

**AGENDA
CITY OF IONE
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman
Mark Gebhardt, Vice Chairman
Michael Politi, Commissioner
Joe Wylie, Commissioner
Vacant, 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=d3lWTW0zbVJlbnQNXBDQWtpZkRyUT09>

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/aex3ZLbqqp>

**Tuesday, May 10, 2022 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:

1. November 11, 2021, December 14, 2021 and January 11, 2022

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. REGULAR AGENDA:

2. Presentation of the 2021 Housing Element Annual Progress Report
3. Presentation of the Accessory Dwelling Unit Handbook

I. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN - 2022

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

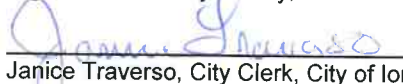
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you 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 May 10, 2022 regular meeting of the lone Planning Commission was posted on May 7, 2022 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 7th day of May, 2022 at Lone, California


Janice Traverso, City Clerk, City of Lone

#1

PLANNING COMMISSION MEETING MINUTES
November 9, 2021

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

I. ROLL CALL:

Present: Amber Hoiska, Chairperson
Mark Gebhardt, Vice Chairperson
Greg Morris, Commissioner
Michael Politi, Commissioner
Joe Wylie, Commissioner
Staff: Beth Thompson, City Planner
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 Morris, seconded by Vice Chairman Gebhardt 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 following:

- June 8, 2021 Minutes (with correction to the vote on Site Plan Review for the Castle Oaks Sign: **AYES:** Hoiska, Gebhardt, Politi **NOES:** Wylie **ABSTAIN:** Morris **ABSENT:** None
- Study Session Notes – August 10, 2021
- Study Session Notes – October 12, 2021

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

V. PRESENTATIONS/ANNOUNCEMENTS: None

VI. PUBLIC COMMENT:

Jim Nevin—reminded the Commission to speak clearly into the microphones.

VII. 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.

Beth Thompson, City Planner explained that the Focused General Plan and Zoning Code Updates projects 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.

Vice Chairman Gebhardt asked that each commissioner receive a copy of the current Zoning Map before the next meeting and have the map on the next Planning Commission meeting for discussion.

There was discussion by the Commission on Community Benefit; Transitional Housing; Low Barrier Navigation Center; and Commercial Zoning Districts and provisions placed on existing properties.

Chairman Amber Hoiska opened the Public Hearing at 6:26 p.m.

Larry Rhoades asked if any changes have been made to the Zoning Code that affects properties that burn—is it still three years to rebuild—yes. When they did the last Zoning Code update my property was changed from Commercial to Commercial Transitional, which took away my ability to have a Commercial business.

With no further comments, the Public Hearing was closed at 6: 30 p.m.

It was moved by Commissioner Politi, seconded by Commissioner Wylie and carried to adopt Resolution No. 2021-04 recommending that the City Council adopt an ordinance amending the lone Municipal Code, Title 17 Zoning and direct staff to hold the Zoning Code Update until the Commission reviews the current Zoning Map.

AYES: Hoiska, Gebhardt, Morris, Politi, Wylie

NOES: None

ABSENT: None

ABSTAIN: None

VIII. REGULAR AGENDA: None

IX. FUTURE AGENDA ITEMS:

1. Restrooms at the Train Park – SNG Engineering will present the Planning Commission three different options for placement of the restrooms.

X. ADJOURNMENT:

Chairman Amber Hoiska adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Janice Traverso
City Clerk

PLANNING COMMISSION MEETING MINUTES
December 14, 2021

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

I. ROLL CALL:

Present: Amber Hoiska, Chairperson
Michael Politi, Commissioner
Joe Wylie, Commissioner
Absent: Mark Gebhardt, Vice Chairperson (Excused)
Greg Morris, Commissioner
Staff: Beth Thompson, City Planner
Michael Rock, Interim City Manager
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 Politi and carried to approve the agenda as written.

AYES: Hoiska, Politi, Wylie

NOES: None

ABSENT: Gebhardt, Morris

ABSTAIN: None

IV. PRESENTATIONS/ANNOUNCEMENTS: None

V. PUBLIC COMMENT:

Rodney Plamondon, 124 Callaway Lane thanked the Commission for volunteering their time.

VI. 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.

Chairman Hoiska opened the Public Hearing:

A request was received from Andrea Bonham, 343 Preston Avenue requesting a Zone Change from C-1 to C-T for the following reasons 004-080-044.

- The ability to rebuild residential in case of a fire – very important
- The ability to refinance—cannot get a residential loan
- Ability to rent the property for a couple of years (while caring for aging parent) and live at the property again

Gary Thomas, 125 Maple Street agreed with the requested Zone Change for Andrea Bonham.

Larry Rhoades, would like to see all the parcels zoned C-3 instead of putting limits on parcels Zoned C-1, C-2 and C-T. Also, if the City does change zoning on parcels in the City, the owners need to be notified.

Commissioner Gebhardt added for the record that he reviewed the map very thoroughly and everything looked good.

Chairman Hoiska closed the Public Hearing.

It was moved by Commissioner Wylie, seconded by Commissioner Politi and carried to adopt Resolution No. 2021-05 recommending that the City Council adopt an Ordinance amending the lone Municipal Code, Title 17 Zoning, to include Zoning Map Revisions needs to be amended to also include 343 Preston Avenue with Zoning to go from C-1 to C-T.

AYES: Hoiska, Politi, Wylie

NOES: None

ABSENT: Gebhardt, Morris

ABSTAIN: None

VIII. REGULAR AGENDA:

2. Study Session – Focused General Plan Update – As part of the Focused Zoning Code Update, the Commission is reviewing the Zoning Map. To ensure consistency between the Zoning Map and the General Plan Land Use Map, the Land Use Map is provided for the Planning Commission to review and discuss. There was discussion by the Commission and no action was taken.

IX. ADJOURNMENT:

Chairman Hoiska adjourned the meeting at 7:08 pm.

Respectfully submitted,

Janice Traverso
City Clerk

PLANNING COMMISSION MEETING MINUTES
January 11, 2022

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

I. ROLL CALL:

Present: Amber Hoiska, Chairperson
Mark Gebhardt, Vice Chairman (Zoom) 7:05 PM
Michael Politi, Commissioner
Joe Wylie, Commissioner
Absent: Greg Morris, Commissioner
Staff: Beth Thompson, City Planner
Michael Rock, Interim City Manager
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 Politi and carried to approve the agenda as written.

AYES: Hoiska, Politi, Wylie

NOES: None

ABSENT: Morris, Gebhardt

ABSTAIN: None

IV. PRESENTATIONS/ANNOUNCEMENTS: None

V. PUBLIC COMMENT: None

VI. PUBLIC HEARING:

1. The Planning Commission will consider a Site Plan Review Permit for the Train Depot Museum and Park Restroom Facility at 315 S. Mill Street. The project proposes construction of a restroom facility at the Train Depot Museum and Park. Under the California Environmental Quality Act, the project is exempt from CEQA review pursuant to Section 15303: New Construction or Conversion of Small Structures.

