

**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 ZOOM AND IN PERSON AT 1 E. MAIN STREET**

City of Ione is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJLbQpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

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Find your local number: <https://zoom.us/u/aex3ZLbqgp>

**Tuesday, November 9, 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. APPROVAL OF MINUTES AND STUDY SESSION NOTES:

- June 8, 2021 and Study Session Notes: 8/10/21 and 10/12/21

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 lone Planning 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 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. Focused Zoning Code Update which includes revisions to clarify, streamline, and reorganize zoning provisions and revisions to address requirements of State law pertaining to a variety of housing types. The revisions to the Focused Zoning Code are citywide. The public is invited to comment on the Focused Zoning Code Update. The Planning Commission will consider the Focused Zoning Code and make a recommendation to the City Council regarding adoption of the Focused Zoning Code Update.

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

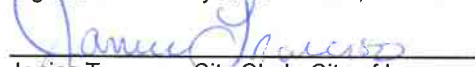
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you 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 Lone, declare under the penalty that the foregoing agenda for the November 9, 2021 regular meeting of the lone Planning Commission was posted on November 6, 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 6th day of November, 2021 at Lone, California


Janice Traverso, City Clerk, City of Lone

PLANNING COMMISSION MEETING MINUTES
June 8, 2021

Chairman Hoiska called the Planning Commission Meeting to order at 6:00 PM.

I. ROLL CALL:

Present: Hoiska, Gebhardt, Morris, Politi, Wylie
Staff: April Wooden, City Planner (Teleconference)
Jeff Setterlund, Assistant Planner
Janice Traverso, City Clerk

II. PLEDGE OF ALLEGIANCE:

Chairman Hoiska led the Pledge of Allegiance.

III. APPROVAL OF AGENDA

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

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

IV. APPROVAL OF MINUTES:

It was moved by Commissioner Morris, seconded by Vice Chairman Gebhardt and carried to approve the minutes of April 13, 2021.

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

V. PRESENTATIONS/ANNOUNCEMENTS: None

VI. PUBLIC COMMENT:

Mr. Mark Bentley comment that has not seen any cleanup of the Creek in years and would like to see something formally done before we end up with a flood situation.

VII. PUBLIC HEARING:

1. Request for a Variance from the Development Standards Restricting Drive-Through Facilities in Zoning District C-2 Central Business District at 116 W. Main Street-Applicants: Louis and Dan Stewart – City Planner April Wooden explained that over the past few months, the City has been approached about the use of the structure at 116 W. Main Street. Section 17.080.010 of the Municipal Code identifies the requirements for a submittal of a variance application. The property owners submitted an application for a variance on March 17, 2021 and the application was deemed complete on March 27, 2021. The Planning Commission may approve a variance only if the applicant can demonstrate to the planning commission that the circumstances of their particular case can justify making all of the following findings:

- a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of this title deprives such property of privileges enjoyed by other property owners in the vicinity and under identical land use zoning district classifications.
- b. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use zoning district in which such property is located.
- c. That granting the variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.
- d. That the granting of the variance is consistent with the objectives of the general plan and zoning code.

In this case, staff believes that the property owners' have met their burden of demonstrating that the circumstances of their particular case can justify making all of the required findings.

Staff is recommending approval of Resolution No. PC2021-01 with the following conditions:
Condition 1. The owners shall provide proposed method for providing access to the property adjacent to the south (Ione Feed Store) so that the rear of the feed store can still accept deliveries and provide access for customers; and

Condition 2. Prior to any modifications or commencement of drive-through activity, a site plan clearly demonstrating the manner in which the drive-through will function (i.e., stacking lane, parking, menu board, ADA access, etc.) shall be provided to the satisfaction of City departments including planning, building, public works, and engineering.

Chairman Hoiska opened the public hearing at 6:25 p.m.

The applicants, Louis and Dan Stewart did not wish to speak because the information they have is included in their application.

The following people spoke in favor of the variance:

Larry Rhoades, Andy Aguilera

With no further comments, the public hearing was closed at 6:35 p.m.

MOTION: It was moved by Commissioner Morris, seconded by Chairman Hoiska and carried to adopt Resolution No. PC2021-01 approving a variance for the Construction of a Drive-through at 116 W. Main Street.

