

CITY OF IONE  
IONE, CA 95640



## PLANNING COMMISSION

*Amber Hoiska, Chairman*

*Joe Wylie, Vice Chairman*

*Karen Huss, Commissioner*

*Mark Gebhardt, Commissioner*

*Michael Politi, Commissioner*

**Tuesday, September 12, 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

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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:** None

**H. CONSENT AGENDA:** None

1. Planning Commission Meeting Minutes-July 11, 2023 and August 8, 2023  
*Recommendation: By motion approve the Minutes.*

**I. PUBLIC HEARINGS:** None

**J. REGULAR AGENDA**

1. Planning Status Update  
*Recommendation: For information and staff direction.*

**K. COMMISSION MEMBER REPORTS**

**L. ADJOURNMENT TO OCTOBER 10, 2023**

***CITY OF IONE***  
***IONE, CA 95640***



### **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.

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**PLANNING COMMISSION MEETING MINUTES**  
**July 11, 2023**

**Chairman Hoiska called the Planning Commission Meeting to order at 6:00 PM and led the Pledge of Allegiance.**

**A. ROLL CALL:**

Present: Amber Hoiska, Chairperson  
Mark Gebhardt, Commissioner  
Michael Politi, Commissioner  
Absent: Joe Wylie, Vice Chairman

Staff: Beth Thompson, City Planner  
Jeff Setterlund, Assistant Planner  
Janice Traverso, City Clerk

**B. APPROVAL OF AGENDA**

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

**AYES:** Hoiska, Gebhardt, Politi

**NOES:** None

**ABSENT:** Wylie

**ABSTAIN:** None

**C. PRESENTATIONS/ANNOUNCEMENTS:** None

**D. PUBLIC COMMENT:**

Andy Aguilera understands that the water treatment plant in lone is at capacity. He would like to know if that is going to limit the building permits in lone.

**E. INFORMATION ITEMS:**

1. City Planner Reports – Information item and no action taken.

**F. PUBLIC HEARING:**

1. Conditional Use Permit and Site Plan Review – 880 Hunter Lane Wireless Facility – City Planner Jeff Setterlund gave a background on the project. 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, 005-130-005, approximately 400 feet west of State Route CA-124 and adjacent to the Amador Central Railroad tracks. The Zoning Code (Title 17 of the lone Municipal Code) establishes standards for 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, improvement 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.

Commissioner Gebhardt commented that the 25-foot tower is outside zoning restrictions and should we make a finding that there is not any reasonable alternative. City Planner Beth Thompson relied that a specific finding is not necessary since the Zoning Code does allow for higher towers if specific conditions are met.

Chairman Hoiska asked about the lighting on the top of the tower. The lights are shining down on the ground and are not intrusive to any of the neighbors. There is a 10 feet light rod on the top of the tower that is required by the FAA.

Chairman Hoiska opened the public hearing.

Andy Aguilera asked if the City would be receiving any revenue off this project.

With no further comments, the public hearing was closed.

It was moved by Commissioner Gebhardt, seconded by Chairman Hoiska and carried to adopt Resolution No. PC2023-03 Approving a Conditional Use Permit for the 880 Hunter Lane Wireless Telecommunications Facility.

**AYES: Hoiska, Gebhardt, Politi**

**NOES: None**

**ABSENT: Wylie**

**ABSTAIN: None**

2. Architectural Design Review and Site Plan Review – Church and Main Coffee Shop – The applicants, 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 lone.

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

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 lone Zoning code, a discretionary site plan review permits is required for all non-residential development. A site plan review will be granted only when the decision-making authority makes al 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, light, 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 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 and 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 lone Downtown Plan. Where the lone Downtown Plan has more stringent or specific standards, the lone Downtown Plan has more stringent or specific standards, the lone Downtown Plan standards apply.

Commissioner Gebhardt commented that up to now Site Plan Reviews have been done in-house, in the future will all signage reviews come before the Commission? Some signage reviews will still be done in house, but because this is a dual component when aspect of the project is elevated to Planning Commission both components are elevated.

Chairman Hoiska opened the Public Hearing.