On May 12, 2020, the Planning Commission held a public hearing and approved a Site Plan Review Permit for the renovation of the train depot and construction of a park at 315 S. Mill Street. The Planning Commission approved the Site Plan Review Permit, which did not include review and approval of the restroom facility. On June 20, 2020, an information items on the approval of the Site Plan Review was presented to the City Council. The City had planned to construct a restroom facility to serve the museum and park, but the plans for the facility were not ready for review at the time the overall project was reviewed and approved. Site plan reviewed by the Planning Commission and approval of a Site Plan Review Permit are required for public/quasi-public developments pursuant to Lone Municipal Code Section 17.10.090 – Site Plan Review.

Subsequently, the City initiated construction of the facility and nearby residents/property owners contacted the City. Construction was halted. Michael Rock, on behalf of the City submitted a Site Plan Review Permit for the Train Depot Museum and Park Restroom Facility. The project would include the construction of a stand-alone restroom facility and, in addition, the City would 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.

At its regular meeting of June 8, 2021, the Planning Commission reviewed the staff report and presentation and held a public hearing at which time interested residents, property owners and the public provided comment on the proposed project. The Planning Commission approved the Site Plan Review Permit.

An appeal to the Planning Commission decision was timely filed and rescheduled for the City Council to hold a *de novo* (new) public hearing on July 20, 2021. The City Council reversed Planning Commission decision and referred the restroom facility back to the Planning Commission for consideration of alternatives.

Public Hearing was opened at 6:20 p.m.

Mark Bentley asked that the Planning Commission postpone the hearing until the public has a chance to review the different options and not rush into a decision; and also, would like staff to look at the setbacks, which I think it should be 25 feet.

Jim Scully cautioned the neighbors of the proposed Train Park landscaping. When the solar panels were installed at the Tertiary Plant, the neighbors were told we would not see the panels because of the landscaping the City proposed. It has been two years and there still has been no landscaping around the panels.

Mike Bohl commented that nine years ago before we closed escrow on our property next to the Depot, we were told about the future construction of the Park. We are in favor of the Train Depot, but not the option of the restrooms on the west side of the lot next to our house.

Rosemary Jordan--I am in favor the Park, but if the restrooms are approved, I would prefer Option C-Mirrored Layout.

Lydia Johnson, if the restrooms are approved, I would like the restrooms parallel to the Train Depot.

Mark Bentley, I agree with Lydia Johnson, that if the restrooms are approved, I would like them placed parallel to the Train Depot.

Chairman Hoiska closed the public hearing.

After discussion by the Commission, it was moved by Commissioner Wylie, seconded by Vice Chairman Gebhardt and carried to adopt Resolution No. PC 2022-01 Approving a Site Plan Review Permit for Train Depot Museum and Park Restroom Facility Option C – Mirrored Layout – would rotate the facility 180 degrees so that the restroom doorways would face the interior of the site rather than South Mill Street. As with Options A and B, two trees would be planted in front of the facility to buffer views from South Mill Street. This option could provide the opportunity for a community-oriented mural or new ghost sign on the wall facing South Mill Street, which could celebrate lone and enhance the appearance of the building.

AYES: Hoiska, Gebhardt, Politi, Wylie

NOES: None

ABSENT: Morris

ABSTAIN: None

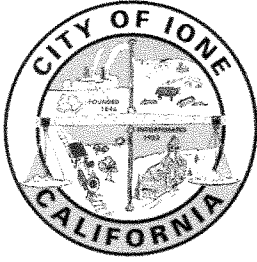
VIII. REGULAR AGENDA: None

IX. ADJOURNMENT:

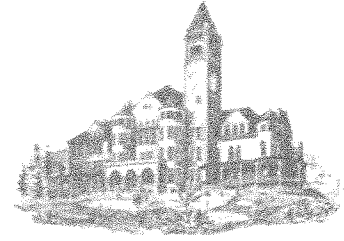
Chairman Hoiska adjourned the meeting at 6:55 p.m.

Respectfully submitted,

Janice Traverso
City Clerk



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: May 10, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: 2021 Housing Element Annual Progress Report

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the 2021 Housing Element Annual Progress Report; and
2. Take public comment.

DISCUSSION:

The City is required to submit an Annual Progress Report (APR) each year to report on residential entitlement and permitting activity in the City. The APR is prepared on a form prescribed by the State Department of Housing and Community Development and includes the following:

- Start page: Identifies the submitting jurisdiction (Ione) and contact information.
- Table A2 – Annual Building Activity Report: Identifies entitlement, permit issuance, and certificate of occupancy data for residential units during 2021.
- Table B – Regional Housing Needs Allocation (RHNA) Progress: Identifies the City's progress by year for the 5th Cycle RHNA.
- Table D – Program Implementation Status: Describes the City's progress on implementing Housing Element programs during 2021.
- Summary Table: Summarizes building permits issued by affordability, units by structure type, housing applications, and use of State streamlining provisions during 2021.
- Local Early Action Planning (LEAP): Describes progress on LEAP activities during 2021.

PLANNING COMMISSION RECOMMENDATION

This is an informational item. No action from the Planning Commission is requested.

EXHIBITS

Exhibit A – 2021 Housing Element Annual Progress Report

Please Start Here

General Information	
Jurisdiction Name	Ione
Reporting Calendar Year	2021
Contact Information	
First Name	Beth
Last Name	Thompson
Title	City Planner
Email	ioneplanner@denovoplanning.com
Phone	9168127927
Mailing Address	
Street Address	1 Main St
City	Ione
Zipcode	95640

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 2_15_2022

Reporting Year	2023
Reporting Period	1/1/2023 - 12/31/2023
Reporting Date	1/1/2024

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 21 §402)

Blank = "N/A" indicates no effort was made
Gray = "N/A" indicates no effort was made

Element	Priority	Goal	Measure	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005	1004	1003	1002	1001	1000	999	998	997	996	995	994	993	992	991	990	989	988	987	986	985	984	983	982	981	980	979	978	977	976	975	974	973	972	971	970	969	968	967	966	965	964	963	962	961	960	959	958	957	956	955	954	953	952	951	950	949	948	947	946	945	944	943	942	941	940	939	938	937	936	935	934	933	932	931	930	929	928	927	926	925	924	923	922	921	920	919	918	917	916	915	914	913	912	911	910	909	908	907	906	905	904	903	902	901	900	899	898	897	896	895	894	893	892	891	890	889	888	887	886	885	884	883	882	881	880	879	878	877	876	875	874	873	872	871	870	869	868	867	866	865	864	863	862	861	860	859	858	857	856	855	854	853	852	851	850	849	848	847	846	845	844	843	842	841	840	839	838	837	836	835	834	833	832	831	830	829	828	827	826	825	824	823	822	821	820	819	818	817	816	815	814	813	812	811	810	809	808	807	806	805	804	803	802	801	800	799	798	797	796	795	794	793	792	791	790	789	788	787	786	785	784	783	782	781	780	779	778	777	776	775	774	773	772	771	770	769	768	767	766	765	764	763	762	761	760	759	758	757	756	755	754	753	752	751	750	749	748	747	746	745	744	743	742	741	740	739	738	737	736	735	734	733	732	731	730	729	728	727	726	725	724	723	722	721	720	719	718	717	716	715	714	713	712	711	710	709	708	707	706	705	704	703	702	701	700	699	698	697	696	695	694	693	692	691	690	689	688	687	686	685	684	683	682	681	680	679	678	677	676	675	674	673	672	671	670	669	668	667	666	665	664	663	662	661	660	659	658	657	656	655	654	653	652	651	650	649	648	647	646	645	644	643	
---------	----------	------	---------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	--

