

CITY OF IONE
IONE, CA 95640



PLANNING COMMISSION

Amber Hoiska, Chairman

Joe Wylie, Vice Chairman

Mark Gebhardt, Commissioner

Michael Politi, Commissioner

Vacant, Commissioner

Tuesday, July 11, 2023

Ione City Hall

1 E. Main Street, Ione, CA 95640

City Council Chambers

6:00 PM

THIS MEETING WILL BE AVAILABLE VIA ZOOM:

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJLbWpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

One tap mobile

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

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**THE CITY OF IONE IS A GENERAL LAW CITY DEDICATED TO
PROVIDING LEADERSHIP, ACCOUNTABILITY, AND FISCAL
INTEGRITY WHILE PROMOTING ECONOMIC OPPORTUNITIES AND
MAINTAINING A HIGH QUALITY OF LIFE FOR OUR CITIZENS**

PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR MINUTES
California Government Code Section 54954.3

The Ione Planning Commission welcomes, appreciates, and encourages participation in their 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, CA. 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 available for public review at the meeting.

AGENDA

A. CALL TO ORDER

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.

NOTE: 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 Planning Commission at this time on any subject within the jurisdiction of the 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 anyone in the audience who wishes to address the Commission at this time?*

G. Information Items:

All items listed under this category are for information only with no action to be taken by The Planning Commission.

1. City Planner Reports*

H. CONSENT AGENDA: None

CITY OF IONE
IONE, CA 95640



I. PUBLIC HEARING

1. Conditional Use Permit and Site Plan Review – 880 Hunter Lane Wireless Facility
2. Architectural Design Review and Site Plan Review – Church And Main Coffee Shop

J. REGULAR AGENDA: None

K. COMMISSION MEMBER REPORTS

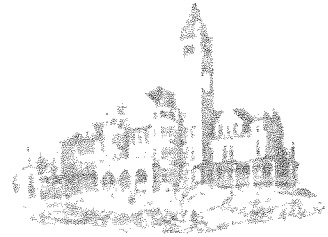
L. ADJOURNMENT TO AUGUST 8, 2023

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. 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: July 11, 2023
TO: Honorable Planning Commission
FROM: Jeff Setterlund, City Planning
SUBJECT: City Planner - June Report

STAFF RECOMMENDED ACTION

No action is requested. This is an informational item.

DISCUSSION:

The attached reports provide information on City Planner activities and development activities.

The Monthly Projects Report includes:

- The status of planning applications; and
- Plan checks received and processed.

EXHIBITS

Exhibit A – Monthly Project Report, June 2023



City of Ione
Planning Department
MONTHLY PROJECT REPORT

Exhibit A

To: Amy Gedney, City Manager; City of Ione Planning Commission
From: Jeffrey Setterlund, City Planner
Date: July 11, 2023
Report Period: June 2023

Planning Applications

Planning Commission Review:

- **(PLN23-0001) 880 Hunter Lane Wireless Telecommunications Facility Conditional Use Permit and Site Plan Review.** The applicant, Assurance Development, is requesting approval of a conditional use permit and site plan review in order to install a new telecommunications facility located on 880 Hunter Lane, approximately 400 feet west of State Route CA-124.
- **(PLN23-0003) 13 W. Main Church and Main Coffee Shop Architectural Design Review and Site Plan Review.** The applicant, Anna Catelli, on behalf of the Church & Main Coffee Shop, is requesting approval of an architectural design review permit for the placement of one (1) wall sign and approval of a site plan review permit to allow for beer and wine sales at 13 W. Main Street in Downtown Ione.

In Process

- **(PLN23-0002) Rail Explorer's Site Plan Review.** The applicant, Rail Explorers, in partnership with the Amador Central Railroad, are requesting approval of a Site Plan Review permit in order to install a guided railbike facility and storage containers converted into structures. The Site Plan Review consists of the guided railbike facility located on 702 Hunter Lane. Application completeness review has been completed. Project is being reviewed internally and is expected to be placed on the 8/8/23 Planning Commission agenda following internal review and CEQA documentation.

Denied

- None

Appeal

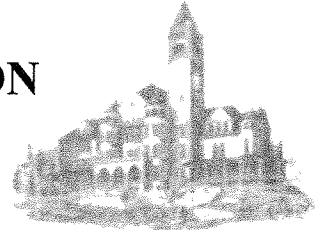
- None

Plan Checks

- None



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: July 11, 2023

TO: HONORABLE PLANNING COMMISSION

**FROM: BETH THOMPSON, CITY PLANNER
JEFFREY SETTERLUND, CITY PLANNER**

**SUBJECT: CONDITIONAL USE PERMIT AND SITE PLAN REVIEW – 880
HUNTER LANE WIRELESS FACILITY**

General Plan Designation: Special Planning Area

Zoning: (M-1) Limited Manufacturing and Industrial

Current Use: Vacant and undeveloped land

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the public hearing and take public comment; and
3. Adopt a Resolution Approving the Conditional Use Permit and Site Plan Review for the 880 Hunter Lane Wireless Telecommunications Facility.

BACKGROUND:

The applicant, Assurance Development, is requesting approval of a conditional use permit and site plan review in order to install a new telecommunications facility located on 880 Hunter Lane, APN 005-130-005, approximately 400 feet west of State Route CA-124 and adjacent to the Amador Central Railroad tracks. The project application materials are provided as Attachment B.

The Zoning Code (Title 17 of the Ione Municipal Code) establishes standards for wireless communication facilities. Wireless communication facilities shall be subject to the following regulations to the extent that such requirements (1) do not unreasonably discriminate among providers of functionally equivalent services, or (2) do not have the effect of prohibiting personal wireless services, as defined by Telecommunications Act of 1996. The Zoning Code establishes standards for placement of telecommunications facilities within the city and regulates the installation of antennas and other wireless communication facilities

consistent with federal law. The Zoning Code also promotes and protects the public safety and public welfare of residents as well as containing regulations to minimize potential impacts of the installation of wireless communication facilities.

A conditional use permit is required for the following wireless communication facilities:

1. Any new telecommunication tower that is not part of a co-location.
2. Any co-location that increases overall height of an existing tower in order to add antennas.
3. Any building-mounted or roof-mounted antennas that are not screened from public view

As identified in Section 17.10.060, Conditional Use Permit, of the Zoning Code, a conditional use permit will be granted only when the decision-making authority makes all of the following findings:

1. The proposed use is consistent with the general plan and all applicable provisions of this title.
2. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city.

As identified in Section 17.10.030, Site Plan Review, of the Zoning Code, a discretionary site plan review permit is required for all non-residential development. A site plan review permit will be granted only when the decision-making authority makes all of the following findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
4. The proposed project will not have an adverse impact on public health or safety.

The decision-making authority may modify plans in whole or in part and may condition the site plan review permit to ensure specific design features and conformance with all applicable provisions of the Zoning Code.

ANALYSIS:

The proposed project is located at 880 Hunter Lane, APN 005-130-005, approximately 400 feet west of State Route CA-124 and adjacent to the Amador Central Railroad tracks. Exhibit

1 below shows the site, existing condition, and proposed location of the wireless telecommunication facility.

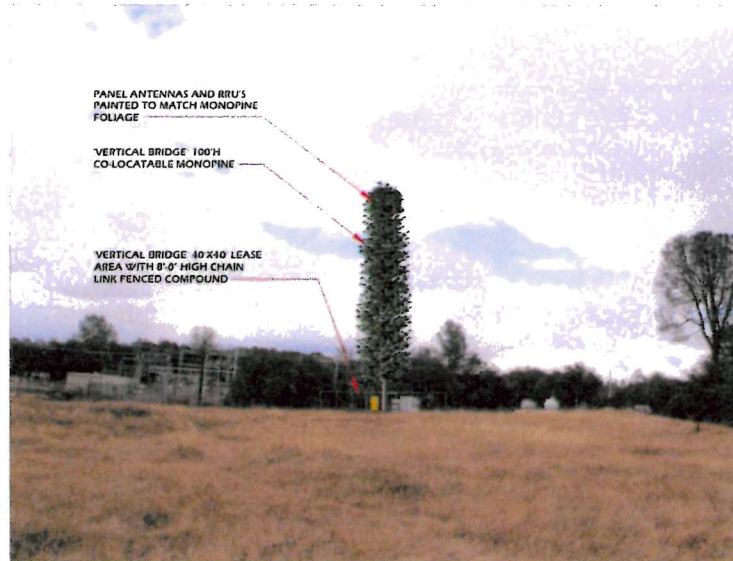
Exhibit 1, Existing Condition and Proposed Location AERIAL MAP



EXISTING



PROPOSED



The proposed project consists of the construction of telecommunications and public utility facility, consisting of a 100-foot monopine with (12) 8" antennas, (6) Remote Radio Unit (RRU's), (1) 2' microwave, (1) Global Positioning System (GPS) antenna, required antenna cabling, Header Check Sequence (HCS) jumpers, (2) ground mounted radio cabinets, (1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, utility backboard, and multi-meter utility service mounted on H-frame within a 40-foot by 40-foot fenced lease area. No water or sewer service is required. The proposed project will be an unmanned facility.

