

**CITY COUNCIL & PLANNING COMMISSION MEETING  
JOINT MEETING STARTS AT 6:30 P.M.**

*Mayor David Plank  
Vice Mayor Ron Smylie  
Councilmember Andrea Bonham  
Councilmember Dan Epperson  
Councilmember Lloyd Oneto*

*Chairman Mike McDermed  
Vice Chairman Joe Wylie  
Commissioner Mark Gebhardt  
Commissioner Mark Hopkins  
Commissioner Stewart Wilkerson*

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**Tuesday, October 11, 2011  
Ione City Hall  
1 E. Main Street  
Ione, CA 95640**

**PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FIVE MINUTES**

**Gov't. Code §54954.3**

The Ione City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, CA. Hard copies may be obtained for 10 cents per page. Documents that are not available when the agenda is posted will be made available for public review at the meeting.

**AGENDA**

A. ROLL CALL:

B. CLOSED SESSION AGENDA: 5:30 PM

It is the intention of the City Council to meet in Closed Session to discuss the following:

- Two Anticipated Litigation Matters pursuant to Government Code Section 54956.9(a)

C. PLEDGE OF ALLEGIANCE:

D. APPROVAL OF AGENDA:

E. PUBLIC COMMENT: **EACH SPEAKER IS LIMITED TO 5 MINUTES**

*NOTE: This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the City Council at this time on any subject within the jurisdiction of the Ione City Council.*

*You may also request that a matter appearing on the Consent Calendar be pulled and discussed separately. Please be mindful of the **5 minute time limit per person**.*

*Pursuant to the Brown Act, the City Council may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that require Council action will be referred to staff for a report and/or recommendation for possible action at a future Council meeting.*

**Is there any person in the audience who wishes to address the Council at this time?**

**F. REGULAR AGENDA:**

1. Downtown Master Plan

**G. CITY MANAGER REPORTS:**

**H. CITY COUNCIL COMMITTEE REPORTS:**

**I. CITY COUNCIL COMMENTS/FUTURE AGENDA ITEMS:**

**J. WRITTEN CORRESPONDENCE:**

**K. ADJOURNMENT**

**NOTICE REGARDING CHALLENGES TO DECISIONS**

**Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.**

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**ADA COMPLIANCE STATEMENT**

**In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.**

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**I, Janice Traverso, the City Clerk of the City of Ione, declare under the penalty that the foregoing agenda for the October 12, 2011 meeting of the Ione City Council was posted on October 7, 2011 at the office of the City of Ione City Hall at 1 East Main Street, Ione, CA 95640 and was available for public review at that location.**

**Signed this 7th day of October, 2011 at Ione, California**

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**Janice Traverso, City Clerk, City of Ione**



# CITY OF IONE CITY COUNCIL STAFF REPORT



**FOR THE SPECIAL MEETING OF: OCTOBER 11, 2011**

**DATE:** OCTOBER 7, 2011

**TO:** HONORABLE MAYOR, CITY COUNCIL, AND PLANNING COMMISSION

**FROM:** JEFF BUTZLAFF, CITY MANAGER  
CHRISTOPHER JORDAN, AICP, CITY PLANNER

**SUBJECT:** DOWNTOWN MASTER PLAN

**STAFF RECOMMENDED ACTION:**

Staff recommends that the City Council:

1. Receive the staff report;
2. Take public comment; and
3. Provide direction to staff as appropriate and desired.

**OVERVIEW:**

The City is preparing a Master Plan for the Downtown. The intent of this project is to create a comprehensive and cohesive plan for the Downtown that informs future public and private improvements and development. It is important that the City undertake this work at this time so that when property owners are ready to make improvements to their property there will be sufficient guidance. Further, by having this plan in place, the City can go after additional grants for public improvements, such as improvements to Train Park and sidewalks on Jackson Street.

