

**REGULAR MEETING STARTS AT 6:00 PM**

**Mayor Diane Wratten**

**Vice Mayor Stacy Rhoades**

**Council Member Dominic Atlan**

**Council Member Dan Epperson**

**Council Member Tom Reed**

**Public Teleconference Line: 1-571-317-3112**

**Access Code: 212 960 413**

**IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. THE MAYOR WILL CALL THE MEETING TO ORDER AND AFTER COUNCIL INPUT, WILL INVITE THE PUBLIC TO COMMENT VIA PHONE TO RECEIVE PUBLIC COMMENT. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com) – ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD**

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**Tuesday, April 21, 2020**

**Ione City Hall**

**1 E. Main Street**

**Ione, CA 95640**

***THE CITY OF IONE IS A GENERAL LAW CITY DEDICATED TO  
PROVIDING LEADERSHIP, ACCOUNTABILITY, AND FISCAL INTEGRITY  
WHILE PROMOTING ECONOMIC OPPORTUNITIES AND MAINTAINING  
A HIGH QUALITY OF LIFE FOR OUR CITIZENS***

**PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR 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 \$3.60 for pages 1-5 and \$.45 for each additional page. Documents that are not available when the agenda is posted will be made available for public review at the meeting.

**AGENDA**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE TO THE FLAG
- C. ROLL CALL

D. APPROVAL OF AGENDA

E. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS: None

F. PUBLIC COMMENT: EACH SPEAKER IS LIMITED TO 4 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 Lone City Council.*

*Please be mindful of the **4 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 anyone in the audience who wishes to address the Council at this time?*

G. CONSENT CALENDAR: None

*Notice to the Public:* *All matters listed under this category are considered to be routine and will be enacted by one motion. Any item may be removed for discussion and possible action and made a part of the regular agenda at the request of a Council Member(s).*

H. PUBLIC HEARING:

1. Introduce and Waive the First Reading by Substitution of Title Only Ordinance No. 519 – Amending the Lone Municipal Code Title 17 Zoning, Adding Chapter 17.64; and Revising Section 17.22.030 (Table 1), Section 17.24.030 (Table 1) and Section 17.800.020 Regarding Short-Term Rentals and Bed and Breakfast Inns
2. Introduce and Waive the First Reading by Substitution of Title Only Ordinance No. 520 – Rescinding Ordinance No. 494, and Amending the Lone Municipal Code, Title 17 (Zoning), Chapters 17.62 (Second Dwelling Units), and 17.82 (Allowed Use Definitions), Relating to Accessory Dwelling Unit

I. REGULAR AGENDA:

3. Adoption of Resolution No. 2020-08 Revisions to Standard Drawings SS-7, SS-9, ST-4, ST-10, and ST-11 As Shown in the City's Improvement Standards and Adoption of a New Standard SF-12      3.
4. Mule Creek State Prison Presentation

J. CITY MANAGER REPORTS

K. CITY COUNCIL COMMITTEE REPORTS

L. CITY COUNCIL COMMENTS/FUTURE AGENDA ITEMS

M. CLOSED SESSION AGENDA: None

N. 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, ext. 102. 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 Lone declare under penalty of perjury that the foregoing agenda for the Tuesday, April 21, 2020 meeting of the Lone City Council was posted on April 17, 2020.

  
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Janice Traverso, City Clerk, City of Lone

# Agenda Item

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DATE: April 21, 2020

TO: Ione City Council

FROM: April Wooden, City Planner

SUBJECT: Ordinance amending the Zoning Text regarding Short-Term Rentals and Bed and Breakfast Inns.

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**RECOMMENDED ACTION:** Staff recommends that the council adopt on first reading Ordinance No.519 amending the Ione Municipal Code, Title 17 Zoning, adding Chapter 17.64; and revising Section 17.22.030 (Table 17.22.030-1), Section 17.24.030 (Table 17.24.030-1), Section 17.80.020, and Section 17.82.020 Regarding Short-Term Rentals and Bed and Breakfast Inns.

Motion: \_\_\_\_\_/\_\_\_\_\_.

**FISCAL IMPACT:** The use of short-term rentals and bed and breakfast inns would be subject to the transient occupancy tax, as set forth in Chapter 5.06, potentially generating revenue for the City. Enforcement of the provisions of the Zoning Ordinance regarding the requirements of the ordinance would be anticipated not to require any additional staffing.

**BACKGROUND:** An ordinance regulating short-term rentals (STRs) in the City was prepared for consideration by the Planning Commission. Additionally, Staff prepared a memo for Planning Commission and presented the issue as a discussion item at the Commission's October 8, 2019 meeting. Public hearings on the item were held on December 10, 2019, and March 10, 2020.

Among the provisions of the Ordinance are:

- Short-term rental is the term used for all STRs, whether "home shares" or "vacation rentals";
- A "conditional use permit" would be required in all zones other than C-2, and such permits would need to be reviewed and extended annually;
- Occupancy would be limited to 2 persons per guest room, plus 2 persons per subject property;
- Stays would be limited to not more than 30 days;
- Parking requirements vary based on the type of use (hosted STR, unhosted STR, and bed and breakfast inn), but in no case will less than 1 space be required for every two guest rooms.

**DISCUSSION:** At its March 10, 2020 meeting the Planning Commission recommended approval by the City Council of the ordinance amending the City's Zoning Code regarding

STRs. The ordinance defines STRs, the zoning districts in which they are allowed within the city, the process for approving and extending their use within approved zones, and the requirements for their operation. The proposed ordinance is attached as Exhibit 1.

The proposed ordinance would update Tables 17.22.030-1 and 17.24.030-1 to allow for the operation of STRs in the agricultural zoning district, all residential zoning districts, the mobile home park district, the PD zoning district, and certain commercial districts, (C-T and C-2). Every short-term rental would require a business license. STRs within agricultural, residential, and commercial transitional zoning districts would require an approved Conditional Use Permit to operate. Such a permit, once granted, would need to be renewed annually. For STRs in areas zoned as C-2 no use permit would be required, but a business license would still be required within that zone.

The site design and parking available at a STR location should not negatively affect the aesthetics or functionality of the surrounding neighborhood. The design, architecture, and any improvements would be compatible and harmonious with the character of the neighborhood. On-site parking requirements for hosted STRs would be one space for each two guest rooms and would not include the parking space already required by Chapter 17.40; at nonhosted STRs, one on-site parking space would be required for each guest room and if the garage is used to meet the parking requirement then the garage would be required to be accessible to guests. Finally, bed and breakfast inns shall provide on-site parking for each two guest rooms in addition to the on-site parking required under Chapter 17.40. Off-site parking located on the street would be permitted in lieu of only one on-site parking space as previously detailed.

Quiet hours between 10:00 p.m. and 7:30 a.m. would be required, and owners would be required to include details about quiet hours in their rental agreements and in online advertisements and listings. Visitors of guests would not be permitted on the premises during quiet hours. Outdoor amplified sound would be prohibited as would nuisance noise by unattended animals.

Rental agreements and guest stays would be limited to 30 days and would require a seven-day period between stays.

All advertisements and listings for STRs or bed and breakfast inns would be required to include the following: maximum occupancy, maximum number of vehicles, notification of quiet hours, notification that amplified sound is not allowed outdoors, the transient occupancy tax for the property, and the complaint/ enforcement process.

The complaint process would include the following: the initial complaint would be directed to the owner or agent who shall document the complaint and the resolution or attempted resolution to the City Planner within 72 hours of the occurrence. Nonresponse to complaints or a failure to report them to the City Planner would be cause for revocation of the permit. If the issue reoccurred, the complaint would be addressed to the City Planner or code enforcement, they may conduct an investigation. If a permit is revoked, a conditional use permit for STR or bed and breakfast inns on that property would not be issued for at least two years.

**Attachments:**

- Exhibit A - Ordinance amending Title 17 Zoning Text, including Section 17.22.020, Table 17.22.030-1, Section 17.24.030, Table 17.24.030-1, Chapter 17.64, Section

17.80.020, and Section 17.82.020 regarding Short-Term Rentals and Bed and Breakfast Inns.

- Exhibit B – Planning Commission Resolution No. PC2020-01

## ATTACHMENT A

### CITY OF IONE

#### ORDINANCE NO. 519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE MUNICIPAL CODE, TITLE 17 ZONING, ADDING CHAPTER 17.64; AND REVISING SECTION 17.22.030 (Table 1), SECTION 17.24.030 (Table 1) AND SECTION 17.800.020 REGARDING SHORT-TERM RENTALS AND BED AND BREAKFAST INNS.

