

**AGENDA
CITY OF IONE
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman
Joe Wylie, Vice Chairman
Madison Buccola, Commissioner
Mark Gebhardt, Commissioner
Michael Politi, Commissioner*

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

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

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbQpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

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/aex3ZLbqgp>

**Tuesday, December 13, 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. 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. Zoning Code Amendment Project, which includes revisions to address requirements of State law pertaining to a variety of housing types and to make minor revisions to improve implementation. The Project is applicable citywide. The public is invited to comment on the Project. The Planning Commission will consider and make a recommendation to the City Council regarding adoption of the Project

H. REGULAR AGENDA:

2. Countywide 7th Cycle Housing Element Update Study Session
3. Focused General Plan Update Study Session – Land Use Map

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

J. ADJOURNMENT

NOTICE REGARDING APPEALS

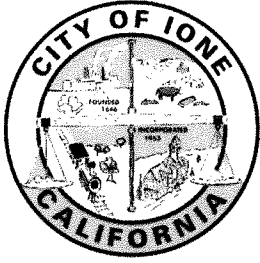
Pursuant to §17.16.060 of the Zoning Code, appeals of a final action by the Planning Commission must be filed with the City Clerk no later than ten calendar days after the day on which the final action was taken, along with the appropriate fee.

NOTICE REGARDING CHALLENGES TO DECISIONS

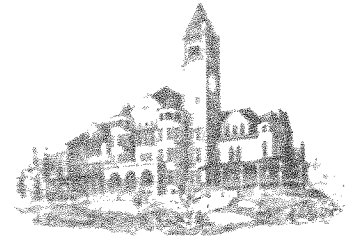
Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you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



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: December 13, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: ZA-22-001: Zoning Code Amendments

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the Zoning Code Amendments;
2. Take public comment; and
3. Make a recommendation to the City Council regarding adoption of the Zoning Code Amendments.

BACKGROUND:

The City is participating in the Countywide Housing Element Update. Through a review of the City's Zoning Code, as amended in early 2022, several minor conflicts with State law were identified. The Zoning Code Amendments project would revise the Zoning Code to be consistent with State law.

DISCUSSION:

The Planning Commission will be presented with the proposed Zoning Code Amendments for discussion. The amendments include changes to:

- allow low barrier navigation centers (a specific type of emergency shelter) as a permitted use in zones that allow multifamily and mixed uses,
- allow emergency shelters as an ancillary use to churches and religious uses, and
- specify that transitional and supportive housing are allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except where required to be permitted by right under State law.

The specific changes to the Zoning Code are shown in track changes in Attachment B.

ENVIRONMENTAL REVIEW

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

PLANNING COMMISSION RECOMMENDATION

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

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

EXHIBITS

Exhibit A – Draft Planning Commission Resolution, including draft City Council Ordinance

Exhibit B – Draft Zoning Code Amendment (track changes)

RESOLUTION NO. 2202-2

**AN RESOLUTION OF THE CITY OF IONE PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE
IONE MUNICIPAL CODE, TITLE 17 ZONING, TO ADOPT THE ZONING CODE
AMENDMENTS PROJECT (ZA-22-0001)**

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 Zoning Code Amendments project will repeal and replace portions of, and add and amend portions of, Title 17 (Zoning) of the Ione Municipal Code, as shown in Attachment A; and

WHEREAS, the Zoning Code Amendments project includes changes to address requirements of State law, including provisions to accommodate and streamline transitional housing, supportive housing, emergency shelter, and residential care home uses; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on December 13, 2022 to receive public comment, review the Zoning Code Amendments project, and provide direction for revisions, and

WHEREAS, the Planning Commission considered public comment; and

WHEREAS, adoption and implementation of the Zoning Code Amendments project is 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 Code Amendments project is 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 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 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 (Attachment A) amending Title 17 Zoning text based upon the following findings:

CEQA

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

Evidence: In accordance with the requirements of CEQA, the Planning Commission has analyzed this proposed zoning text amendment and finds that 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 primarily implements requirements of State law that would be applicable regardless of the City's changes to the Zoning Code. 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 13, 2022 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman

ATTEST:

ATTACHMENT A

CITY OF IONE

ORDINANCE NO. 531

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

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 Zoning Code Amendments project on December 13, 2022, and adopted a resolution forwarding the proposed Zoning Code amendments to the City Council and recommending its adoption; and

Whereas, on _____, 2023, the City Council conducted a duly-noticed Public Hearing, deliberated, and found that as revised, the Zoning Code Amendments project 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 Zoning Code Amendments project is determined to be exempt from the California Environmental Quality Act as it meets with the criteria established in Section 15061(b)(3) of the CEQA Guidelines because there will be no physical changes to the environment and requires no further review pursuant to Section 15168(c)(2); and

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

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

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

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

Section 1: Amendment of Title 17 Zoning

The text of Ione Municipal Code, Title 17, Zoning, is hereby amended to repeal and replace the affected portions of Title 17, including Table 17.22.030-1, Table 17.24.030-1, Section 17.116.040, and Section 17.116.050, as shown in Exhibit A.