The Plan will include the following components:

**TYPE OF ITEM:**

- \_\_\_\_\_ Consent
- \_\_\_\_\_ Departmental
- \_\_\_\_\_ Public Hearing
- \_\_\_\_\_ Other \_\_\_\_\_

City Council for the City of Ione

Upon motion of Council Member  
Seconded by Council Member

And carried \_\_\_\_\_ by those members present,  
The Council hereby adopts the recommended action contained in this report.

**PREVIOUS ACTION/REFERRAL:**

Council Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_

Dated: \_\_\_\_\_  
Janice Traverso, City Clerk

- **Vision Plan:** The Vision Plan is a simple document, most likely in poster format with accompanying narrative, which describes the vision for the Downtown area. It includes a vision statement and illustrations for what the Downtown will look like under the Master Plan. The intent of this work element is to help property owners, businesses, residents, decision makers, and the general public, understand the collective community vision for the Downtown. Key issues to address with the public and decision makers during the development of the Vision Plan include:

  - Range of land uses appropriate in the Downtown
  - Physical improvements needed in the Public Realm
  - Relationship of the Downtown to Sutter Creek
  - Redevelopment of vacant and underutilized sites
  - Mobility and Circulation Concepts to improve vehicular and pedestrian movement
  
- **Market Study and Economic Development Action Plan:** The economic success of the Downtown hinges on having the right collection of retail, restaurant, and office uses. A Market Study and Economic Development Action Plan will analyze the existing business opportunities in Ione and the surrounding trade area and identify potential target businesses for the Downtown. The Market Study and Action Plan will also educate the public and decision makers on the importance of having a diverse range of businesses and activities in the Downtown in support of retail. The end result of the Action Plan will be a marketing plan that the City can use to target new businesses to the Downtown and recommendations on specific allowed use provisions within the Development Code.
  
- **Development Code:** The Development Code will contain all of the allowed use provisions and development standards for the Downtown. Current Zoning regulations are Euclidian in nature. The existing conditions and vision for the future of the Downtown lend itself well to establishing a Form Based Code for the Downtown. This task will include educating the public and decision makers on the benefits of a Form Based Code, how it works, and developing that Code for the Downtown.
  
- **Design Guidelines and Pattern Book:** The City is currently establishing a formal Architectural Review process for new development and redevelopment in the historic area of the Downtown (The Historic Overlay District). While these guidelines are a good starting point, more work is needed to help property owners and businesses remodel existing buildings consistent with the historic and eclectic character of the Downtown today. Specifically, the City has discussed development of pattern books that translate the design guidelines into specific, on-the-shelf design solutions that property owners will be “pre-approved” to implement through administrative plan check. The pattern book will need to focus on the four specific building styles agreed to by the public, Planning Commission and City Council during development of the design provisions in 2008 and 2009. They should also include visual simulations of the outcomes of implementing the pattern book on specific existing buildings in the Downtown.

- **Parking Plan:** The City currently operates three public parking lots. One formal private parking lot is available, as is on-street parking. While this level of parking may be sufficient for current development, additional off-street parking may be necessary as the Downtown is developed and redeveloped consistent with the Vision Plan. The Parking Plan shall inventory all existing parking facilities (public and private) and develop a strategy for the City to provide additional parking and provide a mechanism for waiving future parking requirements for new development and new tenants within the Downtown.
- **Infrastructure Assessment:** While the overall infrastructure capacity of the local water, sewer, and electric systems will likely be able to accommodate future development and redevelopment in the Downtown, it is also likely that specific improvements may be necessary to support this new development. A preliminary analysis of the existing infrastructure should be completed and an assessment of needed enhancements should be outlined. Some improvements may be “off-site” from the project area. This also includes analysis of the City and Caltrans stormwater systems.
- **Public Realm Standards:** Public realm standards address the sidewalks, streets, plazas, parks, and other public spaces within the Downtown. The section of the Plan will address necessary improvements to the pedestrian and vehicle circulation system. It will also identify a specific palette of street furniture and landscaping appropriate for the Downtown.
- **Gateway and Wayfinding Program:** The Gateway and Wayfinding Program will focus on wayfinding both leading to and within the Downtown area. While the Downtown is not very large, future roadway projects may divert significant amounts of vehicular traffic away from the central core of the City. The Gateway program will identify important signage needed at the entrances to the community to direct people to the Downtown in advance of these regional roadway projects. Within the Downtown, the wayfinding component will assist people in finding public parking areas, locating community resources such as City Hall and the Post Office, and informing the public about the history of the City and the Downtown.
- **Implementation and Funding Plan:** The Implementation and Funding Plan will focus on identifying actions the City will take to achieve the Vision Plan, needed infrastructure and public realm improvements, and wayfinding program. It will also identify funding opportunities for these actions and recommended timing for completion.