*1. Table 17.22.030-1 is revised as shown below to allow short-term rentals, subject to a conditional use permit and requirements identified in Chapter 17.64, in all residential zones and to apply the requirements identified in Chapter 17.64 to bed and breakfast inns.*

#### **17.22.030 - Allowed land uses and permit requirements.**

Table 17.22.030-1 (Allowed uses and permit requirements for agricultural and residential zoning districts) below identifies allowed uses and corresponding permit requirements for the agricultural and residential zoning districts subject to compliance with provisions of this title. Descriptions/definitions of the land uses can be found in Article 5 (Glossary).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

**Table 17.22.030-1: Allowed Uses and Permit Requirements for Agricultural and Residential Zoning Districts**

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Residential Uses								
Adult Day Care Home	N	P	P	P	P	P	P	N

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multifamily	N	N	N	N	P	P	P	N
Dwelling, Second Unit	P	P	P	P	P	P	P	P
Dwelling, Single Family	P	P	P	P	P 1	P 1	N	N
Dwelling, Two-Family	N	N	N	N	P	P	P	N
Dwelling, Three- and Four-Family	N	N	N	N	P	P	P	N
Emergency Shelter	N	N	N	N	N	N	C	N
Employee Housing	P	N	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	C	C	C
Family Day Care Home, Small	P	P	P	P	P	P	P	P
Group Residential	N	N	N	N	C	C	P	N
Guest House	P	P	P	P	P	N	N	N
Home Occupations	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	N	N	C	C	C	N
Manufactured Home	P	P	P	P	P	P	P	P
Mobile Home	N	N	N	N	N	N	N	P
Mobile Home Park	N	N	N	N	N	N	N	P
Residential Care Home	P	P	P	P	P	P	P	P
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	C	C	N
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P



Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
<b>Agriculture, Resource, and Open Space Uses</b>								
Agricultural Tourism	P	N	N	N	N	N	N	N
Animal Husbandry	P	N	N	C	N	N	N	N
Animal Keeping—Domestic Pets	P	P	P	P	P	P	P	P
Animal Keeping—Exotic Animals	P	P	P	P	P	P	P	P
Animal Keeping—Livestock Animals	P <sup>2,3</sup>	P <sup>2,3</sup>	P <sup>2,3</sup>	P <sup>2,3</sup>	N	N	N	N
Animal Keeping—Poultry/Rabbits. < 6 animals	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	N	N	N	N
Animal Keeping—Poultry/Rabbits, 6—12 animals	P	C <sup>4</sup>	C <sup>4</sup>	C <sup>4</sup>	N	N	N	N
Animal Keeping—Poultry/Rabbits, > 12 animals	P	N	N	N	N	N	N	N
Crop Production	P	N	N	N	N	N	N	N
Equestrian Facility, Commercial	P	N	N	N	N	N	N	N
Equestrian Facility, Hobby	P	N	N	N	N	N	N	N
Hog Farm, Commercial	P <sup>5</sup>	N	N	N	N	N	N	N
Kennels, Hobby	P	N	N	C	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>								
Cemeteries, Mausoleums	C	C	C	C	C	C	C	C
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C
Community Centers/Civic Uses	C	C	C	C	C	C	C	C
Community Garden	P	P	P	P	P	P	P	P
Indoor Fitness and Sports Facility	N	N	N	N	N	P	P	P

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Libraries and Museums	C	C	C	C	C	C	C	C
Outdoor Commercial Recreation	C	C	C	C	C	C	C	C
Parks and Public Plazas	C	P	P	P	P	P	P	P
Public Safety Facility	C	C	C	C	C	C	C	C
Recreational Vehicle Parks	N	N	N	N	N	N	N	C
Religious Institutions	C	C	C	C	C	P	P	C
Resource Protection and Restoration	C	C	C	C	C	C	C	C
Resource-Related Recreation	C	N	N	N	N	N	N	N
Schools, Charter	C	C	C	C	C	P	P	C
Schools, Private and Special/Studios	C	C	C	C	C	P	P	C
Schools, Public	P	P	P	P	P	P	P	P
<b>Utility, Transportation, and Communication Use Listings</b>								
Airport	C	N	N	N	N	N	N	N
Bus and Transit Shelters	P	P	P	P	P	P	P	P
Heliports	C	C	C	C	C	C	C	C
Park and Ride Facility	C	N	N	N	N	C	C	N
Public Safety Facility	C	C	C	C	C	C	C	C
Wireless Communication Facility	C	C	C	C	C	C	C	C
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P
<b>Retail, Service, and Office Uses</b>								
Adult Day Care Facility	N	N	N	N	C	P	P	N

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Bed and Breakfast Inns	P <sup>6</sup>	N	N	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	N
Child Day Care Facility	C	C	C	C	C	P	P	C
Kennels, Commercial	P	N	N	N	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	C	P	N
Medical Services, Hospitals	N	N	N	N	C	C	C	C
Residential Care Facility	N	N	N	N	C	C	P	N
<u>Short-Term Rentals</u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>

Notes:

1. Single family dwellings are permitted provided the lot size does not exceed 4,000 square feet.
2. Maximum of four animals and their offspring per acre; hogs limited to a total of five and their offspring.
3. Consistent with Chapter 6.06 (Equine and bovine animals), such animals may be maintained provided the exterior boundaries of the pen or stable are at least 100 feet from any school, church, public building, hotel, restaurant, hospital, or other building specially designed or used for the care of the sick or injured or of a residence of any person other than the residence occupied by the owner of the animal or animals. If the distance from the pen or stable is less than 100 feet, then a conditional use permit shall be required.
4. All poultry and rabbits shall be kept consistent with the standards and limitation provided in Chapter 6.08 (Poultry and Rabbits).
5. Limit of 12 of any combination of such animals total. Pen must be setback a minimum of 50 feet of any dwelling or other building used for human habitation, 100 feet from the front lot line, and 100 feet from any public park, school, hospital, or similar institution.
6. Subject to the criteria identified at Chapter 17.64.

(Ord. No. 456, § 3, 2-7-2012; Ord. No. 430, § 2, 10-20-2009; Ord. No. 423, § 2, 4-21-2009)

*2. Table 17.24.030-1 is revised as shown below to allow short-term rentals, subject to a conditional use permit and requirements identified in Chapter 17.64, in all residential zones and to apply the requirements identified in Chapter 17.64 to bed and breakfast inns.*

**17.24.030 - Allowed land uses and permit requirements.**

Table 17.24.030-1 (Development standards for commercial and industrial zoning districts) below identifies allowed uses and corresponding permit requirements for the commercial and industrial zoning districts subject to compliance with provisions of this title. Descriptions/definitions of the land uses can be found in Article 5 (Glossary).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

**Table 17.24.030-1: Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts**

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
<b>Residential Uses</b>							
Adult Day Care Home	P	P	N	N	N	N	N
Caretaker Housing	P	P	P	N	N	P	P
Dwelling, Multifamily	P	N	P <sup>1</sup>	N	N	N	N
Dwelling, Second Unit	P	N	N	N	N	N	N
Dwelling, Single Family	P	N	N	N	N	N	N
Dwelling, Two-Family	P	N	P <sup>1</sup>	N	N	N	N
Dwelling, Three- and Four- Family	P	N	P <sup>1</sup>	N	N	N	N
Emergency Shelter	N	N	N	N	N	P	P

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Family Day Care Home, Large	C	N	N	N	N	N	N
Family Day Care Home, Small	P	P	P	N	N	N	N
Group Residential	P	N	N	N	N	N	N
Home Occupations	P	N	P	N	N	N	N
Live-Work Facility	P	C	P <sup>1</sup>	N	N	N	N
Manufactured Home	N	N	N	N	N	N	N
Residential Care Home	P	N	P	N	N	N	N
Single Room Occupancy (SRO) Facilities	C	N	P	N	N	N	N
Supportive Housing	P	N	P	N	N	N	N
Transitional Housing	P	N	P	N	N	N	N
<b>Agriculture, Resource, and Open Space Uses</b>							
Animal Keeping—Domestic Pets	P	P	P	P	P	P	P
Animal Keeping—Exotic Animals	P	P	P	P	P	P	N
Animal Keeping—Livestock Animals	N	N	N	N	N	N	N
Animal Keeping —Poultry/Rabbits	N	N	N	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>							
Cemeteries, Mausoleums	N	N	N	N	N	N	N
Clubs, Lodges, and Private Meeting Halls	C	P	P	C	N	C	N
Community Centers/Civic Uses	C	C	C	N	N	N	N
Indoor Amusement/Entertainment Facility	P <sup>2</sup>	P	P	P	N	N	N

<b>Land Use/Zoning District</b>	<b>C-T</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>B-P</b>	<b>M-1</b>	<b>M-2</b>
Indoor Fitness and Sports Facility	P <sup>2</sup>	P	P	P	P	P <sup>3</sup>	P <sup>3</sup>
Libraries and Museums	C	P	C	N	N	N	N
Outdoor Commercial Recreation	C	C	N	P	N	P <sup>3</sup>	P <sup>3</sup>
Parks and Public Plazas	P	P	P	P	P	N	N
Public Safety Facility	C	C	P	C	C	C	C
Recreational Vehicle Parks	N	N	N	C	N	C	N
Religious Institutions	P	P	C	C	C	C	N
Resource Protection and Restoration	C	C	C	C	C	C	C
Resource-Related Recreation	N	N	N	N	N	N	N
Schools, Charter	P	C	C	N	C	N	N
Schools, Private and Special/Studios	P	P <sup>4</sup>	P <sup>4</sup>	P	P	C	N
Schools, Public	P	P	P	P	P	P	P
Theaters and Auditoriums	C	P	P	P	C	C	N
<b>Utility, Transportation, and Communication Use Listings</b>							
Airport	N	N	N	N	N	C	C
Broadcasting and Recording Studios	C	P	P	P	P	P	N
Bus and Transit Shelters	P	P	P	P	P	P	P
Freight Yard/Truck Terminal	N	N	N	N	N	C <sup>5</sup>	P
Fuel Storage and Distribution	N	N	N	N	N	C <sup>5</sup>	P
Heliports	N	N	N	N	N	C	P
Park and Ride Facility	N	P	N	P	P	P	P

