

**AGENDA
CITY OF IONE
PLANNING COMMISSION MEETING**

*Mark Hopkins, Chairman
Amber Hoiska, Vice Chairman
Mark Gebhardt, Commissioner
Michael Politi, Commissioner
Larry Rhoades, Commissioner*

**Public Teleconference Line: 1-224-501-3412
Access Code: 196-784-485
<https://global.gotomeeting.com/join/196784485>**

**In Compliance with the Governor's Executive Order N-25-20, the City of Ione will be
Conducting its meeting via teleconference. While this meeting will still be conducted
in-person at 1 E. Main Street, we strongly encourage the public to participate from home
by calling-in using the following number:**

**Tuesday, October 13, 2020 at 6:00 p.m.
City Council Chambers, 1 E. Main Street, Ione 95640**

**PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR MINUTES
Government Code 54954.3**

The Ione Planning Commission welcomes, appreciates, and encourages participation in the Ione Planning 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, California. 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 cents per page. Documents that are not available when the agenda is posted, will be made available for public review at the meeting.

AGENDA

- A. CALL TO ORDER: 6:00 PM**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**
- E. APPROVAL OF MINUTES: June 9, 2020, July 14, 2020 and August 11, 2020**
- F. PRESENTATIONS/ANNOUNCEMENTS: None**
- G. PUBLIC COMMENT: *EACH SPEAKER IS LIMITED TO 4 MINUTES***

*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 Ione Planning Commission at this time on any subject within the jurisdiction of the Ione Planning Commission. **Please be mindful of the 4 minute time limit per person.***

Pursuant to the Brown Act, the Planning 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 any person in the audience who wishes to address the Commission at this time?

H. PUBLIC HEARING:

- 1. The applicant, Greg Kyler, on behalf of property owner Sang Hahn Corporation, is requesting approval of a site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board at 1000 Castle Oaks Drive, at the entryway to Castle Oaks Golf Club and residential development. The proposed sign is 93.65 square feet in size and 14 feet in height.

I. REGULAR AGENDA: None

J. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS

K. ADJOURNMENT

NOTICE REGARDING APPEALS

Pursuant to §17.16.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

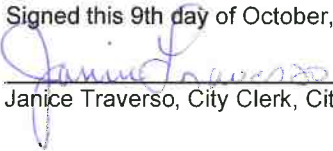
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you 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, 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Ione, declare under the penalty that the foregoing agenda for the October 13, 2020 regular meeting of the Ione Planning Commission was posted on October 9, 2020 at the office of the City of Ione, City Hall at 1 East Main Street, Ione, CA 95640 and was available for public review at that location.

Signed this 9th day of October, 2020 at Ione, California


Janice Traverso, City Clerk, City of Ione

CITY OF IONE PLANNING COMMISSION MEETING MINUTES
June 9, 2020

Chairman Hopkins called the meeting to order at 6:00 PM.

- I. PLEDGE OF ALLEGIANCE:**
Chairman Hopkins led the Pledge of Allegiance.

- II. ROLL CALL:**
Present: Hopkins, Hoiska, Gebhardt, Rhoades
Staff: April Wooden, City Planner
Janice Traverso, City Clerk

- III. APPROVAL OF AGENDA:**
It was moved by Commissioner Rhoades, seconded by Commissioner Gebhardt and carried to approve the agenda as written.
AYES: Hopkins, Hoiska, Gebhardt, Rhoades
NOES: None
ABSENT: None
ABSTAIN: None

- IV. PRESENTATIONS/ANNOUNCEMENTS:** None

- V. PUBLIC COMMENT:** None

- VI. PUBLIC HEARING:**
 - 1. Request for Variance for Construction of a Carport at 1718 Shakeley lane – Applicant Mr. Michael Politi and Ms. Dolores Schiller – This item is being continued to the next meeting when there will be a full Planning Commission. The City Council is in the process of advertising for the vacancy.

- VII. ADJOURNMENT:**
Commissioner Hopkins adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Janice Traverso
City Clerk

CITY OF IONE PLANNING COMMISSION MEETING MINUTES
July 14, 2020

Commissioner Hoiska called the meeting to order at 6:00 PM.

I. PLEDGE OF ALLEGIANCE:

Chairman Hopkins led the Pledge of Allegiance.

II. ROLL CALL:

Present: Hopkins, Rhoades
Telephone: Gebhardt, Hoiska
Staff: April Wooden, City Planner
Janice Traverso, City Clerk

III. APPROVAL OF AGENDA:

It was moved by Commissioner Rhoades, seconded by Vice Chairman Hoiska and carried to approve the agenda as written.