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

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE MUNICIPAL CODE,
TITLE 17 ZONING
EXHIBIT A

1. Table 17.22.030-1 is revised as shown below to address residential care home, supportive housing, and transitional housing uses consistent with the requirements of State law. Note: Only the affected rows of Table 17.22.030-1 and Footnote 5 are shown below.

Table 17.22.030-1: Allowed Uses and Permit Requirements for Agricultural and Residential Zoning Districts

| Land Use/Zoning District | A | R-1a | R-1b | R-1c | R-2 | R-3 | R-4 | MP | Applicable Regulations |
|--|--|----------------|----------------|----------------|-----------------|-----------------|----------------|----------------|------------------------------------|
| P = Permitted, Plan Check SP(a) = Permitted, Administrative Site Plan Review SP = Permitted, Administrative or Discretionary Site Plan Review as identified in Section 17.10.030 C = Conditional Use Permit SM = Streamlined Ministerial Review N = Not Allowed | | | | | | | | | |
| Emergency Shelter | N ⁵ | N ⁵ | N ⁵ | N ⁵ | N ⁵ | N ⁵ | C ⁵ | N ⁵ | Section 17.116.040; Chapter 17.114 |
| Low Barrier Navigation Center | N | N | N | N | SP(a) | SP(a) | SP(a) | N | Section 17.116.060, Chapter 17.114 |
| Manufactured Home, Permanent | SP | SP | SP | SP | SP ¹ | SP ¹ | N | N | Section 17.116.010 |
| Residential Care Home | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | | |
| Supportive Housing | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as otherwise provided by Section 17.116.050. | | | | | | | | Section 17.116.050 |
| Transitional Housing | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | | Section 17.116.050 |

5. Permitted with Administrative Site Plan Review when ancillary to a church, place of worship, or other religious use.

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE MUNICIPAL CODE,
TITLE 17 ZONING
EXHIBIT A

2. Table 17.24.030-1 is revised as shown below to address residential care home, supportive housing, and transitional housing uses consistent with the requirements of State law. Note: Only the affected rows of Table 17.24.030-1 and Footnote 8 are shown below.

Table 17.24.030-1: Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts

| Land Use/Zoning District | C-T | C-1 | C-2 | C-3 | B-P | M-1 | M-2 | Applicable Regulations |
|--|--|----------------|----------------|----------------|----------------|-------|-------|------------------------------------|
| P = Permitted, Plan Check SP(a) = Permitted, Administrative Site Plan Review SP = Permitted, Administrative or Discretionary Site Plan Review as identified in Section 17.10.030 C = Conditional Use Permit SM = Streamlined Ministerial Review N = Not Allowed | | | | | | | | |
| Emergency Shelter | N ⁸ | N ⁸ | N ⁸ | N ⁸ | N ⁸ | SP(a) | SP(a) | Section 17.116.040; Chapter 17.114 |
| Residential Care Home | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | |
| Supportive Housing | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as otherwise provided by Section 17.116.050. | | | | | | | Section 17.116.050 |
| Transitional Housing | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | Section 17.116.050 |

8. *Permitted with Administrative Site Plan Review when ancillary to a church, place of worship, or other religious use.*

ORDINANCE NO. 531
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE
MUNICIPAL CODE,
TITLE 17 ZONING
EXHIBIT A

3. Section 17.116.040 is clarified to identify where emergency shelters are allowed with a Conditional Use Permit and Administrative Site Plan Review.

17.116.040 – Emergency Shelters

- A. Emergency shelters are allowed in the R-4 zone with a Conditional Use Permit and in the M-1 and M-2 zones through Administrative Site Plan Review.
- B. Emergency shelters are allowed as an accessory use ancillary to churches and places of worship with an Administrative Site Plan Review.
- C. Where allowed, emergency shelters are subject to the standards that apply to residential or commercial development in the same zone and are also subject to the following requirements:

4. Section 17.116.050 is clarified to identify that transitional housing will be permitted consistent with the requirements of the California Government Code.

17.116.050 – Transitional and Supportive Housing

- A. Transitional and supportive housing shall be permitted consistent with the requirements of Government Code Section 65650 through 65656, as amended.