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Parking Facility	N	P	P	P	P	P	P
Public Safety Facility	C	C	C	C	C	C	C
Transit Facilities	N	N	N	N	N	C <sup>5</sup>	P
Transit Stations and Terminals	N	P	C	P	P	N	N
Utility Facility and Infrastructure	P	P	P	P	P	P	P
Wireless Communication Facility	C	C	C	C	C	C	C
<b>Retail, Service, and Office Uses</b>							
Adult Day Care Facility	P	P	N	P	P	N	N
Adult Oriented Businesses	N	N	N	N	N	N	C
Alcoholic Beverage Sales	P	P	P	P	P	P	P
Ambulance Service	N	C	N	C	N	N	N
Animal Sales and Grooming	P	P	P	P	N	N	N
Banks and Financial Services	P	P	P	P	P	N	N
Bars and Nightclubs	N	P	P	P	N	N	N
Bed and Breakfast Inns	P <sup>8</sup>	N	P <sup>8</sup>	N	N	N	N
Building Materials Stores and Yards	N	N	N	P	N	P	N
Business Support Services	P <sup>2, 6</sup>	P	P <sup>2, 6</sup>	P	P	P	N
Child Day Care Facility	P	P	P	P	P	C	N
Convenience Stores	P	P	P	P	P	N	N
Drive-in and Drive-through Sales and Service	N	N	N	P	N	N	N
Equipment Sales and Rental	N	P	N	P	N	P	N

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Grocery Stores/Supermarket	N	P	P	P	N	N	N
Home Improvement/ Hardware Store	N	P	P 7	P	N	P	N
Hotels and Motels	N	P	P	P	P	N	N
Kennels, Commercial	N	C	N	P	N	C	N
Maintenance and Repair, Small Equipment	P 2, 6	P 2	P 2	P 2	P	P	N
Medical Services, Extended Care	C	N	N	N	N	N	N
Medical Services, General	P 6	P 6	P 6	P	P	N	N
Medical Services, Hospitals	N	C	C	P	P	N	N
Mortuaries and Funeral Homes	C	P	P	P	N	N	N
Offices, Accessory	P	P	P	P	P	P	P
Offices, Business and Professional	P 2	P 6	P	P	P	N	N
Personal Services	P	P	P	P	P	N	N
Residential Care Facility	P	C	N	N	N	N	N
Restaurants	P 2	P	P	P	P 2	P	P
Retail, Accessory	P	P	P	P	P	P	P
Retail, General	P 6	P	P	P	N	N	N
<u>Short-Term Rentals</u>	<u>C 8</u>	<u>N</u>	<u>C 8</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Smoke Shops	N	C	C 2	C	N	N	N
Tattoo Parlors	N	C	C	C	N	N	N
Thrift and Consignment Stores and Pawn Shops	N	C 6	C 6	P	N	N	N
Veterinary Facility	P	P	P	P	P	N	N



Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
<b>Automobile and Vehicle Uses</b>							
Auto Vehicle Dismantling	N	N	N	N	N	C	P
Auto and Vehicle Sales and Rental	N	N	N	P	N	C	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	C	P
Auto and Vehicle Storage	N	N	N	N	N	C <sup>5</sup>	P
Auto Parts Sales	N	P	P	P	N	N	N
Car Washing and Detailing	N	C	C	P	N	P	N
Service Stations	N	C	C	P	N	P	N
Vehicle Services, Major	N	C	N	P	N	P	N
Vehicle Services, Minor	C	C	C	P	N	P	N
<b>Industrial, Manufacturing, and Processing Uses</b>							
Agricultural Products Processing	N	N	N	N	N	C	P
Manufacturing, Major	N	N	N	N	N	N	P
Manufacturing, Minor	C	N	N	N	N	C <sup>5</sup>	P
Manufacturing, Small Scale	P	N	N	N	P	P	P
Printing and Publishing	N	N	N	P	P	P	P
Recycling Facility, Collection	N	P	P	P	N	P	P
Recycling Facility, Processing	N	N	N	N	N	C <sup>5</sup>	P
Recycling Facility, Scrap and Dismantling	N	N	N	N	N	C <sup>5</sup>	P
Research and Development	N	N	N	N	N	P	P
Storage, Personal Storage Facility	N	N	N	C	C	P <sup>5</sup>	P

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Storage, Warehouse	N	N	N	N	N	P <sup>5</sup>	P
Storage, Yards	N	N	N	N	N	P	P
Wholesaling and Distribution	N	N	N	N	N	C <sup>5</sup>	P

**Notes:**

1. Only allowed as mixed use development as residential in conjunction with and above ground-floor retail, service, or office uses.
2. Not to exceed 5,000 square feet.
3. Allowed only as an ancillary use, not to exceed ten percent of the main building footprint.
4. Only specialty studios and schools (e.g., ballet, yoga, art studios) not exceeding 5,000 square feet are allowed. All other public and private educational institutions, including elementary schools, business schools, secretarial and vocational schools, colleges, and conference centers, are prohibited.
5. Allowed provided the designated Approving Authority can find that adequate screening and landscaping is provided to sufficiently mitigate any possible adverse impacts, including, but not limited to, noise, odor, dust, or other objectionable influences.
6. Maximum tenant space 10,000 square feet.
7. Maximum tenant space 15,000 square feet.
8. Subject to the criteria identified at Chapter 17.64.

( Ord. No. 475 , § 4, 12-15-2015; Ord. No. 435, § 4, 7-20-2010; Ord. No. 430, § 2, 10-20-2009; Ord. No. 423, § 2, 4-21-2009)

*3. Chapter 17.64 is added to the Zoning Code to establish standards for short-term rentals and bed and breakfast inns*

### **17.64 Short-Term Rentals and Bed and Breakfast Inns.**

#### **A. Permit Requirements.**

1. Short-term rentals require a conditional use permit and are allowed only in the zoning districts identified in Tables 17.22.030-1 and 17.24.030-1.
2. Bed and breakfast inns are allowed as identified in Tables 17.22.030-1 and 17.24.030-1.
3. Each conditional use permit issued pursuant to this chapter shall be subject to an annual permit review and extension. No later than one year after the effective date of the permit, the owner or authorized agent shall submit to the City the annual review fee, established by City Council resolution, along with all the permit review form established by the City. The owner shall document compliance with all requirements of this chapter and shall also document each date on which the bed and breakfast inn or short-term rental rental was rented during the previous term of the permit.
4. A business license or a conditional use permit for a short-term rental or a bed and breakfast inn may be revoked for failure to comply with adopted standards, subject to adopted administrative and revocation procedures.

B. Criteria. The following criteria shall apply to all bed and breakfast inns and short-term rentals, except where a conditional use permit issued specifically provides for revisions to the below criteria.

#### **1. Site Design and Parking.**

- a. The site design, architecture, and any improvements shall be compatible with the neighborhood in terms of landscaping, scale, and architectural character. The operation of the use, and any physical improvements related to it, shall be harmonious and compatible with the existing uses within the neighborhood.
- b. Parking.
  - i. Hosted Short-Term Rental: One parking space shall be provided on-site for each two guest rooms in a hosted short-term rental in addition to the on-site parking required under Chapter 17.40.

ii. Nonhosted Short-Term Rental: One on-site parking space shall be provided for each guest room in the short-term rental. If a garage is used to meet the parking requirement for the sleeping rooms or guest bedrooms, the garage shall be accessible to guests of the short-term rental.

iii. Bed and Breakfast Inn: One parking space shall be provided on-site for each two guest rooms in a bed and breakfast inn in addition to the on-site parking required under Chapter 17.40.

iv. Off-site parking located on the street frontage adjacent the use may be allowed in lieu of a maximum of one on-site parking space required by the above paragraphs.

c. Pools, hot tubs, and outside gathering areas shall be adequately screened from adjacent properties to minimize noise and lighting impacts and shall have the hours of operation clearly posted adjacent to the facility.

2. Occupancy. The maximum occupancy by guests, including any visitors of guests, shall be up to a maximum of two persons per guest room, plus an additional two persons per subject property. Daytime visitors shall not be on the property during quiet hours.

3. Noise Limits.

a. Outdoor amplified sound is prohibited.

b. All activities associated with the use shall meet the noise standards identified at Chapter 9.16. Quiet hours shall be from 10:00 p.m. to 7:30 a.m. The property owner shall ensure that the quiet hours are included in rental agreements and in all online advertisements and listings.

c. Nuisance noise by unattended pets is prohibited.

4. Guest stays shall be limited to a maximum of 30 days, with a seven-day period between stays.

5. Owner and Authorized Agent Availability and Responsiveness.

a. The owner or the authorized agent shall be available by telephone at all times, 24 hours per day, when a guest room is rented.

b. The owner or the authorized agent must be on the premises of the short-term rental unit or bed and breakfast inn within one hour of being notified by a renter, by the City Planner, City Manager, or other City staff, or a law enforcement officer that there is a need for the owner or the authorized agent to address an issue of permit compliance or the health, safety, or welfare of the public or the renter.

6. A business license is required, as set forth in Chapter 5.06.

7. The use shall be subject to the transient occupancy tax, as set forth in Chapter 5.06.

8. The use shall be in permitted dwellings and shall not be allowed in non-habitable structures or in tents, vehicles, or other structure, features, or provisions intended for temporary occupancy.
9. Posting and Neighbor Notification of Permit and Standards. Once a short-term rental permit or bed and breakfast inn permit has been approved, a copy of the permit listing all applicable standards and limits and identifying contact information for the owner or authorized agent, including a phone number at which the owner or authorized agent can be reached 24 hours per day, shall be posted within the subject property. These standards shall be posted in a prominent place within 6 feet of the front door of the short-term rental or bed and breakfast inn, and shall be included as part of all rental agreements. At the permit holder's expense, the City shall provide mailed notice of permit issuance to property owners and immediate neighbors of the subject property using a 300-foot property radius owner mailing list.
10. Requirements for All Advertisements and Listings. All advertisements and/or listings for the short-term rental or bed and breakfast inn shall include the following:
  - a. Maximum occupancy;
  - b. Maximum number of vehicles;
  - c. Notification that quiet hours must be observed between 10:00 p.m. and 7:30 a.m.;
  - d. Notification that no outdoor amplified sound is allowed; and,
  - e. The transient occupancy tax certificate number for that particular property.