The project's consistency with applicable City standards is discussed below.

General Plan Consistency

The proposed Project is within the Industrial Park Policy Area, designated by the General Plan as the Special Planning Area (SPA). The land use policy and vision for the Industrial Park Policy Area is for a predominant development pattern of light and heavy industrial uses, with some commercial and office development as well. As noted in the General Plan, light industrial development in this area should be consistent with the General Plan land use classification of Light Industrial. The proposed Project is consistent with these standards as Wireless Telecommunications facilities are permitted within Light Industrial (M-1 Limited Manufacturing) zoning districts, as described below.

The development of the wireless communications facility is consistent with the General Plan, including the following General Plan policies:

Policy LU-2.7: Ensure that public facilities located adjacent to areas designated for development include proper setbacks and landscape screening to avoid incompatibilities and provide shielding between uses.

Policy NS-2.3: Ensure that essential public facilities, critical infrastructure, and facilities serving vulnerable populations are designed and maintained to continue to be serviceable in the event of an emergency or disaster and are located outside of high -risk areas, where feasible.

Policy PF-12.1: Work with telecommunication providers to ensure all residents and businesses have access to high-quality telecommunications services, including new technologies. To maximize access to inexpensive telecommunications services, encourage marketplace competition from multiple major service providers.

Policy PF-12.2: Where allowable under State law, the City shall encourage the siting of telecommunications infrastructure using the following guidance:

- Create an efficient service network through co-location of cellular facilities;
- Locate in areas that minimize visibility from public rights of way and residential areas;
- Locate facilities on existing buildings, poles, or other support structures; and,
- Facilities should be painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site and to minimize visual impacts.

Policy PF-12.3: All new major commercial, office, and business developments and reuse projects shall ensure that adequate high speed telecommunication infrastructure is available in all buildings.

Zoning Code Consistency

The project site, which is a portion of a larger parcel, is zoned M-1 and is located adjacent to land zoned M-1 to the north and east and land zoned B-P (Business Professional) to the west and land zoned C-3 (Heavy Commercial) and M-1 to the south and southwest.

Section 17.24.020(C) - Characteristics of Commercial and Industrial Districts. M-1 Limited Manufacturing Zoning District: This district is intended for low to medium-intensity industrial uses that involve the manufacturing, fabrication, assembly, or processing of primarily finished materials, which occur entirely within an enclosed building. These activities, along with supportive and complementary uses, such as storage, shipping, retail, wholesale, or sales operations, are allowed in this district. Uses in this district should pose limited environmental impact in terms of noise, odors, traffic, hazardous materials, and other health and safety risks. In addition, the development standards are designed to promote attractive development that is compatible with surrounding development. Sites designated for M-1 uses should be located on medium to large sites along highways, thoroughfares, arterials, or collectors adjacent to other office, industrial, or commercial uses. Residential uses of any kind are prohibited in this district with the exception of a caretaker residence. Development should be auto-accommodating with sufficient and clearly defined parking and loading areas.

Pursuant to Section 17.24.030 - Allowed Land Uses and Permit Requirements. Wireless communication facilities are permitted within the M-1 Limited Manufacturing and Industrial

Zoning District subject to a discretionary conditional use permit. Conditional use permits are subject to the findings identified at Section 17.10.060.

Furthermore, Site Plan review by the Planning Commission and approval of a Site Plan Review are required for non-residential developments pursuant to Ione Municipal Code Section 17.10.090 – Site Plan Review.

The following general development standards established by Ione Municipal Code Section 17.210.060.A. apply to all wireless communication facilities that are not exempt pursuant to Section 17.210.050:

1. All wireless communication facilities shall comply with all applicable requirements of the current uniform codes as adopted by the city and shall be consistent with the general plan and zoning code, as well as other standards and guidelines adopted by the city, and all applicable state and federal law.
2. Wireless communication facilities shall be co-located with existing facilities, with other planned new facilities, and with other facilities such as water tanks, light standards, and other utility structures whenever feasible and aesthetically desirable. To facilitate co-location when deemed appropriate, conditions of approval for conditional use permits shall require all service providers to cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site when found to be feasible and aesthetically desirable. The applicant shall agree to allow future co-location of additional antennas and shall not enter into an exclusive lease for the use of the site.
3. At least ten feet of horizontal clearance shall be maintained between any part of the antenna and any power lines unless the antenna is installed to be an integral part of a utility tower or facility.

As provided in the application materials and required by the Conditions of Approval, the proposed project is designed to be constructed consistent with the applicable provisions of the California Building Standards Code, California Code of Regulations, and all local, state, and federal requirements relating to wireless telecommunication facilities. Co-location was not a feasible option in order to meet the existing telecommunication service needs of the area; however, the project is conditioned to accommodate future co-location of additional antennas. The proposed project exceeds the horizontal clearance of 10 feet from all adjacent power lines.

The following development standards established by Section 17.210.060.D. apply to towers (including co-location facilities):

1. Site design. All wireless communication facilities (including related equipment) shall be designed to minimize the visual impact to the greatest extent feasible, considering technological requirements, by means of placement, screening, camouflage, to be compatible with existing architectural elements, landscape elements, and other characteristics of the site on which they are located. The applicant shall use the smallest and least visible antennas feasible to accomplish the owner/operator's coverage objective. A visual impact analysis is required to demonstrate how the proposed facility will appear from public rights-of-way

(including public trails).

As provided in the application materials, the proposed project includes a monopine design similar to other foliage in the area to shield and camouflage the proposed antenna from public view. The project will not remove any trees. An Arborist Report & Tree Protection Plan has been prepared to address the project and provides recommendations for pruning and project-related development in the vicinity of trees on the project site.

2. Safety design. All facilities shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or unattractive nuisances.

As provided in the application materials, the proposed project includes fencing and screening designed to prevent unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or unattractive nuisances.

3. Location. Towers shall not be located in any required front or street side yard in any zoning district. The setback distance from any abutting street right-of-way, residential property line, or public trail shall be equal to the height of the facility (tower and related equipment). Otherwise, the minimum setback distance from all other property liens shall be at least equal to 20 percent of the height of the tower. In order to facilitate co-locations, setbacks distance will be waived for placement of antennas on existing towers when there is no increase in the overall height of the tower.

As provided in the application materials, the proposed project is consistent with all required front and interior side setbacks of 25 feet of the M-1 Zoning Districts.

4. Height limit. The height limit for towers shall be consistent with the maximum building height of the zoning district of the subject parcel. Exceptions to the height limit may be granted when the decision-making authority finds that reasonable alternatives do not exist to provide the necessary service. There is no height limit specified for co-locations on existing structures, provided wireless communication facilities are screened from view of abutting street rights-of-way or camouflaged by matching the color(s) and/or material(s) of the structure to which it is attached.

As provided in the application materials, the proposed project exceeds the 75 feet maximum height limit of the M-1 Zoning district by 25 feet, however, as noted within the development standards for wireless telecommunications facilities, exceptions to the height limit may be granted when the decision-making authority finds that reasonable alternatives do not exist to provide the necessary service. As noted within the application materials, proposed alternatives in the surrounding areas, including the existing height requirement, would be insufficient to meet anticipated telecommunication demand in the area. There are no existing wireless telecommunication facilities within the site's vicinity and there are no existing buildings that meet the project's proposed height requirements. Therefore, installing the telecommunication facility at the proposed height is the most feasible alternative to address coverage needs. Furthermore, the proposed height would also allow for additional co-location of cellular antenna, reducing the need to develop additional wireless telecommunications towers elsewhere in the area to meet expanding telecommunication

demands.

5. Lighting. Towers and related equipment shall be unlit except as provided below:

- a. A manually-operated or motion-detector controlled light above the equipment shed door may be provided. Such light shall remain off except when personnel are present on site at night;
- b. The minimum tower lighting required under Federal Aviation Administration regulation; and
- c. Where tower lighting is required, such lighting shall be shielded or directed downward to the greatest extent possible to ensure that such light does not spill over onto abutting properties, especially residential zoning districts or uses.

As provided in the application materials, the proposed project includes only minimal directional and safety lighting. All proposed lighting features are designed in a manner that does not spill over onto abutting properties.

As described above, the project meets the findings for a conditional use permit and site plan review. The proposed project is consistent with the General Plan, Zoning Code, and applicable City standards and regulations.

The proposed project is designed in a manner that maintains and enhances existing landscaping on the site; designed to be camouflaged to blend with the view; the height limit is consistent with the maximum building height of the zoning district of the subject parcel; consistent with required setbacks; be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions which would result in hazardous conditions, visual blight, or attractive nuisances; be designed to minimize the visual impact to the greatest extent feasible; will not contribute to additional hazards created by traffic; and is consistent with operation and maintenance standards.