AYES: Hopkins, Gebhardt, Rhoades, Hoiska

NOES: None

ABSENT: None

ABSTAIN: None

IV. PRESENTATIONS/ANNOUNCEMENTS: None

V. PUBLIC COMMENT: None

VI. PUBLIC HEARING:

1. Request for Variance for Construction of a Carport at 1718 Shakeley Lane – Applicant-Mr. Michael Politi and Ms. Dolores Schiller – City Planner April Wooden reviewed with the Commission the staff report explaining that Mr. Politi and Dolores Schiller purchased a single family residence located at 1718 Shakeley Lane. Prior to construction, the City provided plan check review of the proposed residence. However, prior to the occupancy, the builder made certain modifications to the site plan. These modifications included shifting the footprint of the residence approximately 2.5” to the west and installing an additional driveway on the east side of the residence. According to the application, the developer advertised this lot as providing RV parking. The modifications to the original site plan requesting the shifting of the residence to the west was submitted to building for review, but not to planning. The construction of the additional driveway was not submitted to the City at all prior to installation.

On May 6, 2020 the property owners filed an application for a variance from development standards to permit the construction of a carport structure on top of the additional driveway on the east side of the residence. The applicants are requesting a variance from the City’s zoning development standards. This variance would reduce the side-yard setback for the proposed structure from the 5’ currently required by the City’s zoning development standards to three feet.

There is a provision in the Building Code that does allow an accessory structure to be such as a carport to be located 3 feet from the property line if it is in a subdivision where all residential buildings are equipped with sprinklers are at least 6 feet on each side of the building.

The City Planner is recommending denying the variance because 1) There are not special circumstances applicable to the property; 2) Granting the variance would constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district; 3) Granting the variance is inconsistent with the objectives of the general plan and zoning code.

The justifications for the variance as provided by the property owners include: 1) The carport is needed to protect the east side of the residence from heat; 2) The carport provides protection to the owners vehicles which are parked on the additional driveway located to the east of the residence; 3) The distance to the neighbor on the east is about 70' because the golf cart path is between the residences; 4) The property owners are seniors with health issues.

Unfortunately, the basis of the hardship, as outlined by the property owner is not legally sufficient for the granting of a variance given the statutory findings required for approval.

Chairman Hopkins opened the Public Hearing at 6:15 p.m.

Mr. Michael Politi, 1718 Shakeley Lane:

- 1) There is 67 feet between my property and the next property
- 2) Pictures of the temperature on that side of the house were presented to the Commission—at least 15 degree more
- 3) We need shade on that side of the house so we can get out of our house without walking up and down the driveway
- 4) Needs to be better communication between the Planner and Developer to prevent these situations where the driveway was expanded so a carport could be installed

Ms. Dolores Schiller, 1718 Shakeley Lane:

- 1) The space on the side of the house is unusable and we were under the impression when we bought the house that we could install a carport
- 2) The driveway on the side of the house is slanted and makes it very hard with my handicap
- 3) It will only be used for cars

There was a letter from Ms. Kathy Strong, 1716 Shakeley Lane opposing the variance.

Mark Tresner, 111 E. Main supporting the variance—this is what the variance process is for to help the citizen.

With no further comments, the public hearing was closed at 6:40 p.m.

After discussion by the Commission, it was moved by Commissioner Gebhardt, seconded by Vice Chairman Hoiska and carried to adopt Resolution No. PC2020-07 Denying a Variance for the Construction of a Carport Structure.

AYES: Hopkins, Gebhardt, Hoiska

NOES: Rhoades

ABSENT: None

ABSTAIN: None

The Planning Commission directed staff to prepare a Zoning Text Amendment so there will be consistency between the provision of the Building Code and the lone Zoning Code. The City Planner April Wooden commented that she is confident that this Ordinance can be adopted before the end of August, 2020.

At this time, Mikael Politi was sworn in as Planning Commissioner by City Clerk Janice Traverso and took his seat at the dais.

VIII. ADJOURNMENT:

Commissioner Hopkins adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Janice Traverso
City Clerk

CITY OF IONE PLANNING COMMISSION MEETING MINUTES
August 11, 2020

Commissioner Hoiska called the meeting to order at 6:15 PM.

I. PLEDGE OF ALLEGIANCE:

Vice Chairman Hoiska led the Pledge of Allegiance.

