



CITY OF IONE PLANNING COMMISSION



Planning Commissioners:
Mike McDermed, Chairman
Joe Wylie, Vice Chairman
David Jenkins, Commissioner
Stewart Wilkerson, Commissioner
Mark Hopkins, Commissioner

September 8, 2009
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 Section 54957.5

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

F. PUBLIC HEARING:

1. Rear Façade – 17C West Main Street – The applicant is requesting a Comprehensive Architectural Review to upgrade the façade of the rear of the building by adding a covered deck, door, and windows to the existing building. Stairs leading to the deck would extend along the western property line towards an existing tree. The deck would be supported by 4X8 posts and would be covered by a composite roof. Applicant: Jack Phillips 004-101-005

2. Zoning Code Update and Rezoning – Phase 2 Amendments For General Plan Consistency. In conjunction with the pending General Plan Update, the Planning Commission will consider recommending to the City Council adoption of a series of amendments to Title 17 of the City of Ione Municipal Code (the Zoning Code) and concurrent amendments to the Citywide Zoning Map. The proposed amendments build upon the comprehensive Zoning Code update completed in spring 2009 (referred to as Phase 1). The purpose of these proposed amendments (Phase 2) is to implement and provide consistency with the proposed General Plan, if ultimately adopted.

Staff recommends that the Planning Commission:

1. Receive staff's presentation;
2. Open the public hearing and take public comment;
3. Close the public hearing; and
4. Adopt Resolution 09-5, a Resolution of the Planning Commission of the City of Ione Recommending that the City Council Adopt the Proposed Zoning Code Text and Map Amendments for Consistency with the Pending General Plan Update.

G. CITY PLANNER'S REPORT

H. FUTURE MEETINGS:

- October 13, 2009 – Regular Meeting
- November 10, 2009 – Regular Meeting

I. 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.

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 September 8, 2009 special meeting of the City of Ione Planning Commission Meeting was posted on September 4, 2009, 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 3rd day of September, 2009 at Ione, California

Janice Traverso, City Clerk