The establishment and maintenance of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of residents or the general welfare of the city as the project will be designed to provide additional telecommunication service capacity to residents of Ione and will contribute to the city's ability to respond to natural or man-made disasters and other public safety concerns, minimizes visibility, and ensure adequate high speed telecommunication infrastructure.

The project does not include features that would create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

The site layout (orientation and placement of wireless facility), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses.

ENVIRONMENTAL DETERMINATION:

The project is exempt from California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15303. The Section 15303(c), New Construction or Conversion of Small Structures, exemption includes construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Specifically, the new construction of a small structure is considered exempt from the requirements of CEQA if the store, motel, office, restaurant or similar structure does not involve the use of significant amounts of hazardous substances, and does not exceed 2,500 square feet in floor area. As described above, the proposed wireless telecommunications facility tower is a small structure and is consistent with the exemptions described by Section 15303(c). CEQA Guidelines Section 15300.2 provides a list of exceptions for situations where categorical exemptions shall not be used because of the potential for significant environmental effects. None of the exceptions identified by CEQA Guidelines section 15300.2 apply to the project, therefore, the project is not subject to CEQA. As such, it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. 23-___: A Resolution of the Planning Commission of the City of Ione Approving a Conditional Use Permit and Site Plan Review Permit for the 880 Hunter Lane Wireless Telecommunications Facility.

ATTACHMENTS:

- A. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan for 880 Hunter Lane Wireless Telecommunications Facility.
- B. 880 Hunter Lane Wireless Telecommunications Facility Application – dated 6-16-2023.

RESOLUTION NO. PC2023-*

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE
APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW PERMIT
FOR THE 880 HUNTER LANE WIRELESS TELECOMMUNICATIONS FACILITY**

WHEREAS, the applicant, Assurance Development, is requesting approval of a Conditional Use Permit and Site Plan Review in order to install a new telecommunications facility on 880 Hunter Lane, APN: 005-130-005; and

WHEREAS, the applicant submitted all required information consistent with Section 17.210.040, Application requirements for wireless communication facilities, of the Zoning Code; and

WHEREAS, the project is consistent with the Ione General Plan and with Title 17 of the Ione Municipal Code requirements, including Chapter 17.210, Wireless Communication Facilities;

WHEREAS, the project has been designed to meet the standards identified in the Zoning Code, including Chapter 17.24, Commercial and Industrial Districts, Chapter 17.210, Wireless Communication Facilities, and to address the findings required for a Conditional Use Permit as established by Section 17.10.060 and findings required for a Site Plan Review as established by Section 17.21.050 as described in the Staff Report to the Planning Commission;

WHEREAS, the project is categorically exempt from CEQA under Section 15303(c), New Construction or Conversion of Small Structures, of the CEQA Guidelines (Section 21083 of the Public Resources Code) and does not conflict with any of the identified exceptions under CEQA Guidelines Section 15300.2, as the proposed 1,600 square-foot wireless telecommunications facility is a small structure and, therefore, the project is not subject to CEQA; and

WHEREAS, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on June 30, 2023, not less than 10 days prior to the hearing on July 11, 2023; and

WHEREAS, on July 11, 2023 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed conditional use and site plan review; and

WHEREAS, the Planning Commission carefully considered the staff report, testimony, and project materials, including the application for the conditional use permit and site plan review permit.

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Ione approves the conditional use permit and site plan review permit for the wireless telecommunications facility and finds:

1. The proposed project is categorically exempt from CEQA under Section 15303(c), New Construction or Conversion of Small Structures, of the CEQA Guidelines.
2. The proposed use is consistent with the general plan and all applicable provisions of Title 17, Zoning Code.
3. The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the city.
4. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city.
5. The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
6. The site layout (orientation and placement of structures and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
7. The proposed project will not have an adverse impact on public health or safety.
8. The proposed project, including all construction, operations, and maintenance activities, shall be in conformance with the plans and illustrations as submitted with the application and provided as an attachment to the Planning Commission staff report for this item and the Conditions of Approval attached as Exhibit 1.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on July 11, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Amber Hoiska, Chairman

Janice Traverso, City Clerk

Exhibit 1

CONDITIONS OF APPROVAL

1. Approval is granted for the Conditional Use Permit and Site Plan Review for the 880 Hunter Lane Wireless Telecommunications Facility as described in the application and supplemental materials dated June 16th, 2023 and included in the Planning Commission Staff Report for this item.
2. All activities, including site disturbance and tree pruning, shall be conducted in accordance with the recommendations set forth in the Arborist Report & Tree Protection Plan for 800 Hunter Ln prepared by Davey Resource Group Inc. and dated June 2023.
3. No sound may emanate from the property which causes an undue disturbance more than one hundred (100) feet from the project site or violates the Noise Ordinance.
4. The project shall be constructed, operated, and maintained consistent with the applicable provisions of the California Building Standards Code, California Code of Regulations, and all local, state, and federal requirements relating to wireless telecommunication facilities.
5. All applicable permits shall be obtained from other agencies prior to commencement of this use, including, but not limited to Building Department, Public Works Department, Amador Central Railroad Corporation, Amador County Public Health Department, Amador County Planning Department, Amador County Environmental Health Department, and Fire Department clearances.
6. The project and all service providers shall cooperate in the siting of equipment and antennas to accommodate the maximum number of operators at a given site when found to be feasible and aesthetically desirable. The applicant shall agree to allow future co-location of additional antennas and shall not enter into an exclusive lease for the use of the site.
7. All applicable stormwater quality requirements shall be met. All storm drains within the project are protected from debris and/or wash water.
8. Any electrical work shall be required to meet the California Electrical Code and be permitted through the Ione Building Department.
9. All structures shall meet the requirements of Title 19 of the California Code of Regulations.
10. At least (10) ten feet of horizontal clearance shall be maintained between any part of the antenna and any power lines.
11. The power densities of the telecommunications facility shall not exceed the Federal Communication Commission's Maximum Permissible Exposure (MPE).

12. In the event that the wireless communication facility or any component thereof, including, but not limited to, antennas, towers, or related equipment, are not operated for the provision of wireless telecommunication services for a continuous period of (3) three months or more, the wireless communication facility or component thereof shall be deemed abandoned. The owner, operator, or other person or entity responsible for the wireless communication facility or component thereof shall remove such items within 30 days following the mailing of written notice from the city that removal is required. If two or more providers of wireless telecommunication services use the wireless communication facility or any component thereof, the period of non-use under this section shall be measured from the cessation of operation at the location by all such providers. Failure to remove shall constitute a public nuisance and shall be enforced as such.
13. All roads and driving aisles within the project site shall be a minimum width of 20 feet and an all-weather surface capable of supporting fire apparatus.
14. Emergency vehicle access shall be provided pursuant to the standards and requirements of the Fire Department.
15. All structures shall meet the requirements of Title 19 of the California Code of Regulations.
16. The City of Ione and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
17. The City Planner shall interpret applicable requirements in the event of any redundancy or conflict in the conditions of approval.
18. The City Planner shall have the right to modify or terminate this permit at any time if any of the terms of such permit or the conditions of approval for said permit are violated, or for other good cause deemed necessary to maintain or improve the public right-of-way or to preserve and protect the health, safety and welfare of the public.



City of IONE PLANNING PERMIT APPLICATION

Type of application:

- | | |
|---|---|
| <input type="radio"/> Uniform Sign Program | <input type="radio"/> Reasonable Accommodation(s) |
| <input type="radio"/> Variance | <input checked="" type="radio"/> Conditional Use Permit |
| <input type="radio"/> Site Plan Review | <input type="radio"/> Architectural Design Review |
| <input type="radio"/> Development Agreement | <input type="radio"/> Planned Development |
| <input type="radio"/> Specific Plan | <input type="radio"/> Zoning Code Amendment (Text or Map) |
| <input type="radio"/> General Plan Amendment | <input type="radio"/> Boundary Line Adjustment |
| <input type="radio"/> Tentative Map-Parcel Map (1-4 lots) | <input type="radio"/> Tentative Map-Final Map (5+ lots) |
| <input type="radio"/> Other: _____ | |

*Note: Funds provided with application are a deposit; actual costs will be invoiced to the applicant on a time and materials basis.

CITY USE ONLY

Application No: _____

Date submitted: _____

Rec'd by: _____ Deposit: _____

Receipt No: _____

Architectural Design Review for Historic Overlay Only: (circle one)

☐ Administrative ☐ Comprehensive

PROPERTY INFORMATION

Project Name: US-CA-5394 IONE

Assessor's Parcel Number: 005-130-005

Property Address/Location: 800 Hunter Ln, Ione, CA 95640

Existing General Plan/Zoning: M1- Limited Manufacturing and Industrial

Gross Acres: 15.3

Project Detail: (submit separate attachment if necessary) Construction of telecommunications and public utility facility, consisting of a 100'-0" monopine with (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, required antenna cabling, HCS jumpers, (2) ground mounted radio cabinets, (1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, utility backboard, and multi-meter utility service mounted on H-frame within a 40'x40' fenced lease area. No water or sewer service is required. This will be an unmanned facility.