Exhibit B

ZA-22-0001: Zoning Code Amendments Project (Track Changes)

1. Table 17.22.030-1 is revised as shown below to address residential care home, supportive housing, and transitional housing uses consistent with the requirements of State law. Note: Only the affected rows of Table 17.22.030-1 and Footnote 5 are shown below.

Table 17.22.030-1: Allowed Uses and Permit Requirements for Agricultural and Residential Zoning Districts

| Land Use/Zoning District | A | R-1a | R-1b | R-1c | R-2 | R-3 | R-4 | MP | Applicable Regulations |
|--|--|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|---|
| P = Permitted, Plan Check SP(a) = Permitted, Administrative Site Plan Review SP = Permitted, Administrative or Discretionary Site Plan Review as identified in Section 17.10.030 C = Conditional Use Permit SM = Streamlined Ministerial Review N = Not Allowed | | | | | | | | | |
| Emergency Shelter | N ⁵ | N ⁵ | N ⁵ | N ⁵ | N ⁵ | N ⁵ | C ² | N ⁵ | Section 17.116.040; Chapter 17.114 |
| Low Barrier Navigation Center | N | N | N | N | SP(a) | SP(a) | SP(a) | N | Section 17.116.060, Chapter 17.114 |
| Manufactured Home, Permanent | SP | SP | SP | SP | SP ¹ | SP ¹ | N SP | N SP | Section 17.116.010 |
| <u>Residential Care Home</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | | |
| Residential Care Home | SP | SP | SP | SP | SP | SP | SP | SP | |
| Supportive Housing | SP | SP | SP | SP | SP | SP | SP | SP | Section 17.116.050, Chapter 17.114 |
| <u>Supportive Housing</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as otherwise provided by Section 17.116.050. | | | | | | | | |
| Transitional Housing | SP | SP | SP | SP | SP | SP | SP | SP | Chapter 17.114 |
| <u>Transitional Housing</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | | |

5. Permitted with Administrative Site Plan Review when ancillary to a church, place of worship, or other religious use.

Exhibit B

ZA-22-0001: Zoning Code Amendments Project (Track Changes)

2. Table 17.24.030-1 is revised as shown below to address residential care home, supportive housing, and transitional housing uses consistent with the requirements of State law. Note: Only the affected rows of Table 17.24.030-1 and Footnote 8 are shown below.

Table 17.24.030-1: Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts

| Land Use/Zoning District | C-T | C-1 | C-2 | C-3 | B-P | M-1 | M-2 | Applicable Regulations |
|--|--|----------------|----------------|----------------|----------------|-------|-------|--------------------------------------|
| P = Permitted, Plan Check SP(a) = Permitted, Administrative Site Plan Review SP = Permitted, Administrative or Discretionary Site Plan Review as identified in Section 17.10.030 C = Conditional Use Permit SM = Streamlined Ministerial Review N = Not Allowed | | | | | | | | |
| Emergency Shelter | N [§] | N [§] | N [§] | N [§] | N [§] | SP(a) | SP(a) | Section 17.116.040; Chapter 17.114 |
| <u>Residential Care Home</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | |
| Residential Care Home | SP | N | SP | N | N | N | N | |
| <u>Supportive Housing</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone, except as otherwise provided by Section 17.116.050. | | | | | | | |
| Supportive Housing | SP(a) | N | SP(a) | N | N | N | N | Section 17.116.050 |
| <u>Transitional Housing</u> | Allowed subject to the restrictions applicable to a dwelling unit of the same type in the same zone. | | | | | | | |
| Transitional Housing | SP | N | SP | N | N | N | N | Section 17.116.050 Chapter 17.114 |

§. Permitted with Administrative Site Plan Review when ancillary to a church, place of worship, or other religious use.

Exhibit B
ZA-22-0001: Zoning Code Amendments Project (Track Changes)

3. Section 17.116.040 is clarified to identify where emergency shelters are allowed with a Conditional Use Permit and Administrative Site Plan Review.

17.116.040 – Emergency Shelters

- A. Emergency shelters are allowed in the R-4 zone with a Conditional Use Permit and in the M-1 and M-2 zones through Administrative Site Plan Review.
- B. Emergency shelters are allowed as an accessory use ancillary to churches and places of worship with an Administrative Site Plan Review.
- C. Where allowed, emergency shelters are subject to the standards that apply to residential or commercial development in the same ~~code-zone~~ and are also subject to the following requirements:

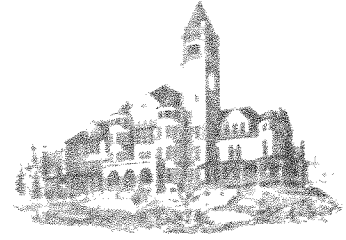
4. Section 17.116.050 is clarified to identify that transitional housing will be permitted consistent with the requirements of the California Government Code.

