

**AGENDA  
CITY OF IONE  
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman  
Mark Gebhardt, Vice Chairman  
Greg Morris, Commissioner  
Michael Politi, Commissioner  
Joe Wylie, Commissioner*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 ADOPTED  
MARCH 17, 2020, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING  
THEIR MEETING VIA TELECONFERENCE AND IN PERSON AT 1 E. MAIN STREET**

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbPQNXBDQWtpZkRyUT09>

**Tuesday, October 12, 2021 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. PRESENTATIONS/ANNOUNCEMENTS: None**
- F. 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?*

**G. REGULAR AGENDA:**

1. Focused General Plan and Zoning Update Study Session

**H. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

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**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.

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**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.

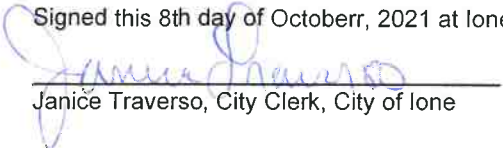
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**ADA COMPLIANCE STATEMENT**

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, 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

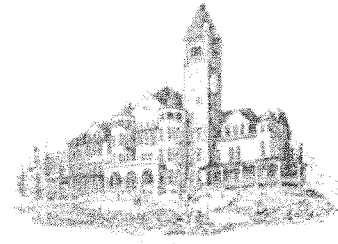
I, Janice Traverso, the City Clerk of the City of Lone, declare under the penalty that the foregoing agenda for the October 12, 2021 regular meeting of the Lone Planning Commission was posted on October 8, 2021 at the office of the City of Lone, City Hall at 1 East Main Street, Lone, CA 95640 and was available for public review at that location.

Signed this 8th day of Octoberr, 2021 at Lone, California

  
Janice Traverso, City Clerk, City of Lone



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



**DATE:** October 12, 2021  
**TO:** Honorable Planning Commission  
**FROM:** Beth Thompson, City Planning  
**SUBJECT:** Focused Zoning Code Update Study Session

### **STAFF RECOMMENDED ACTION**

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the Focused Zoning Code Update;
2. Take public comment; and
3. Provide feedback to staff regarding the Focused Zoning Code Update

### **BACKGROUND:**

The Focused General Plan and Zoning Code Updates project is funded through the SB 2 grant administered by the State Housing and Community Development Department (HCD). The Focused General Plan and Zoning Update project includes: 1) an update to the Land Use, Circulation, Housing, and Health and Safety Elements of the General Plan to address requirements of State law and to meet the commitments of the City's grant funding for the project; 2) an update to the Zoning Code to streamline housing approvals, and 3) an Accessory Dwelling Unit (ADU) Handbook to streamline and expedite ADU approvals.

The study session on October 12, 2021 is limited to the Focused Zoning Code Update component of the SB 2 effort.

#### **Focused Zoning Code Update**

The Focused Zoning Code Update will amend the Zoning Code to: 1) streamline the permitting and approval process, 2) establish objective standards for multifamily and mixed use development, 3) address requirements of State law related to housing permitting, and 4) revise the Zoning Code to remove inconsistencies and improve ease-of-use.

#### **Meetings and Outreach**

The Focused General Plan and Zoning Update project was kicked off with City Council and Planning Commission on January 12, 2021.

Community outreach was conducted in June 2021 through a community workshop held on June 24, 2021 at the Council Chambers and an online survey available late May through mid-July 2021.

The Planning Commission held a follow-up meeting to discuss the refined scope of work for the project on February 9, 2021.

The Planning Commission held a study session on August 10, 2021 to review the Focused General Plan Update – Community Vision and General Plan Audit and the Housing Best Practices White Paper, which provided recommendations for revisions to the Zoning Code.

## **DISCUSSION:**

The Planning Commission will be presented with the Preliminary Draft Focused Zoning Code Update for discussion (see Attachment 1). Due to the potential for the City to receive a development application that requests streamlined ministerial review pursuant to the streamlining requirements of State law, staff is bringing the Focused Zoning Code Update of this project to Planning Commission prior to the Focused General Plan Update component.

Please note that the Zoning Code organization is modified by this effort. Where chapters or sections of the Zoning Code have been moved from one location in the code to another, only the revised numbering (article, chapter, and section) and any revisions to the adopted text are shown in track changes.

The Preliminary Draft Focused Zoning Code Update includes revisions to address:

1. Administration: Article I is revised to:
  - Clarify application processing requirements,
  - Clearly identify each type of permit or entitlement and sections of the code that apply to each type of permit or entitlement
  - Establish a staff-level process for Minor Variances
  - Establish the Streamlined Ministerial Permit process for applications required to receive streamlined ministerial review under State law
  - Separate Site Plan Review into two types: administrative (ministerial, staff-level) and discretionary (Planning Commission) processes
  - Revise the Reasonable Accommodations process to be consistent with the requirements of State law
2. Allowed Uses: Article II is revised to:
  - Address requirements of State law related to how specific housing types must be allowed in Tables 17.22.030-1, 17.24.030-1, and 17.26.030-1. The modifications address agricultural employee housing, employee housing, duplexes, low barrier navigation centers, manufactured homes on a permanent foundation, residential care homes, and qualified affordable housing and clarify that certain animal keeping uses are non-agricultural.