Existing Use of the Property: Limited Manufacturing and Industrial

The project is served by the following type of water service (check one): N/A Public water N/A Well Water

The project is served by the following type of sewage service (check one): N/A Domestic Sewer N/A Septic

CONTACT INFORMATION

The Planning Department will notify the applicant and one other individual of all proceedings regarding this application. Please supply the name, address, and phone of the additional person to receive such notification.

Property Owner

Name: Richard Kreth
Contact: _____
Address: 213 Ashworth Drive
City, Zip: Ione, CA 95640
Phone: _____
Fax: _____
Email: _____

Applicant/Agent

Name: Assurance Development obo Vertical Bridge
Contact: Bill Lewis
Address: 1499 Huntington Dr. #305
City, Zip: South Pasadena, CA 91030
Phone: (626)-216-2024
Fax: _____
Email: blewis@assurance-group.com

Billing Address:

Name: Assurance Development
Contact: Bill Lewis
Address: 1499 Huntington Dr. #305
City, Zip: South Pasadena, CA 91030
Phone: (626)-216-2024
Fax: _____
Email: blewis@assurance-group.com

HAZARDOUS WASTE AFFIDAVIT

Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. Based on this list (available from the Planning Department) the applicant is required to submit a signed statement to the City of Ione indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study. In either situation the applicant must complete and sign the Affidavit in the space below.

The applicant(s) have been informed by the City of Ione of their responsibilities pursuant to Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or Substance Site by the Office of Planning and Research, State of California.

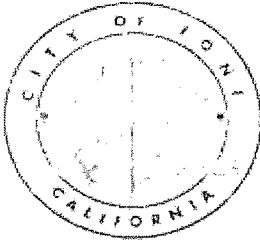
☐ The project site is located in an area listed as a Hazardous Waste or Substance Site.
☒ The project site is not in an area listed as a Hazardous Waster or Substance Site.

The applicant(s) declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Applicant Signature

6/16/2023

Date



CITY OF IONE PLANNING COMMISSION STAFF REPORT



DATE: July 11, 2023

TO: HONORABLE PLANNING COMMISSION

FROM: BETH THOMPSON, CITY PLANNER
JEFFREY SETTERLUND, CITY PLANNER

SUBJECT: ARCHITECTURAL DESIGN REVIEW AND SITE PLAN REVIEW –
CHURCH AND MAIN COFFEE SHOP

General Plan Designation: Central Business District

Zoning: C-2 Central Business District Commercial, (H) HISTORIC OVERLAY

Current Use: Vacant commercial structure

STAFF RECOMMENDED ACTION:

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the public hearing and take public comment; and
3. Adopt a Resolution Approving the Architectural Design Review and Site Plan Review Permit for the Church and Main Coffee Shop.

BACKGROUND:

The applicant, Anna Catelli, on behalf of the Church & Main Coffee Shop, is requesting approval of an architectural design review permit for the placement of one (1) wall sign and approval of a site plan review permit to allow for beer and wine sales at 13 W. Main Street in Downtown Ione.

As identified in 17.10.050, Architectural Design Review for Historic Overlay District, of the City of Ione Zoning Code, an architectural design review permit can only be granted when the decision-making authority makes all of the following findings:

1. The proposed project is consistent with the objectives of the general plan, and complies with applicable zoning regulations and improvement standards adopted by the city;
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;

3. The architecture, including the character, scale and quality of the design, relationship to the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and other similar elements establishes a clear design concept and is consistent with the architectural and design intentions of Section 17.28.020 (Historic overlay).

As identified in Section 17.10.030, Site Plan Review, of the City of Ione Zoning Code, a discretionary site plan review permit is required for all non-residential development. A site plan review permit will be granted only when the decision-making authority makes all of the following findings:

1. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city.
2. The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
4. The proposed project will not have an adverse impact on public health or safety.

The decision-making authority may modify plans in whole or in part and may condition the architectural design review site plan review permit to ensure specific design features and conformance with all applicable provisions of the Zoning Code.

ANALYSIS:

The Church & Main Coffee Shop project is requesting approval of an architectural design review permit for the placement of one wall sign and approval of a site plan review permit to allow for beer and wine sales at 13 W. Main Street in Downtown Ione. The proposed project does not involve any exterior changes to the structure of the building and includes interior improvements to accommodate the proposed use. Attachment 2 includes the project application materials and graphics depicting the proposed sign.

The proposed project consists of the development of one (1) wall sign, approximately 11” in height and 100 7/8” in length (approximately 1 foot by 8 feet) on the frontage of the Church & Main Coffee Shop. The project is subject to the standards established by the City’s regulations, including the Zoning Code and the standards established by the Ione Downtown Plan. Where the Ione Downtown Plan has more stringent or specific standards, the Ione Downtown Plan standards apply.

Site Plan Review and Architectural Design Review

General Plan Consistency

The City of Ione General Plan Land Use Map designates the site as Central Business District (CBD). The Central Business District is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail and community-oriented service uses will generally dominate the ground floor.

A variety of retail, service, and office uses are allowed, including Restaurants/Pubs/Coffee Shops uses.

Development is pedestrian friendly with gathering places for both daytime and nighttime activities. The Floor Area Ratio (FAR) within the CBD will range from a minimum of 0.5 to a maximum of 3.5. The proposed project is consistent with the designated land use, FAR, and character of the CBD as identified in the City of Ione General Plan.

Zoning Code Consistency – Proposed Use

The project site is zoned C-2 (Central Business District); parcels adjacent the site in all directions are also zoned C-2. Section 17.24.020(C) - Characteristics of Commercial and Industrial Districts. This district is applied to the central business district area as defined in the general plan. It consists primarily of a mix of pedestrian-friendly commercial and office development, public uses, clubs, institutions, and other similar uses. It also provides for multi-family residential uses. The proposed project is consistent with the allowed uses.

As conditioned, the proposed sale of alcoholic beverages will not be detrimental to the health, safety, and welfare of area residents. The applicant is seeking a Type 41 ABC license to allow the establishment to broaden its menu to include beer and wine. The Downtown area of Ione has businesses which also serve beer, wine, and liquor for onsite consumption. As of the writing of this staff report, such businesses have not created substantial law enforcement issues or had a detrimental impact on quality of life.

Section 17.24.030 - Allowed Land Uses and Permit Requirements, Alcoholic Beverage Sales is permitted within the C-2 Zoning District subject to a discretionary Site Plan Review permit. Per Zoning Ordinance section 17.310.020, Alcoholic Beverage Sales include the retail sale of beer, wine, and/or other alcoholic beverages for on- or off-premise consumption. Pursuant to the findings identified at Section 17.10.030, the proposed project is consistent with the Central Business District of the General Plan as it is a permitted use within the C-2 Commercial Zoning District.

The Municipal Code, including Title 17, Zoning Code, does not establish specific standards for alcoholic beverage sales.

Zoning Code Consistency – Proposed Sign

Section 17.42.070, General Development, Maintenance, and Removal, of the Zoning Code regulates the construction, maintenance, height, and setback of proposed signage. The proposed sign is designed to use colors and materials complementary to the surroundings of the vicinity and be designed in a way that is not visually intrusive to drivers along State Highway 104. The proposed letter style of the sign is proposed to be compatible with the architectural style of the building.

Section 17.42.080, Design Standards, of the City's sign ordinance regulates the architectural style, color, material and relationship to other structures of proposed signage. The proposed sign will be compatible with the style and character of the existing improvements upon the lot and lots adjacent to the site. The proposed colors are harmonious and complementary to the colors of the structures near which it is to be located. The sign

materials maintain moderate, attractive, and compatible styling so as not to conflict or distract from the architectural character of the area. The proposed sign will be beneficial to the City and will provide necessary identification and signage that is aesthetically complementary to the commercial property, downtown, and immediate surrounding area.

Section 17.42.090, Allowed Permanent On-Site Standards, of the city's sign ordinance state that a building attached wall sign on a establishment less than 5,000 square feet is allowed and must not exceed one-hundred (100) square feet in sign area, and a maximum height of the roofline. The proposed project is consistent with these development standards as the proposed signage is 91.6 square feet in sign area and does not exceed the roofline of the existing commercial structure.

Section 17.28.020, Historic Overlay (H) District, establishes an area in the city specifically for the protection, enhancement, and preservation of the historic downtown. The historic overlay zoning district is intended to be a special place with unique historical and aesthetic interest and value. Development within the historic overlay zoning district is required to comply with the development standards contained in the Ione Downtown Plan.