#### C. Complaint and Enforcement Process.

1. Initial complaints on short-term rentals or bed and breakfast inns shall be directed to the owner or authorized agent. The owner or authorized agent shall be available by phone 24 hours during all times when the property is rented. Should a problem arise and be reported to the owner or authorized agent, the owner or authorized agent shall be responsible for contacting the tenant to correct the problem within 60 minutes, including visiting the site if necessary to ensure that the issue has been corrected.

The owner or authorized agent shall document the complaint, and their resolution or attempted resolution(s), to the City Planner within 72 hours of the occurrence.

Failure to respond to complaints or report them to the City Planner shall be considered a violation of this section, and shall be cause for revocation of the permit.

If the issue reoccurs, the complaint will be addressed by the City Planner or code enforcement officer who may conduct an investigation to determine whether there was a violation of a zoning standard or conditional use permit condition. Police reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video may constitute proof of a violation. If the City Planner verifies that a zoning or conditional use permit

condition violation has occurred, a notice of violation may be issued and a penalty may be imposed in accordance with Chapter 17.14. At the discretion of the City Planner, a conditional use permit may be scheduled for a revocation hearing with the Planning Commission. If the permit is revoked, a conditional use permit for a short-term rental or bed and breakfast inn on that particular property may not be reapplied for or issued for a period of at least two years.

2. Upon receipt of any combination of three administrative citations or City Planner determinations of violation of any of the permit requirements or performance standards issued to the owner or occupants at the property within a two-year period, any short-term rental or bed and breakfast inn permit is summarily revoked, subject to prior notice and to appeal, if appeal is requested pursuant to the appeals section of the Zoning Code. Should such a revocation occur, an application to reestablish a short-term rental or bed and breakfast inn at the subject property shall not be accepted for a minimum period of two years.
3. A short-term rental or bed and breakfast inn that is determined to be operating without the necessary permit required under this section shall be subject to a penalty of four times the normal application fee.

C. Findings. The decision-making body may approve a permit for a short-term rental or bed and breakfast inn, with or without conditions, if all of the following findings are made:

1. The proposed use is consistent with the standards established by this chapter and will not detrimentally affect the health, safety, or welfare of the surrounding neighborhood or area.
2. Approval of the use will not result in an over concentration of such uses in a neighborhood.
3. There is adequate parking for all guests and operators to park on the subject property in accordance with Chapter 17.40.
4. Approval of the use will result in the preservation of the residential design and scale of the structures on the subject property and will maintain the residential character of the neighborhood.
6. The approval of the permit would not result in an adverse effect to the City's affordable housing stock.

4. Section 17.800.020, general definitions, is revised to include the definition of authorized agent.

Authorized Agent. means the person specifically authorized by an owner to represent and act on behalf of the owner and to act as an operator, manager, and contact person of a non-hosted short-term rental, and to provide and receive any notices identified in this section on behalf of the owner, applicant, permittee, or authorized agent.

5. Section 17.800.020, allowed use definitions, is revised to amend the definition of bed and breakfast inns and to include the definition of authorized agent.

Bed and Breakfast Inns. ~~A residential structure with one family in permanent residence~~ with up to five ~~guest rooms~~ bedrooms rented for overnight lodging, where at least one daily meal is provided to guests subject to applicable health department regulations. The owner or authorized agent shall stay overnight at the bed and breakfast inn while any guest rooms are occupied. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "hotels and motels."

Short-term rental. Any transient occupancy use of 30 days or less of a dwelling unit or accessory dwelling unit for which the City has issued a short-term rental permit pursuant to this section. The term "short-term rental" shall be used to include all hosted short-term rentals and all nonhosted short-term rentals.

1. Hosted short-term rental means a short-term rental business for which the owner or authorized agent resides at the short-term rental unit and stays overnight at the short-term rental unit while it is being rented.
2. Nonhosted short-term rental means a short-term rental business for which the owner or authorized agent is not required to reside at the short-term rental unit which is rented for transient occupancy pursuant to this section.

**EXHIBIT B WILL BE  
AVAILABLE ON APRIL 18, 2020**





City of Ione  
P.O. Box 398  
1 E. Main Street  
Ione, CA 95640



### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the City Council of the City of Ione will hold a public hearing at 6:00 p.m. at its regular meeting on Tuesday, April 21, 2020 to give the public the opportunity to comment on the following item:

**Zoning Text Amendment (ZTA2019-002)** - proposed amendment to the City of Ione Zoning Ordinance to regulate Short Term Rentals, including consideration of home shares and vacation stays, in the City of Ione. Staff has determined that the proposed revision is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the California Code of Regulations.

**IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-25, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. THE MAYOR WILL CALL THE MEETING TO ORDER AND AFTER COUNCIL INPUT, WILL INVITE THE PUBLIC TO COMMENT VIA PHONE TO RECEIVE PUBLIC COMMENT. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [itraverso@ione-ca.com](mailto:itraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, APRIL 21, 2020.**

The City Council will consider the recommendation of the Planning Commission made at its regular meeting on March 10, 2020 and will consider the adoption of an ordinance amending the Municipal Code regarding Short Term Rentals, including consideration of home shares and vacation stays. Under the California Environmental Quality Act of 1970, the project described herein has been determined by staff to be exempt from review Under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Sections 15061(b), 15301, and 15303.

Additional information on this item is available for public review on the City's website. The material may be made available for review at the Ione City Hall by appointment.

### 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, or in written or email comments received by the City at, or prior to, this public hearing.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

To be published on: Friday, April 10, 2020  
Janice Traverso, City Clerk

# Agenda Item

# 2

DATE: April 21, 2020

TO: Ione City Council

FROM: April Wooden, City Planner

SUBJECT: Zoning Text Amendment – Chapter 17.62 Second Dwelling Units.

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**RECOMMENDED ACTION:** Staff recommends that the council adopt on first reading Ordinance No. 520 amending the Ione Municipal Code, Title 17 Zoning, Chapter 17.62 Second Dwelling Units.

Motion: \_\_\_\_\_ / \_\_\_\_\_.

**FISCAL IMPACT:** None

**BACKGROUND:** In 2017 the State Legislature implemented changes to California law that limited standards that cities could impose on Accessory Dwelling Units (ADUs). As a result, on October 17, 2017 the City Council, approved a zoning text amendment (ZTA) to Chapter 17.62 – Second Dwelling Units.

As of January 1, 2020, additional changes in California law have resulted in further limits regarding standards that communities can impose on accessory dwelling units. The intent of the new law is to increase the number of housing units by facilitating the development of new ADUs. In Ione it is expected that the revisions to the zoning code to bring it into conformance with state laws will result in a slight increase in the number of ADUs approved annually. The additional units should help the City meet the goals of the General Plan Housing Element.

Provisions of the new law include:

- A restriction of the processing timeframe, 60 days, for applications that meet the standard;
- All applications will be reviewed ministerially without public notices or a public hearing additionally, architectural review of construction related to ADUs will not be permitted;
- A reduction of the zoning standards including lot coverage and minimum unit size and requiring that ADUs be permitted in all residentially zoned areas including on lots zoned for multifamily dwellings;
- Limited the parking requirements that may be enforced;
- In general, the overall size of an ADU will be permitted to increase from 800 sf to 850sf, or up to 1,00 sf if the ADU will have more than one bedroom furthermore;
- Junior Accessory Dwelling Units (JADUs) are now also allowed and may be no more than 500 sf, be contained entirely within a single-family residence, must

- have a separate entrance, and may have separate or shared sanitation facilities, but must have at least an efficiency kitchen;
- And no longer permitting requirements for owner occupation of the primary residence on the property for an ADU.

There are elements of the new law that will sunset on January 1, 2025. As part of a more complete update of the zoning ordinance, anticipated to begin this spring, the City Planner will address these sunseting aspects of the new law and recommend amendments as necessary.

**DISCUSSION:** In order to comply with the new state law, an ADU ordinance must meet certain criteria. This analysis summarizes how the current standards, found in Zoning Code Section 17.62 Accessory Dwelling Units, meets the requirements and what changes are needed to comply with state law.

- **Location.** May not be restricted to lots zoned for residential use and must now include any lot with a primary single or multi-family dwelling or a proposed primary single or multi-family dwelling.
- **Review.** The review of an application for an ADU must now be completed within 60 days if there is an existing dwelling on the property. If an application for an ADU is submitted along with an application for the primary dwelling then the application for the ADU may be suspended until the application for the primary dwelling is approved, at that time the City has 60 days to approve the application for the ADU. In either circumstance the ADU cannot be subject to discretionary review or a hearing.
- **Conditions of Review.** The city may not require that nonconforming uses be corrected as a condition of ministerial approval of an application for an otherwise compliant AUD under this standard.
- **Size.** The maximum square footage requirements that may be imposed on either an attached or Detached ADU are 850 square feet for a unit, or 1,000 square feet for an ADU that provides more than one bedroom. The city may not establish minimum square footage requirements that would prohibit the development of an efficiency unit. Finally, sizes based upon relative size to the primary dwelling, limits on lot coverage, floor area ratios, open space, and minimum lot size are similarly prohibited.
- **Minimum setbacks.** The maximum setback that can be required is four feet from side or rear property lines. Any ADU that will occupy an existing structure or that will occupy the same footprint of an existing structure is not subject to this setback requirement.
- **ADU parking requirements.** Maximum of one space per bedroom or per ADU whichever is less. Tandem parking on an existing driveway is still sufficient. The City cannot require that off-street parking spaces lost as a result of a garage, carport, or covered parking structure demolished in conjunction with the construction of an ADU or converted to an ADU be replaced. However, in architecturally and/or historically significant districts or in cases where the ADU is part of an existing primary residence, no additional parking can be required.