- Add a column to Tables 17.22.030-1, 17.24.030-1, and 17.26.030-1 that identify the chapter or section of the Zoning Code that establishes specific requirements for certain housing types.
  - Update Table 17.22.040-1 to increase minimum lot sizes in the R-1a and R-1b zones, given the State requirement to allow duplex uses and lot splits ministerially in all single family zones, and to establish minimum lot size requirements in the R-2, R-3, and R-4 zones.
  - Update the development standards in Chapter 17.22 to remove standards for multifamily residential projects, which are replaced by the standards in Chapter 17.114 and to add standards to ensure compatibility with single family uses.
  - Update Table 17.24-040-1 to establish minimum lot sizes for residential uses in the C-T and C-2 zones.
3. Standards for Specific Residential Uses: Article IV has been separated into two articles: Article IV: Standards for Specific Residential Uses and Article V: Standards for Specific Non-Residential Uses.

Existing standards for residential uses, such as those for home occupations (previously Chapter 17.60 and relocated to Chapter 17.110) and accessory dwelling units (previously Chapter 17.62 and relocated to Chapter 17.112) are included in Article IV. Additions and revisions to Article IV include:

- Modifications to Chapter 17.112, Accessory Dwelling Units, to revise accessory dwelling unit standards to address current requirements of State law.
- Addition of Chapter 17.114 to establish objective multifamily standards that apply to all projects with two or more multifamily units. These multifamily standards address neighborhood compatibility, building design, massing/articulation, outdoor/common space, site design, accessory elements, refuse containers, natural resources, and cultural resources. Given that State law has trended toward increasing the potential for projects to be limited to a ministerial review process, these provisions are called out for the Commission's review and comment as it is necessary to ensure the Zoning Code establishes objective standards that can be uniformly applied to all multifamily projects that will result in development that provides characteristics desired by the community.
- Addition of Chapter 17.116 to establish standards for manufactured housing on permanent foundation, employee housing for six or fewer employees, agricultural employee housing, emergency shelters, supportive housing, and low barrier navigation centers.
- Addition of Chapter 17.118 to accommodate duplex units in all single family zones.

- Chapter 17.46, State Density Bonus and Other Incentives, is revised to reflect current requirements of State law. Due to the frequency of changes to density bonus requirements, this chapter now refers the user to State law rather than repeating all of the requirements in the City's Zoning Code.
  - Chapter 17.122 addresses State requirements for the treatment of family day care homes as a residential use.
4. Standards for Specific Non-Residential Uses: Article V is added to provide a location for standards for all non-residential uses, including wireless communication facilities (previously Chapter 17.64 and relocated to Chapter 17.210), temporary uses ((previously Chapter 17.66 and relocated to Chapter 17.220), medical marijuana (previously Chapter 17.29 and relocated to Chapter 17.230)
  5. Glossary: Article VI, formerly Article V, provides the glossary of terms (previously Chapter 17.80 and relocated to Chapter 17.300) and allowed use definitions (previously Chapter 17.82 and relocated to Chapter 17.310). The glossary has been updated to include terms and allowed uses that are included in the revisions to the Zoning Code.

#### Next Steps

Next steps in the Focused General Plan and Zoning Code Updates process include:

#### *Focused Zoning Code Update*

1. Public Hearings. Following the study session, staff will prepare the Adoption Draft Zoning Code Update that incorporates Planning Commission input from the study sessions. The Adoption Draft Zoning Code Update will be made available for public review and comment and is anticipated to be heard by the Planning Commission in November 2021 for a recommendation to the City Council. The Focused Zoning Code Update is anticipated to be brought to the City Council for consideration in December 2021/January 2022.

#### *Focused General Plan Update*

1. Draft General Plan Revisions Study Session: Staff will prepare a Draft General Plan Revisions document that addresses the issues raised in the Background Report as well as feedback provided by the Planning Commission, including the Commission's consideration of public input. This item is anticipated to be scheduled for Commission discussion at the December meeting.
1. Planning Commission Hearing. Following the study session, staff will prepare the Adoption Draft General Plan Update that incorporates Planning Commission input from the study sessions. The Adoption Draft General Plan Update will be made available for public review and comment in January/February 2022, then will be heard by the Planning Commission in February 2022 for a recommendation to the City Council. The Focused

General Plan Update is anticipated to be brought to the City Council for consideration at a public hearing in March 2022.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission is not requested to take formal action related to this item. This is a discussion item for the Planning Commission.

### **Attachments**

Attachment 1 – Preliminary Draft Focused Zoning Code Update