II. ROLL CALL:

Present: Gebhardt, Rhoades, Hoiska, Politi

Absent: Hopkins

Staff: April Wooden, City Planner

Janice Traverso, City Clerk

III. APPROVAL OF AGENDA:

It was moved by Commissioner Rhoades, seconded by Commissioner Politi and carried to approve the agenda as written.

AYES: Gebhardt, Rhoades, Hoiska, Politi

NOES: None

ABSENT: Hopkins

ABSTAIN: None

IV. PRESENTATIONS/ANNOUNCEMENTS: None

V. PUBLIC COMMENT:

- Mr. Andy Aguilera, 279 Springcreek Drive informed the Commission that his neighbor at 287 Springcreek Drive is using the residence as an Air B&B. City Planner April Wooden reported that she has been in contact with the owner letting her know that an Air B&B is not a legal use in that Subdivision.

VI. PUBLIC HEARING:

1. Zoning Text Amendment (ZTA 2020-001) – Adoption of Resolution No. PC2020-05
Recommending that the City Council adopt an Ordinance Amending Title 17 Zoning, Chapter 17.38, Table 17.38.040-1 Development Standards for Accessory Structures-
Proposed amendment to the City of Ione Zoning Ordinance Development Standards to achieve consistency with California 2019 Building Code Section R302. Table R302.1(2), Footnote(a) which provides an exception to the distance required between an accessory structure and a property line.

City Planner April Wooden explained that during a public hearing on a request for a variance to allow the construction of an accessory structure closer to a property line than is permitted under the current accessory structure development standards in the Zoning Code, it was noted that a recent change in the building code allows for such a reduced setback when certain conditions are met. It was the direction of the Planning Commission that the City Planner present a text amendment to the City's Zoning Code that would be consistent with the change in the building code. The consistency can be achieved simply by amending Title 17, Chapter 17.38, Table 17.38.040-1 Development Standards for Accessory Structures.

The building code has already created an exception for accessory structure setbacks when certain criteria are met. It makes sense that the City’s development standards would be consistent with this provision of the building code. By amending Table 17.38.040-1 Development Standards for Accessory Structures, the consistency can be achieved.

Vice Chairman Hoiska opened the Public Hearing at 6:35 p.m.

Mr. Mark Tresner spoke in favor of the variance.

With no further comments, the hearing was closed at 6:38 p.m.

After discussion, it was moved by Commissioner Gebhardt, seconded by Commissioner Rhoades and carried to adopt Resolution No. PC2020-05 Recommending that the City Council adopt an Ordinance Amending Title 17 Zoning, Chapter 17.38, Table 17.38.040-1 Development Standards for Accessory Structures

AYES: Gebhardt, Rhoades, Hoiska, Politi

NOES: None

ABSENT: Hopkins

ABSTAIN: None

City Planner April Wooden reported that the Zoning Amendment will be on the September 1, 2020 City Council Agenda.

VII. CITY PLANNER REPORTS:

- General Plan and Housing Element will be on the October agenda.

VIII. ADJOURNMENT:

Commissioner Hoiska adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Janice Traverso
City Clerk



**CITY OF IONE
PLANNING COMMISSION
STAFF REPORT**



DATE: October 13, 2020

TO: HONORABLE PLANNING COMMISSION

FROM: APRIL WOODEN, CITY PLANNER

SUBJECT: SITE PLAN REVIEW – CASTLE OAKS ENTRY SIGN

General Plan Designation: RL Low Density Residential

Zoning: PD Planned Development – Castle Oaks

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 Permit for the Castle Oaks Entry Sign.

BACKGROUND:

The applicant, Greg Kyler, on behalf of property owner Sang Hahn Corporation, is requesting approval of a site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board at 1000 Castle Oaks Drive, at the entryway to Castle Oaks Golf Club and residential development. The proposed sign is 93.65 square feet in size and 14 feet in height. Generally, no special planning permit or entitlement is required for sign permits that are consistent with the standards of the zoning code. However, certain signs may require site plan review, variance, or other permits or entitlements at the recommendation of the designated approving authority as specified in Chapter 17.10 - Permit and Entitlements.

