on the lot and do not represent a change in the intensity of the development. While this modification may allow for larger structures on a site, it does not increase the maximum intensity or density of development on property. The minimum lot size and density of development (based upon minimum lot sizes) as established in the General Plan and corresponding standards in the Zoning Code, regulate the intensity of development in A, R-1a, and R-1b districts. Therefore, this change will not increase the density potential of property within these districts and will not, individually or collectively, cause significant effects on the environment. Further, the cumulative effect of these changes over time on the environment do not cause any changes to the density of development or pose any significant effects to the physical environment. Therefore, these changes do not create the possibility of significant cumulative impacts over time and through successive projects.

3. Revisions and Clear Establishment of a Historical (H) Overlay District and Amendments to the Zoning Map to Clarify the Applicability of the Overlay District to Subject Property

The existing Zoning Code establishes a process for architectural design review of development within the downtown. As part of this, the existing Code establishes provisions regulating the style of

development. These existing provisions do not regulate the density or intensity of development – such regulation is based entirely on the base zoning district (e.g., C-2).

The proposed Zoning Code clarifies the applicability of the existing provisions by specifically calling for and establishing on the Zoning Map a Historic Overlay Zoning District. Further, the proposed Code provides greater definition and guidance for the style and character of development. These changes do not regulate the density and intensity of development within the Historic Overlay area, as such regulation is still based in the base Zoning District and no changes are proposed to the provisions. Therefore, this change will not increase the density potential of property within these districts and will not, individually or collectively, cause significant effects on the environment.

4. Establishment of Citywide Signage Regulations.

Proposed Chapters 17.42 and 17.44 establish regulations for signage within the entire City. These provisions articulate the City’s expectations for signage within the City. While the provisions establish development standards for signage, signs are, by nature, accessory structures and features on a site and, on a case-by-case basis, are generally categorically exempted from CEQA under Section 15303, Class 3, New Construction or Conversion of Existing Structures. Signs are not a direct generator of activity at a development; rather they support the development by identifying tenants and establishments, or identifying products or services available off-site from the sign. As such, the regulation of the development of signs does not impact the intensity and density of development on a site. These factors are regulated, rather, by development standards such as minimum lot size and floor area ratio. Therefore, this change will not, individually or collectively, cause significant effects on the environment.

Findings of General Plan Consistency

Finding: The proposed Zoning Amendment is consistent with the General Plan goals, policies, and implementation programs.

Evidence:

1. Reorganization of the Zoning Code and expansion of discussion regarding the administrative aspects of the Zoning provisions, including but not limited to composition of the lone planning agency; application processing procedures; descriptions and findings for permits and entitlements; interpretation; enforcement; nonconforming uses, buildings, and structures; height measurement; yard measurement; fences and walls; accessory structures; parking; and temporary uses.

The proposed Zoning Code text amendments reorganize the document and provide expanded discussions on the administrative aspects of the Code. These changes help to improve the processing of projects by making the Code more user friendly and clarify how the process works, what different entitlements are, and how to move through the entitlement process. In doing so, the City is achieving Program 1.5 of the 2003-2008 Housing Element, which calls for review of the development processing system. By providing these clarifications, expanded discussions, and reorganization, the City has made the development process more predictable and understandable, which makes the development process more effective.

Further, by enhancing and expanding the discussion on process and administrative aspects of the Code, the City is providing more certainty to the process for reviewing projects. Such an action is specifically in support of Goal 5.00 of the 1982 General Plan, which calls for “attain[ment of] a healthier business client providing jobs and services for City residents.” By making the code easier to understand and providing certainty to the process, the City is trying to make the development process

more effective for potential business and property owners so that they will consider locating new jobs and services within the City.

Therefore, these proposed amendments are consistent with the General Plan.

2. Expansion of allowed use regulation definitions.

The proposed Zoning Code text amendments contemplate providing greater specificity in the allowed use listings from a limited, general listing of such uses as one-family residential, two-family residential, three-family residential, four-family residential, group dwellings, churches, schools, lodge halls, clubs, professional office, food stores, automobile sales, eating and drinking establishments, parks, general merchandise, bulk storage, mini storage, terminal facilities, and manufacturing, to a more detailed listing of uses. This new listing of uses is intended to maintain consistency with the General Plan by better distinguishing the difference between various types of land uses.

For instance, the office use listing in the existing Zoning Code, which generally includes such uses as professional office, banks and financial institutions, medical office, and accessory office, has been further specified to identify a range of office uses from banks and financial institutions, business support services, general medical services, extended care medical services, hospitals, business and professional office, and accessory office. This further specification of uses does not modify the range of uses allowed but rather clarifies the types of uses included under the existing broad, general listing currently found in the Zoning Code.