17.116.050 – Transitional and Supportive Housing

- A. Transitional and ~~S~~upportive housing shall be permitted consistent with the requirements of Government Code Section 65650 through 65656, as amended.



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: December 13, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Countywide 6th Cycle Housing Element Update Study Session

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report and presentation on the Countywide Housing Element Update;
2. Take public comment; and
3. Provide feedback to staff regarding the Countywide Housing Element Update.

BACKGROUND:

The Countywide 6th Cycle Housing Element Update project is funded through the SB 2 grant administered by the State Housing and Community Development Department (HCD). This is a joint effort by all Amador County jurisdictions, including Amador County, Amador City, Ione, Jackson, Plymouth, and Sutter Creek. The Housing Element is required to be updated to address the 6th Cycle Planning Period (2021-2029) in accordance with State law.

DISCUSSION:

Note: The Planning Commission is not requested to take any action at this time – this item is a study session to receive feedback prior to presenting the Adoption Draft Countywide Housing Element to Planning Commission in Spring 2023 for a recommendation to the City Council.

The Countywide 6th Cycle Housing Element is a comprehensive update to the City's 5th Cycle Housing Element adopted in 2015. The Housing Element is required by State law to be updated on a regular basis, currently every 8 years.

The Countywide 6th Cycle Housing Element includes three primary components:

1. Housing Plan. The Housing Plan establishes the goals, policies, and programs that the City, as well as the other County jurisdictions, will implement to address requirements of State law, including to:
 - Ensure adequate housing sites are available during the planning period to accommodate the Regional Housing Needs Allocation;

- Encourage and promote development of a variety of housing types, including housing affordable to lower income households and housing available for persons with special needs;
 - Encourage and support housing maintenance, rehabilitation, and preservation;
 - Affirmatively further fair housing; and
 - Encourage participation by all economic segments.
2. **Background Report.** The Background Report includes a housing needs assessment, analysis of non-governmental constraints to housing, affirmatively furthering fair housing analysis, and evaluation of the effectiveness of the 5th Cycle Housing Element for each jurisdiction.
 3. **Annexes.** The annexes include information specific to each individual jurisdiction. The Ione Annex includes analysis of potential constraints to housing that may be posed by City standards and requirements and includes the inventory of sites in the City that are designated by the General Plan and zoned to allow residential development and are anticipated to be available for development during the 2021-2029 planning period.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the amount of housing units that the City must plan to accommodate, through identifying an inventory of sites that are adequately zoned to accommodate the units by income level during the planning period. Amador County jurisdictions received a total RHNA of 714 units. One received 117 units, broken down as follows:

| Income Level | Affordable Rent/ Purchase Price (4 Person Household) | Income Range (4 Person Household) | Ione RHNA |
|---------------------------------------|--|--------------------------------------|-----------|
| Very Low-Income (0-50% AMI) | \$663/\$97,441 | < \$39,350 | 30 |
| Low-Income (50-80% AMI) | \$984/\$147,176 | \$39,350 - \$62,950 | 20 |
| Moderate-Income (80-120% AMI) | \$1,574/\$235,696 | \$62,950 - \$94,450 | 25 |
| Above Moderate- Income (>120% AMI) | \$2,361/\$357,893 | \$94,450 | 42 |

Source: California Department of Housing and Community Development, 2020

Review Draft Document

The Draft Countywide 6th Cycle Housing Element is available for review online and throughout the County at multiple locations.

The digital version is available online at:

<https://www.amadorgov.org/departments/planning/2022-housing-element>

Hard copies are available at:

- Amador County Planning Department – 810 Court St, Jackson
- Amador City City Hall – 14531 E. School St, Amador City
- Ione City Hall – 1 E. Main St, Ione
- Jackson City Hall – 33 Broadway, Jackson
- Plymouth City Hall – 9426 Main St, Plymouth
- Sutter Creek City Hall – 18 Main St, Sutter Creek
- Pine Grove Branch Library – 19889 Highway 88, Pine Grove
- Pioneer Branch Library – 25070 Buckhorn Ridge Rd, Pioneer

Public Comment

Public comments on the Draft Countywide 6th Cycle Housing Element, from residents of the cities of Amador City, Ione, Plymouth, Jackson, and Sutter Creek and unincorporated Amador County, must be submitted via letter or email by December 14, 2022 at 5:00 pm to:

Chuck Beatty, Planning Director
Amador County
810 Court Street
Jackson, CA 95642
CBeatty@amadorgov.org

Next Steps

Next steps in the Countywide 6th Cycle Housing Element process include:

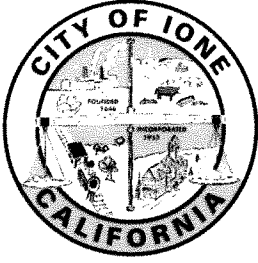
1. Public Review Period. The Draft Countywide 6th Cycle Housing Element is currently available for public review. Public comments are due by December 14, 2022.
2. California Department of Housing and Community Development (HCD) Review. Following the close of the public review period, the document will be revised to address public comments and submitted to the State for review. HCD will review the document for a 90-day review period. HCD comments are anticipated in early April 2023.
3. Planning Commission Hearing. Following HCD review, staff will prepare the Adoption Draft Countywide Housing Element Update for Planning Commission consideration and recommendation to the City Council. Planning Commission is expected to review the document in May 2023.
4. City Council Hearing. The Planning Commission's recommendation will be forwarded to the City Council for consideration at a public hearing.

PLANNING COMMISSION RECOMMENDATION

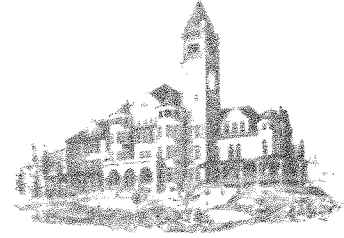
The Planning Commission is not requested to take formal action related to this item. This is a discussion item for the Planning Commission.

Exhibits

Exhibit 1 – Draft Countywide Housing Element Update (November 2022)



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: December 13, 2022
TO: Honorable Planning Commission
FROM: Beth Thompson, City Planning
SUBJECT: Focused General Plan Update Study Session – Land Use Map

STAFF RECOMMENDED ACTION

Staff recommends that the Planning Commission:

1. Receive the staff report on the Focused General Plan Update Land Use Map;
2. Take public comment; and
3. Provide feedback to staff regarding 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.

Focused General Plan Update

The Focused General Plan Update will amend the General Plan to: 1) update the guiding principles, goals, policies, and programs to address community input, 2) address housing capacity increase goal (40 units) of SB 2 grant, and 3) revise goals, policies, and programs to reflect changes in State law related to safety (wildfire, climate adaptation, evacuation), vehicle miles travelled, and resource conservation. This effort will not include changes to the Land Use Map, updates to the Housing Element, nor changing the alignment of the SR 104 bypass. This effort anticipates that any modifications to the General Plan, including the land use map, will not require technical analysis, such as traffic, noise, air quality, and greenhouse gas modeling, in order to keep the project within the available budget.

Focused Zoning Code Update and ADU Handbook

The Focused Zoning Code Update and the ADU Handbook have been completed.

Meetings and Outreach

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

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

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

As part of the Focused General Plan and Zoning Code Update, a series of study sessions are being held with the Planning Commission to present key information in the update process, to provide an opportunity for public comment, and to receive feedback and recommendations from the Planning Commission. In August 2021, a study session was held to present and review the Focused Zoning Code Update. Subsequent study sessions in August 2022 and October 2022 focused on the initial draft revisions to the Draft General Plan. This final study session focuses on the Land Use Map.

DISCUSSION:

Note: The Planning Commission is not requested to take any action at this time – this item is a study session to receive feedback prior to presenting the draft revisions to the Planning Commission for a recommendation to the City Council.

The Focused General Plan Update builds upon the Background Report prepared in August 2021 that addressed the community’s vision for Ione and included an audit of the existing General Plan. The Background Report described the revisions to be made to the General Plan as part of the Focused General Plan Update.

As part of the Focused General Plan Update, the General Plan Land Use Map has been converted to a parcel-specific map using geographic information systems (GIS) software. Until now, the General Plan Land Use Map has been available as an 8.5 x 11 page included in the General Plan but was not available in a large-scale format and parcel-level details were difficult to see.

To assist the Planning Commission with its review, three exhibits are provided:

Attachment 1A – Ione General Plan – Adopted Land Use Map (2009). This is the Land Use Map that is included in the City’s General Plan as adopted in 2009.

Attachment 1A – Ione General Plan – Adopted Land Use Map – Downtown Policy Area (2009). This is of the Downtown Policy Area that is included in the City’s General Plan as adopted in 2009.

