

**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=d3lWlW0zbVJlbnpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

One tap mobile

+16699006833,,2351961316#,,, *95640# US (San Jose)

+12532158782,,2351961316#,,, *95640# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 235 196 1316

Passcode: 95640

Find your local number: <https://zoom.us/u/aex3ZLbggp>

**Tuesday, December 14, 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 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?

G. PUBLIC HEARING:

1. The Planning Commission will be presented with the Zoning Map and provided an opportunity to identify mapping errors and map refinements, including application of Light commercial (C-1) and Commercial Transition (C-2) in the Downtown and along Preston Avenue in the vicinity of Welch Lane. The public is invited to comment on the Zoning Map. The Planning Commission will consider the Zoning Map, and make a recommendation to the City Council regarding changes to the Zoning Map.

H. REGULAR AGENDA:

2. Study Session – Focused General Plan Update

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

J. 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

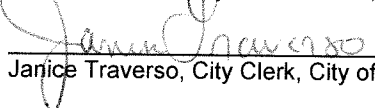
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you 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.

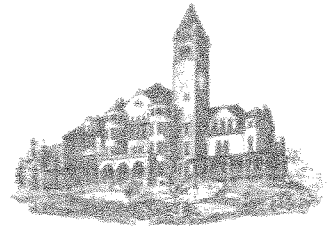
I, Janice Traverso, the City Clerk of the City of Lone, declare under the penalty that the foregoing agenda for the December 14, 2021 regular meeting of the lone Planning Commission was posted on December 10, 2021 at the office of the City of lone, City Hall at 1 East Main Street, lone, CA 95640 and was available for public review at that location.

Signed this 10th day of December, 2021 at Lone, California


Janice Traverso, City Clerk, City of lone



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: December 14, 2021
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Focused Zoning Code Update – Map Review

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report on the Focused Zoning Code Update - Map Review;
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.

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.

At its November 9, 2021 meeting, the Planning Commission requested an opportunity to review the Zoning Map before the Focused Zoning Code Update text revisions to Title 17 are brought to the City Council for consideration.

DISCUSSION:

The Zoning Map is attached for Planning Commission review and discussion (see Attachment B). The Zoning Map must be consistent with the General Plan Land Use Map. To ensure consistency, the General Plan Land Use Map is provided as a separate study session item as part of the Focused General Plan Update.

The Planning Commission is asked to focus on identifying potential mapping errors and minor refinements. If significant map changes are requested, those would be addressed separately from the Focused Zoning Code Update.