Larry Rhoades commented that he has never heard of the zoning C-2 with a Historic Overlay.

Andy Aguilera glad we are having meetings again, everyone is doing a good job and keep up the good work. We are back on the right track.

With no further comments, the Public Hearing was closed.

It was moved by Commissioner Politi, seconded by Chairman Hoiska and carried to adopt Resolution No. PC2023-04 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.

**AYES: Hoiska, Gebhardt, Politi**

**NOES: None**

**ABSENT: Wylie**

**ABSTAIN: None**

**G. REGULAR AGENDA:** None

**H. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE AGENDA ITEMS:**

Commissioner Politi commented curious about the inspection part of the Wireless Tower and would like to make sure our Fire Chief Ken Mackey is part of the process.

**I. ADJOURNMENT:**

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

Respectfully submitted,

Janice Traverso, City Clerk

## PLANNING COMMISSION MEETING MINUTES

August 8, 2023

Chairman Hoiska called the Planning Commission Meeting to order at 6:00 PM and led the Pledge of Allegiance.

### A. ROLL CALL:

Present: Amber Hoiska, Chairperson  
Mark Gebhardt, Commissioner  
Karen Huss, Commissioner  
Joe Wylie, Vice Chairman

Absent: Michael Politi, Commissioner

Staff: Beth Thompson, City Planner  
Jeff Setterlund, Assistant Planner  
Janice Traverso, City Clerk

### B. APPROVAL OF AGENDA

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

**AYES:** Hoiska, Wylie, Huss, Gebhardt

**NAYS:** None

**ABSENT:** Politi

**ABSTAIN:** None

### C. PRESENTATIONS/ANNOUNCEMENTS: None

### D. PUBLIC COMMENT: None

### E. INFORMATION ITEMS:

1. City Planner Reports – Information item and no action taken.

### F. PUBLIC HEARING:

1. Public Hearing: 702 Hunter Lane, Site Plan Review for proposed Rail Explorers – The applicant, Rail Explorers, in partnership with Amador Central Railroad, is requesting approval of a Site Plan Review permit in order to develop a guided railbike tour facility and offer guided railbike tours on the existing Amador Central Railroad tracks (Rail Explorers Facility Project). The proposed project includes the installation of temporary structures and improvements, including a storage container, officer trailer, a self-contained restroom trailer, and a ticket office. The Rail Explorers Facility Project is proposed at 702 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.

As identified in Section 17.10.909, Site Plan Review, of the City of Lone 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, improvement 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 have an adverse impact on public health or safety.

Commissioner Huss commented:

- a) Great to have a new recreational use in lone and appreciate that it is temporary because I think that property, zoning and General Plan has a higher and better use but in the mean time it is great that we have something to bring people to the City
- b) Condition #10--Planner has the authority to modify the hours of operation and would like the Commission to consider adding a reason to that condition.
- c) To avoid conflicts with pedestrian and possible bicycles to the site, think there should be designated pathway for pedestrian and bike parking.

Commissioner Gebhardt commented:

- a) Last month we had a project on this same property and was wondering why for this project required a title search on Mr. Kreth's property—seems like we have a lot more information then needed. In the future the information will be kept in the file and not part of the application.

Chairman Hoiska opened the Public Hearing.

Tom Esposito, President of the Railroad Coalition Historical Society, informed the Commission that that we are in litigation with Amador Central Railroad over who owns the railroad and the property. In my opinion, it has been illegally stolen away from us. I have filed documents with the Amador County District Attorney and the California Attorney General's Office to litigate this issue. I am asking the Commission to postpone this project until we can find out who the owner is.

Richard Folio, member of the Recreation Railroad Coalition commented that two items that were not mentioned in the Site Plan Review:

- a) The propane facility is currently fenced off to limit access and it will have to be opened, which would make it less secure.
- b) Where will the railroad cars be stored—they should be protected.

Gary Thomas sounds like a lot of legal but does that stop the project.