ANALYSIS:

The proposed project consists of the development of one (1) freestanding pylon sign with an electronic message display board within the center median of the Castle Oaks Golf Club entryway. The proposed sign is designed to be use colors and materials complementary to the natural surroundings of the vicinity and be designed in a way that is not visually intrusive to drivers along State Highway 104. The leg decoration of the poles consists of neutrally-painted, fractured stone veneer, capped with fabricated, extruded aluminum

edges. The stone veneer would include materials and colors complementary to the stone used as part of existing facilities within the golf course. The central electronic message board includes a multi-colored LED display intended to advertise the golf course and its associated facilities and services. The property owner will also allow other local businesses, the City, and local service groups to advertise public events/fundraisers. The proposed sign will be double-sided and can be viewed coming from both directions of State Highway 104. As mentioned before, the proposed sign is 93.65 square feet in size and 14 feet in height. The area of the electronic display board is 61 square feet in size.

Section 17.42.070 – General Development, Maintenance, and Removal provisions of the city's sign ordinance regulate the construction, maintenance, height, and setback of proposed signage. The proposed project is consistent with these standards. All transformers, equipment, programmers, and other related items as part of the proposed sign are screened and/or painted to be concealed within the sign.

Section 17.42.080 – Design Standards of the city's sign ordinance regulates the architectural style, color, material and relationship to other structures of proposed signage. The proposed sign will be compatible with the style and character of the existing improvements upon the lot and lots adjacent to the site. The proposed colors are harmonious and complementary to the colors of the structures near which it is to be located. The sign materials maintain moderate, attractive, and compatible styling so as not to conflict or distract from the architectural character of the area.

Section 17.42.090 – Allowed Permanent On-Site standards of the city's sign ordinance state that one (1) freestanding pylon sign is allowed per frontage and must not exceed one-hundred (100) square feet in sign area, a height of Thirty-five (35) feet, and must maintain a setback from the public Right-of-Way by fifteen (15) feet. The proposed project is consistent with these development standards.

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 necessary identification and signage that is aesthetically complementary to the golf course, residential development and immediate surrounding area.

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

1. All incorporated lighting shall have underground utility service.
2. The electronic message board as part of the sign complies with all necessary standards identified in section 17.42.080(a)(7) – Sign Illumination of the City's Zoning Code.
3. The electronic message board as part of the sign be programmed so that the message does not change more than once every four seconds, as per section 17.42.080(b)(4) – Freestanding Signs of the City's Zoning Code.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. 20-08 : A resolution of the Planning Commission of the City of Ione approving the site plan review permit for the Castle Oaks Entry Sign.

ATTACHMENTS:

- 1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan for Castle Oaks Entry Sign.
- 2. Castle Oaks Entry Sign Proposal for Illuminated Monument Sign w/ LED Display Board dated 06-01-2020.
- 3. Castle Oaks Entry Sign Location dated 06-01-2020.

RESOLUTION NO. *PC2020-08*

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE
APPROVAL OF A SITE PLAN REVIEW PERMIT FOR CASTLE OAKS ENTRY SIGN**

WHEREAS, the applicant, Greg Kyler, on behalf of property owner Sang Hahn Corporation, is requesting approval of a site plan review permit for the placement of one (1) freestanding pylon sign with an electric message display board at 1000 Castle Oaks Drive, at the entryway to Castle Oaks Golf Club and residential development; and

WHEREAS, the applicants submitted all required information; and

WHEREAS, the project is categorically exempt from CEQA under Section 15311, Accessory Structures, 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, October 2, 2020, not less than 10 days prior to the hearing on October 13, 2020; and

WHEREAS, on October 13, 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.

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Ione approves the site plan review permit for the Castle Oak Entry Sign at 1000 Castle Oak Drive.

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 October 13, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mark Hopkins, Chairman

ATTEST:

Janice Traverso, City Clerk

Proposal for Illuminated Monument Sign w/ LED Display Board

* Illuminated pole sign w/ LED display board installed in entry way

TOP DECORATION

* Fabricated / extruded aluminum

* Painted to match:

* Texcoat

CABINET

* Fabricated aluminum frame w/ .100" skin for faces & .040" sides & back

* Router cut faces, backed w/ 3/16" white acrylic

* White LED Illuminated

* Texcoat

LED BOARD

* Xtreme- 16 (100x220-1R1G1B) 16mm full color

* Display size: 5' 3" x 11' 6.5" x 7"

* Welded steel frame for mounting the board

LEG DECORATION

* Fabricated / extruded aluminum

* .063" aluminum skin

* Fractured stone veneer by others

* Painted to match:

* Texcoat

* Dual steel pole for installation

* Size: As shown

* Qty: 1 D/S

* Sign area: 93.65 sq. ft.