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

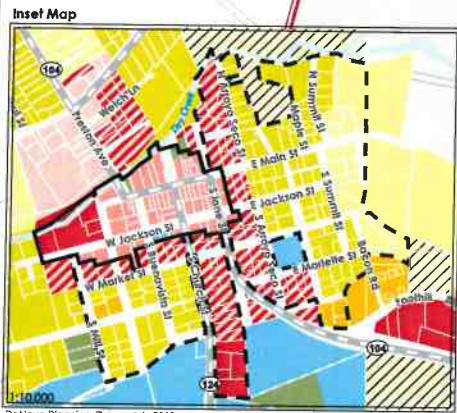
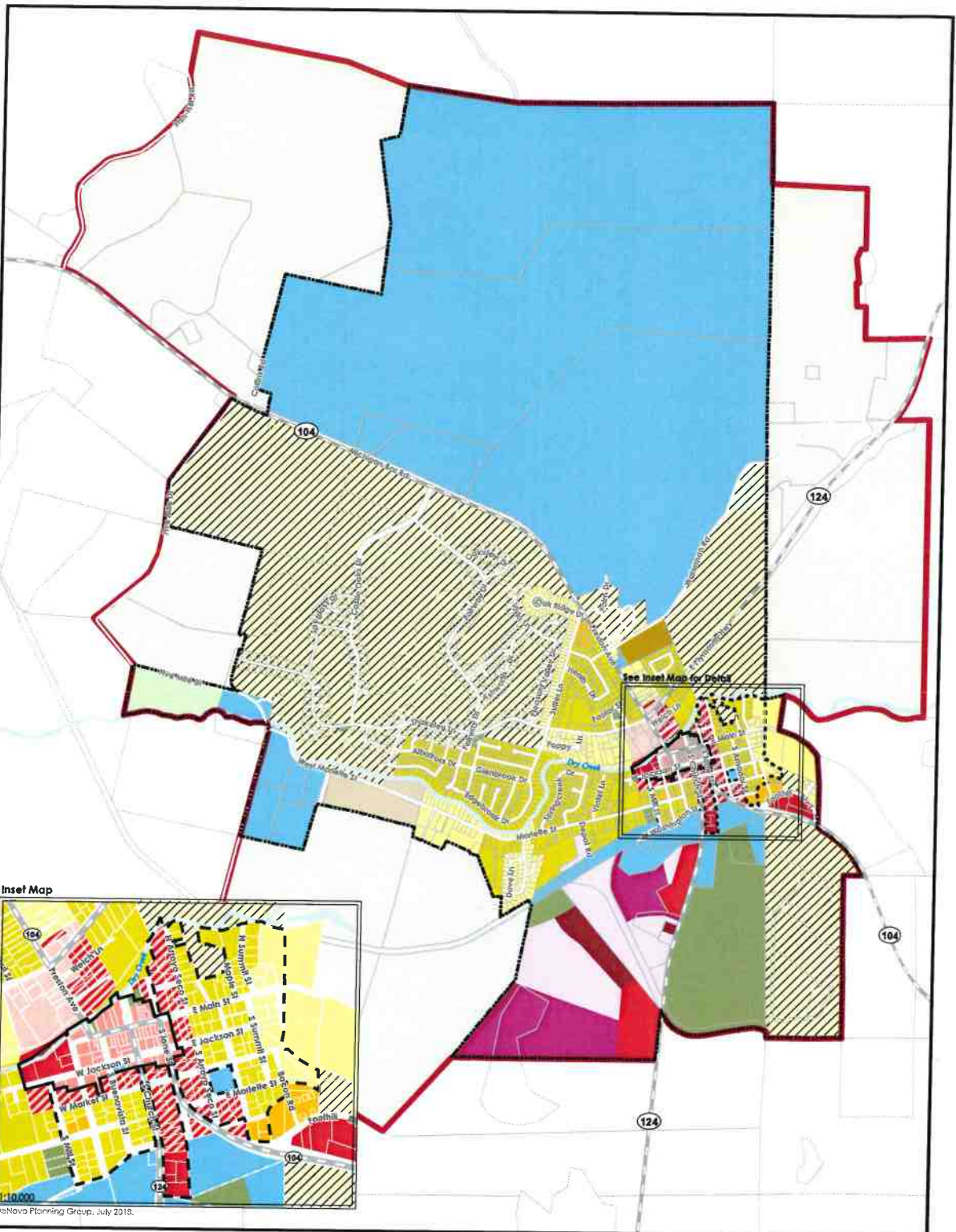
Staff recommends the Planning Commission adopt a resolution (draft resolution attached as Exhibit A) recommending the City Council adopt the ordinance repealing and replacing the Zoning Map based on specific direction provided during the meeting.

MOTION: The Planning Commission adopts the resolution recommending the City Council adopt the ordinance repealing and replacing portions of the Zoning Map as part of the Focused Zoning Code Update project.

EXHIBITS

Exhibit A – Draft Planning Commission Resolution

Exhibit B – Zoning Map



DeNova Planning Group, July 2018.

Zoning Designations

- | | |
|--|--|
| C-T Commercial Transition | PCS Parks and Community Services |
| C-1 Light Commercial | PF Public Facilities |
| C-2 Central Business District | R-1a One Family (5.8 du/ac max) |
| C-3 Heavy Commercial | R-1b One Family (6.7 du/ac max) |
| B-P Business Professional | R-2 Limited Multiple Family (14.5 du/ac max) |
| M-1 Limited Manufacturing and Industrial | R-4 High Density Multiple Family |
| M-2 Heavy Industrial and Mining | MP Mobile Home Park |
| O-S Open Space | PD Planned Development |

Overlay Districts

- Historic (H) Overlay Zone
- Downtown Residential (DR) Overlay District

Planning Areas

- Lone City Limits
- Sphere of Influence

City Zoning Map

August 2018



City of Lone
Planning Department



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 INCLUDE ZONING MAP REVISIONS**

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 conducted a duly-noticed public hearing on the draft Focused Zoning Code Update Zoning Map on December 14, 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 Planning Commission finds that the Zoning Map 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 Planning Commission finds that the Zoning Map 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 Planning Commission finds that the Zoning Map 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 Map based upon the following findings:

CEQA

Finding: The Planning Commission hereby finds the proposed amendment to the Zoning Map of 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 map amendment (ZMA 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 December 14, 2021 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

ATTEST:

Janice Traverso, City Clerk

CITY OF IONE

ORDINANCE NO. 528

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE ZONING MAP OF 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 Zoning Map on November 9, 2021, and adopted a resolution forwarding the proposed Zoning Code amendments to the City Council and recommending its adoption; and

Whereas, the Planning Commission conducted a duly-noticed public hearing on the draft Focused Zoning Code Update Zoning Map on December 14, 2021, and adopted a resolution forwarding the proposed Zoning Map 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 Zoning Map 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 Zoning Map 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, Zoning Map

Lone Municipal Code, Title 17, Zoning, is hereby amended to repeal and replace the Zoning Map 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

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, December 14, 2021 to consider the Zoning Map. The Zoning Map is citywide. The Planning Commission will be presented with the Zoning Map and provided an opportunity to identify mapping errors and map refinements, including application of Light Commercial (C-1) and Commercial Transition (C-2) in the Downtown and along Preston Avenue in the vicinity of Welch Lane. The public is invited to comment on the Zoning Map. The Planning Commission will consider the Zoning Map, and make a recommendation to the City Council regarding changes to the Zoning Map.