Jurisdiction	Isone
Reporting Year	2021 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 06/30/2014 - 06/15/2021

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1		2									
Income Level		RHNA Allocation by Income Level		2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	3		-	-	-	-	-	-	-	-	-	3
	Non-Deed Restricted	3		-	-	-	-	-	-	-	-	-	3
Low	Deed Restricted	3		-	-	-	-	-	-	-	-	-	3
	Non-Deed Restricted	3		-	-	-	-	-	-	-	-	-	3
Moderate	Deed Restricted	3		-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	7		-	-	-	1	65	20	21	-	107	-
Above Moderate		16		-	-	3	31	41	-	39	41	155	-
Total RHNA		16		-	-	-	3	106	20	60	41	262	6
Total Units				-	-	-	3	32	41	60	41	262	6
Note: units serving extremely low-income households are included in the very/low-income permitted units total and must be recorded as very/low income.													

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Ione
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1.1 Provide Adequate Sites	None identified	Annual	Completed annually. Adequate sites for 5th Cycle identified and have been maintained. Work on sites for 6th Cycle is underway.
H-1.2 Use state and federal programs	None identified	Annual	Completed annually or as NOFAs are released. Discussed opportunities to provide assistance with CDBG or HOME applications with developer interested in developing 401 Waterman with affordable multifamily housing.
H-1.3 Second units	None identified	Annual	The Draft Focus Zoning Code Update was completed in 2020. Provisions for Accessory Dwelling Units and Junior Accessory Dwelling Units were revised to address State law.
H-1.4 Affordable housing	None identified	Annual	Under review
H-1.5 Affordable Housing Trust Fund	None identified	2016	Not implemented, no funding
H-2.1 Variety of housing types	None identified	Annual	The City addressed housing needs to accommodate a variety of housing types through its Focused Zoning Code Update and Focused General Plan Update community workshop and in Planning Commission and City Council meetings in 2020.
H-2.2 AB 2634	None identified	2015	No funding has been received for extremely low income housing during the planning period. However, the City has worked to reduce infrastructure and development constraints at a potential affordable housing site in order to accommodate development of that site for affordable housing, which may include units for extremely low income households.
H-2.3 ATCAA special needs housing	None identified	Ongoing	The City is coordinating with Amador County jurisdictions on a Countywide Housing Element Update. The City has met jointly with planning staff in the County and other jurisdictions to discuss potential approaches to accommodating housing needs and to discuss efforts to implement each jurisdiction's Housing Element. No funding has been received for transitional or other special needs housing during the planning period and the City has not had interest from transitional or other special housing needs developers.
H-3.1 Maintain housing stock	None identified	2016	This program has not been implemented to the lack of funding for a citywide housing condition and rehabilitation needs survey.
H-3.2 Title 24	None identified	Ongoing	The City has adopted Title 24 and enforced the California Building Standards Code, including the CalGreen Title 24 energy standards, as part of the City's municipal code.
H-3.3 Support PG&E weatherization	None identified	Ongoing	The City has reviewed available energy programs and began work on an update to the City's website to provide housing-related information, including weatherization assistance programs.
H-4.1 Fair Housing	None identified	Ongoing	The City has fair housing brochures available at City Hall and is underway on updating the City's website to provide housing-related information, including fair housing.
H-4.2 Fair housing complaints	None identified	Ongoing	No fair housing inquiries received.
H-5.1 Reduce constraints to housing	None identified	Ongoing	The Draft Zoning Code Update was prepared in 2020 and addresses streamlining housing approvals, removing constraints to a variety of housing types, and providing clear objective standards for multifamily development.
Program H-1: Building Code Review	None identified	Annually	The City adopts the triennial updates to the California Building Standards Code and review the building codes on an annual basis to ensure compliance with State law and to ensure that local health and safety issues are addressed through amendments to the CBCS.
Program H-2: Wastewater Capacity	None identified	Ongoing	Ongoing. The City is working on approaches to address wastewater treatment and capacity. The City has not had any applications for lower income developments, so Government Code Section 65589.7 requirements have not been applicable during the planning period.
Program H-3: Ione Program Potable Water Capacity	None identified	Ongoing	The City has worked with Amador Water Agency to ensure water provision to projects and has coordinated with AWA to receive advance comments on potential multifamily projects in order to ensure adequate water supply to future development projects.
Program H-4: Ione Beautification (Code Enforcement) Program	None identified	Ongoing; biannual cleanup	The City continues to respond to code complaints and does not have a code inspection or other program that conducts regular inspections of property and buildings in Ione. The City's solid waste services provider, ACES, offers junk removal services to Ione residents. The City has not made changes to the Municipal Code to limit garage sales.
Program H-5: Infill Development Program:	None identified	Ongoing	The City prepared the Draft Zoning Code Update, which includes changes to the Zoning Code to allow infill development through allowing two units on eligible single family lots and accessory dwelling units and junior accessory dwelling units on all lots with an existing or planned residential dwelling unit.
Program H-6: Affordable Housing Program	None identified	Ongoing; Nexus Study in 2016	No projects subject to the requirement have been proposed during the planning period. A nexus study has not been prepared due to lack of funding; the need for this program will be reevaluated in the 6th Cycle Housing Element which is underway.
Program H-7: Large Family Housing Program	None identified	Ongoing	The City offers incentives to rental projects for large families, but has not had any applications for rental housing. Staff assisted a potential multifamily rental project by offering pre-application review of the project to assist the developer with identifying the requirements of the City's Zoning Code and the General Plan.
Program H-8: Senior Housing Program	None identified	Ongoing	The City offers incentives for affordable senior housing projects, but has not had any interest during the planning period.

Program H-9: Child Care Program.	None identified	Ongoing	The City promotes the provision of child care in conjunction with residential development, but has not had any applications for residential projects, such as multifamily development or residential subdivisions, or non-residential projects that could include a child care component.
Program H-10: Assisting "At-Risk" Units	None identified	Ongoing	There are no at-risk units in the City. The City continues to monitor the housing stock.

Jurisdiction	Ione	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		41

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	19	132	84
2 to 4	0	0	0
5+	0	0	0
ADU	0	0	0
MH	0	0	0
Total	19	132	84

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Ione
Reporting Year	2021 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)				
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.				
Total Award Amount	\$	65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.	
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding
1. Project Initiation			In Progress	
2. Environmental Clearance			Other (Please Specify in Notes)	The original project is no longer envisioned for this site and a separate project is anticipated. We will coordinate with HCD to see if funds can be shifted to the infrastructure assessment and funding source identification tasks to provide an assessment of infrastructure costs to reduce the planning effort for a future project on the site.
3. Infrastructure Assessment			In Progress	
4. Funding Source Identification			In Progress	
5. Conceptual Site Plan			Other (Please Specify in Notes)	The original project is no longer envisioned for this site and a separate project is anticipated. We will coordinate with HCD to see if funds can be shifted to the infrastructure assessment and funding source identification tasks to provide an assessment of infrastructure costs to reduce the planning effort for a future project on the site.