Attachment 2 – Focused General Plan Update - Draft Land Use Map (2022). This is the Draft Land Use Map that is based on the 2009 Land Use Map and has been prepared to identify land uses at the parcel-level.

Attachment 3 – Focused General Plan Update - General Plan Land Use Map (2022). This is a large-scale version of the Draft Land Use Map provided as Attachment 2. This large-scale version focuses on land uses within the City and Sphere of Influence.

While changes to the Land Use Map are not proposed as part of the Focused General Plan Update, the Planning Commission is asked to review the Land Use Map to ensure that there are

no mapping errors or minor corrections that should be made. Following the Planning Commission's input on the Land Use Map, all General Plan exhibits that are based on the Land Use Map will be reviewed for consistency and updated as necessary.

The Planning Commission is presented with the draft revisions to the following General Plan elements for discussion:

Next Steps

Next steps in the Focused General Plan Updates process include:

1. Planning Commission Hearing. Staff will prepare the PC Hearing Draft General Plan Update that incorporates Planning Commission input from the August, October, and December 2022 study sessions. The PC Hearing Draft General Plan Update will be made available for public review and comment, then will be presented to the Planning Commission for a recommendation to the City Council at a public hearing.
2. City Council Hearing. The Planning Commission's recommendation will be forwarded to the City Council for consideration at a public hearing.

PLANNING COMMISSION RECOMMENDATION

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

Attachments

Attachment 1A – Ione General Plan – Adopted Land Use Map (2009)

Attachment 1B – Ione General Plan – Adopted Land Use Map - Downtown (2009)

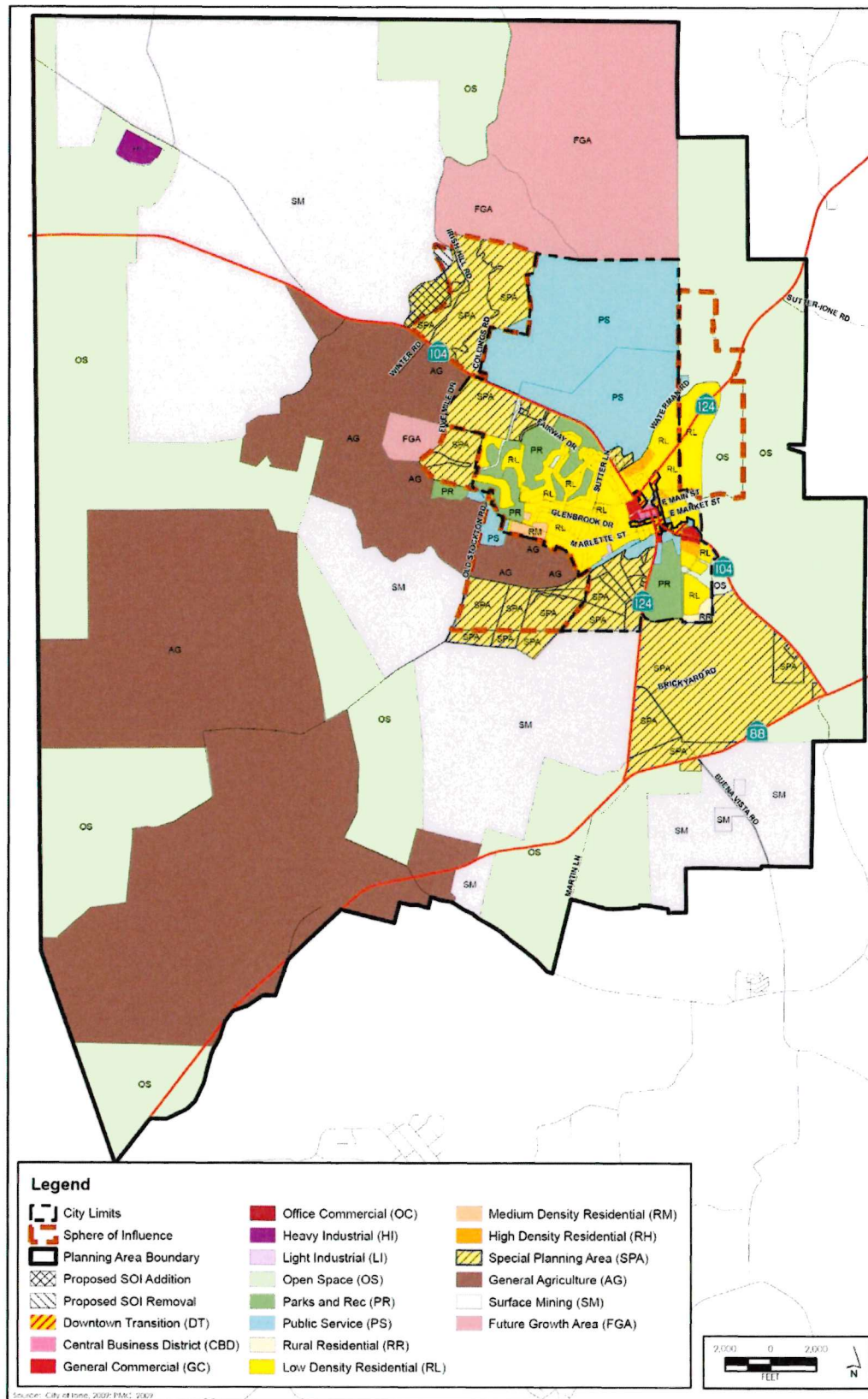
Attachment 2 – Focused General Plan Update - Draft Land Use Map (2022)

