

REGULAR MEETING STARTS AT 6:00 PM

Mark Hopkins, Chairman
Kim Smith, Vice Chairman
Mark Gebhardt, Commissioner
Amber Hoiska, Commissioner
Larry Rhoades, Commissioner

Public Teleconference Line: 1-669-224-3412

Access Code: 720-446-605

<https://global.gotomeeting.com/join/720446605>

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

Tuesday, May 12, 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 Planning Commission welcomes, appreciates, and encourages participation in the Commission Meeting. The Planning 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 \$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. APPROVAL OF MINUTES: February 11, 2020 and March 10, 2020

F. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS: None

G. 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 Commission at this time on any subject within the jurisdiction of the Lone Planning Commission.

*Please be mindful of the **4 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.** Is there anyone in the audience who wishes to address the Commission at this time?*

H. 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).

I. PUBLIC HEARING:

1. **Site Plan Review** – Proposed Renovation of Lone Train Depot Museum and adjacent Park Development. The Project is categorically exempt from CEQA under Section 15331, Historical Resource Restoration/Rehabilitation, and Section 15332, Infill Development Projects, of the CEQA Guidelines (Section 21083 of the Public Resources Code). This project is located within the City of Lone on the southwest corner of South Mill Street and West Marlette Street. The project includes the renovation of a former Train Depot that has been moved to the site for use as a Train Depot Museum, with an adjacent park that would provide passive recreation and a small children's play area
2. **Howard Park Revised Master Plan Update Review** – The project site, Charles Howard Park, is located within the City of Lone on Highway 124, South of West Plymouth Highway and North of Brickyard Road. The proposed project is a

revision of the conceptual map for the Howard Park Master Plan Update, originally adopted February 2, 2010. The conceptual plan is being revised to show the existing horseshoe pits near the beer garden, generally located behind Evalynn Bishop Hall, and the relocation of a basketball and tennis courts to the former horseshoe pit site near Evalynn Bishop Hall. An addendum to the Mitigated Negative Declaration (MND) completed for the project at the time of adoption of the Master Plan has been prepared.

- J. REGULAR AGENDA:
 - 3. Adoption of Resolution No. PC2020-06 Approving the 2019 General Plan Annual Progress Review
- K. ELECTION OF CHAIRMAN AND VICE CHAIRMAN
- L. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS
- M. ADJOURNMENT

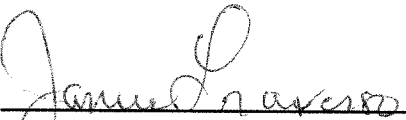
NOTICE REGARDING CHALLENGES TO DECISIONS

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 penalty of perjury that the foregoing agenda for the Tuesday, May 12, 2020 meeting of the Ione Planning Commission was posted on May 8, 2020.



Janice Traverso, City Clerk, City of Ione

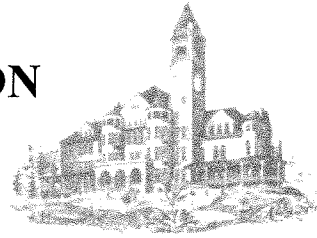
PLANNING COMMISSION MINUTES

WILL BE AVAILABLE ON

SATURDAY, MAY 9, 2020



**CITY OF IONE
PLANNING COMMISSION
STAFF REPORT**



DATE: MAY 12, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: APRIL WOODEN, CITY PLANNER

SUBJECT: SITE PLAN REVIEW - TRAIN DEPOT MUSEUM and PARK

General Plan Designation: RL Low Density Residential

Zoning: PCS Parks and Community Services

Current Use: Vacant structure and undeveloped land

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the Public Hearing and take public comment; and
3. Adopt a Resolution Approving the Site Plan Review for the Train Depot Museum and Park.

BACKGROUND:

Jake Herfer, applicant on behalf of the City of Ione, submitted a site plan review application requesting approval of a site plan review permit for the Train Depot Museum and Park. The comprehensive project includes site improvements, as well as both exterior and interior renovations to a historic depot which has previously been moved to the site. The depot will be converted to a museum space and a park will be developed adjacent to and north of the museum site. Site plan review and approval of a site plan review permit is required for public/quasi-public developments under Municipal Code Section 17.10.090 – Site Plan Review. The site plan review is limited, however, to the exterior renovations. Interior renovations are reviewed and approved by the building department.

ANALYSIS:

An historic train depot was previously relocated to the 305 Mill Street site. The City intends to make both exterior and interior improvements to the structure required for the proposed use, in keeping with its historic nature. Building alterations, repairs, and upgrades include work on the roof, plumbing, electrical, exterior painting, and renovations

to other mechanical systems. Additionally, walkways and ramps to provide for ADA-compliant access will be installed.