6. Final Site Plan	Other (Please Specify in Notes)				The original project is no longer envisioned for this site and a separate project is anticipated. We will coordinate with HCD to see if funds can be shifted to the infrastructure assessment and funding source identification tasks to provide an assessment of infrastructure costs to reduce the planning effort for a future project on the site.
7. Approval of Entitlements	Other (Please Specify in Notes)				The original project is no longer envisioned for this site and a separate project is anticipated. We will coordinate with HCD to see if funds can be shifted to the infrastructure assessment and funding source identification tasks to provide an assessment of infrastructure costs to reduce the planning effort for a future project on the site.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

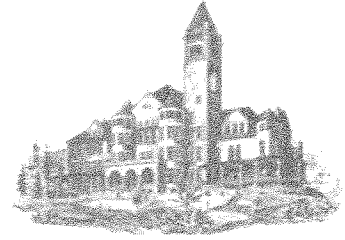
Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	Deed Restricted	0
	Non-Deed Restricted	Non-Deed Restricted	0
Low	Deed Restricted	Deed Restricted	0
	Non-Deed Restricted	Non-Deed Restricted	0
Moderate	Deed Restricted	Deed Restricted	0
	Non-Deed Restricted	Non-Deed Restricted	0
Above Moderate	Deed Restricted	Deed Restricted	19
	Non-Deed Restricted	Non-Deed Restricted	19
Total Units			

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		41
Total Units		41

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		84
Total Units		84



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: May 10, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Accessory Dwelling Unit (ADU) Handbook

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the ADU Handbook; and
2. Take public comment.

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 ADU Handbook to streamline and expedite ADU approvals.

This item is limited to the ADU Handbook component of the SB 2 effort.

DISCUSSION:

The ADU Handbook describes and illustrates the requirements for ADU and Junior ADU (JADU) projects in Ione. The ADU Handbook is intended to assist property owners in understanding the requirements for ADU and JADU development and to facilitate development of ADUs in the City.

PLANNING COMMISSION RECOMMENDATION

This is an informational item. No action from the Planning Commission is requested.

EXHIBITS

Exhibit A – ADU Handbook



City of
IONE California
The Castle City, Gateway to the Motherlode

CITY HALL: 1 EAST MAIN ST.
IONE, CA 95640
209-274-2412

ADU HANDBOOK

ACCESSORY DWELLING UNITS



PHOTO CREDIT: MCDUNN ADUS | INSPIRED ADUS
PHOTO BY ELLYCE MORGAN

SPRING 2022 | 1ST EDITION

TABLE OF CONTENTS

INTRODUCTION	3
TYPES OF ADUs	5
CAN AN ADU BE ADDED TO MY LOT?	6
STEPS TO BUILD AN ADU	7
CONTACT US	8
DESIGN & PARKING REQUIREMENTS	9
SKETCHING YOUR LOT AND ADU	11
DOWNTOWN RESIDENTIAL OVERLAY DISTRICT & AMADOR TRANSIT STOP	12
FREQUENTLY ASKED QUESTIONS	14

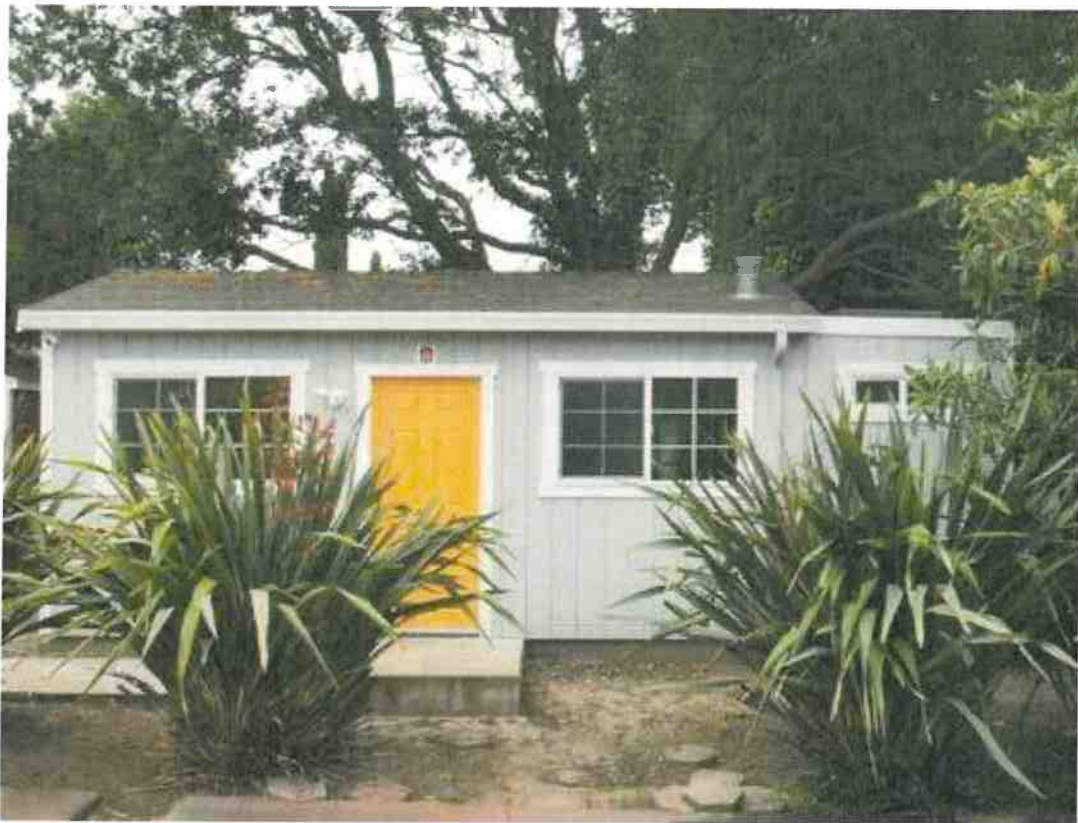


PHOTO CREDIT: MCDUNN ADUS | INSPIRED ADUS | PHOTO BY ELLYCE MORGAN

ADDRESS: CITY HALL, 1 EAST MAIN ST., IONE, CA 95640

TEL: 209-274-2412

INTRODUCTION

lone encourages homeowners to build accessory dwelling units or ADUs. These housing units go by many names: second unit, granny flat, garage apartment, and the one we use here - accessory dwelling unit (ADU). There are many ways to use an ADU on your property - to create additional income or for an elderly or ill relative, a caregiver, or a grown child living at home. While the City of Lone has made it easier than ever to add a legal ADU to a lot with a home, there are specific requirements to plan and build an ADU. This handbook serves as a guide so homeowners can decide if it is possible to build an ADU on their property. It provides preliminary answers to key questions, including what types of ADUs can be built, and shows the steps for planning, design, and construction of an ADU.