Attachment 3 – Focused General Plan Update - General Plan Land Use Map (2022) – large-scale version focusing on land uses within the City and Sphere of Influence (30 x 30)

LAND USE



FIGURE 3-2: GENERAL PLAN LAND USE MAP



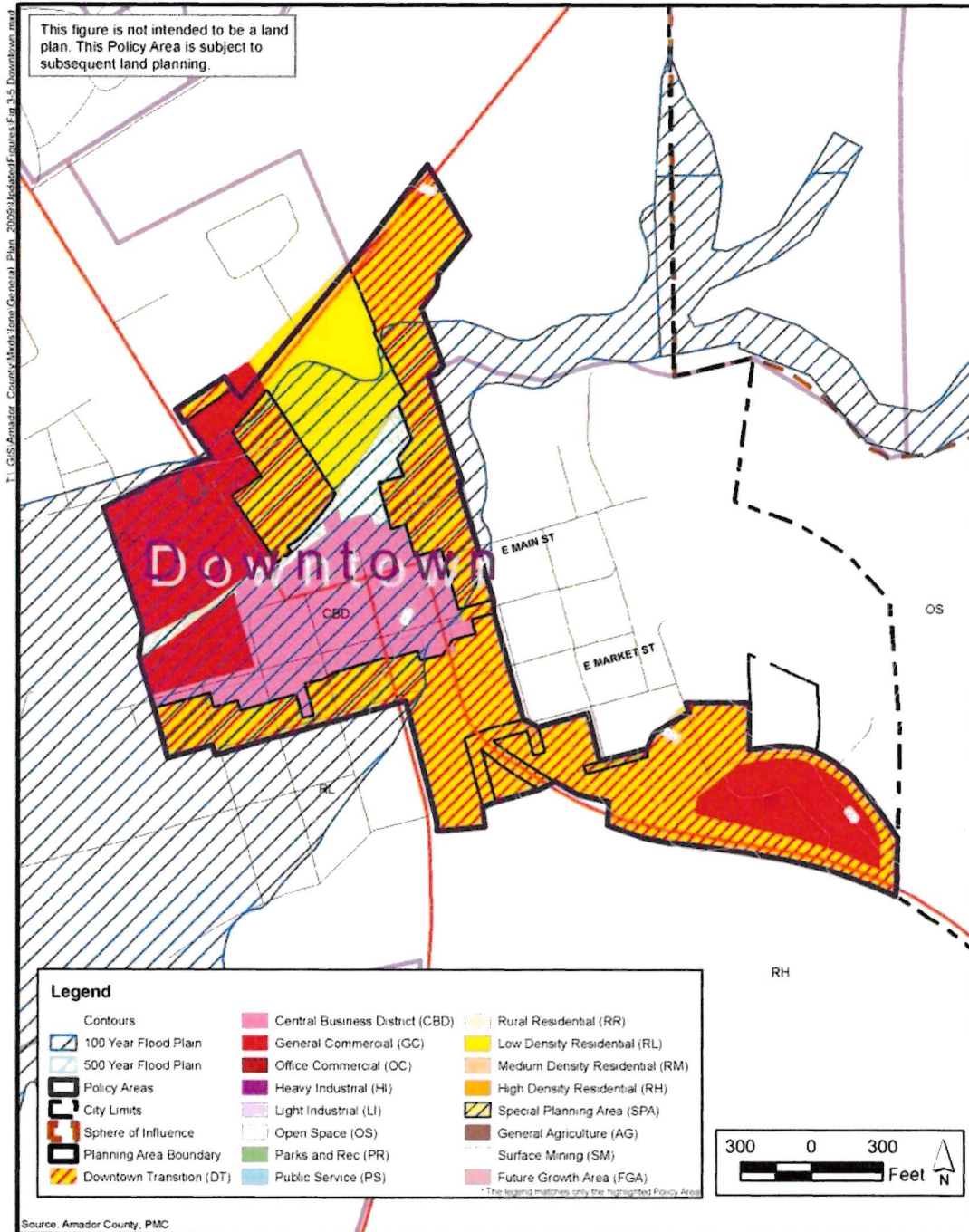