A park will be developed adjacent to and north of the Train Depot Museum. While designed as primarily a passive recreation area, it will include a covered picnic area, a playground structure for children, and include off street parking. A future restroom facility is also contemplated as part of site development, but is not included in this site plan review.

Section 17.10.090 – Site Plan Review of the Ione Zoning Code requires approval of a site plan review permit for this project. The proposed project will be beneficial to the City and will provide needed renovations to an historic structure. The proposed park will provide a needed recreation space for the neighborhood as well as for visitors to the museum.

Consequently, staff recommends the approval of the site plan review permit with the following conditions:

1. The railings must have a powder-coated paint finish that requires minimal maintenance and matches the exterior of the structure to make them appear less intrusive.
2. Exterior color selection shall be approved by the City Planner prior to renovation.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. PC 2020-04: A resolution of the Planning Commission of the City of Ione approving the site plan review permit for Train Depot Museum and Park.

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan for Train Depot Museum
2. Train Depot Museum and Park Plan Sheet A0 dated 01-2019.

RESOLUTION NO. PC2020-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE
APPROVING A SITE PLAN FOR TRAIN DEPOT MUSEUM AND PARK**

WHEREAS, the applicant, Jake Herfer on behalf of the City of Ione, filed a Site Plan Review application requesting approval of the site plan, including exterior renovations, converting the historic train depot located at 305 Mill Street to a museum space along with development of a park adjacent to the train depot; and

WHEREAS, the applicants submitted all required information; and

WHEREAS, the project is categorically exempt from CEQA under Section 15331, Historical Resource Restoration/Rehabilitation, and Section 15332, Infill Development Projects, of the CEQA Guidelines (Section 21083 of the Public Resources Code); and

WHEREAS, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on Friday, March 1, 2018, not less than 10 days prior to the hearing on March 12, 2019; and

WHEREAS, on May 12, 2020 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed variance; and

WHEREAS, the Planning Commission carefully considered the staff report, testimony, and application for the site plan review; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Ione approves the site plan review application for the Train Depot Museum and Park at 305 Mill Street.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on May 12, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

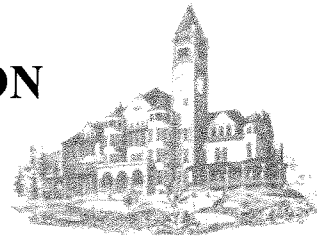
Mark Hopkins, Chairman

Janice Traverso, City Clerk

TRAIN DEPOT PLANS
WILL BE AVAILABLE
ON SATURDAY, MAY 9, 2020



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: MAY 12, 2020
TO: HONORABLE PLANNING COMMISSION
FROM: APRIL WOODEN, CITY PLANNER
SUBJECT: HOWARD PARK MASTER PLAN UPDATE CONCEPTUAL MAP

General Plan Designation: RL Low Density Residential

Zoning: PCS Parks and Community Services

Current Use: Vacant structure and undeveloped land

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the Public Hearing and take public comment; and
3. Adopt a Resolution Approving the Site Plan Review for the Train Depot Museum and Park.

BACKGROUND:

The project site, Charles Howard Park, is located within the City of Ione on Highway 124, south of W. Plymouth Highway and north of Brickyard Road. The proposed project is a revision of the conceptual map for the Howard Park Master Plan Update, originally adopted February 2, 2010. The conceptual map is being revised to show the existing horseshoe pits near the beer garden, generally located behind Evelyn Bishop Hall, and the relocation of basketball and tennis courts to the former horseshoe pit site near Evelyn Bishop Hall. An addendum to the Mitigated Negative Declaration (MND) completed for the project at the time of adoption of the Master Plan has been prepared.

ANALYSIS:

As development of Charles Howard Park has occurred, the actual location of facilities has varied somewhat from the conceptual map that was included in the 2010 update to the Howard Park Master Plan. The map was always intended to be conceptual in nature, but as the City moves forward with additional development in the park, it has become more important to create a conceptual map that more closely mirrors the actual development.

The proposed development of basketball and tennis courts was already anticipated, but in a different location. The Planning Commission is being asked to review the conceptual map and to hold a public hearing to ensure that the community has the opportunity to participate in the process. An addendum to the MND prepared for the Howard Park Master Plan Update in 2010 has been prepared and is attached hereto. Please note that the Addendum identifies three attachments. Those are not included in the Planning Commission packets due to length, but will be attached to the Addendum once both the Planning Commission and the City Council approve the revision to the conceptual map.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. PC2020-05: A resolution of the Planning Commission of the City of Ione approving the revised Howard Park Master Plan Update conceptual map.