- Utilities and Fees. The City cannot impose any impact fee upon the development of an ADU less than 750 square feet. And impact fees charged on ADUs greater than 750 square feet shall be charged proportionally in relation to the square footage of the primary dwelling. Separate utility connections between the ADU and a utility or the imposition of a related connection fee or capacity charge shall not be imposed unless the ADU was constructed with a new primary dwelling.
- Use Restrictions. An ADU developed under this standard may not be permitted to be used as a rental for a term less than 30 consecutive days.

**Attachments:**

- Attachment A: An Ordinance of the City Council of the City of Lone, amending the Lone Municipal Code, Title 17 Zoning, Chapter 17.62 Accessory Dwelling Units.
- Attachment B: Resolution No. PC2020-02 of the Lone Planning Commission.

ATTACHMENT \_\_

CITY OF IONE

ORDINANCE NO. 520

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE, RESCINDING ORDINANCE 494, AND AMENDING THE IONE MUNICIPAL CODE, TITLE 17 (ZONING), CHAPTERS 17.62 (SECOND DWELLING UNITS), and 17.82 (ALLOWED USE DEFINITIONS), RELATING TO ACCESSORY DWELLING UNITS

**WHEREAS**, the City of Ione maintains a Zoning Code, incorporated as Title 17 of the Municipal Code, as an implementation tool of the General Plan, which regulates the allowed uses, setbacks, parking regulations, and other requirements for development in the City of Ione; and

**WHEREAS**, in order to conform with California law and for the benefit of the community regarding accessory dwelling units, amendments to Title 17 are necessary; and

**WHEREAS**, the City Council adopted Ordinance 494 at the October 17, 2017 regular meeting; and

**WHEREAS**, the adopted Ordinance 494 has been found to be legally insufficient to conform with California law; and

**WHEREAS**, the proposed revisions are exempt from review under the California Environmental Quality Act (CEQA), pursuant to Public Resources Code section 21080.17 and 14 Calif. Code of Regs. section 15282(h); and

**WHEREAS**, the proposed amendments are consistent with the General Plan, as the amendments maintain consistency with the Land Use Element and the Housing Element.

**NOW THEREFORE BE IT ORDAINED**, that the City Council of the City of Ione, State of California, does hereby rescind Ordinance 494; and

**BE IT FURTHER ORDAINED**, that the City Council of the City of Ione, State of California, adopts the following proposed Ordinance Amending Title 17 (Zoning), Chapters 17.62, 17.80, and 17.82, as required under AB 2299 and SB 1069.

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE, RESCINDING  
ORDINANCE 494, AND AMENDING THE IONE MUNICIPAL CODE, TITLE 17  
(ZONING), CHAPTERS 17.62 (SECOND DWELLING UNITS), 17.80 (GLOSSARY OF  
TERMS), and 17.82 (ALLOWED USE DEFINITIONS), RELATING TO ACCESSORY  
DWELLING UNITS**

Ordinance 494 is rescinded in its entirety and shall be replaced with the following:

Section 1: Amendment of Title 17 (Zoning), Chapter 17.62

Ione Municipal Code, Title 17 (Zoning), Chapter 17.62 (Second Dwelling Units) is hereby amended in its entirety to read as follows:

Chapter 17.62

ACCESSORY DWELLING UNITS

Sections:

- 17.62.010 Purpose.
- 17.62.020 Applicability.
- 17.62.030 Development Standards.
- 17.62.040 Permit Requirements.
- 17.62.050 Review Process for Accessory Structure Not Complying with Development Standards.
- 17.62.060 Findings.
- 17.62.070 Definitions.

17.62.010 Purpose.

The purpose of this Section is to establish procedures for permitting accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) on lots zoned for residential uses, and to implement state law as required for such uses. ADU and JADU are defined in Section 17.82. In accordance with state law, ADUs and JADUs are accessory uses and shall not be counted as an additional dwelling for the purposes of calculating permitted General Plan or residential zoning density.

17.62.020 Applicability.

The provisions of this Chapter apply to all lots that are occupied with a residential dwelling unit and to all vacant lots that are zoned for residential development. The addition of an ADU shall not be considered to result in an increase of the allowable density for the lot upon which the

ADU is located. When established consistent with the following regulations, an ADU is a use consistent with the General Plan and Zoning designation for the lot.

#### 17.62.30 Development Standards.

A. Restrictions. All ADUs and JADUs shall comply with the following regulations:

- No ADU or JADU shall be sold separately from the primary residence.
- An ADU or JADU may only be rented, leased, and/or occupied for residential purposes. If an ADU or JADU is rented, it shall not be rented for a period of less than 30 consecutive days.
- All ADUs and JADUs shall comply with the California Building Standards Code, as amended by the City.
- No additional parking shall be required to be provided for either an ADU or a JADU.
- If a fire sprinkler system is required for the primary residence, a fire sprinkler system is also required in any accompanying ADU or JADU.

B. Design. All ADUs and JADUs shall comply with the following design standards:

- **ADU Standards.**

- Location and number of ADUs.
  - Subject to the requirements in this section, one ADU is permitted on a lot where (1) a single-family or multi-family dwelling is a permitted use, and (2) where there is an existing or proposed single-family or multi-family dwelling.
  - One detached ADU and one JADU may be permitted on a property with a proposed or existing single-family dwelling where the requirements of Government Code Section 65852.2(e)(1)(A) and (B) are satisfied.
  - One or more ADUs may be permitted on a lot with an existing multi-family dwelling where the requirements of Government Code Section 65852.2(e)(1)(C) or (D) are satisfied. For purposes of this section 17.62.30, “multi-family dwellings” are those that contain more than one dwelling unit, including but not limited to duets, duplexes, triplexes, apartment buildings, and condominium buildings.
- Development Standards. Except for those ADUs exempt from obtaining an ADU Permit, as provided in above, ADUs shall comply with the following:
  - Unit Size and Height.
    - An attached ADU shall not exceed 50 percent of the floor area of the primary dwelling or 1,200 square feet, whichever is less.
    - A detached ADU shall not exceed 1,200 square feet.
    - The maximum height for a detached ADU shall be 16 feet, measured to the roof peak.
    - An attached ADU shall comply with the maximum height restriction applicable to the primary dwelling. When more than 50% of the gross floor area of an ADU is located above an existing or proposed garage, the entire combined structure shall not exceed 25 feet in height.



- Setbacks.
  - No setbacks shall be required for conversion of an existing living area or accessory structure into an ADU, or the new construction of an ADU in the same location and to the same dimensions as an existing structure.
  - For all other ADUs, the required setback from side and rear lot lines shall be four feet, and the ADU shall conform to the front yard setback regulations applicable to the zoning district in which it is located.
  - A detached ADU shall be a minimum of five feet from the primary dwelling, measured from the closest point of the ADU (whether wall, balcony, eave, etc.) to the closest point of the primary dwelling.
- ADUs shall comply with the development standards applicable to the zoning district in which they are located, except as modified herein. Where the application of lot coverage, floor area ratio, setbacks, or other development regulations would not permit construction of an 800-square-foot ADU that is 16 feet in height with four-foot side and rear yard setbacks, the regulation(s) at issue shall be waived, to the extent permitted by law, to permit such an ADU.
- Architectural Design.
  - An ADU shall have a separate exterior access point independent from the primary dwelling.
  - Where a proposed ADU will likely be visible from a public street or thoroughfare, design elements shall be used that are similar in materials, color, style, and form to the primary dwelling, including the exterior siding, trim and color, roof materials, and window placement and type. An ADU that will be located behind the primary dwelling and that will not be visible from the public street shall use decorative exterior cladding and window treatments suitable for a permanent residence.
  - All windows that face a side yard adjoining a side yard of an adjacent property and are located within 15 feet of the shared property line shall be a minimum of 6.5 feet above the finished floor height (“clerestory”), except that this standard does not apply if a structure on the adjacent property does not have any non-clerestory windows on the building elevation that faces the ADU.
  - Exterior lighting shall be shielded or directed so that it does not glare off-site or illuminate the primary residence or an adjacent property.
  - All ADUs must have permanent foundations.
- **JADU Standards.**
  - Subject to the requirements in this section, one JADU is permitted on any property where single-family residential use is a permitted use and there is an existing or proposed single-family dwelling.
  - The owner of a parcel with a JADU shall occupy as a principal residence either the single-family dwelling or the JADU, except where the owner is another governmental agency, land trust, or housing organization.

▪ Development Standards.

- JADUs shall comply with the development standards applicable to the zoning district in which they are located, except as modified herein.
- A JADU shall be a minimum of 220 square feet and a maximum of 500 square feet.
- A JADU must be contained entirely within the walls of an existing or proposed single-family dwelling.
- A JADU shall, at a minimum, include an efficiency kitchen meeting the requirements of Government Code Section 65852.22.
- A JADU may contain separate sanitation facilities or may share sanitation facilities with the principal dwelling unit. JADUs that share sanitation facilities with the principal dwelling unit are required to maintain an interior connection between the JADU and the primary dwelling.
- Any exterior improvements associated with the development of a JADU shall conform to the zoning regulations applicable to the property.