This handbook helps you to get started and to prepare the basic information you will need to give the City for your ADU application and provide to your lender, your designer, and your contractor. When you have followed the steps in this handbook, including taking photographs, measuring your yard, and sketching your idea for an ADU, you will be on your way to planning your ADU!

There are architects, builders, and planners ready to help you at every stage. This handbook does not replace their services, but it does provide helpful advice, websites, phone numbers, and office locations where your more specific questions can be answered. Because ADU rules can change, check the date of the handbook in your hands (on the front page). More up-to-date information will be available from the City Departments of Planning and Building and Safety.

NOTE: Since every ADU project is unique, there are important questions that this handbook cannot answer, for instance: How much will it cost? How long will it take to build? In addition, this handbook does not substitute for required review by City departments. All questions should be directed to the City Planning Department and the City Building Department. Please see page 8 for contact information.

WHAT IS AN ADU?

An Accessory Dwelling Unit (ADU) is a residential unit that can be added to a lot with an existing single family or multifamily home. ADUs can be detached (a separate building in a backyard), attached to or part of the primary residence, or a garage conversion. ADUs are independent rental units that have their own kitchens, bathrooms, living areas, and entrances.

WHAT ARE THE CITY'S REQUIREMENTS FOR AN ADU?

The City's requirements for ADUs are established by Chapter 17.62 of the City Municipal Code. These requirements are based on State law and may be amended from time to time. Please be aware that the City may pass new laws that will affect ADU construction. This handbook summarizes the City's requirements but is not intended to replace or revise the requirements of Chapter 17.62.

HOW TO USE THIS ADU HANDBOOK

This handbook provides general guidelines for property owners who want to add an ADU to a lot that has an existing home or if the ADU will be developed concurrently with a residence. The handbook describes the various types of ADUs, like garage conversions, expansions of an existing home, or a separate unit on your property. Please be aware that other City ordinances and California Building Standards Code requirements apply that could impact your process. Please consult the City's Planning Department and the City's Building Department to determine if your property is eligible for an ADU. See page 8 for contact information.

THIS HANDBOOK ANSWERS THE FOLLOWING QUESTIONS:

- » Can I add a unit to my lot?
- » What could my ADU look like?
- » Can I convert my garage to an ADU?
- » What are the necessary steps to build an ADU?

FREQUENTLY ASKED QUESTIONS

The "FAQ" section on pages 14-15 provides additional information to help you understand issues associated with an ADU and answer common questions. This handbook is a first step to understand how an existing property might accommodate a new unit. However, it is not a replacement for hiring a professional to help plan your project.

CAN AN ADU BE ADDED TO MY LOT?

START HERE



1. Do you have, or plan to have, a single family or multi-family home on your lot?

NO ↘

Sorry! An ADU may not be the right fit for your property. Please consult the City's Planning Department and the City's Building Department to learn more.

YES



2. Does your house or lot have any of the following:

- a. Extra space in the yard?
- b. A separate garage?
- c. A room in your home that can be converted into a separate living space with its own entrance?
- d. An area of your home that can be expanded (either with a second story or an extension into the yard)?

NO ↗

Sorry! An ADU may not be the right fit for your property. Please consult the City's Planning Department and the City's Building Department to learn more.

YES



3. Does your home meet either of these conditions?

- a. Within ½ mile of an Amador Transit stop or within the Downtown Residential Overlay District (see p. 12)
- OR
- b. Has room and access for one additional parking space?

NO ↗

YES

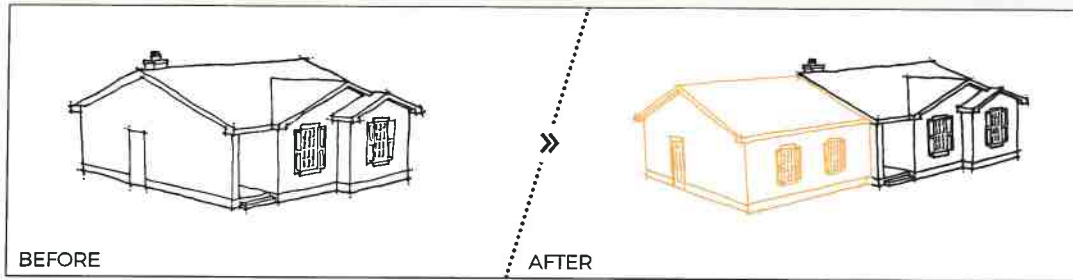


Yay! You may build an ADU!

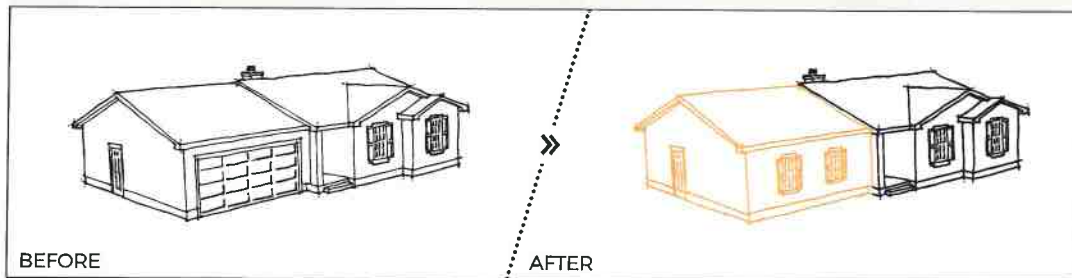
If you meet criteria 3a, no additional parking space required. Otherwise, see page 10 for more information about parking requirements.

TYPES OF ADUs

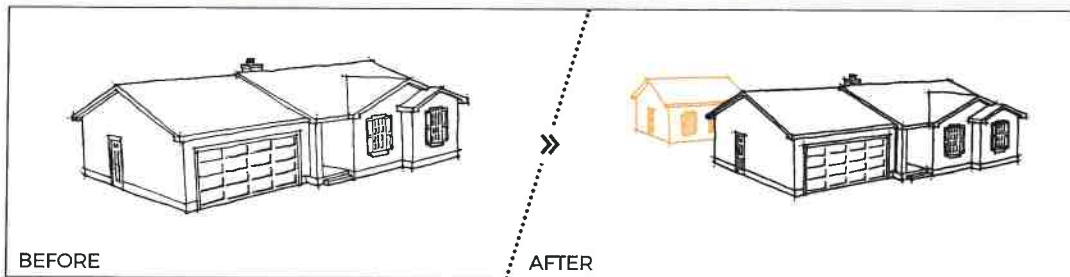
- a. Attached accessory dwelling unit— expand existing home