## TONIGHT’S MEETING

At the October 11 meeting, staff will present an overview of the project and request specific direction on several items. In preparation for the meeting, the following materials are provided for Council and Planning Commission review:

- Outreach Highlights
- Vision Plan Elements and Questions

In addition, to initiate discussion and dialogue at the meeting, staff offers the initial questions/items for direction:

1. Should Iron Ivan (the train behind City Hall) be relocated to another park to make room for more development in the Downtown?
2. What new uses would be appropriate at the old gas station at Sacramento and Main? Should the existing building be preserved, or should the owner be able to replace the structure?
3. Is there general support for creating a greenway/public space along Sutter Creek?
4. Are there any other uses that should be considered at the mixed use site on Jackson Street?
5. Should any additional “big ideas” be considered/ incorporated into the vision?
6. Are there any concerns with the Vision Plan elements that should be considered?

**FINANCIAL IMPACT:**

This project is primarily funded from a grant from Caltrans – the Community Based Transportation Planning program. The total project budget is \$300,000, with \$240,000 coming from the grant. The balance of the budget is satisfied by the City’s required 20% local match, or \$60,000. Up to 50% of the local match may be in “in-kind” services, leaving \$30,000 as the City’s cash match. In initiating the project in March, the Council also directed staff to budget the cash costs in the Fiscal Year 2011-2012 and FY 2012-2013 budgets. The schedule has the project being completed over two fiscal years, which reduces the impact to the City’s finances. The project is on schedule and budget.

**ATTACHMENTS:**

1. Outreach Highlights
2. Vision Plan Elements and Questions

# IONE DOWNTOWN PLAN

## OUTREACH HIGHLIGHTS

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### **Vision**

- Preserve downtown's historic feel
- Managed growth
- Focus on catering to local population
- Extend commercial uses to Jackson Street
- Additional office space
- All buildings will be fixed up and maintained
- Maximum occupancy in the project area's commercial spaces
- Attract more people to the downtown area
- Riverwalk along Sutter Creek
- Parking structure
- Destination for out-of-town guests
- Keep Post Office in the downtown area

### **Desired Uses**

- Upscale restaurant
- Family-style restaurant
- Donut shop
- Café/coffee shop
- Ice cream/yogurt shop
- Nice bakery
- Wine tasting facility/bar
- Nice hotel
- Boutique shops
- Gift shop
- Shipping and copy center (i.e. Kinkos)
- Antiques store
- More medical offices
- Professional office space/complex

### **Desired Improvements to the Public Right-of Way**

- Green up the project area's streets with trees, planters
- Streetscape Improvements
- Finish sidewalks

## **IONE DOWNTOWN PLAN**

### OUTREACH HIGHLIGHTS

- More parking – use vacant lots behind Main Street properties and provide additional on-street parking
- Circulation improvements at most heavily traveled intersections
- Improve connections to trail network
- Improve Train Park – obscured from view, train in disrepair

### **Workshop #1 Results**

- Architectural Heritage and Preferred Styles
  - Gold Rush Era styles are preferred
  - Buildings that contain significant architectural integrity, regardless of style, should be preserved
  - The Clark’s Corner building restoration effort should be emulated
- Downtown’s Look and Feel
  - Preferred Signage Material – Wood
  - Preferred Furnishing Style - Rustic
  - Suggested Symbolic Elements for Signage Streetscape Furnishing:
    - Historic Theme
    - Family Oriented
    - Friendly Patriotic
    - No Street Lights,
    - Business Friendly
    - Sutter Creek
    - Chinatown
    - Preston Castle
    - Ione’s Former Brick Industry