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 DECEMBER 14, 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, DECEMBER 14, 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.

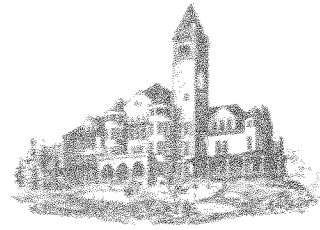
ADA COMPLIANCE STATEMENT

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Janice Traverso, City Clerk



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: December 14, 2021
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Focused General Plan Update – Map Study Session

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report on the Focused General Plan Update – Land Use Map Review;
2. Take public comment; and
3. Discuss the Focused General Plan Update – Land Use Map.

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 General Plan Update will focus on amending the General Plan to: 1) address housing capacity increase goal (40 units) of SB 2 grant, 2) revising goals, policies, and programs to reflect changes in State law related to safety (wildfire, climate adaptation, evacuation), vehicle miles travelled, and resource conservation.

DISCUSSION:

The Focused General Plan Update does not envision significant changes to the Land Use Map. As part of the Focused Zoning Code Update, the Commission is reviewing the Zoning Map. To ensure consistency between the Zoning Map (discussed as a separate agenda item) and the General Plan Land Use Map, the Land Use Map is provided for Planning Commission review and discussion.

The Planning Commission is asked to focus on identifying potential mapping errors and minor refinements.

If significant map changes are requested, those would be addressed separately from the Focused General Plan Update.

PLANNING COMMISSION RECOMMENDATION

This is a discussion item only. No formal recommendation is required.

EXHIBITS

Exhibit A – General Plan Land Use Map

The map displays the land use planning for Lone City, Texas. The city limits are outlined with a dashed line, the sphere of influence with a red line, and the planning area with a black line. The map is color-coded to represent different land uses: Agriculture (light green), Rural Residential (light yellow), Low Density Residential (yellow), Medium Density Residential (orange), High Density Residential (dark orange), General Commercial (red), Downtown Transition (pink), Central Business District (dark red), Heavy Industrial (purple), Light Industrial (light purple), Open Space (light green), Parks and Recreation (dark green), Public Service (blue), Surface Mining (grey), Special Planning Area (hatched), and Future Growth Area (light pink). Major roads shown include State Highway 108, State Highway 124, State Highway 168, and various local streets like W. Main St, E. Main St, and W. 1st St. An inset map provides a closer look at the city center, showing the intersection of major roads and the locations of the Central Business District, Heavy Industrial, and Light Industrial zones. A scale bar indicates distances up to 1 mile, and a north arrow is provided for orientation.

Legend:

- Lone City Limits
- Sphere of Influence
- Planning Area
- Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Downtown Transition
- Central Business District
- Heavy Industrial
- Light Industrial
- Open Space
- Parks and Recreation
- Public Service
- Surface Mining
- Special Planning Area
- Future Growth Area

Inset Map:

The inset map shows a detailed view of the city center, highlighting the Central Business District, Heavy Industrial, and Light Industrial zones. It includes a scale bar (0 to 1000 feet) and a north arrow.

Scale: 0 1/2 1 Miles

North Arrow: Up

Inset Map Scale: 0 250 500 1000 Feet

Inset Map North Arrow: Up

Inset Map Legend:

- Lone City Limits
- Sphere of Influence
- Planning Area
- Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Downtown Transition
- Central Business District
- Heavy Industrial
- Light Industrial
- Open Space
- Parks and Recreation
- Public Service
- Surface Mining
- Special Planning Area
- Future Growth Area

Inset Map Labels:

- W. Main St
- E. Main St
- W. 1st St
- E. 1st St
- W. 2nd St
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- E. 82nd St
- W. 83rd St
- E. 83rd St
- W. 84th St
- E. 84th St
- W. 85th St
- E. 85th St
- W. 86th St
- E. 86th St
- W. 87th St
- E. 87th St
- W. 88th St
- E. 88th St
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- E. 89th St
- W. 90th St
- E. 90th St
- W. 91st St
- E. 91st St
- W. 92nd St
- E. 92nd St
- W. 93rd St
- E. 93rd St
- W. 94th St
- E. 94th St
- W. 95th St
- E. 95th St
- W. 96th St
- E. 96th St
- W. 97th St
- E. 97th St
- W. 98th St
- E. 98th St
- W. 99th St
- E. 99th St
- W. 100th St
- E. 100th St