C. Covenants and Recordation. A covenant, in a form acceptable to the City of Ione, shall be recorded with Amador County, prior to issuance of any building permit for an ADU. Failure to record the covenant shall be grounds for code enforcement action by the City. The purpose of recording the covenant is to ensure that future property owners are made aware of the requirements under which the ADU shall be maintained, including:

- A deed restriction shall be recorded that: prohibits the sale of the ADU separate from the sale of the single-family residence; includes a statement that the deed restriction may be enforced against future purchasers; and restricts the size and features of the ADU in accordance with this section.

D. Utilities and Fees. Notwithstanding any other provision of this Code, or any ordinance or resolution of the City of Ione, the development impact fees for an ADU and a JADU shall be applied as follows:

- ADUs and JADUs shall be subject to the payment of all water, sewer, or other utility fees, except as otherwise provided in this section or in Government Code Sections 65852.2 and 65852.22.
- Except where constructed with a new single-family dwelling, an ADU or JADU that meets the requirements of Government Code Section 65852.2(e)(1)(A) shall not be required to install a new or separate utility connection directly between the ADU/JADU and the utility, and shall not be charged a connection fee or capacity charge.
  - For any ADU or JADU not exempted under subsection (a) above, the City may require a new or separate utility connection between the ADU/JADU and the utility and may charge a connection fee or capacity charge, at the discretion of the Building Official. The connection fee or capacity charge shall be proportionate to the burden of the proposed ADU/JADU, based on its square feet or the number of drainage fixture unit (DFU) values, upon the water or sewer system.

- An ADU or JADU shall not be considered a new residential use for purposes of calculating connection fees or capacity charges, except where constructed with a new single-family dwelling.
- JADUs and ADUs less than 750 square feet shall not be subject to any impact fees. ADUs that are 750 square feet or larger shall be subject to applicable impact fees, charged proportionately in relation to the square footage of the primary dwelling. For purposes of this section, “impact fee” shall have the same meaning as defined in Government Code Section 65852.2(f).

E. Approval. Before constructing an ADU or JADU, an applicant shall obtain necessary permits in accordance with this section. The application for planning review and for a building permit to construct an ADU on an existing residentially-zoned lot shall be ministerially approved if the requirements of this code are met.

- Projects Subject to ADU Permit Review.
  - For all proposed ADUs, an application shall be submitted to the Planning Division on prescribed forms that demonstrates that the ADU complies with the requirements of this section.
  - An application for an ADU permit shall be processed and considered ministerially, without discretionary review or a public hearing, consistent with the requirements of this section and state law, within 60 days of submittal of a complete application. The 60-day review period shall not apply when:
    - An ADU permit application is submitted contemporaneously with an application for a single-family or multi-family dwelling that is subject to discretionary review under this Chapter. The ADU permit application shall be considered separately without discretionary review or a public hearing, following action on the portion of the project subject to discretionary review.
    - The applicant seeks a delay.
  - In addition to obtaining an ADU permit, the applicant shall be required to obtain a building permit and any other applicable construction-related permits prior to construction of the subject unit.
- Projects Exempt from Obtaining an ADU Permit.
  - An ADU permit shall not be required if the proposed unit meets the requirements of Government Code Section 65852.2(e)(1) and the California Building Standards Code, as amended by the City. Any ADU which does not require an ADU permit may submit a building permit application directly to the Building Division.
  - JADUs are exempt from obtaining an ADU permit and may submit a building permit application directly to the Building Division.
- Except for ADUs and JADUs that are exempt from obtaining an ADU permit under subsection (2) above, any building additions or accessory structures located on the parcel that are not in compliance with the City Code of Ione shall be brought into compliance with the City Code prior to approval of an ADU.

- The City of Ione shall not issue a certificate of occupancy for an ADU or JADU before issuing a certificate of occupancy for the primary dwelling.
- Applications to construct an ADU or JADU on a property that is designated as a historic resource by the City of Ione, the State of California, or by the National Register of Historic Places, shall show substantial compliance with the guidelines of the Secretary of the Interior for development on such a property.

F. Parking. A minimum of one parking space per ADU or per bedroom, whichever is less, shall be required. These spaces may be provided as tandem parking, may be covered or uncovered, and may be located on an existing driveway if the use of such driveway does not decrease required parking for the primary structure. Parking is not required if the ADU is located:

1. Within one-half mile walking distance of public transit;
2. Within the City of Ione's downtown residential overlay district;
3. Where on-street parking permits are required but not offered to the occupant of the ADU;
4. Where a car-share vehicle is located within one block of the ADU;
5. Entirely within a legally existing primary or accessory structure.

17.62.050 Review Process for ADUs and JADUs Not Complying with Section 17.62.030.

(a) A proposal to establish an ADU that does not comply with Section 17.62.030 may be permitted with an administrative use permit, at the discretion of the City Planner, subject to the required findings of Section 17.62.060.

(b) Any appeal of the City Planner's decision shall comply with Section 17.08.060 - Appeals.

17.62.060 Findings.

A. In order to deny an administrative use permit under Section 17.62.050, the City Planner shall find that the ADU would result in known risks to the public health or public safety, including fire safety, that cannot be mitigated or would introduce more than insignificant privacy impacts to any adjacent property.

B. In order to approve an administrative use permit under Section 17.62.050 that requires the waiver of required ADU parking, the City Planner shall find that requiring additional on-site parking would be detrimental to the public health or public safety, and that granting the waiver meets the purposes of the Chapter.

17.62.070 Definitions.

Terms unique to this chapter are defined in Chapter 17.80 (Glossary of Terms), and the definitions of Accessory Dwelling Unit and Junior Accessory Dwelling Unit are found in Section 17.82 (Allowed Use Definitions).

Section 2. Amendment of Title 17 (Zoning), Chapter 17.82 (Allowed Use Definitions).

Amendment of Title 17 (Zoning), Chapter 17.82, Section 17.82.020 (Allowed Use Definitions) is hereby amended as follows by replacing the following allowed use definitions in their entirety:

**Accessory Dwelling Unit (ADU).** An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons, and is located on a lot with a proposed or existing primary residence. An ADU shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes an “Efficiency Unit” as defined in Health and Safety Code Section 17958.1 and a “Manufactured Home” as defined in Health and Safety Code Section 18007. An ADU shall be considered an accessory use.

**Junior Accessory Dwelling Unit (JADU).** A residential dwelling unit that provides complete independent living facilities for one or more persons, is no more than 500 square feet in size, and is contained entirely within a single-family residence.

#### Section 4: No Mandatory Duty of Care

This ordinance is not intended to, and shall not be construed or given effect as to impose upon the City of Ione, or any officer or employee thereof, a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

#### Section 5: Severability

If any provision of this ordinance, or the application thereof to any person or circumstances, is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without said invalidated provision or application, and to this end the provisions of this ordinance are severable. The City Council of the City of Ione hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof, and intends that the invalid portions should be severed and the remainder of the ordinance enforced.

#### Section 6: Environmental Review

The City Council of the City of Ione hereby finds this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Section 15282(h) of the California Code of Regulations. A Notice of Exemption will be prepared.

#### Section 7: Prior Violations

Neither the adoption of this ordinance, nor the repeal or amendment by this ordinance of any ordinance, or part or portion of any ordinance, previously in effect in the City of Ione, or within the territory comprising the City, shall in any manner affect the prosecution of a violation of any ordinance, which violation was committed prior to the effective date of this ordinance, nor shall the adoption of this ordinance be construed as a waiver of any license, fee, penalty, or the penal provisions applicable to any violation of such ordinances.

#### Section 8: Effective Date

This ordinance shall be effective 30 days following its adoption by the City Council of the City of Ione. A summary of this ordinance shall, within fifteen (15) days after passage, be published in accordance with Section 36933 of the Government Code of the State of California, with the names of the City Council members voting for and against it.

INTRODUCED at a regular meeting of the City Council of the City of Ione on the \_\_\_\_\_ day of \_\_\_\_\_, 2020; and

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by the following vote:

AYES: Councilmembers: \_\_\_\_\_

NOES: Councilmembers: \_\_\_\_\_

ABSENT: Councilmembers: \_\_\_\_\_

ABSTAIN: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
DIANE WRATTEN, MAYOR  
CITY OF IONE

ATTEST:

\_\_\_\_\_  
Janice Traverso, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
David A. Prentice, City Attorney

**EXHIBIT B WILL BE  
AVAILABLE ON APRIL 18, 2020**



City of Ione  
P.O. Box 398  
1 E. Main Street  
Ione, CA 95640



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the City Council of the City of Ione will hold a public hearing at 6:00 p.m. at its regular meeting on Tuesday, April 21, 2020 to give the public the opportunity to comment on the following item:

**Proposed amendments to the City of Ione Municipal Code, Chapter 17, Zoning, Section 17.62 Accessory Dwelling Units.**

**IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-25, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. THE MAYOR WILL CALL THE MEETING TO ORDER AND AFTER COUNCIL INPUT, WILL INVITE THE PUBLIC TO COMMENT VIA PHONE TO RECEIVE PUBLIC COMMENT. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, APRIL 21, 2020.**

The City Council will consider the recommendation of the Planning Commission made at its regular meeting on March 10, 2020 and will consider the adoption of an ordinance amending the Municipal Code to conform with state law regarding Accessory Dwelling Units. Under the California Environmental Quality Act of 1970, the project described herein has been determined by staff to be exempt from review Under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Sections 15061(b), 15301, and 15303.

Additional information on this item is available for public review on the City's website. The material may be made available for review at the Ione City Hall by appointment.