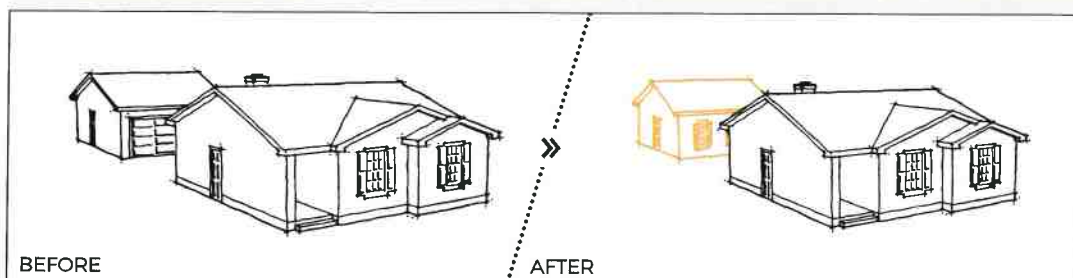
- b. Attached accessory dwelling unit— convert a portion of existing home with no change to the footprint of the structure



- c. Detached accessory dwelling unit— build a new unit in an unused portion of your lot



- d. Detached accessory dwelling unit— convert your detached garage



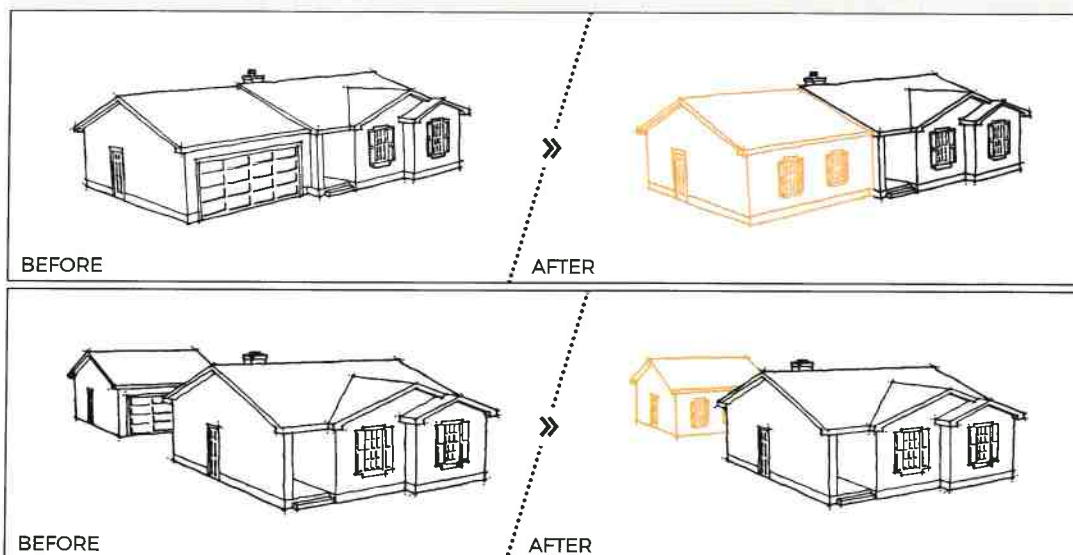
TYPES OF JADUs

a. Junior accessory dwelling unit

Junior Accessory Dwelling Units (JADUs) are a smaller version of an ADU with a few added restrictions. Here are the basic requirements for a JADU:

- » **Size**- 500 sq. ft. max.
- » **Location** - Must be within a proposed or existing single family dwelling or accessory structure, such as an attached or detached garage or carport.
- » **Expansion**- May include an expansion of up to 150 sq. ft. beyond the footprint of the existing accessory structure, but this expansion is limited to accommodating ingress and egress.
- » **Separate Entry**- Exterior access (a separate entrance for the JADU) is required from the proposed or existing single family dwelling.
- » **Parking**- No parking required for a JADU.
- » **Bathroom**- May have a separate bathroom or shared with the single family dwelling.
- » **Kitchen**- Must meet "Efficiency Kitchen" requirements:
 - » The required kitchen sink (16"x16" max.) should have a small drain line (1.5" diameter max.)
 - » A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.
 - » Appliances that do not require natural or propane gas or electrical service greater than 120 volts.

Must be within a proposed or existing single family dwelling or accessory structure, such as an attached or detached garage or carport.



STEPS TO BUILD AN ADU



PREPARE INFORMATION ABOUT YOUR LOT AND HOME



DESIGN AND PERMITTING



CONSTRUCTION

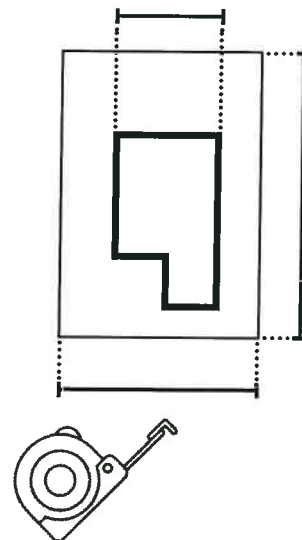


PREPARE INFORMATION ABOUT YOUR LOT AND HOME:

1. Make a sketch of your existing home and yard, showing the dimensions of existing structures on your lot
2. Identify the type of unit you would like to add to your lot:
 - a. Attached accessory dwelling unit - expand existing home
 - b. Attached accessory dwelling unit - convert a portion of existing home with no change to the footprint of the structure
 - c. Detached accessory dwelling unit - build a new unit in an unused portion of your lot
 - d. Detached accessory dwelling unit - convert your detached garage

TIPS ON SKETCHING OUT YOUR DESIGN:

Your sketch doesn't have to be perfect. In later steps, you'll work with a designer, architect, or builder to refine your idea. For now, pull out a blank piece of paper and draw the approximate shape of your lot and home. Next, pull out a measuring tape and head outside. Work with a partner to measure the length of each side of your home and yard. See page 11 for more.





DESIGN AND PERMITTING:

3. Preliminary Meeting with City
 - a. Bring information about your lot and home (the information you gathered in the previous step)
 - b. Confirm eligibility of parcel/residence for an ADU
 - c. Identify required setbacks, maximum heights, etc.
4. Begin preliminary project design
 - a. Find an architect/designer
 - b. Prepare preliminary project design drawings
 - c. Complete construction drawings
5. Submit building permit application
6. Revise construction drawings (if revisions are necessary to meet ADU and zoning requirements) to meet City requirements and re-submit to City
7. Building Permit Issued



CONSTRUCTION

8. Obtain bids from contractors
9. Begin construction
10. Construction inspections
11. Certificate of occupancy

CONTACT US:

Step 3 is “setting up a preliminary meeting with the City.” We are here to help, and want to make it as easy as possible to get an ADU designed, approved, and built. If you are ready to meet with us, or have any questions you needed answered, please contact us at:

City of Lone
Planning Department
E-mail: 209-274-2412
lonePlanner@denovoplanning.com

DESIGN & PARKING REQUIREMENTS

1. **Minimum lot size.** There is no minimum lot size required for an ADU.
2. **Maximum size/height.**
 - a. Attached ADU
 - i. Maximum size: 1,200 s.f. or 50 percent of the floor area of the primary dwelling, whichever is less
 - ii. Minimum size: Must meet California Building Code efficiency unit requirements
 - b. Detached ADU
 - i. Maximum size: 1,200 s.f.
 - ii. Minimum size: Must meet California Building Code efficiency unit requirements
3. **Required setbacks.**
 - a. Attached ADU:
 - i. Side and rear lot lines: 4 feet
 - ii. Front lot line: Same setback as the zoning district
 - b. Detached ADU:
 - i. Distance from primary dwelling: 5 feet
 - ii. Side and rear lot lines: 4 feet
 - iii. Front lot line: Same setback as the zoning district
 - c. Conversion: No setbacks are required for the conversion of an existing living area or accessory structure into an ADU or the new construction of an ADU that is in the same location and with the same footprint as an existing structure
4. **Design.**
 - a. ADU visible from public street: Design elements shall be used that are similar in materials, color, style, and form to the primary dwelling.
 - b. ADU not visible from public street: Decorative exterior cladding and window treatments shall be suitable for a permanent residence.
 - c. Windows that face a side yard that adjoins a side yard of adjacent property shall be a minimum of 6.5 feet above the finished floor height, unless the structure on the adjacent

property does not have any non-clerestory windows facing the ADU.