# IONE DOWNTOWN PLAN

## VISION PLAN ELEMENTS

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### Vision Plan Themes and Elements

- Embrace Sutter Creek  
(Annotated map on page 3)
  - Transform the portion of the creek that runs through the planning area into a “greenway” that is comprised of multi-use pathways that extend along both banks
  - Expand Train Park and redesign to connect with the Sutter Creek greenway
  - Encourage property owners to provide a second frontage along the greenway, creating a promenade
  - Provide plaza landings at both ends of the existing pedestrian bridge, enhancing the connection between Downtown and shopping center located north of the creek
  - Construct a second pedestrian crossing at Train Park on axis with Church Street
  
- Distinguish between the Main Street and Jackson Street corridors  
(Annotated map on page 4)
  - The properties along Main Street will continue to serve as the City’s CBD. New development, especially on opportunity sites at the western end of the corridor, and the filling of existing storefronts will help to intensify commercial/retail development along the street.
  - Most of the properties along Jackson Street will likely serve as a transitional area from Main Street’s CBD to the surrounding historic residential neighborhood. Appropriate uses include office conversions, limited retail (such as an upscale restaurant), lodging (most likely a bed and breakfast), and residences.
  - The block north of Jackson Street and east of South Sacramento Street holds significant development potential so consider including it in the CBD.
  
- (Re)development of Opportunity Sites  
(Annotated map on page 5)
  - The block north of Jackson Street and west of Sacramento Street (excluding the school site) - this block could accommodate significant mixed use development. Possible uses include a hotel and restaurant overlooking the creek, offices, perhaps some retail, and residences.
  - The property north of Main Street and west of Preston Avenue - while improvements were recently made to the property, it’s location along Main and the Creek provides the site with

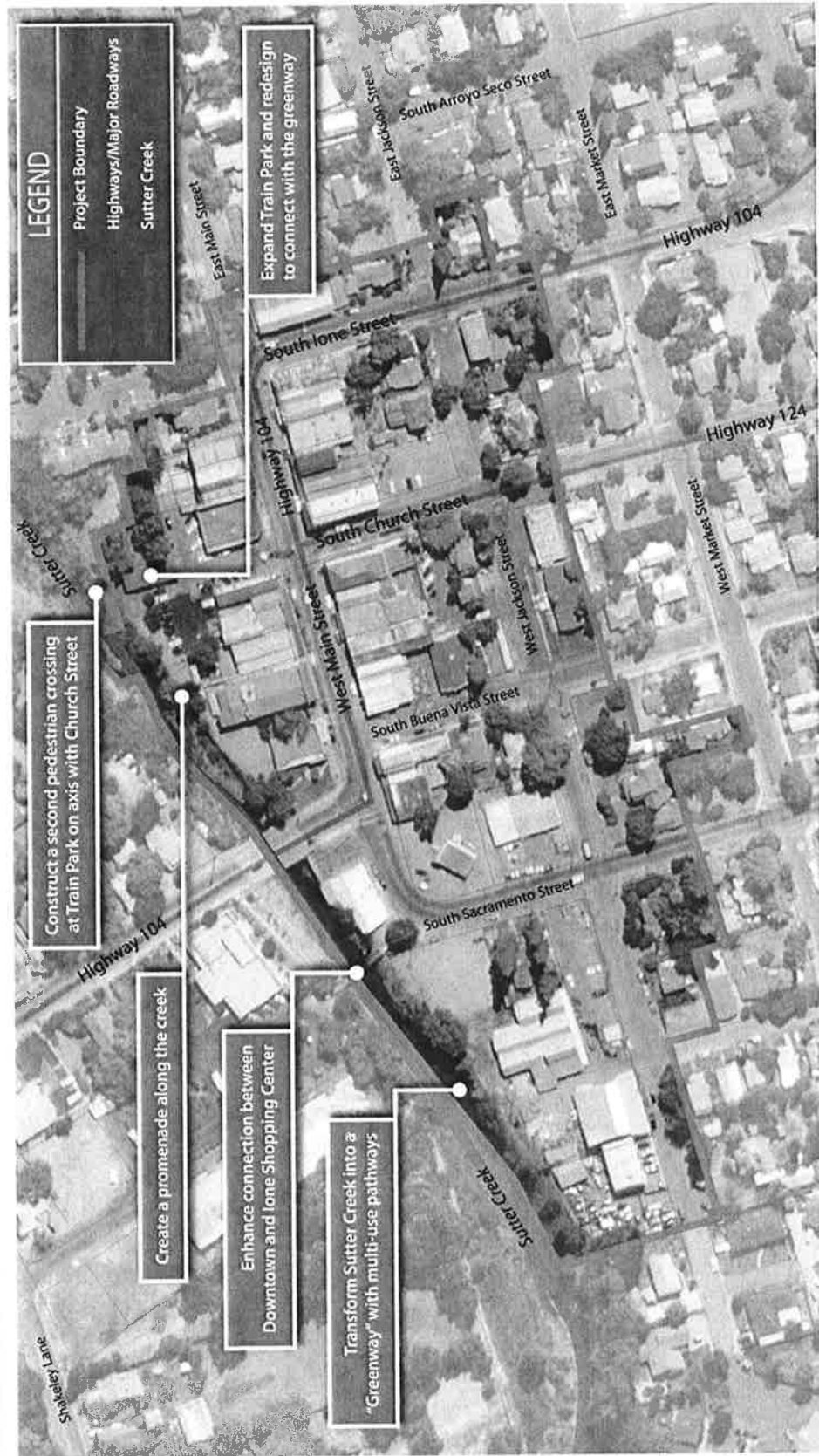
**IONE DOWNTOWN PLAN**  
VISION PLAN ELEMENTS