## 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, or in written or email comments received by 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 the City Clerk at [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

To be published on: Friday, April 10, 2020  
Janice Traverso, City Clerk



# Agenda Item

# 3

DATE: April 21, 2020

TO: Honorable City Council

FROM: John Wanger, City Engineer

SUBJECT: Adoption of Selective Revised Improvement Standards and Adopting a new Standard Detail for Sidewalk Drains

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## **RECOMMENDED ACTION:**

Adopt the attached resolution approving the revisions to City of Lone Improvement Standards.

## **FISCAL IMPACT:**

None in the short term, but it will cut down on costs for maintaining some infrastructure in the long run.

## **BACKGROUND:**

At the April 7, 2020 City Council meeting, the City Council considered adoption of revised City Construction Standards for SS-7, SS-9, ST-4, ST-10 and ST-11, as well as a new standard SD-12 for sidewalk drains. At the meeting, the Council provided feedback to staff regarding some changes they would like to see. Based on the input from the Council, the standards have been modified and changes are as follows:

### Sewer Standards SS-7 and SS-9:

The pipe bedding material was clarified to use either Class 1 or Class 2 material as specified by Caltrans Standards. Also, a clarifying note about the use of Controlled Low Strength Material has been added for clarity (replaced the note "Slurry Cement Backfill.") Also, the thickness of the asphalt trench patch has been clarified to require 3" thickness or to match the thickness of the adjacent pavement – whichever is greater.

### Street Standard ST-4

Note 5 has been significantly expanded to clarify the actual amount of cement required per cubic yard for regular and high strength concrete. The weight of cement per cubic yard is per industry standards after researching the matter with both the state standards and industry standards. For regular strength concrete, a mix that include 564 lbs. of cement per cubic yard of concrete will

yield concrete with a strength of approximately 3,000 psi. A mix that include 705 lbs. of cement per cubic yard of concrete will yield concrete with a strength of approximately 6,000 psi. The higher strength concrete requires between 1 and 2 extra bags of cement in the mix.

Also, a clarification has been made that normal strength concrete can be used in non-driveway locations (to accommodate those circumstances when sidewalks are being replaced in areas where no driveways currently exist.)

#### Street Standards ST-10 and ST-11

Based on the circumstances where these standards would be used and the fact that these standards require rebar, proposed changes have been eliminated and no changes are proposed to these standards.

#### Storm Drain Standard SD-7

No changes to the proposed standard were provided at the April 7, 2020 meeting. Accordingly, the standard remains as was proposed at the prior meeting.

The updated Standards are attached for your information. Staff is recommending that the Council adopt the revisions to Standards SS-7, SS-9, and ST-4, as well as adopting new standard SD-12 for sidewalk drains.

#### **Attachments:**

Standards SS-7, SS-9, ST-4 and SD-12  
Resolution

**RESOLUTION NO. 2020-08**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE, STATE OF CALIFORNIA  
ADOPTION REVISIONS TO STANDARD DRAWINGS SS-7, SS-9, AND ST-4 AS SHOWN IN  
THE CITY'S IMPROVEMENT STANDARDS AND ADOPTION OF A NEW STANDARD SD-12**

**WHEREAS**, the City of Ione Improvement Standards were last revised and updated in March 2007; and

**WHEREAS**, staff has determined that the certain Details needed to be revised to reflect current construction methods and practices; and

**WHEREAS**, staff has also determined that a new standard was needed for sidewalk drains; and

**WHEREAS**, Section 12.08.020 of the City's Municipal Code requires the City Council to adopt and amend, by resolution, improvement standards as deemed appropriate.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Ione does hereby resolve, declare, determine and order as follows:

SECTION 1. The above recitals are true and correct and are hereby incorporated into this Resolution as findings of the City Council of the City of Ione.

SECTION 2. The City of Ione's Improvement Standards dated March 2007 are hereby amended to include revised standards for Standard Drawings SS-7, SS-9, and ST-4 are hereby approved and adopted for use.

SECTION 3. The new standard drawing for Sidewalk Drains (SD-12) is hereby approved and adopted for us.

SECTION 4. All portions of this resolution are severable. Should any individual component of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining resolution portions shall be and continue in full force and effect, except as to those resolution portions that have been adjudged invalid. The City Council of the City of Ione hereby declares that it would have adopted this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more section subsection, clause sentence, phrase or other portion may be held invalid or unconstitutional.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council on this 21<sup>st</sup> day of April 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

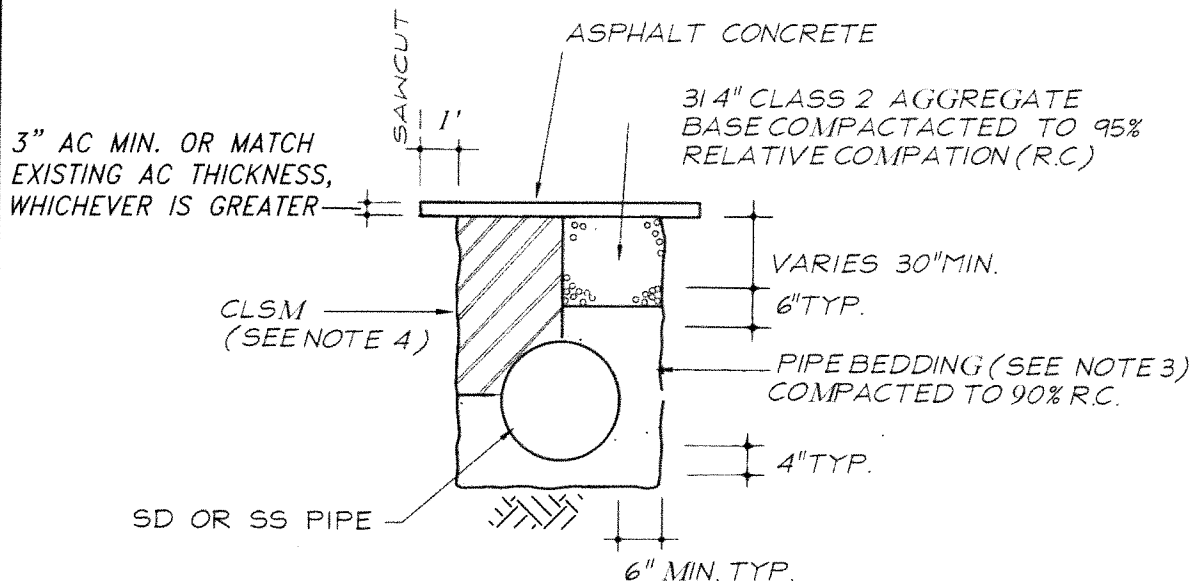
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Diane Wratten, Mayor

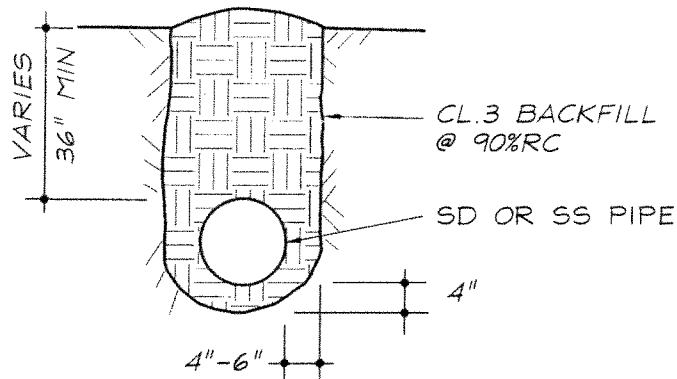
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Janice Traverso, City Clerk