ATTACHMENTS:

- 1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the Howard Park Master Plan Update conceptual map.
- 2. Revised Conceptual Map.
- 3. Addendum to the Howard Park Master Plan Update MND (without attachments).

RESOLUTION PC 2020-05

**RESOLUTION OF THE CITY OF IONE PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE A REVISED CONCEPTUAL MAP
FOR THE HOWARD PARK MASTER PLAN UPDATE**

THE PLANNING COMMISSION OF THE CITY OF IONE HEREBY RECITES, FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

WHEREAS, the City adopted the Howard Park Master Plan Update in 2010 which included a conceptual map to describe the location of existing and proposed facilities within the park; and

WHEREAS, the City has determined that the location of certain facilities should be changed and consequently should be revised on the conceptual map; and

WHEREAS, an addendum to the Mitigated Negative Declaration that was adopted for Howard Park Master Plan Update in 2010 has been prepared by staff to meet all requirements of CEQA; and

WHEREAS, the Planning Commission held a public hearing on May 12, 2020 at which time staff presented information and the public was given the opportunity to provide public comment during the public hearing regarding the proposed revision to the conceptual map; and

WHEREAS, the Planning Commission considered all public testimony and information presented during the public hearing.

NOW THEREFORE BE IT RESOLVED, based upon the information presented and testimony received, the Planning Commission hereby recommends that the City Council approve the revised conceptual map as part of the Howard Park Master Plan Update.

The foregoing resolution was duly introduced and adopted by the City of Ione Planning Commission at their regular meeting held on May 12, 2020 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mark Hopkins, Chairman

ATTEST:

Janice Traverso, City Clerk

CITY OF IONE

CEQA ADDENDUM

to the

Mitigated Negative Declaration

for the

HOWARD PARK MASTER PLAN UPDATE (November 2009)

APNs: 053-012-068 and 053-013-016 through -019

Staff Contact:

April Wooden, City Planner

awooden@denovoplanning.com

SUMMARY OF THIS ADDENDUM

This addendum assesses the environmental impact(s) of the proposed revisions to the Howard Park Master Plan Update (the “Project”). Howard Park is located in the City of Ione in western Amador County. The park is comprised of about 89 acres in southern Ione and is bordered by State Route (SR) 124 (Church Street) on the west, residential development, a cemetery and an elementary school on the north, residential development and undeveloped land planned for residential development on the east, and undeveloped unincorporated land and railroad tracks on the south. The site is designated PR (Parks and Recreation) in the General Plan and is zoned PCS (Parks and Community Services).

In 2009 an updated Howard Park Master Plan was developed and approved. The City proposes to amend the document by revising the list of proposed improvements at the park and adding basketball and tennis courts at a location previously designated for horseshoe pits.

The City, as the lead agency under CEQA, will consider the potential environmental impacts of the revised project when it considers whether to approve these changes as part of the original Project. This Addendum is an informational document, intended to be used in the planning and decision-making process as provided for under Section 15164 of the CEQA Guidelines. This Addendum neither recommends approval or denial of the proposed revisions to the Project, nor does it form the sole basis for the City’s action on the revised Project, as the City has solicited public comment on the proposed revision and has considered the benefit to the community of the proposed Project revisions.

The fundamental conclusion of this Addendum is that the proposed changes to

It is the Finding of the City Planner that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the currently-proposed Project. Because the currently-proposed Project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required.

The Project may now proceed with the understanding that any substantial changes to the Howard Park Master Plan Update may be subject to further environmental review.

ATTACHMENTS:

Attachment A: Revised Howard Park Master Plan Update

Attachment B: Original Howard Park Master Plan Update

Attachment C: Original MND

ATTACHMENTS:

- 1. A Resolution of the City of Ione Planning Commission Accepting and Placing on File the 2019 General Plan Annual Progress Report.
- 2. 2019 General Plan Annual Progress Report

RESOLUTION NO. PC



This document was prepared by the City of Lone City Planner, April Wooden.

The City of Lone Planning Commission reviewed and accepted the report on May 12, 2020.

The City of Lone City Council reviewed and accepted the report on May 19, 2020.

	a positive, rich environment.	
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LU-3.1.5	As part of the Downtown Plan conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	Completed in a prior year.
LU-3.1.6	Complete and certify Redevelopment Plans that establish the Downtown area as a Redevelopment Area.	No longer relevant.

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