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

2. Site Plan Review – Proposed Construction of a Stand-Alone Restroom Facility at 305 S. Mill Street to Serve Train Depot Museum and Park – Mr. Michael Rock, Interim City Manager, on behalf of the City of Lone, submitted a site plan review application requesting approval of a site plan review permit for the Train Depot Museum and Park Restroom Facility. The project includes the construction of a stand-alone restroom facility on S. Mill Street. In addition, the City will design and implement a landscaping plan to camouflage the exterior view of the facility with fast-growing species of trees and shrubs to mitigate impacts of the facility's appearance for property owners across the street from the facility. Site plan review and approval of a site plan review permit are required for public/quasi-public developments under the Municipal Code Section 17.10.090 – Site Plan Review.

Staff recommends that the Planning Commission adopt Resolution No. PC2021-02 with the following conditions:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan is approved administratively, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across Mill Street.

Chairman Hoiska opened the public hearing at 6:40 p.m.

Jake Herfel commented that there are documented colors for the train depot and they will be keeping the same colors as close as possible.

Mark Bentley commented on the location of the restrooms—50 feet from the residence of Rosemary Jordan at 318 Mill Street. I would like to see the restrooms inside the historical train depot.

Jake Herfel commented that personally I will not build a park in that location without a restroom. The park and the train depot are two separate projects. The plan for train depot is for a museum and will not be open all the time.

Ms. Lydia Johnson spoke in opposition to the location of the restroom across from her home at 330 Mill Street, and requested another meeting be scheduled to discuss a different location.

With no further comments, the hearing was closed 7:05 p.m.

MOTION: It was moved by Vice Chairman Gebhardt, seconded by Commissioner Morris and carried to adopt Resolution No. PC2021-02 approving the site plan review permit for the Train Depot Museum and Park Restroom Facility with the amendment that security cameras be included on the restroom facility.

AYES: Hoiska, Gebhardt, Morris, Politi

NOES: None

ABSENT: None

ABSTAIN: Wylie

3. Site Plan Review – SRP2020-002, Revised Site Plan Review of Proposed Entry Sign, Castle Oaks, APN 005-320-027, located approximately 500 feet east of Castle Oaks Drive on State Route 104. This project was previously approved at a different location. The applicant is requesting approval of a revised 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. This project was previously approved at a different location on the existing site. The proposed sign is 93.65 square feet in size and 18 feet in height, an addition of 4 feet from what was previously approved. 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 entitlement at the recommendation of the designated approving authority as specified in Chapter 17.10 – Permit and Entitlements. This project will require approval of a Caltrans permit. Staff recommends that the Planning Commission adopt resolution No. PC2021-03 approving the Site Plan Review Permit for the Castle Oaks Entry Sign.

There was discussion by the Commission and staff on why the location of the sign has changed. The previous location was on property under the City's control and the City declined to place the sign at that location; the sign of the sign and what will be advertised on the sign.

The public hearing was opened at 7:50 p.m.

Larry Rhoades commented on the following:

- Taxing the Sign
- Chapter 17.44.090 – Long Term Lease Signage

Laurie Lord spoke in favor of the sign but was in favor of the original location.

The public hearing was closed at 8:00 p.m.

MOTION: It was moved by Commissioner Morris, seconded by Vice Chairman Gebhardt to table this item and set up a joint meeting with City Council.

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

VIII. REGULAR AGENDA: None

IX. ADJOURNMENT:

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Janice Traverso
City Clerk

PLANNING COMMISSION FOCUSED GENERAL PLAN UPDATE & FOCUSED ZONING CODE UPDATE STUDY
SESSION NOTES

8/10/21

Item G.1.

Beth Thompson, City Planning, gave a presentation on the Focused General Plan Update (FGPU) and Focused Zoning Code Update (FZCU) project.

The Planning Commission discussed the FGPU and FZCU.

Concerns were raised regarding the Riverland development. Lone did not require bond for improvements. Open Space was given to the City, but that has not happened. Stronger standards and requirements are needed to ensure this does not occur in the future. The City needs to renegotiate terms and plan for growth.

The Planning Commission discussed the West Lone Roadway Improvement Strategy and Bypass, discussing the traffic levels on Preston Avenue and through the Downtown, including heavy truck traffic at certain times. The Commission discussed that there had been an alternatives study and the City needs to look at the revised alignment and update the General Plan to reflect the preferred alignment. Truck traffic through the City and Downtown needs to be addressed.

The Planning Commission received public comment.