- significant potential to redevelopment into a more intense commercial use. A desirable use for this property includes a restaurant and bar with café/patio seating that overlooks the creek.
- The property located south of the Main Street and east of Sacramento Street – development on this property may come in the form of reusing the historic gas station or redeveloping the parcel with a new mixed use building that conforms to Main Street’s established urban form.
  - Several vacant properties north of Jackson Street could accommodate additional off street parking areas. If the current Park and Ride lot is displaced by future development, one or more of these properties would be an ideal place to relocate the lot.
- Improvements to the Public Right-of-Way  
(Annotated map on page 6)
    - Provide gateways across Preston Avenue just north of the Sutter Creek bridge and across Main Street at the Lone Street intersection
    - Differentiate the streets within the CBD with enhanced paving. This includes Main Street, the Preston Avenue spur, and the portion of Sacramento Street that extends between Main and Jackson.
    - Reorganize the parking area north of City Hall and the commercial buildings across Church Street to allow for the expansion of Train Park and to improve the parking area’s utility
    - Make Old Ivan more visible by moving it from Train Park to Veterans’ Park
    - Convert the spur of Church Street north of Main Street into a slow/pedestrian street that can be closed off for special events
    - Enhance Jackson Street’s identity as a green street by increasing the street’s street tree coverage
    - Provide sidewalks and streetscape amenities throughout the project area
    - Use uniform, enhanced paving for all pathways, plazas, and sidewalks in the Downtown

**Vision Plan Questions**

1. Should Iron Ivan (the train behind City Hall) be relocated to another park to make room for more development in the Downtown?
2. What new uses would be appropriate at the old gas station at Sacramento and Main? Should the existing building be preserved, or should the owner be able to replace the structure?
3. Is there general support for creating a greenway/public space along Sutter Creek?
4. Are there any other uses that should be considered at the mixed use site on Jackson and S. Sacramento?
5. Should any additional “big ideas” be considered/ incorporated into the vision?
6. Are there any specific concerns with the Vision Plan elements that should be considered?