Ione Downtown Plan Consistency

Chapter 4, Private Realm Development, of the City of Ione Downtown Plan, establishes design guidelines for building signage.

1. Signs should reflect a crafted, high-quality, detailed design approach.
2. Sign shapes, type styles, and color combinations should complement building styles and reflect the business that they represent.
3. Signs should reflect the uses that they represent in creative and fun, as well as functional, ways.
4. Signage should be wall-mounted or suspended from awnings above the sidewalk. It is encouraged that all hanging signs be located perpendicular to the site wall.
5. It is recommended that façade signs should be lettered.
6. Building-mounted signs must be located on wall areas or architectural features that are specifically designed for them. Appropriate architectural features include recessed wall areas, towers, turrets, or parapets.
7. Signs should be modestly scaled to fit the casual visual character of alleys and rear parking areas.
8. Pole-mounted signs and can signs are prohibited.
9. Signs should be subtle, rather than dominate a space.

The proposed sign does not conflict with the above standards.

Based on the above discussion, the proposed project is consistent with the findings for the Architectural Design Review and Site Plan Review:

Architectural Design Review:

1. The proposed project is consistent with the objectives of the General Plan, and complies with applicable zoning regulations and improvement standards adopted by the city;

2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
3. The architecture, including the character, scale and quality of the design, relationship to the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and other similar elements establishes a clear design concept and is consistent with the architectural and design intentions of Section 17.28.020 (Historic overlay).

Site Plan Review

1. The proposed project is consistent with the objectives of the General Plan, Zoning Code, Ione Downtown Plan, and other applicable standards and regulations adopted by the city.
2. The proposed project does not involve any components that will create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
3. The site layout (limited to placement of building signage), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
4. The proposed project will not have an adverse impact on public health or safety.

ENVIRONMENTAL DETERMINATION:

The project is exempt from CEQA in accordance with CEQA Guidelines Sections 15301 and 15303. Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. As described above, the proposed project involves no expansion of the building or retail/restaurant use with no expected significant effect on the environment and, therefore, the project is not subject to CEQA. CEQA Guidelines Section 15300.2 provides a list of exceptions for situations where categorical exemptions shall not be used because of the potential for significant environmental effects. None of the exceptions identified by CEQA Guidelines Section 15300.2 apply to the project. As such, it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt Resolution No. 23-___: A resolution of the Planning Commission of the City of Ione approving the architectural design review and site plan review permit for the Church and Main Coffee Shop.

ATTACHMENTS:

1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the architectural design review and site plan review for Church and Main Coffee Shop.
2. Architectural Design Review and Site Plan Review application dated 05-31-2023.

RESOLUTION NO. PC2023-*

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE
APPROVING AN ARCHITECTURAL DESIGN REVIEW PERMIT AND SITE PLAN
REVIEW PERMIT FOR BEER AND WINE SALES AND A WALL SIGN FOR
CHURCH AND MAIN COFFEE SHOP**

WHEREAS, the applicant, Anna Catelli, on behalf of the Church & Main Coffee Shop, is requesting approval of an architectural design review permit for the placement of one (1) wall sign and approval of a site plan review permit to allow for beer and wine sales on 13 W. Main Street, APN: 004-101-006; and

WHEREAS, the applicant submitted all required information consistent with Section 17.010.030, Application requirements for site plan review, and Section 17.010.050 Application requirements for architectural design review of the Zoning Code; and,

WHEREAS, the proposed project is consistent with the objectives of the General Plan, and complies with applicable zoning regulations and City of Ione Downtown Specific Plan standards;

WHEREAS, the proposed project has been designed to be compatible with the historic character of Downtown;

WHEREAS, the project is categorically exempt from CEQA under Section 15301, Existing Facilities, of the CEQA Guidelines which accommodates the proposed use in the existing structure and under Section 15303(c), New Construction or Conversion of Small Structures, which allows for restaurants and similar structures under 2,500 square feet and thus accommodates new signage on an existing small structure and the proposed project does not conflict with any of the identified exceptions under CEQA section 15300.2; and

WHEREAS, pursuant to California State Law and the City of Ione Municipal Code, public hearing notices were mailed to all property owners within a 300-foot radius of the project and a public hearing notice was published on June 30, 2023, not less than 10 days prior to the hearing on July 11, 2023; and

WHEREAS, on July 11, 2023 at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed architectural design review and site plan review; and

WHEREAS, the Planning Commission carefully considered the staff report, testimony, and project materials, including the application for the architectural design review permit and site plan review permit.

NOW THEREFORE BE IT RESOLVED, the Planning Commission of the City of Ione approves the architectural design review permit and site plan review permit for the Church and Main Coffee Shop at 13 W. Main Street subject to the following findings:

1. The proposed project is categorically exempt from CEQA as established by CEQA Guidelines Sections 15301 and 15303(c).

2. The proposed project is consistent with the objectives of the general plan, and complies with applicable zoning regulations and improvement standards adopted by the city;
3. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
4. The architecture, including the character, scale and quality of the design, relationship to the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and other similar elements establishes a clear design concept and is consistent with the architectural and design intentions of Section 17.28.020 (Historic overlay).
5. The proposed project is consistent with the objectives of the general plan, complies with applicable zoning regulations, planned development master plan or specific plan provisions, improvements standards, and other applicable standards and regulations adopted by the city.
6. The proposed project will not create safety conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
7. The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features are compatible with adjacent residential and non-residential uses; and
8. The proposed project will not have an adverse impact on public health or safety.
9. The proposed project, including all construction, operations, and maintenance activities, shall be in conformance with the plans and illustrations as submitted with the application and provided as an attachment to the Planning Commission staff report for this item and the Conditions of Approval attached as Exhibit 1.

The foregoing Resolution of the Planning Commission of the City of Ione was duly introduced and adopted by the Planning Commission at a regular meeting on July 11, 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Amber Hoiska, Chairman

ATTEST:

Janice Traverso, City Clerk

Exhibit 1

CONDITIONS OF APPROVAL

1. Approval is granted for the Architectural Design Review and Site Plan Review for the Church and Main Coffee Shop as described in the application and supplemental materials dated May 31th, 2023 and included in the Planning Commission Staff Report for this item.
2. The exterior sign shall be 100 7/8 inches wide and 11 inches high as shown on page 1, Acrylic FCO Letter Set, of the project application.
3. The Architectural Design Review is valid for a period of three (3) years. However, the applicant may request one one-year extension of this approval from the City Planner, pursuant to Zoning Ordinance Section 17.08.090. If the installation of signs does not occur within the designated time frame, the approval will be considered null and void with no further action required on the part of the City.
4. An Encroachment Permit may be required prior to sign installation. Please contact the Public Works Department at 209-274-2412, prior to installation, if work will be performed or materials placed in the public right-of-way.
5. A Building Permit is required for the installation of most signs. Please contact the Building Department for Building Permit application information at 209-274-2412.
6. No sound may emanate from the property, which causes an undue disturbance more than one-hundred (100) feet from the event site or violates the Noise Ordinance. The Police Department has the authority to require modifications or require termination of the noise source in the event of a noise issue.
7. All applicable permits shall be obtained from other agencies prior to commencement of this use, including, but not limited to Alcoholic Beverage Control, Public Works Department, Amador County Public Health Department, Amador County Environmental Health Department, City of Ione Police Department and Fire Department clearances.
8. Hours of operation shall be consistent with the hours stated in the application. The City Planner shall have the authority to modify the hours of operation. A Temporary Use Permit shall be obtained for special events.
9. The applicant shall ensure that all applicable stormwater quality requirements are met. All storm drains within the project are protected from debris and/or wash water.
10. The applicant shall ensure that the project is compliant with all applicable Americans with Disabilities Act (ADA) act requirements.

11. The applicant shall ensure all work meets the requirements of the California Building Standards Code, including that any electrical work shall be required to meet the California Electrical Code through the Ione Building Department.
12. The applicant shall ensure that exterior areas, including the adjacent sidewalk, are free of trash and other debris that may be generated by patrons.
13. All alcoholic beverage servers and managers in on-sale establishments are required to complete Responsible Beverage Service (RBS) training by the State of California Alcoholic Beverage Control (ABC).
14. All structures shall meet the requirements of Title 19 of the California Code of Regulations.
15. The City of Ione and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
16. The City Planner shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
17. The City Planner shall have the right to modify or terminate this permit at any time if any of the terms of such permit or the conditions of approval for said permit are violated, or for other good cause deemed necessary to maintain or improve the public right-of-way or to preserve and protect the health, safety and welfare of the public.



City of IONE PLANNING PERMIT APPLICATION

City of Ione
RECEIVED

MAY 31 2023

NOTES:

Type of application:

- ☐ Uniform Sign Program
☐ Variance
☒ Site Plan Review
☐ Development Agreement
☐ Specific Plan
☐ General Plan Amendment
☐ Tentative Map-Parcel Map (1-4 lots)
☐ Other: _____
- ☐ Reasonable Accommodation(s)
☐ Conditional Use Permit
☒ Architectural Design Review
☐ Planned Development
☐ Zoning Code Amendment (Text or Map)
☐ Boundary Line Adjustment
☐ Tentative Map-Final Map (5+ lots)

*Note: Funds provided with application are a deposit; actual costs will be invoiced to the applicant on a time and materials basis.