5. **Lighting.** Exterior lighting shall be shielded or directed to not glare off-site nor illuminate the primary residence or an adjacent property.
6. **Foundation.** All ADUs must have permanent foundations.
7. **Access.** The ADU must have a separate access point from the primary dwelling access.
8. **Parking.**
 - a. 1 space per ADU, in addition to required parking for the primary structure, except where no parking is required (see below)
9. **Other Development Standards.** All ADUs must comply with the development standards applicable to the zoning district where they are located, except as otherwise provided by Chapter 17.62.
10. **Exemptions from standards.** If the applicable development standards, such as setbacks and parking, would not permit construction of an 800-square-foot ADU that is 16 feet in height with four-foot side and rear yard setbacks, the conflicting regulation(s) may be waived to permit such an ADU.

HOW MUCH SPACE WILL I NEED FOR PARKING?

Many lots already accommodate two parking spaces in a garage or carport. When you add an ADU, you may need to fit one extra parking space on your lot. If an additional space is required, the space may be covered or uncovered and may be a tandem spot or located in the driveway, provided that required parking for the primary residence is not decreased.

YOU WILL NOT NEED ADDITIONAL PARKING IF:

1. ADU is located within one-half mile of public transit (see p. 12-13)
2. ADU is within the Downtown Residential (DR) Overlay district (see p. 12)
3. ADU is within the existing primary residence or an existing accessory structure.
4. On-street parking permits are required but not offered to the occupant of the ADU.
5. There is a car-share vehicle located within one block of the ADU.

These are the five current parking exemptions as of August 2020, but parking requirements may change. Check with the Dept. of City Planning for current requirements.

SKETCHING YOUR LOT AND ADU

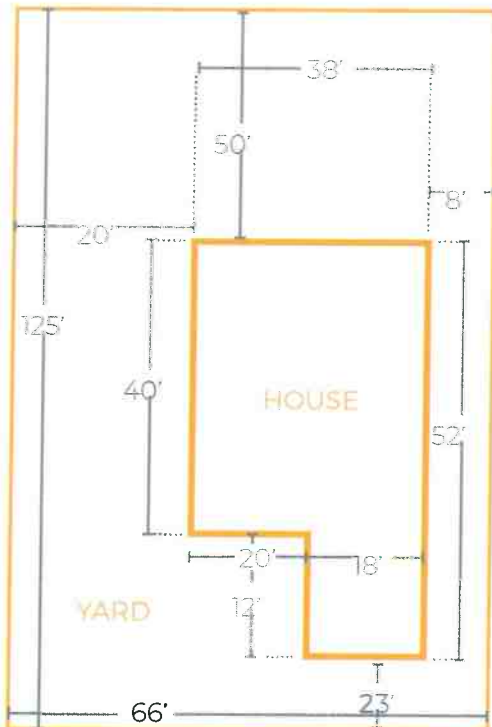
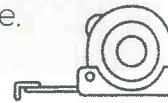
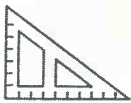
You don't have to be a good artist in order to sketch your lot and ADU. You will, however, need to take some general measurements in order to be certain you have all the information you'll need. Follow the steps below and reference the sample if you need help getting started.

STEP ONE:

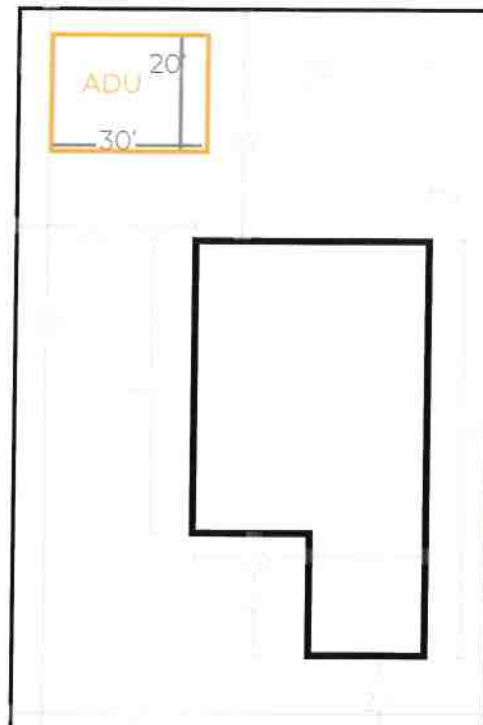
- » Start by grabbing a tape measure, piece of paper, and something to write with.
- » You'll need to start by sketching out your existing lot, home, and any existing structures.
- » Take measurements of everything— including the lengths of each side of your home, yard, and structures. Measure how far your home sits from each property line (these are called setbacks).
- » Record all the measurements on your sketch.

STEP TWO:

- » Next, draw in where your ADU. You will need to know where you want it to be located and the approximate size.