Gary Thomas asked whether the City was participating in SGMA (Sustainable Groundwater Management Act) and if the City wants to join. The commenter identified flood and fire concerns that were raised in the Local Hazard Management Plan. The commenter indicated that regular maintenance of City creeks is needed. Related to the bypass, the commenter indicated that the bypass option from the City Council outweighed other options being considered at that time and identified the Golf Link Drive improvements.

Larry Rhoades indicated that there was not notification of the bypass alternative discussion and vote and that the City did not collect \$500,000 for improvements. The update needs to address River Ranch issues, including wetlands and old tailings. The bypass would require a viaduct or to be raised because of the floodplain.

Jim Scully indicated that the City Council missed an opportunity related to WIRIS in 2020 when Mule Creek Bridge was built but not to bypass standards and recommended the City consider traffic signals instead of a bypass.

The Planning Commission resumed discussion of the FGPU and FZCU. The following items were identified for consideration:

The southeast corner of Main Street and Lone Streets is a commercial building and should be zoned C-2 like the rest of Downtown.

A General Plan policy is needed to ensure that amenities for the community are addressed in development agreements.

Fire hazards need to be considered and addressed.

PLANNING COMMISSION - 10/12/21

Item G.1. Notes

Beth Thompson, City Planning, gave a presentation on the Focused Zoning Code Update (FZCU) project and presented the Preliminary Draft Zoning Code.

The Planning Commission discussed the Preliminary Draft Zoning Code.

The Commission discussed concerns related to future development providing adequate water, sewer, and power infrastructure and how the City will make sure developers meet all requirements and pay all fees.

The Commission discussed maintaining minimum street width requirements.

The Code needs to reference compliance with the General Plan, including street standards.

The Commission discussed issues that had been raised with the Washington Place project, including parking and public safety concerns, noting that they need to be aware of these issues when looking at projects.

The Commission discussed the need to be aware of flooding issues.

The Commission received public comment.

Larry Rhoades commented on the Architectural Design components, indicating no Architectural Design in the Downtown and the staff review process. The commenter noted that related to sewer, noting the number of bathrooms that can be accommodating by different line sizes.

Jim Nevin commented on the statement made by the Commission "we have professionals" that going back to 2008, they have been pointing out things about wastewater, planning, and building and that the City always goes outside the County. The commenter indicated that there is a new City Manager and new Finance Manager and that past professionals have allowed illegal practices. The City needs more "We're doing this for the taxpayer."

Larry Rhoades indicated that there was not notification of the bypass alternative discussion and vote, further indicating that the City did not collect \$500,000 for improvements. The update needs to address River Ranch issues, including wetlands and old tailings. The bypass would require a viaduct or to be raised because of the floodplain.

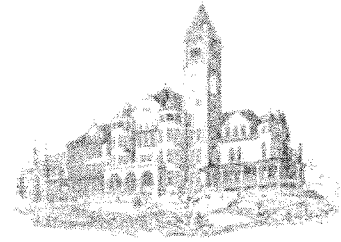
The Planning Commission resumed discussion of the Preliminary Draft Zoning Code. A process to consider signs on City property was discussed.

Related to the desire to ensure that adequate water, sewer, and street requirements are in place, it was identified that a final map has all kinds of requirements that have to be met for the map to be finalized and that improvements have to be bonded. The Commission needs to be part of the solution, with any map changes being reviewed by the Commission as there have been lane width and other changes made after Commission review and approval.

Frequency of Commission meetings and cost of processing development requests was discussed.



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: November 9, 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. Make a recommendation to the City Council regarding adoption of 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.

This item 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.

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

On October 12, 2021, the Planning Commission held a study session to review the Preliminary Draft Focused Zoning Code Update. The Planning Commission commented that the document should ensure that development agreements provide community amenities and benefits and that the Code revisions need to ensure adequate water and sewer improvements are made to serve future development.

DISCUSSION:

The Planning Commission will be presented with the Draft Focused Zoning Code Update for discussion (see Exhibit B). The 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
- Require that Development Agreements describe public benefits that will result from the agreement and require a finding be made that the Development Agreement provides sufficient benefit to the community to justify entering into the agreement.

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, color palettes, massing/articulation, outdoor/common space, site design, accessory elements, refuse containers, natural resources, and cultural resources. In response to the Commission's comments related to the need for adequate infrastructure, provisions to require adequate water, sewer, and roadway infrastructure were added. 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.

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.