CITY USE ONLY

Application No: _____

Date submitted: _____

Rec'd by: _____ Deposit: _____

Receipt No: _____

Architectural Design Review for Historic Overlay Only: (circle one)

☐ Administrative ☐ Comprehensive

PROPERTY INFORMATION

Project Name:

Church & Main Coffee Shop

Assessor's Parcel Number:

Property Address/Location:

13 W. Main St, Ione CA 95640

Existing General Plan/Zoning:

Gross Acres:

Project Detail: (submit separate attachment if necessary)

Cafe with beer & wine license. Also submitting for signage for front of building.

Existing Use of the Property:

The project is served by the following type of water service (check one): ☒ Public water ☐ Well WaterThe project is served by the following type of sewage service (check one): ☒ Domestic Sewer ☐ Septic

CONTACT INFORMATION

The Planning Department will notify the applicant and one other individual of all proceedings regarding this application. Please supply the name, address, and phone of the additional person to receive such notification.

Property Owner

Name: Jack Phillips
Contact: _____
Address: 2667 Ocean St
City, Zip: Carlsbad, CA 92008
Phone: (760) 207-1183
Fax: _____
Email: _____

Applicant/Agent

Name: Anna Catelli
Contact: Church and Main, LLC
Address: 615 Morning Glory Cir
City, Zip: Ione, CA 95640
Phone: (707) 591-3836
Fax: _____
Email: annacatelli113@gmail.com

Billing Address:

Name: Anna Catelli
Contact: _____
Address: 615 Morning Glory Cir
City, Zip: Ione, CA 95640
Phone: (707) 591-3836
Fax: _____
Email: _____

HAZARDOUS WASTE AFFIDAVIT

Government Code Section 65962.5 requires each applicant for any development project to consult the State Hazardous Waste and Substance Sites List. Based on this list (available from the Planning Department) the applicant is required to submit a signed statement to the City of Ione indicating whether the project is located on a site which is included on the list before the City accepts the application as complete. If the project site is listed by the State as a hazardous waste or substance site, the applicant must fully describe the nature of the attached hazard and potential impacts in the Initial Study. In either situation the applicant must complete and sign the Affidavit in the space below.

The applicant(s) have been informed by the City of Ione of their responsibilities pursuant to Section 65962.5 to notify the City as to whether the site for which a development application has been submitted is located within an area which has been listed as the location of a Hazardous Waste or Substance Site by the Office of Planning and Research, State of California.

☐ The project site is located in an area listed as a Hazardous Waste or Substance Site.
☒ The project site is not in an area listed as a Hazardous Waste or Substance Site.

The applicant(s) declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Anna Catelli
Applicant Signature

5/22/23
Date

AGREEMENT AND REPRESENTATIONS OF APPLICANT

This application is not complete, and processing of this application will not begin, until all initials and signatures are provided:

1) Applicant(s) acknowledge and agree that by making this application, and under the authority of Government Code Section 65105, that in the performance of their functions, City staff may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not unreasonably interfere with the use of the land by those persons lawfully entitled to the possession thereof. AC (Initial)

2) Applicant(s) certify under penalty of perjury that they are the legal owner(s) (all individual owners must sign as they appear on the deed to the land), Corporate Officer(s) empowered to sign for the corporation, Owner's Legal Agent having power of Attorney, or the owner's authorized representative (include a consent form from the owner). AC (Initial)

3) Applicant(s) acknowledge and agree that they have included all of the required items in hard copy (see submittal checklist for size requirements) or digital format compatible with Microsoft Office Software and understand that missing items may result in delaying the processing of their application; furthermore, all application materials, and any outstanding balances accrued above the original deposit, must be submitted/paid prior to Public Hearing Notice publication. They further acknowledge and agree that by signing this document, they accept the responsibility of posting public site notification boards (inquire with staff) regarding the proposed project at the project site. AC (Initial)

4) *For Architectural Design Review only:* applicant(s) acknowledge that they are aware of the City's procedures to provide Public Notice of Filing of an application for Administrative Architectural Design Review for all Administrative Architectural Design Review applications; and that if a written request for a Public Hearing is received within the time period established in Section 17.10.035.C of the Municipal Code; or if the City Planner elevates the project to Comprehensive Architectural Design Review because such project is not in substantial conformance with applicable provisions for the Historic Overlay (H) District, or the City Planner determines that location, size, or design of the project causes it to warrant a hearing before the Planning Commission; the application will then be processed in accordance with the procedures for Comprehensive Architectural Design Review, and a fully noticed Public Hearing shall be required. AC (Initial if application is for Architectural Design Review only; otherwise, write "Not Applicable")

5) Applicant(s) agree to defend, indemnify and hold harmless the City of Ione ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents") from any and all claims, actions or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant(s) of any Claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the Applicant(s) of any Claim or if the City fails to cooperate fully in the defense, the Applicant(s) shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City. Nothing contained in this paragraph shall prohibit the City from independently defending any Claim, and if the City does decide to independently defend a Claim, the City shall bear its own attorney's fees, expenses of litigation and costs for that independent defense. The Applicant(s) may agree to reimburse the City for attorney's fees, expenses of litigation and costs for that independent defense. Should the City decide to independently defend any Claim, the Applicant(s) shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved by the Applicant(s). AC (Initial)

6) Applicant(s) acknowledge and agree that the Deposits (hereinafter "Funds") paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agree that there shall always remain on deposit with the City sufficient Funds to cover the anticipated costs to be incurred with the Application Process for a period of thirty (30) business days. In the event, for any reason, a City request for further deposit of Funds from Applicant(s) is not fully satisfied, within thirty (30) business days the City shall cease processing of this application and the related project, and shall record the failure to make the requested deposit of Funds as the Applicant(s) request to cease processing the application. In addition, should the Funds on deposit ever fall below an amount, estimated by the City in its sole discretion, sufficient to cover the anticipated costs to be incurred in the Application Process for a period of thirty (30) business days, the City shall cease processing of the application and cancel same, and shall record the lack of Funds as the Applicant(s)' request

to cease processing the application. The advance of Funds shall not be dependent upon the City's approval or disapproval of the Applicant(s)' application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s). AC (Initial)

7) Applicant(s) acknowledge and agree that this application sets forth all covenants, promises, conditions and understandings between the parties regarding the advance of Funds and the uses thereof, and there are no promises, conditions or understandings either oral or in writing between the parties other than as set forth herein. No contemporary or subsequent alteration, amendment, change or addition to this application form shall be binding upon the City unless reduced to writing and signed by the City Manager, or his/her designee. No course of conduct shall be binding upon the City and waiver of one or more provisions or violations shall not be construed as a course of conduct to be relied upon and may not be the basis for any expectation of future waiver or estoppel. AC (Initial)

8) No employee, agent, independent contractor or other representative of the City, other than the City Manager or the City Council, has the authority to alter the terms or effect of this application and Applicant(s) acknowledge and agree that they have not relied upon any promises, representations, conditions or understandings other than those set forth in this application. AC (Initial)

9) This Application shall be a public record. AC (Initial)

10) This Application is made under, and shall in all respects be interpreted, enforced, and governed by, the laws of the State of California. In the event of a dispute concerning the terms of this Application, the venue for any legal action shall be with the appropriate court in the County of Amador, State of California. Should legal proceedings of any type arise out of this Agreement, the prevailing party shall be entitled to costs, attorney's fees, and legal expenses, including but not limited to expert fees and costs. AC (Initial)

IT IS SO AGREED:

[Signature]
Applicant Signature

5/22/23
Date

X I. Juan Thomas, Jr.
Property Owner Signature

X 22 May 2023
Date

[Signature]
(D. [unclear])

City of IONE

LETTER OF AUTHORIZATION

This Letter of Authorization is only required if the Applicant/Agent is someone other than the owner of the property. A letter signed by the property owner(s) may be submitted in lieu of this form. The letter must identify the person being authorized to represent the owner(s) and the application(s) being submitted.

This form shall serve to notify the City of Ione that I am/we are the legal owner(s) of the property described in the attached application and do hereby authorize the person/firm shown below to file and represent my/our interest in the application(s) listed below.

Authorized Person:

Name/Firm:

N/A

Address:

City/State/Zip:

Phone:

Application:

Legal Owners:

I am/we are the legal owner(s) of the said property; have read the foregoing letter of authorization and know the contents thereof; and do hereby certify that the same is true of my/our own knowledge. I/we certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in the above referenced application(s) is true and correct.