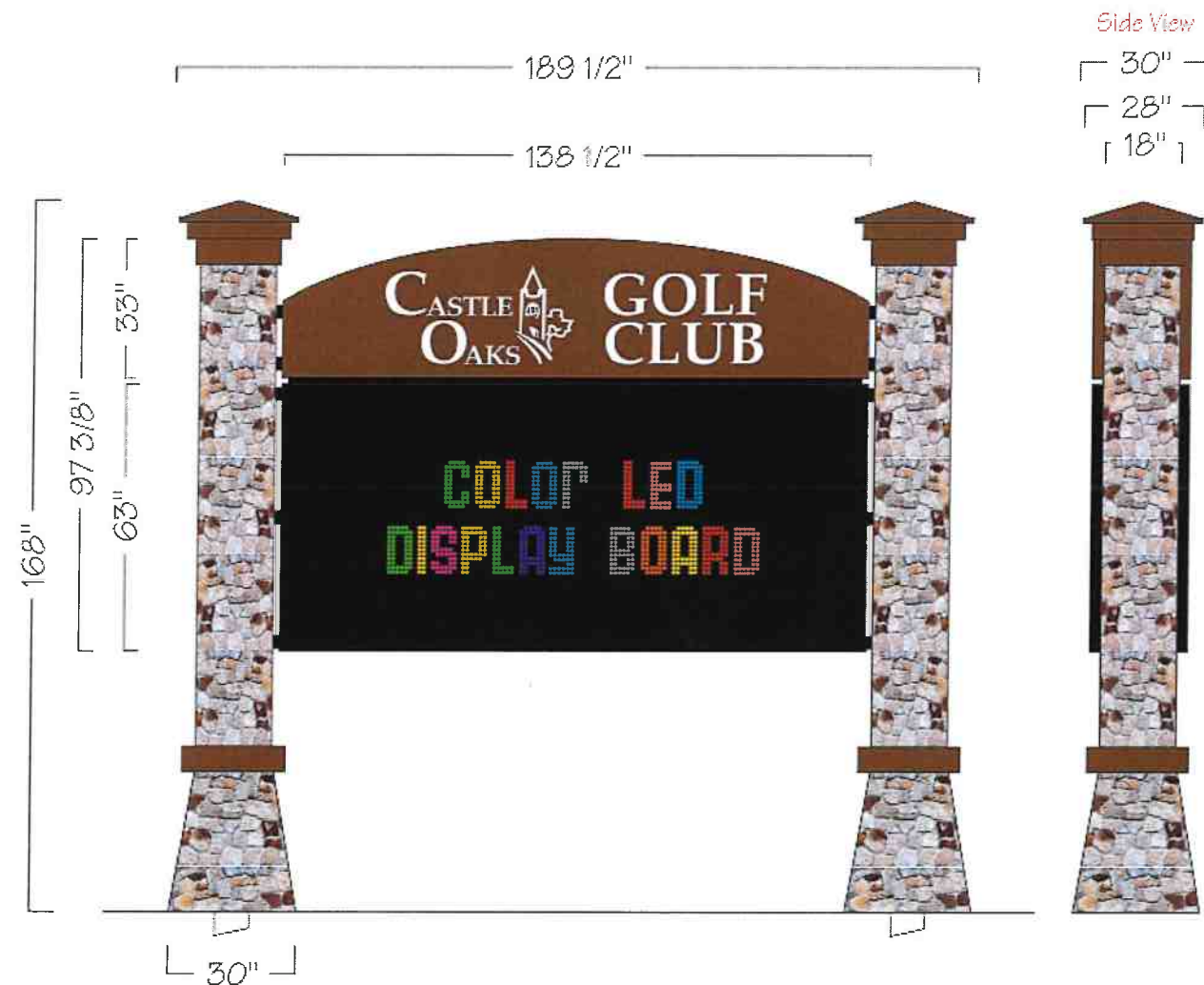
| | |
|-------------|-----------------------|
| DATE: | 6/1/20 |
| FILE NAME: | Castle Oaks Golf Club |
| IN FOLDER: | Current |
| DRAWING BY: | Kevin |
| CUSTOMER: | George Lee |
| EMAIL: | 1523marengo@gmail.com |
| ADDRESS: | 1000 Castle Oak Drive |
| CITY: | lone, CA |
| PHONE: | 602-430-6577 |

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1101 Doker Drive, Suite D
Modesto, CA 95351
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Sign Location