Next Steps

Following the Planning Commission hearing, staff will prepare the Adoption Draft Zoning Code Update that incorporates Planning Commission recommendations. The Adoption Draft Zoning Code Update will be made available for public review and will be brought to the City Council for consideration in December 2021/January 2022.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), as it has been determined that the Municipal Code amendment will not cause a significant negative effect on the environment. The changes to the Zoning Code will not intensify land uses, result in land use incompatibilities, or generate other unmitigated impacts beyond those that would result from the existing Zoning Code and existing provisions of State law.

PLANNING COMMISSION RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution (draft resolution attached as Exhibit A) recommending the City Council adopt the ordinance repealing and replacing portions of, and adding and amending portions of, Title 17 (Zoning) of the Ione Municipal Code.

MOTION: The Planning Commission adopts the resolution recommending the City Council adopt the ordinance repealing and replacing portions of, and adding and amending portions of, Title 17 (Zoning) of the Ione Municipal Code.

EXHIBITS

Exhibit A – Draft Planning Commission Resolution

Exhibit B –Draft Focused Zoning Code Update

RESOLUTION NO. PC 2021-04

**AN RESOLUTION OF THE CITY OF IONE PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE
IONE MUNICIPAL CODE, TITLE 17 ZONING, TO ADOPT THE FOCUSED ZONING CODE
UPDATE**

WHEREAS, the City of Ione prioritizes efficient and effective processing of development applications; and

WHEREAS, State law establishes requirements for the permitting and application processing for a variety of housing types, including employee housing, agricultural employee housing, emergency shelters, transitional housing, supportive housing, low barrier navigation centers, accessory dwelling units, and duplexes; and

WHEREAS, the City of Ione seeks to implement the requirements of State law and ensure that development is consistent with the character of the City and the priorities of the community; and

WHEREAS, the Focused Zoning Code Update will repeal and replace portions of, and add and amend portions of, Title 17 (Zoning) of the Ione Municipal Code; and

WHEREAS, the Focused Zoning Code Update includes changes to address requirements of State law, establish provisions to accommodate and streamline development approvals, clarifying requirements, and address policy changes identified by City staff, the City Planner consultant, and the Planning Commission; and

WHEREAS, the Planning Commission conducted several public meetings to receive public comment, review the draft Focused Zoning Code Update, and provide direction for revisions, and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on the draft Focused Zoning Code Update on November 9, 2021; and

WHEREAS, the Planning Commission considered public comment; and

WHEREAS, adoption and implementation of the Focused Zoning Code Update are determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment and requires no further review pursuant to Section 15168(c)(2); and

WHEREAS, the City Council finds that the Zoning Code amendments are compatible with the general objectives of the General Plan, in that the amendments implement and do not conflict with General Plan policies and standards, thereby enhancing consistency between the General Plan and Zoning Code; and

WHEREAS, the City Council finds that the amendments will be in conformity with public convenience, general welfare, and good land use practice, in that the revisions are also intended to clarify the regulations and facilitate ease of use and understanding, as well as to establish appropriate standards and procedures; and

WHEREAS, the City Council finds that the amendments will not be detrimental to the public health, safety, and general welfare, and will not adversely affect the orderly development of property, in that they will harmonize the Zoning Code with State law related to a variety of housing types, better express the City's policies, and generally promote good land use planning and regulation.

NOW THEREFORE BE IT RESOLVED, the Planning Commission does hereby recommend that the City Council adopt the proposed Ordinance amending Title 17 Zoning text based upon the following findings:

CEQA

Finding: The Planning Commission hereby finds the proposed amendment to Title 17 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Evidence: In accordance with the requirements of CEQA, the Planning Commission has analyzed this proposed zoning text amendment (ZTA 21-01) Section 15061(b)(3) of the CEQA Guidelines provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; the activity is not subject to CEQA. The amendment to the Zoning Code does not relate to any one physical project and will not result in any physical change to the environment. Development accommodated under the project would be consistent with intensities and densities allowed under the existing Zoning Code, existing General Plan, and existing requirements of State law.

GENERAL PLAN

Finding: The Planning Commission hereby finds proposed amendment to Title 17 is consistent with the General Plan.

Evidence: The amendment to Title 17 implements the General Plan, including the Land Use Element land use designations. The proposed amendment to Title 17 would not introduce uses, land use densities or intensities, or development standards that are inconsistent with development allowed under the General Plan, including uses, densities, and standards required to be accommodated by State law.