STEP ONE



STEP TWO

AMADOR TRANSIT STOPS

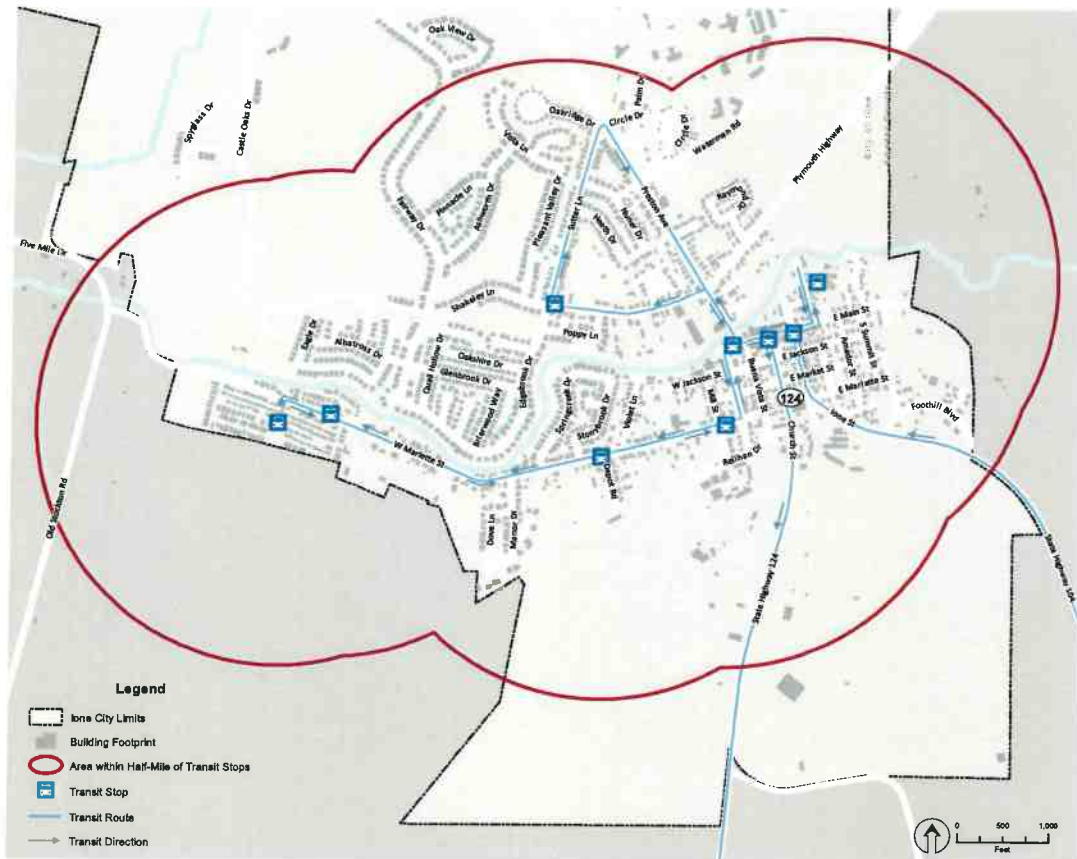


PHOTO CREDIT: CITY OF SACRAMENTO



PHOTO CREDIT: MCDUNN ADUS | INSPIRED ADUS | PHOTO BY ELLYCE MORGAN



PHOTO CREDIT: CA DEPT OF HCD



PHOTO CREDIT: CITY OF JACKSON

FREQUENTLY ASKED QUESTIONS

WHY BUILD AN ADU?

ADUs can provide additional space for caregivers, grown children, elderly parents, guests, or renters. ADUs can be rental units that produce additional household income. An ADU can be built to house a relative, friend, or caregiver. An ADU owner can move into the smaller ADU and renting their primary home to provide income. There are many reasons to build an ADU on your lot.

HOW MUCH WILL MY ADU COST?

Since the size and construction of each ADU will differ, it is impossible to provide a simple estimate in this Handbook for your ADU. The cost per-square-foot of an ADU is likely to be similar to any other new residential construction; builders and architects can give you rough estimates.

WHAT ARE THE CITY'S FEES FOR AN ADU?

The City collects applicable building fees that are based on the size and features of an ADU, planning fees where an ADU permit is required, and water, sewer, and other utility fees, except for ADUs that are exempt from fee payment. An ADU constructed in conjunction with a new single family home is subject to connection fees and capacity charges applicable to a new residential use. For an ADU that is constructed on a lot with an existing home, no impact fees are collected for ADUs less than 750 square feet. An ADU that is larger than 750 square feet is charged impact fees that are proportionate to the size of the ADU in relation to the square footage of the primary home on the lot.

HOW DO I PAY FOR MY ADU?

There are a number of ways to pay for the construction of an ADU. A common way is to borrow from a home equity line of credit if you have equity in your existing house. Other ways can be more complicated: 1. You could refinance your existing mortgage to take out a larger loan to provide cash for ADU construction (this will require equity in the home); 2. You may be able to obtain a private construction loan to build the ADU and refinance the loan with a new mortgage when construction is complete. You should start by talking to the bank that holds your current mortgage.

CAN I SELL MY ADU?

No, you can only sell your house and ADU together.

MUST THE HOMEOWNER LIVE ON THE PROPERTY?

No, both the existing house and the ADU can be rental units.

CAN I LEGALIZE AN UNPERMITTED ADU ON MY LOT?

Although this Handbook focuses on building new ADUs, you may be able to get permits that will legalize an existing ADU on your property, depending on whether the existing unit meets the City's requirements. Please contact the City Planning Department for more information.

I'VE HEARD OF A JUNIOR ADU OR JADU. WHAT IS THAT?

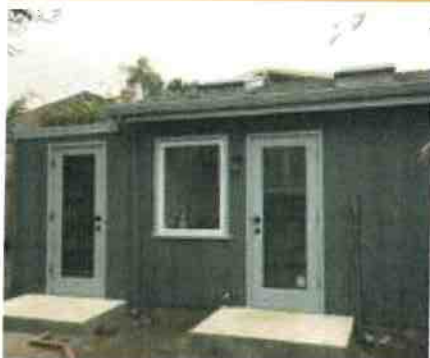
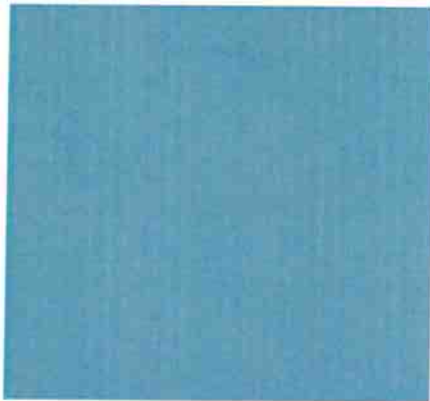
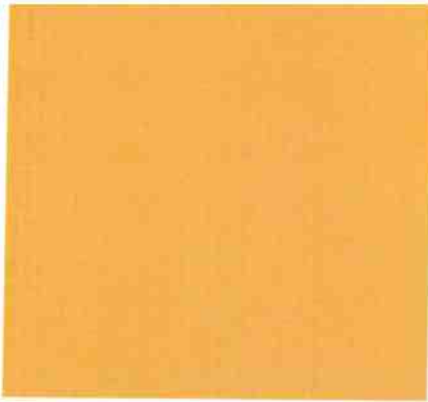
A JADU is small version of an ADU, with specific requirements. A JADU must be located fully within a single family dwelling or an accessory structure, except that expansion of the existing structure up to 150 square feet may be allowed for ingress and egress. A JADU must have a separate entry and must have an efficiency kitchen.

MY LOT SEEMS TOO SMALL OR UNUSUAL. CAN I STILL BUILD AN ADU?

Almost every lot in Lone is unique, so this Handbook addresses the most common conditions. There are various types of ADU that work on different lots. For example, if a detached ADU will not fit in your backyard, you might attach an ADU to your current house. If the garage behind your house is inconveniently located, you could demolish and rebuild it with an ADU above. There are three types of ADUs that can be accommodated on most lots:

1. A new detached ADU no larger than 800 sq. feet with a maximum height of 16 feet that is set back at least 4 feet from side and rear yard lines.
2. An ADU or JADU that is created by converting an existing space in a single family home or multi-family building.
3. An ADU or JADU that is created by converting an existing garage or accessory structure.

Sketch your ideas as suggested in the Handbook, and then meet with the City Planning Department to discuss your unique situation.



ADDRESS: CITY HALL, 1 EAST MAIN ST., IONE, CA 95640 | TEL: 209-274-2412