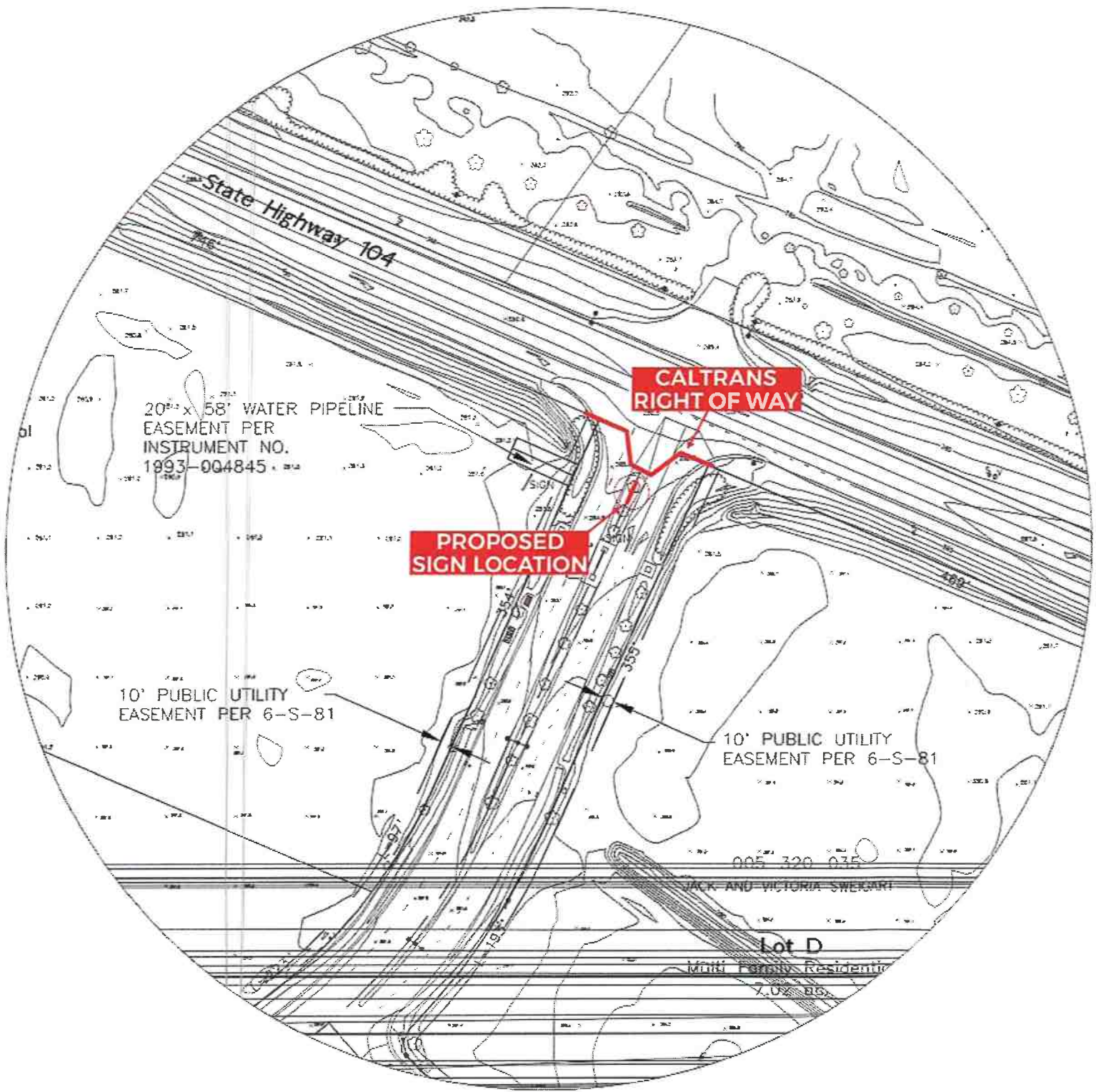
| | |
|-------------|-----------------------|
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| IN FOLDER: | Current |
| DRAWING BY: | Kevin |
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| ADDRESS: | 1000 Castle Oak Drive |
| CITY: | lone, CA |
| PHONE: | 602-430-6577 |

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Office: 209.549.2412
Fax: 209.549.2419



ate Highway 104

CALTRANS
RIGHT OF WAY

3' WATER PIPELINE
T PER
ENT NO.
4845 x 281.3

PROPOSED
SIGN LOCATION

UTILITY
PER 6-S-81

10' PUBLIC UTILITY
EASEMENT PER 6-

005-320-035

JACK AND VICTORIA SWEIGAR

Lot D
Multi Family Residential