

**ANY INDIVIDUAL WHO WISHES TO ATTEND THIS MEETING IN  
PERSON WILL BE REQUIRED TO WEAR A FACE COVERING TO ENTER THE  
BUILDING AND THROUGHOUT THE DURATION OF THE MEETING**

**JOINT PLANNING COMMISSION AND CITY COUNCIL  
MEETING STARTS AT 6:00 PM**

**CITY COUNCIL MEMBERS**

*Stacy Rhoades, Mayor  
Dominic Atlan, Vice Mayor  
Dan Epperson, Council Member  
Jeff Gold, Council Member  
Diane Wratten, Council Member*

**PLANNING COMMISSION MEMBERS**

*Amber Hoiska, Chairman  
Mark Gebhardt, Vice Chairman  
Rodney Plamondon, Commissioner  
Micheal Politi, Commissioner  
Joe Wylie, Commissioner*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 THE CITY COUNCIL  
OF THE CITY OF IONE WILL BE CONDUCTING THEIR MEETING VIA TELECONFERENCE,  
WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT 1 E. MAIN, WE  
STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN**

**Dial-In: 1-872-240-3212**

**Access Code: 950-384-253**

**YOU MAY ALSO PARTICIPATE IN THE MEETING USING THIS LINK:**

**<https://global.gotomeeting.com/install/950384253>**

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**Tuesday, January 12, 2021**

**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 and Planning Commission welcomes, appreciates, and encourages participation in the City Council Meeting/Planning Commission Meeting. The City Council and 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, Lone, 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. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. 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/Planning Commission at this time on any subject within the jurisdiction of the Lone City Council/Planning Commission.*

*Please be mindful of the **4 minute time limit per person**. Pursuant to the Brown Act, the City Council/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 Council – Planning action will be referred to staff for a report and/or recommendation for possible action at a future Council/Planning meeting. Is there anyone in the audience who wishes to address the Council at this time?***

E. PRESENTATIONS/ANNOUNCEMENTS: None

F. CONSENT CALENDAR: None

G. PUBLIC HEARING: None

H. REGULAR AGENDA:

1. General Plan Update Kick-Off

I. COUNCIL/PLANNING COMMENTS/FUTURE AGENDA ITEMS

J. 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 Ione declare under penalty of perjury that the foregoing agenda for the Tuesday, January 12, 2021 meeting of the Ione City Council/Ione Planning Commission was posted on January 8, 2021.

  
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Janice Traverso, City Clerk, City of Ione



## **CITY OF IONE PLANNING COMMISSION STAFF REPORT**



**DATE:** January 12, 2021

**TO:** HONORABLE CITY COUNCIL AND PLANNING COMMISSION

**FROM:** APRIL WOODEN, CITY PLANNER

**SUBJECT:** GENERAL PLAN UPDATE KICK-OFF

### **STAFF RECOMMENDED ACTION:**

Staff recommends that the City Council and Planning Commission:

1. Receive the staff report;
2. Take public comment; and
3. Provide direction to staff regarding the kick-off of the General Plan Update.

### **BACKGROUND:**

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development. As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions. On 8/21/2009, the City of Ione adopted a comprehensive update to the General Plan, which set forth a policy framework to guide the City's long-term growth and development based on the shared goals and aspirations of the community.

State law further requires each city to update its General Plan on a regular basis in order to ensure that the goals, policies, and plans of the General Plan reflect the City's current needs and intentions. Updating a General Plan requires both funding and staff time. The City successfully applied for SB2 funds in the amount of \$160,000 to address the General Plan Update, as well as a streamlined Zoning Code Update and preparation of an Accessory Dwelling Unit manual.

The SB2 grant project description stated:

The City will update the General Plan to address significant emerging trends, opportunities, and current challenges facing communities. The Project will encompass an update that will cover 15 years from 2020 to 2035. The City is committed to engaging all residents within a small rural community, including local businesses, organizations, service and civic groups, and other stakeholders to produce a progressive update to the General Plan Update.

The SB 2 scope of work includes: 1) an update to the following key elements in the current General Plan: Land Use, Circulation, Housing, and Health and Safety, 2) an update to the Zoning Code to streamline housing approvals, and 3) an Accessory Dwelling Unit Handbook to streamline and expedite ADU approvals. The City is requesting SB 2 funds for the component of the General Plan Update that will address the City's housing needs.

The update to the City's General Plan is anticipated to result in identification of capacity for a minimum of an additional 40 housing units within City limits, either through identifying additional sites for housing or through allowing increased densities (the specific approach will not be known until after community outreach and input has been provided to guide how the City should best accommodate additional housing opportunities) and will also encourage housing approvals through identifying objective policies for housing projects.

SB 2 Planning Grants Application					
F. Project Timeline and Budget					
Project Goal(s)	Objective Design & Development Standards/Expedited Processing (Zoning Code Update); Expedited Processing (ADU Handbook); Increased (update)				
Objective	Responsible Party	Est. Cost	Begin	End	Deliverable
General Plan Update: Initiate Project and Develop Work Plan	Applicant	\$ 2,500	1/1/20	1/31/20	Project Work Plan
General Plan Update: Conduct Research and Analysis	Applicant	\$ 16,000	2/1/20	3/31/20	Community Issues Report
General Plan Update: Develop Goals, Policies, and	Applicant	\$ 26,000	4/1/20	5/31/20	Goals, Policies, and Programs/Actions Document
General Plan Update: Draft Revised GP Elements	Applicant	\$ 10,000	4/1/20	7/31/20	DRAFT GP Elements
Zoning Update: Best Practices Preliminary Research	Applicant	\$ 13,000	6/1/20	10/30/20	Best Practices White Paper
Zoning Update: Update Zoning Code	Applicant	\$ 20,000	8/1/20	10/31/20	Draft Revised Streamlined Planning Processes
General Plan Update: Draft IS/MND	Applicant	\$ 30,000	9/1/20	10/31/20	IS/MND or other CEQA document
General Plan Update: Adoption and Publication	Applicant	\$ 5,000	10/1/20	12/30/20	Hard copy and Online version Revised GP
Zoning Code Update: Adoption and Publication	Applicant	\$ 2,500	10/1/20	12/30/20	Hard copy and Online version Revised Zoning Ordinance
General Plan Update: Public Engagement	Applicant	\$ 2,500.00	4/1/20	12/31/20	Meetings, meeting notes, and handouts
Zoning Update: Public Engagement	Applicant	\$ 2,500	1/1/20	12/31/20	Meetings, meeting notes, and handouts
Zoning Update: Project Management	Applicant	\$ 2,500	1/1/20	12/31/20	Status reports
General Plan Update: Project Management	Applicant	\$ 2,500	1/1/20	12/31/20	Status reports
ADU Handbook	Applicant	\$ 25,000	1/1/20	12/31/20	ADU Handbook
Total Est. Cost \$		160000			

Time is of the essence in completing the update, as staff had hoped to have the project completed by last month. In particular, an updated Housing Element is required to be adopted by the City by September, 2021. The City has been working with the County and County jurisdictions to undertake a joint Housing Element. The County is anticipating that the Board of Supervisors will approve the submittal of a REAP grant later this month that, when approved and funded by the state, would provide funding for the joint Housing Element. This is important, as the City of Ione may not have the amount of local funding anticipated to be contributed to the General Plan Update. If the REAP grant funds can be used for Housing Element preparation, it will free up additional SB2 funds to replace the local funds that may not be available.

Staff requests any additional direction from the City Council and Planning Commission be provided so that the update can get underway and completed as quickly as possible.