Printed Name

X I OWN THESE, LLC X

Date

26 May 2023

Signature

X [Signature]

Printed Name

Director


Date

Signature

Printed Name

Date

Signature

 1 Property Address: 13 W MAIN ST IONE CA 95640-5442

Ownership

County: **AMADOR, CA**
 Assessor: **JAMES B. ROONEY, ASSESSOR**
 Parcel # (APN): **004-101-006-000**
 Parcel Status: **ACTIVE**
 Owner Name: **PHILLIPS JACK D**
 Mailing Address: **2667 OCEAN ST CARLSBAD CA 92008-2238**
 Legal Description: **RANCHO ARROYO SECO LOT1 BLK6**

Assessment

| | | |
|-------------------------------|---------------------------------|-----------------------------|
| Total Value: \$178,500 | Use Code: CI | Use Type: COMMERCIAL |
| Land Value: \$80,376 | Tax Rate Area: 005-014 | County Zoning Code: |
| Impr Value: \$98,124 | Year Assd: 2022 | Census Tract: 3.03/1 |
| Other Value: | Property Tax: \$1,808.20 | Price/SqFt: \$128.68 |
| % Improved: 54% | Delinquent Yr: | |
| Exempt Amt: | HO Exempt: N | |

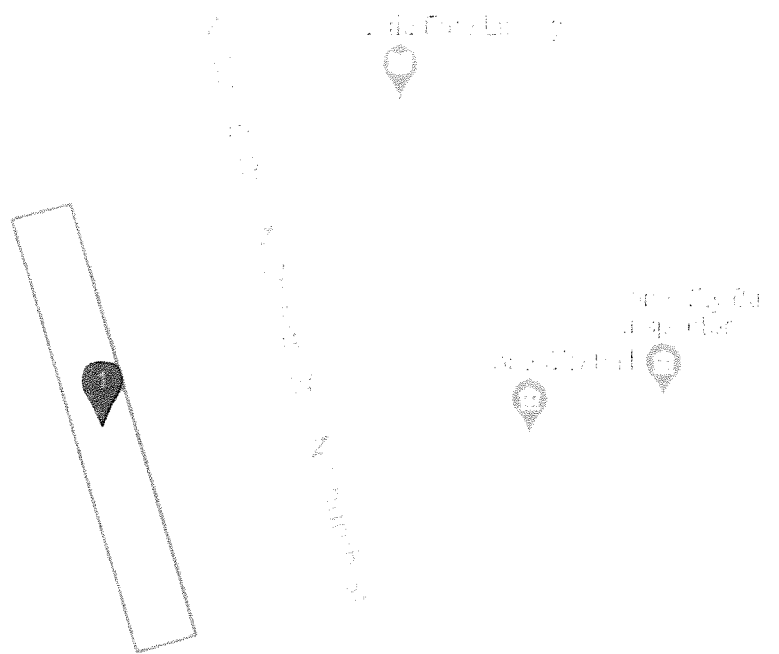
Sale History

| | Sale 1 | Sale 2 | Sale 3 | Transfer |
|-------------------|----------------------|--------------------|--------------------|--------------------|
| Document Date: | 05/21/2021 | 12/03/2002 | 03/04/1993 | 05/21/2021 |
| Document Number: | 2021R006113 | 2002R014979 | 1993R002246 | 2021R006113 |
| Document Type: | GRANT DEED | GRANT DEED | | |
| Transfer Amount: | \$175,000 | \$100,000 | | |
| Seller (Grantor): | PORTER PAUL D | | | |

Property Characteristics

| | | |
|-----------------------------|--------------------------------|---------------------------|
| Bedrooms: | Fireplace: | Units: |
| Baths (Full): 1 | A/C: EVAPORATIVE COOLER | Stories: 1.0 |
| Baths (Half): | Heating: WALL | Quality: 4.0 |
| Total Rooms: 2 | Pool: | Building Class: X |
| Bldg/Liv Area: 1,360 | Park Type: | Condition: AVERAGE |
| Lot Acres: 0.030 | Spaces: | Site Influence: |
| Lot SqFt: 1,306 | Garage SqFt: | Timber Preserve: |
| Year Built: 1920 | | Ag Preserve: |
| Effective Year: 1970 | | |

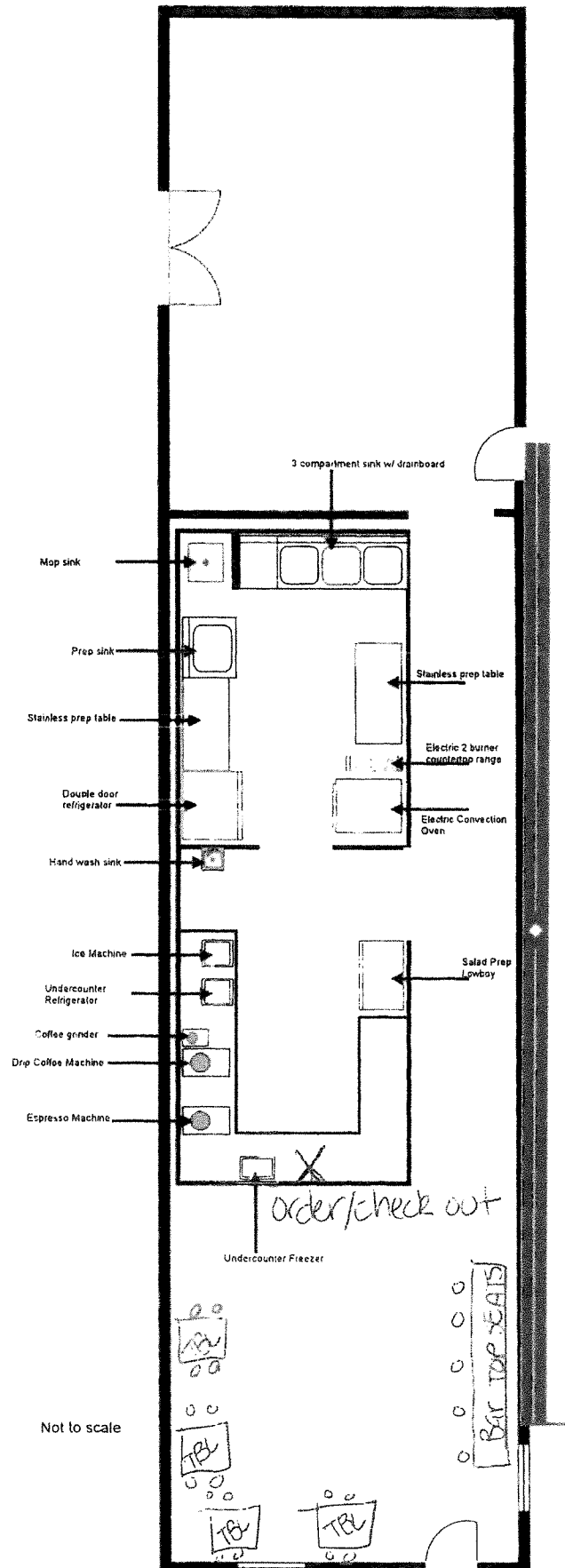
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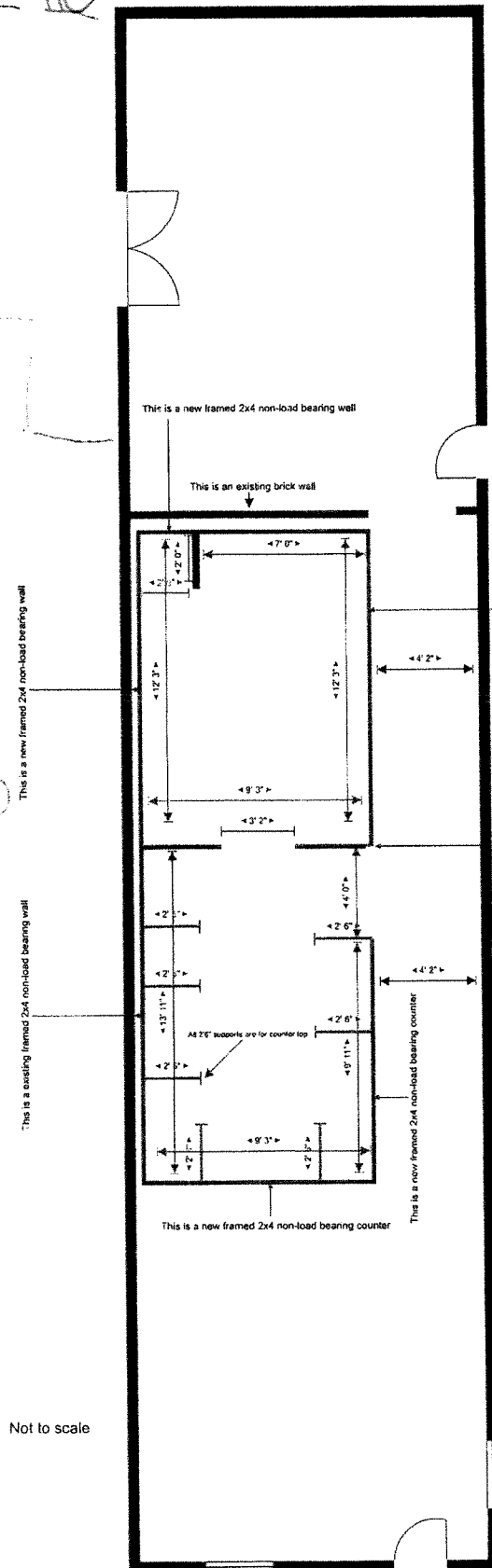
ain St