City of Ione
Planning Department

General Plan Land Use Map
May 19, 2009

LAND USE

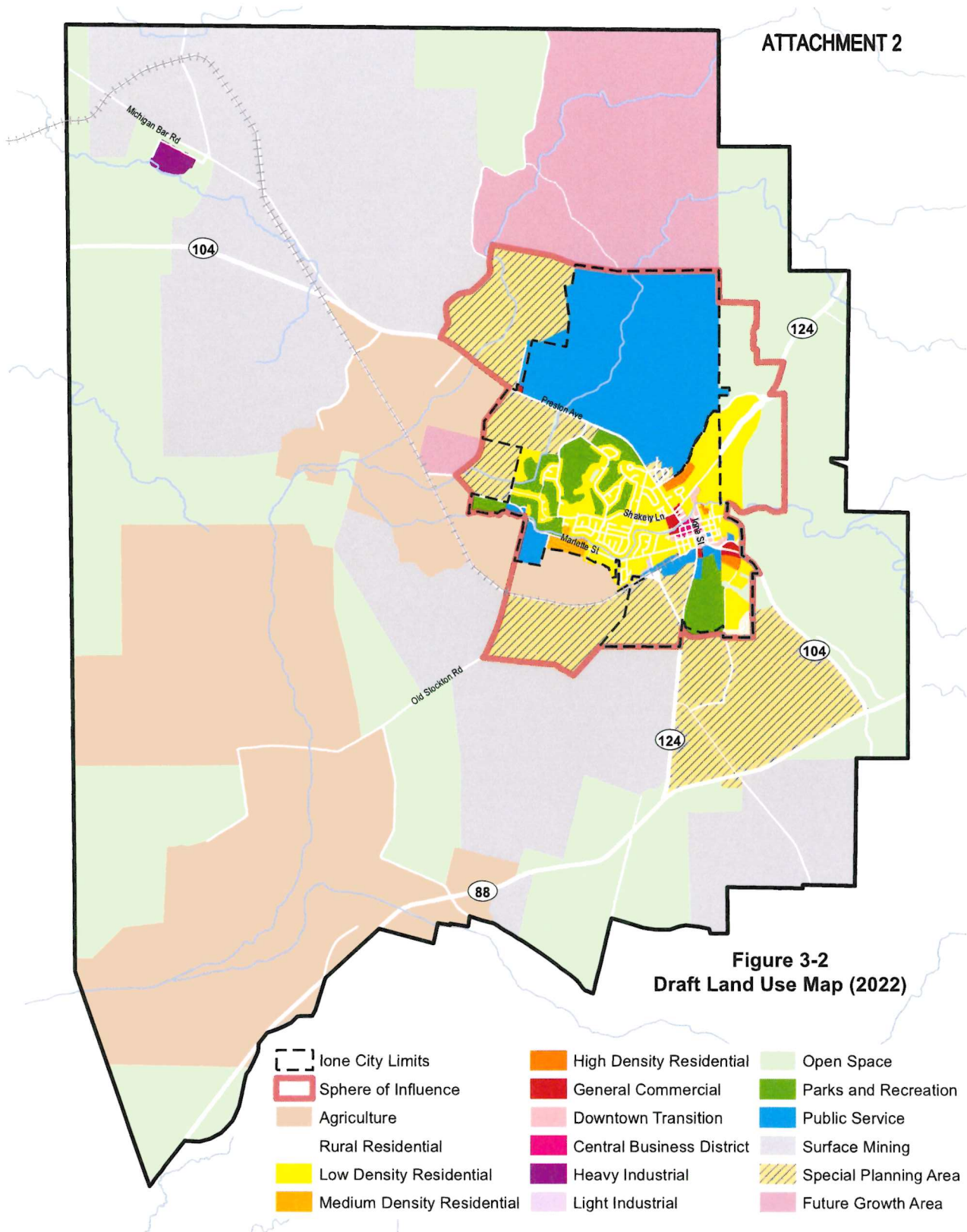


FIGURE 3-5: DOWNTOWN POLICY AREA



City of Ione
Planning Department

Downtown Policy Area



DRAFT GENERAL PLAN MAP (2022)

ATTACHMENT 3