The foregoing resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at its regular meeting on November 9, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT: _____

Amber Hoiska, Chairman

ATTACHMENT

CITY OF IONE

ORDINANCE NO. 528

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE MUNICIPAL CODE, TITLE 17 ZONING

Whereas, the City of Ione prioritizes efficient and effective processing of development applications; and

Whereas, State law establishes requirements for the permitting and application processing for a variety of housing types, including employee housing, agricultural employee housing, emergency shelters, transitional housing, supportive housing, low barrier navigation centers, accessory dwelling units, and duplexes; and

Whereas, the City of Ione seeks to implement the requirements of State law and ensure that development is consistent with the character of the City and the priorities of the community; and

Whereas, the Focused Zoning Code Update includes other clarifying and policy changes identified by City staff, the City Planner consultant, the Planning Commission, and City Council; and

Whereas, the Planning Commission conducted several public meetings to receive public comment, review the draft Focused Zoning Code Update, and provide direction for revisions, and

Whereas, the Planning Commission conducted a duly-noticed public hearing on the draft Focused Zoning Code Update on November 9, 2021, and adopted a resolution forwarding the proposed Zoning Code amendments to the City Council and recommending its adoption; and

Whereas, on [Month Day, Year], the City Council conducted a duly-noticed Public Hearing, deliberated, and found that as revised, the Zoning Ordinance is compatible with the general objectives of the General Plan, in that it directly implements the General Plan policies, thereby achieving consistency between the General Plan and the Zoning Code; and

Whereas, adoption and implementation of the Focused Zoning Code Update are determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment and requires no further review pursuant to Section 15168(c)(2); and

Whereas, the City Council finds that the Zoning Code amendments are compatible with the general objectives of the General Plan, in that the amendments implement and do not conflict with General Plan policies and standards, thereby enhancing consistency between the General Plan and Zoning Code; and

Whereas, the City Council finds that the amendments will be in conformity with public convenience, general welfare, and good land use practice, in that the revisions are also intended

to clarify the regulations and facilitate ease of use and understanding, as well as to establish appropriate standards and procedures; and

Whereas, the City Council finds that the amendments will not be detrimental to the public health, safety, and general welfare, and will not adversely affect the orderly development of property, in that they will harmonize the Zoning Code with State law related to a variety of housing types, better express the City's policies, and generally promote good land use planning and regulation.

The City Council of the City of Lone does ordain as follows:

Section 1: Amendment of Title 17 Zoning

Lone Municipal Code, Title 17, Zoning, is hereby amended to repeal and replace in its entirety as set forth in Attachment 1.

Section 2: No Mandatory Duty of Care

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City 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 3: 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 invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council 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 balance of the ordinance enforced.

Section 4: Environmental Review

The City Council hereby finds this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. A Notice of Exemption will be prepared.

Section 5: 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, or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violations was committed prior to the effective date of this ordinance, nor be construed as a waiver of any license, fee, or penalty, or the penal provisions applicable to any violation of such ordinances.

Section 6: Effective Date

This ordinance shall be effective thirty (30) days following its adoption by the City Council. 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.

PASSED, APPROVED, AND ADOPTED THIS ____ day of _____, 20__.

VOTE:

Ayes:

Noes:

Abstain:

Absent:

Mayor

ATTEST:

Janice Traverso, City Clerk

APPROVED AS TO FORM:

City Attorney



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



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Planning Commission of the City of Ione will hold a public hearing at 6:00 p.m. at its regular meeting on Tuesday, November 9, 2021 to hear the Focused Zoning Code Update, which includes revisions to clarify, streamline, and reorganize zoning provisions and revisions to address requirements of State law pertaining to a variety of housing types. The revisions to the Focused Zoning Code are citywide. The public is invited to comment on the Focused Zoning Code Update. The Planning Commission will consider the Focused Zoning Code Update and make a recommendation to the City Council regarding adoption of the Focused Zoning Code Update.

IN COMPLIANCE WITH THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING ITS MEETING IN-PERSON AT 1 E. MAIN STREET AND VIA ZOOM TELECONFERENCE. THE MEETING AGENDA FOR THE NOVEMBER 9, 2021 COMMISSION MEETING WILL PROVIDE DETAILED INFORMATION EXPLAINING HOW TO JOIN THE MEETING VIA ZOOM.

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. 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, NOVEMBER 9, 2021.

Additional information on this item is available for public review on the City's website and at Ione City Hall, 1 E. Main Street, Ione, CA.

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-described decisions, you may be limited to raising only those issues you or someone else raised at the public hearing 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 Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 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, October 29, 2021
Janice Traverso, City Clerk