Larry Bowler, Founder and Historian of the railroad and bought the railroad from the Sierra Pacific Corporation and ran it for about 15 years. This is a can of worms and regret that this has happened. We view the original corporation, which is a 501 C 3, to be a victim of criminal and civil activities. We are here to give some historical significance and background as you consider what to do about this.

Leonard Williams, President of Amador Central Railroad Corporation gave a copy of the deed to the Commission, which shows they own the railroad, and reviewed by the Amador County District Attorney's office—it is in good standing. Leonard Williams spoke to Rich Gunn, President of the RRCHS and wanted me to inform the Commission that this past December the voting membership voted to dissolve the Recreational Railroad Coalition and donate all assets and profits to Amador Central Railroad. All documents have been sent to the Attorney General's Office and awaiting a decision.

Larry Belker representing the Rail Explorers, we have been working on this project for close to two years and found a suitable location. We hope you will look at the work that we have done, the questions we have answered and the steps that we have taken to meet all the requirements of the City of Ione. We intend to bring tourism to this City with a business that eco-friendly, family friendly and available to all ages, and to utilize the history of the Amador Central Railroad.

Larry Rhoades commented it will be an asset to the City.

Rick Kreth commented that we are not here to talk about who owns the railroad. As the President of the Ione Business and Community Association for the last several years, I think it is a great idea. The two things we have in this town that we have no competition on is the Preston Castle and the railroad.

Commissioner Politi commented by email, it is a very exciting time for Ione and we are experiencing more business growth this last 8 months than in the last 4 and a half years that my wife and I have lived here. It is so promising that with the "Peddle Rail Cars" coming to town that this will be the start of a really big tourist attraction that the City needs. I am urging my fellow Planning Commissioners to vote "Yes", give them what they need and let's go forward with smart growth, the Ione tax payers deserve it.

With no further comments, the hearing was closed.

After discussion by the Commission, it was moved by Vice Chairman Wylie, seconded by Commissioner Huss to adopt Resolution PC2023-05 with the addition of Condition #27 – Prior to commencing operation of the facility, the project applicant shall submit documentation for the approval of the City Manager or their designee that the owner of record of the Amador Central Railroad has approved the project applicant's use of the railroad; and Condition #28 – The project shall provide pedestrian and bicycle access from Highway 124 and bicycle parking acceptable to the City.

**AYES:** Hoiska, Wylie, Huss, Gebhardt

**NOES:** None

**ABSENT:** Politi

**ABSTAIN:** None

2. Zoning Code Amendment – Through a review of the City's Zoning Code Amendment, as amended in early 2023, incomplete parking requirements for commercial and residential uses were identified within Table 17.040.050-1, Parking Requirements by Land Use. The Zoning Code Amendments – Table 17.40.050-1 Project would revise the Zoning Code to complete missing parking requirements for Studio units, One and Two Bedroom Units, Retail, Service, and Office

Uses and Automotive and Vehicle Uses; consistent with consistent with similar uses in the Zoning code, the City of Lone Downtown Plan, and similar jurisdictions.

There was discussion by the Commission whether this Zoning Code Amendments would apply to the whole City. This amendment does not include the Downtown Plan, which has their own parking requirements.

There was discussion by the Commission on the amendments recommended for parking.

Chairman Hoiska opened the Public Hearing.

Larry Rhoades commented that there are four houses on Maple Street with no room to park, so if their houses burn down, are you going to require them to have parking. City Planner Thompson commented that there are no changes to the residential parking requirements, and there no changes to the provisions that the grandfather clause exists in the event their house burns down.

With no further comments, the hearing was closed.

It was moved by Commissioner Huss, seconded by Commissioner Gebhardt and carried that we Adopt Resolution No. PC2023-06 recommending to the City Council regarding adoption of the Zoning Code Amendments with amendments to Table 17.040.050-1 to make notations that the parking requirements by land use do not apply to the Downtown Plan area or any other areas with separate parking requirements.

**AYES:** Hoiska, Wylie, Huss, Gebhardt

**NOES:** None

**ABSENT:** Politi

**ABSTAIN:** None

**G. REGULAR AGENDA:** None

**H. ADJOURNMENT:**

Chairman Hoiska adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Janice Traverso, City Clerk