

**IONE PLANNING COMMISSION MEETING MINUTES**  
**March 8, 2011**

**Chairman McDermed called meeting to order at 6:00 p.m.**

**I. PLEDGE OF ALLEGIANCE:**

Chairman McDermed called meeting to order at 6:00 p.m.

**II. ROLL CALL:**

Present: McDermed, Hopkins, Wylie

Absent: Wilkerson

**III. PUBLIC COMMENT:**

None.

**IV. CONSENT CALENDAR:**

It was moved by Commissioner Wylie, seconded by Commissioner Hopkins and carried to approve the following:

1. Approval of Agenda for March 8, 2011
2. Approval of minutes of November 9, 2010

**V. PUBLIC HEARING:**

3. **Tresner Home Variance – 11-001** –The Planning Commission will consider approval of a Variance to deviate from the standards of the Zoning Code relative to non-conforming structures. The City's standards limit the types of work that may be completed on an existing structure when any portion of the structure is not consistent with adopted development standards. The applicant intends to complete an addition to the east side of the existing home. The addition is consistent with setback and height requirements for the underlying Zoning District.

City Planner Jordan explained to the Commission that Mr. Tresner's property is located at the northeast corner of Main Street and Ione Street and is developed with one primary and one secondary single family (total two dwellings). Mr. Tresner is proposing to complete an addition to the building to increase the overall square footage of the home. The addition would add 312± square feet to the home.

Chairman McDermed opened the public hearing at 6:07 p.m. and with no comments from the public, the hearing was closed at 6:08 p.m.

**MOTION:** It was moved by Commissioner Hopkins, seconded by Commissioner Hopkins, seconded by Commissioner Wylie and carried to adopt Resolution No. 1-11 – Finding the Tresner Home Variance Project Exempt from CEQA and approving a variance for the project.

4. Zoning and Land Division Code Amendments- City Initiated Project – The Planning Commission will consider making a recommendation to the City Council regarding possible modifications to the City’s Zoning And Land Division Codes (Titles 17 and 16 of the Ione Municipal Code).

**VI. REGULAR AGENDA:**

5. **2010 General Plan Annual Report** – The Planning Commission will Review the draft 2010 General Plan Annual Report and consider directing staff to file the report with the State Office of Planning and Research, the Department of Housing and Community Development, and the City Council.

City Planner Jordan explained that California law requires each City to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated City and land outside City boundaries that bears a relationship to its planning activities. State law further requires each City complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. This report needs to be submitted to the State by April of each year for the previously calendar year.

**MOTION:** It was moved by Commissioner Hopkins, seconded by Commissioner Wylie and carried to adopt Resolution No. 2-11 – Directing staff to submit the 2010 General Plan Annual Report to the Office of Planning and Research, State Housing and Community Development Department, and the City Council.

**VII. CITY PLANNER’S REPORT:**

6. a. **Downtown Master Plan** - City Planner Jordan commented that the kick off meeting for the Caltrans-Downtown Master Plan was held last week. We will be having a discussion with the Commission within the next two month.
- b. **Urgent Care on Shakeley Lane** – City Planner Jordan commented that the application has been filed, we are going through the 30-day review. Commission will review the project next month.

**VIII. ADJOURNMENT:**

Chairman McDermed adjourned the meeting at 6:42 p.m.

Respectfully submitted,

Janice Traverso  
City Clerk