Further, the types of uses listed in each of the Zoning Districts is overall consistent with the corresponding General Plan category(ies) for the respective Zoning District. For instance, the C-1, Limited Commercial, Zoning District is generally understood to be consistent with the Neighborhood and Highway Commercial (C-N) General Plan Land Use Category. The C-N category provides for “smaller scale retail and service businesses which provide convenient shopping for local residents and services to tourist...Typical activities include small grocery stores, gas stations, motels, and pharmacies.” The C-N category further allows for residential uses consistent with the Residential Medium Density classification to a maximum of 15 units per acre. Therefore, uses established in the revised allowed uses table for the C-1 Zoning District are of a scale and service area oriented to local residents and include such uses as dwellings, banks, convenience stores, home improvement stores, small equipment maintenance and repair, hotels and motels, personal services, service stations and vehicle services, and recycling collection facilities.

Therefore, the proposed amendments are consistent with the General Plan’s land use designations.

3. Inclusion of adult care home, emergency shelter, employee housing, family day care (small and large), group residential, residential care home, single room occupancy facilities, supportive housing, and transitional housing.

Through law, the State of California has identified a number land use types that are important and necessary to preserving and protecting the general health, safety, and welfare of the residents of California. These uses, including care homes, emergency shelters, employee housing, day care homes, group residential, single room occupancy facilities, supportive housing, and transitional housing, are uses that are generally residential in nature and, depending upon density, are appropriately located in and consistent with various residential Zoning Districts and (by extension) their corresponding General Plan land use category.

For instance, single room occupancy facilities are generally dense housing typified at densities above 18 units per acre. As such, it is appropriate to locate such facilities within the Residential Medium Density General Plan land use category and R-4 Zoning District, as these allow for residential

uses (with density bonus) to a maximum of 18.25 units per acre as described in the density limitations for the Residential Medium Density General Plan category.

Other uses, such as adult care home, family day care, supportive housing, and transitional housing, are types of uses that blend in with traditional single family residential uses. As such, these types of uses are appropriately located within General Plan land use categories and corresponding Zoning Districts that provide for single-family residential uses, such as the Residential Low Density (RL) General Plan category and R-1a, R-1b, R-1c, R-2, R-3, and R-4 Zoning Districts.

More specifically, Program 1.3 of the City's 2003-2008 Housing Element calls for the updating of the Zoning Code "to update the Code to current State zoning law requirements..." Program 2.5 identifies that the City will "include community care and transitional shelters in the Zoning Code and identify zones in which they would be allowed." The proposed amendments implement these programs by specifically addressing consistency of local regulations to State law requirements and including community care and shelter uses in the Zoning Code through their application in specific Zoning Districts.

Therefore, the proposed amendments are consistent with the General Plan's land use designations.

4. Modifications to the side yard setback in the A, R-1a, and R-1b Zoning Districts

The proposed modifications to the side yard setback standards in the A, R-1a, and R-1b Zoning District reduce the standard from six feet on either side of the structure and a combined setback of 15 feet to five feet on either side of the structure and a combination of 12 feet. This change provides for greater design flexibility in sitting a home on a property and therefore lessens the regulatory impediment to the establishment of housing, which is one of the purposes of the 2003-2008 Housing Element. While this modification may allow for larger structures on a site, it does not increase the maximum intensity or density of development on property. The minimum lot size and density of development (based upon minimum lot sizes) as established in the General Plan and corresponding standards in the Zoning Code regulate the intensity of development in A, R-1a, and R-1b districts. Therefore, this change will not increase the density potential of property within these districts; therefore the proposed change is consistent with the provisions of the General Plan.

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Therefore, the proposed amendments to both the text and map of the Zoning Code are consistent with the General Plan.

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Proposed Chapters 17.42 and 17.44 establish regulations for signage within the entire City. These provisions articulate the City’s expectations for signage within the City. Such standards are in support of Goal 5.00 of the 1982 General Plan, which calls for “attain[ment of] a healthier business client providing jobs and services for City residents.” In adopting these standards for signage, the City is creating an equal playing field for the establishment of signage based upon a number of factors including, but not limited to, site location, size, Zoning District, and development type. The intent, as articulated in the purpose statement of Chapter 17.42, is to “[p]romote an economically stable and visually attractive community and insure that the special character and image the City is striving for can be attained.”

Further, the Chapters ensure traffic safety and the smooth and efficient flow of pedestrians and vehicles through the orderly placement and sizing of signage. Such a purpose is in support of Goal 8.00 of the 1982 General Plan, which calls for the provisions of “a safe and hazard free environment.”

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10. Establishment of standards for Wireless Communication Facilities.

Proposed Chapter 17.64 establishes standards for wireless communication facilities. Such provisions are established under the guidance and standards of both State and federal law. Program 1.3 of the 2003-2008 Housing Element calls for the updating of the Zoning Code “to update the Code to current State zoning law requirements...” As these provisions are consistent with State and federal law, they are consistent with the General Plan.