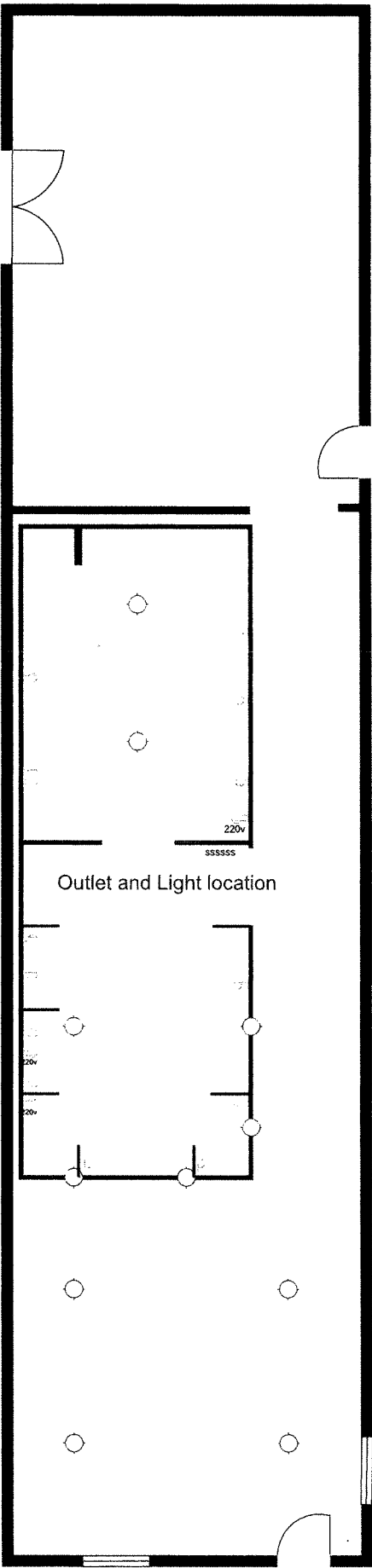
EQUIPMENT LAYOUT
 CHURCH & MAIN, LLC
 13 W. MAIN ST
 IONE, CA 95640
 CONTACT: ANNA CATELLI
 707-591-3868



HC = Handi Cap
Space



No Parking (Fire Hydrant)



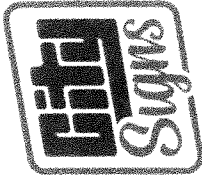
Outlet and Light location

Not to scale

Church & Main

Coffee Bar - Eatery

Approximately Only = 171.97 in. wide x 30.75 in. high. Sign Dimensions Are Not Exact.



1101 Doker Drive
Merced, CA 95351
info@citysigns.com

Project Details

6/6/2023

Church & Main

Current

Careli

Aiden

Rachel

maita10@sbcglobal.net

209-990-1735

13 W Main St

Lone, CA 95640

Customer Approval

Customer Signature

Date

☒ Double check spelling, colors and scope of proof
By signing this proof, you agree that everything shown above is correct and approved for production.



Contractor's License # 769900

Side View



1/2"

Front View

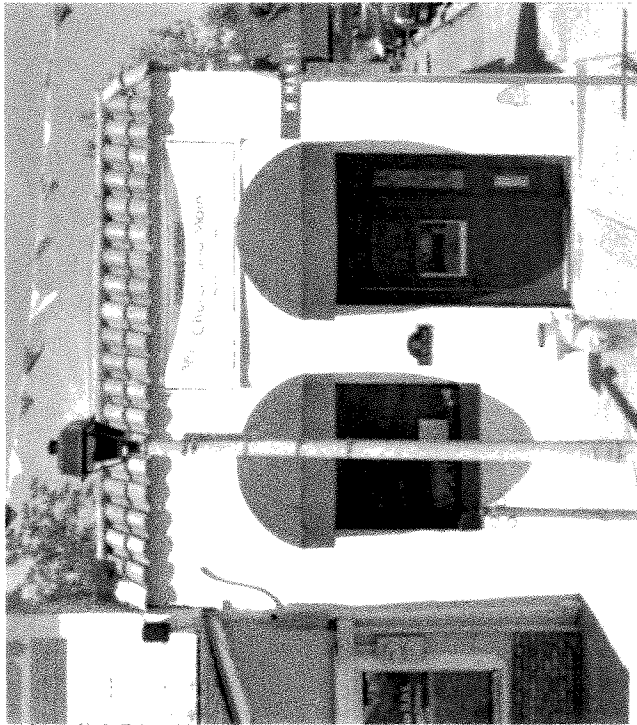


100 7/8"

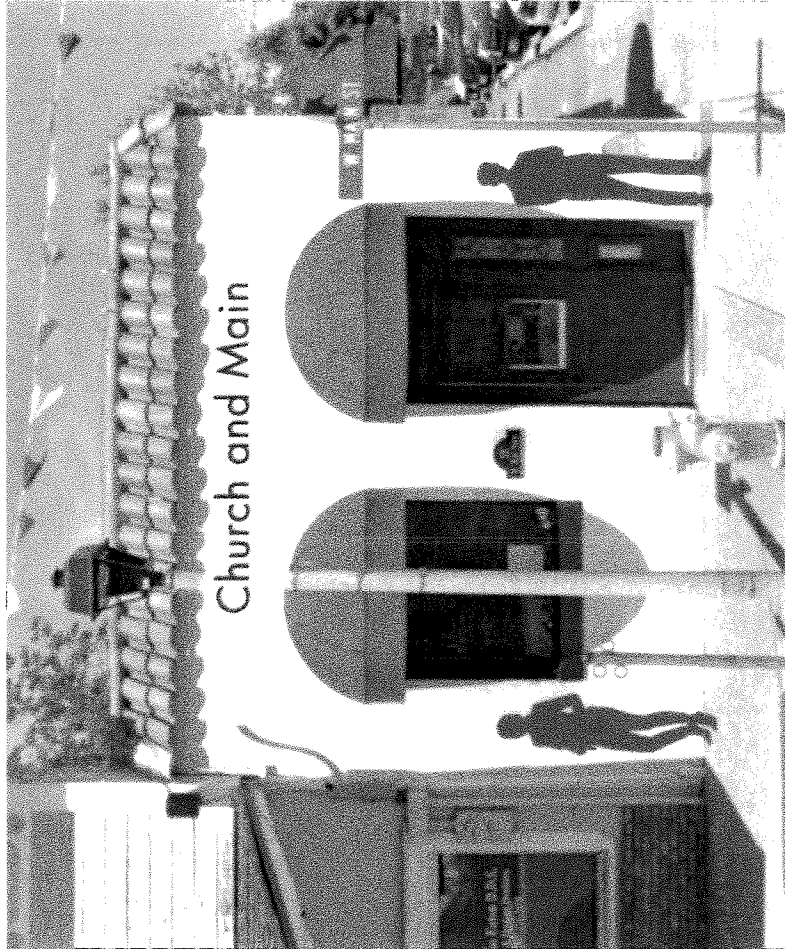
Church and Main

Proposed - MEASUREMENTS PROVIDED BY CUSTOMER

Existing



Church and Main



Description

- A** Existing to be removed, FCO's to be installed 1/2" acrylic, routed to shape and painted. Mounted flush to wall with studs and silicone.

Colors

- A** FCO's - Painted Black

Project Description for Church and Main/ Coffee Shop and Eatery

Owned by Church and Main, LLC

Goals and Objectives:

- Adding and moving existing electrical and plumbing to bring up to code
- Creating new, non-load bearing wall
- open to the public for food and beverage sales
- beverages will consist mostly of coffee drinks but we also intend to have a beer/wine license
- hours will be 7am-3pm

Stakeholders/Owners:

- Anna Catelli (51% owner and manager/member)
- Rachel Thornberry (49% owner and manager/member)

Timeline:

- Estimated opening date is August 8th, 2023

Estimated Budget:

- \$40,000

Zoning:

C-2, Historic Overlay

General Planning:

Central Business District

FAR:

1.0

Grading/Landscape:

There is no grading or landscape applicable to this planning

Flood Plain:

Premises is located in flood zone AE

Lighting:

Each lighting area noted on the electrical plan will be 36 watts with the exception of the 2 lights in the back kitchen that will each be 240 watts.