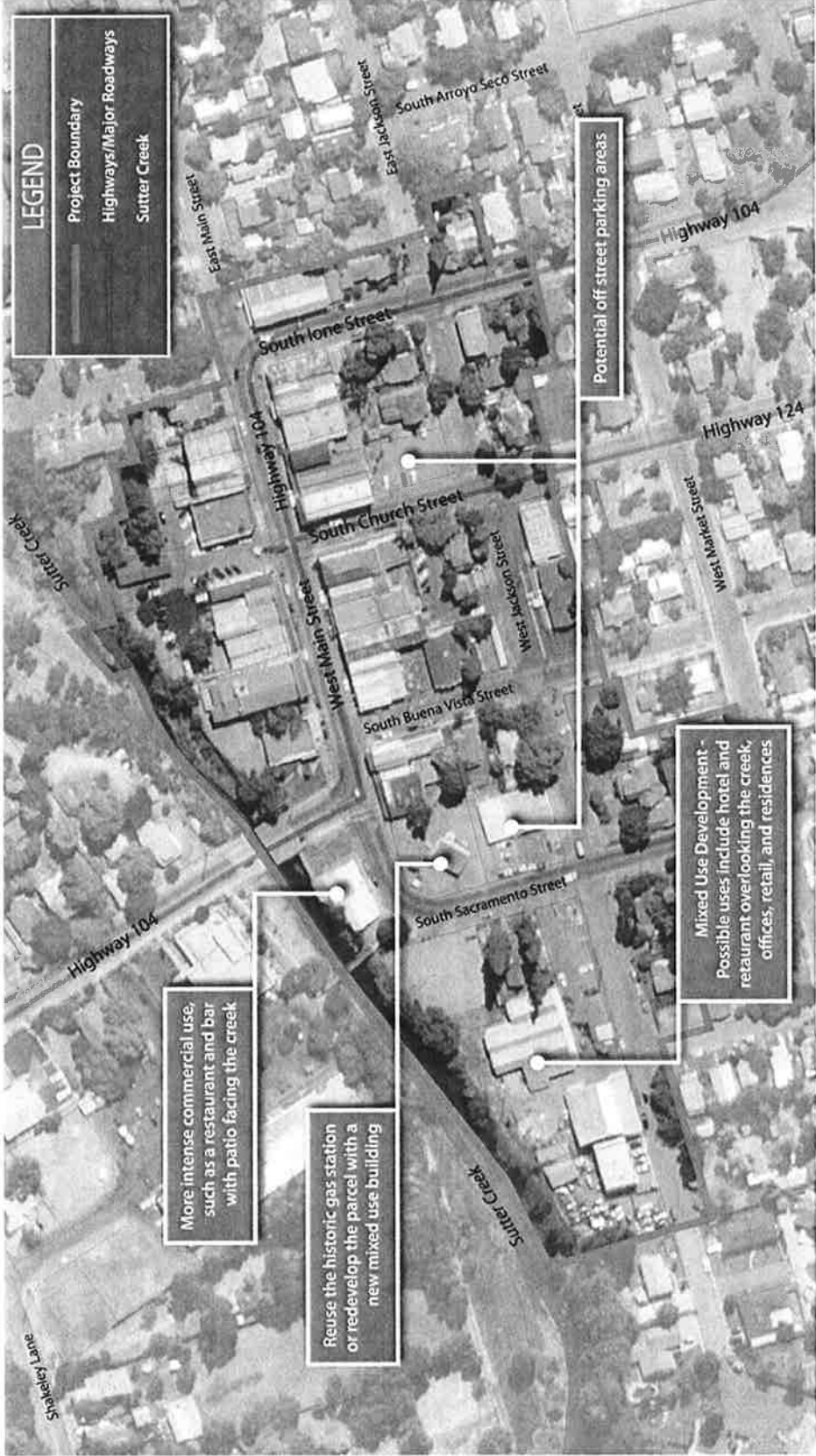
# Theme #1: Embracing Sutter Creek



# Theme #2: Distinguishing Between Main and Jackson



# Theme #3: Opportunity Sites



# Theme #4: Improvements to the Public Right-of-Way