Further, Goal 6.00 of the 1982 General Plan calls for the provision of “adequate public services to serve all City residents and businesses.” In adopting standards for wireless communication facilities consistent with State and federal law, the City is providing a process for ensuring that public services can

be made adequate for City residents and businesses. Therefore, the proposed provisions are consistent with the General Plan.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at its regular meeting on March 10, 2009 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

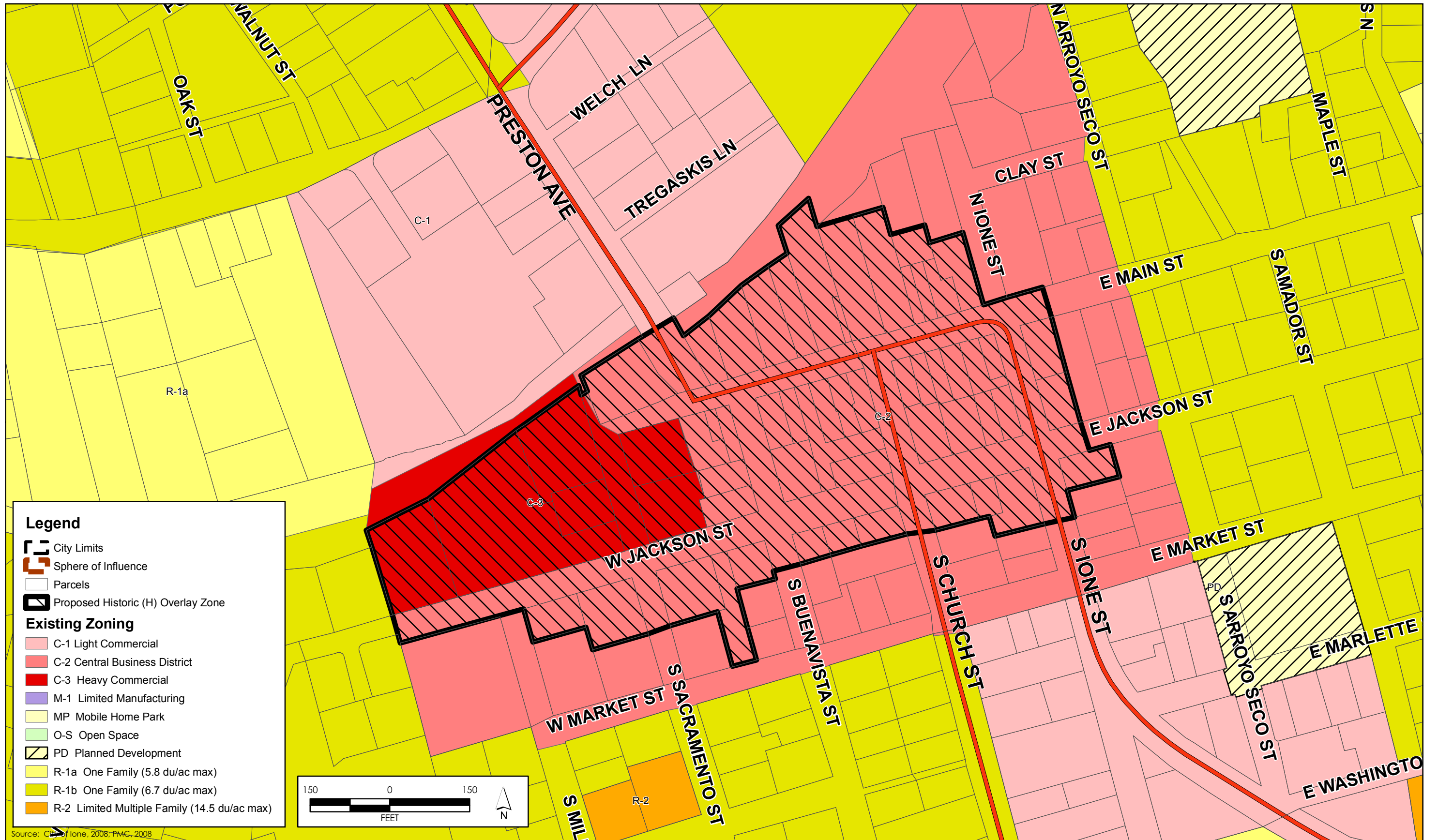
Mike McDermed, Chairman

ATTEST:

Janice Traverso, City Clerk

Attachment 2
Planning Commission Draft Zoning Code

Attachment 3
Map of the Historic Overlay Zoning District



Source: City of Ione, 2008; PMG, 2008



City of Ione
Planning Department

Draft Historic Overlay District