



CITY OF IONE PLANNING COMMISSION MEETING



Planning Commissioners:
David Plank, Chairman
Joe Wylie, Vice Chairman
David Jenkins, Commissioner
Michael McDermed, Commissioner
Stewart Wilkerson, Commissioner

October 14, 2008
Ione City Hall
1 E. Main Street, Ione 95640
City Council Chambers

PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FIVE MINUTES

GS 54954.3

The Ione Planning Commission welcomes, appreciates, and encourages participation in the Commission Meeting. The Commission 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. Government Code Section 54957.5

A. CALL TO ORDER – 6:00 P.M.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF AGENDA

E. PUBLIC COMMENT:

***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 Planning Commission at this time on any subject within the jurisdiction of the Planning Commission. Please be mindful of the 5 minute time limit per person.*

Pursuant to the Brown Act, the Commission may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that require Commission action will be referred to staff for a report and/or recommendation for possible action at a future Commission meeting. Government Code 54957.5

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

F. CONSENT CALENDAR:

- Ione Park & Ride CEQA Determination** – The Planning Commission will Consider approval of an Exemption from the California Environmental Quality Act (CEQA) for the Ione Park and Ride project. The project calls for

improvements to a vacant lot at the corner of Sacramento and Main Streets to provide up to 30 parking spaces and a bus turnout. The project is being funded through a Caltrans Grant. (15 Sacramento Street)

2. **Washington Place Tentative Map Extension** – The Planning Commission will consider a 12-month extension to a previously approved Tentative Subdivision Map for the Washington Place Project. This project was approved for a six lot subdivision in November, 2006. The Tentative Subdivision Map is set to expire November 14, 2008. The applicant is not proposing any changes to the project as part of the extension. (311 & 321 Foothill Boulevard)
3. **Borgh Boundary Line Adjustment** – The property owner is requesting a Boundary Line Adjustment to add 0.02 acres to the south side of the property. The proposed action would square up the property line and provide space for the movement of vehicles behind an existing structure. (9155 State Highway 124)

G. PUBLIC HEARINGS:

1. **Clarks Corner** – The applicant is proposing to replace and enhance the trim around the existing windows, replace one window, and replace exterior doors on the subject building. The proposed action requires Architectural Review under the historical standards for Main Street. (12 W. Main Street)
2. **Home Occupation Ordinance** – The Planning Commission will consider Recommending to the City Council amendments to the recently adopted Home Occupation Ordinance. Changes have been drafted based upon direction provided during a Planning Commission workshop in September, 2008.
3. **Framework for Planning, Entitlement Review and Development** – The Planning Commission will consider recommending to the City Council updating the City’s California Environmental Quality Act (CEQA) Guidelines. The Guidelines provide specific direction to how the City reviews projects and addresses the CEQA process. The Planning Commission will be reviewing the draft updated Guidelines as part of a larger project that spells out the City’s procedures for reviewing and permitting new development in the City – the Framework for Planning, Entitlement Review and Development.

H. CITY PLANNER’S REPORT

I. ADJOURNMENT

Future Planning Commission Meetings:

November 12, 2008-Special Study Session with Council on Architectural Standards for Main Street

December 9, 2008 -Regular Meeting

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.

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, ext. 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Ione, declare under the penalty that the foregoing agenda for the October 14, 2008 regular meeting of the City of Ione Planning Commission Meeting was posted on October 10, 2008, 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 10th day of October, 2008 at Ione, California

Janice Traverso,
City Clerk