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#### IN-PAVEMENT TRENCHES



#### TRENCH OUTSIDE OF PAVEMENT

#### NOTES:

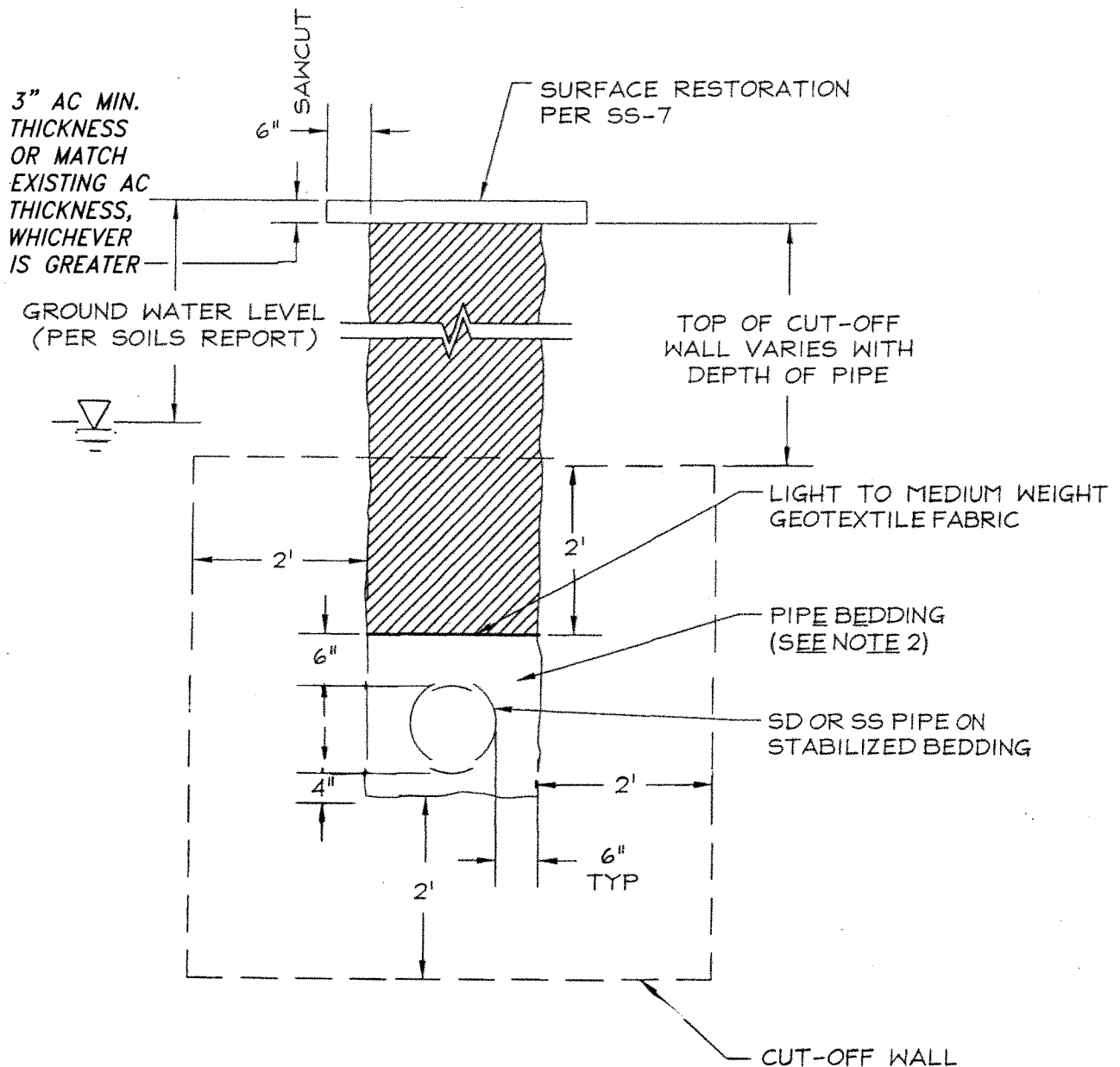
1. SANITARY SEWER TRENCH DEPTH CONTROLLED BY SS-4 & JOINT TRENCH LOCATION.
2. STORM DRAIN DEPTH 36" MIN. OR AS DIRECTED BY CITY.
3. PIPE BEDDING MATERIAL SHALL BE CLASS 1 OR CLASS 2 MATERIAL AND SHALL MEET GRADATION REQUIREMENTS AS SHOWN IN SECTIONS 25 AND 26 OF THE MOST RECENT VERSION OF THE STATE STANDARD SPECIFICATIONS.
4. CONTROLLED LOW STRENGTH MATERIAL (CLSM) MAY BE USED FOR BACKFILL WITH AUTHORIZATION FROM CITY ENGINEER. CLSM COMPRESSION STRENGTH SHALL BE NO LESS THAN 100 PSI AND NO MORE THAN 300 PSI.

CITY OF IONE  
PUBLIC WORKS DEPARTMENT

### TRENCH DETAILS

DATE: MAR 2020  
APPROVED BY: JOHN WANGER, CITY ENGINEER

**SS-7**



**NOTES:**

1. CUT OFF WALL SHALL BE MIN. 12" THICK SLURRY CEMENT @ 200' MAX. SPACING.
2. PIPE BEDDING MATERIAL SHALL BE CLASS 1 OR CLASS 2 MATERIAL AND SHALL MEET GRADATION REQUIREMENTS AS SHOWN IN SECTIONS 25 AND 26 OF THE MOST RECENT VERSION OF THE STATE STANDARD SPECIFICATIONS.

CITY OF IONE  
PUBLIC WORKS DEPARTMENT

**TRENCH AT HIGH  
GROUND WATER**

DATE: MAR 2020  
APPROVED BY: JOHN WANGER, CITY ENGINEER

**SS-9**



- CURB, GUTTER & WALKWAY DETAIL

Diagram illustrating a flow line with dimensions and radii:

- Horizontal dimensions: 6", 6", 18", 1" BATTEN.
- Vertical dimensions: 10", 6", 1.25".
- Flow line radii:  $R=10"$ ,  $R=10"$ ,  $R=1"$ .
- Labels: "FLOW LINE", "BATTEN".

ROLL CURB & GUTTER

V-GUTTER

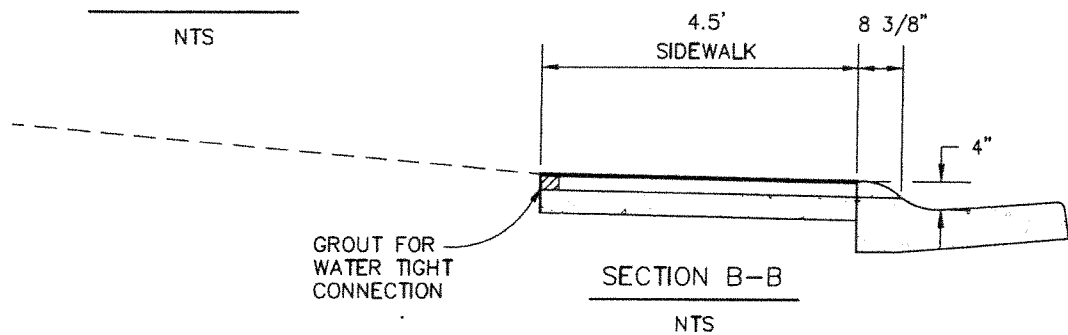
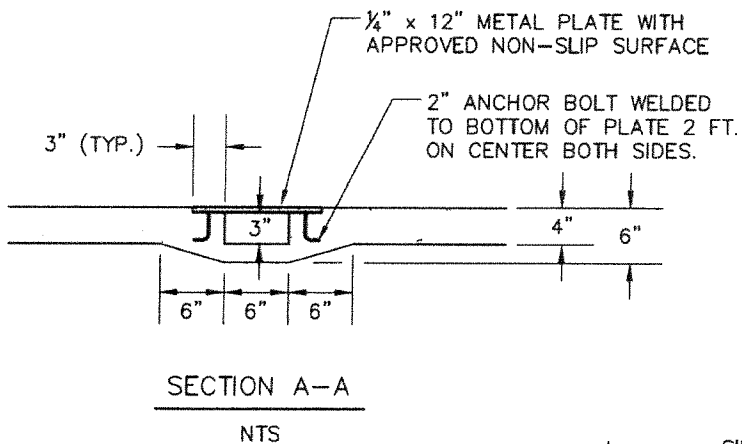
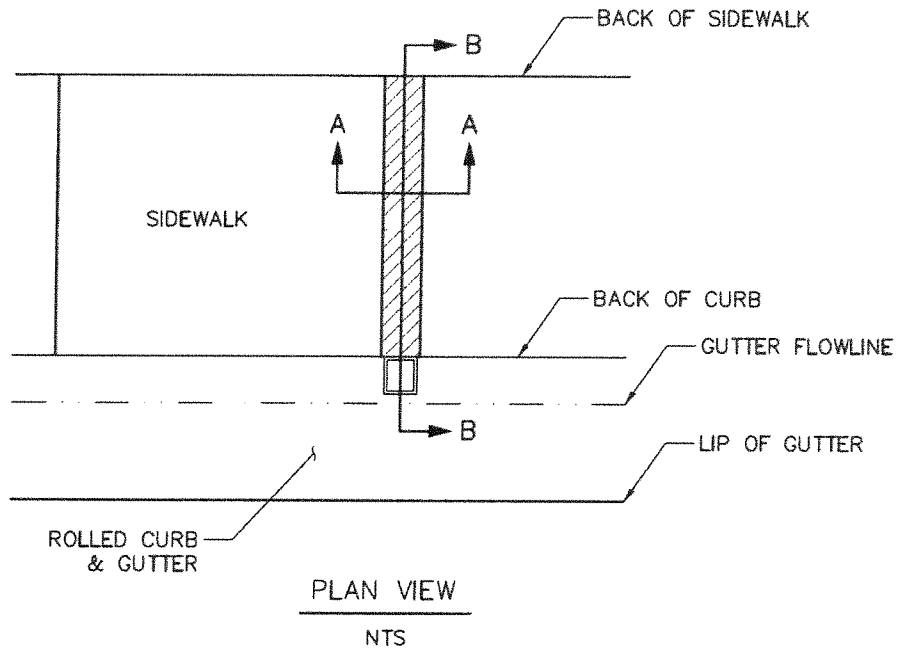
NTS

1. VERTICAL CURB & GUTTER TO BE USED AT ALL CURB RETURNS
2. PLACE  $\frac{1}{4}$ " EXPANSION JOINT AT BOTH ENDS AND MIDPOINT OF CURB RETURN.
3. PLACE  $\frac{1}{4}$ " WIDE EXPANSION JOINTS MAX. INTERVAL 20FT.
4. PLACE  $\frac{1}{8}$ " SCORED CONTROL JOINTS MAX. INTERVAL 10FT.
5. GUTTER PAN WIDTH MAY BE REDUCED WITH APPROVAL OF CITY ENGINEER.

## CURB, GUTTER AND WALKWAY

ST-4

Xrefs: Images:  
Path: F:\BMAP-STD\Ione\Stds Draft Mar 2020.dwg Layout Name: SD-12 Plot Date: Feb 26, 2020 at 09:23 am



NOTES:

1. GALVANIZE AFTER FABRICATION AND ASSEMBLY.
2. ALTERNATIVES MAY BE APPROVED BY THE CITY ENGINEER.

CITY OF IONE  
PUBLIC WORKS DEPARTMENT

UNDER SIDEWALK DRAIN

DATE: MAR 2020  
APPROVED BY: JOHN WANGER, CITY ENGINEER

SD-12