

**AGENDA  
CITY OF IONE  
PLANNING COMMISSION MEETING**

*Amber Hoiska, Chairman  
Mark Gebhardt, Vice Chairman  
Greg Morris, Commissioner  
Michael Politi, Commissioner  
Joe Wylie, Commissioner*

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

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

Join Zoom Meeting

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

Meeting ID: 235 196 1316

Passcode: 95640

One tap mobile

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

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

**Dial by your location**

+1 669 900 6833 US (San Jose)

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+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 235 196 1316

Passcode: 95640

Find your local number: <https://zoom.us/u/aex3ZLbqgp>

**Tuesday, January 11, 2022 at 6:00 p.m.  
City Council Chambers, 1 E. Main Street, Ione 95640**

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

The Ione Planning Commission welcomes, appreciates, and encourages participation in the Ione Planning Commission Meeting. The Planning Commission reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, California. Hard copies may be obtained for \$3.60 for pages 1-5 and \$.45 for each additional page. Documents that are not available when the agenda is posted will be made cents per page. Documents that are not available when the agenda is posted, will be made available for public review at the meeting.

**AGENDA**

- A. CALL TO ORDER: 6:00 PM**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA**

**E. PRESENTATIONS/ANNOUNCEMENTS:** None

**F. PUBLIC COMMENT: EACH SPEAKER IS LIMITED TO 4 MINUTES**

*This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the lone Planning Commission at this time on any subject within the jurisdiction of the lone Planning Commission. **Please be mindful of the 4 minute time limit per person.***

*Pursuant to the Brown Act, the Planning Commission may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that require Commission action will be referred to staff for a report and/or recommendation for possible action at a future Commission meeting.*

*Is there any person in the audience who wishes to address the Commission at this time?*

**G. PUBLIC HEARING:**

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

**H. REGULAR AGENDA:** None

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

**J. ADJOURNMENT**

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**NOTICE REGARDING APPEALS**

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

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**NOTICE REGARDING CHALLENGES TO DECISIONS**

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

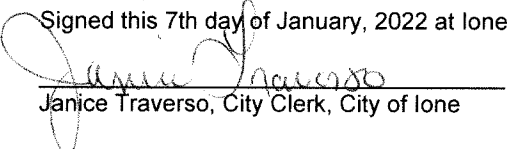
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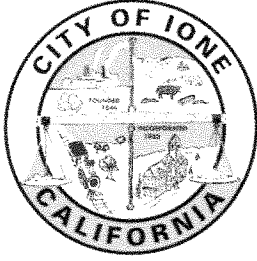
**ADA COMPLIANCE STATEMENT**

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

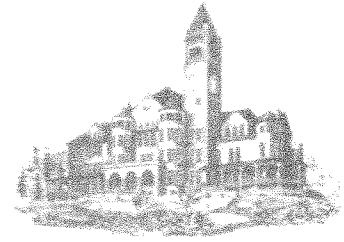
I, Janice Traverso, the City Clerk of the City of Lone, declare under the penalty that the foregoing agenda for the January 11, 2022 regular meeting of the lone Planning Commission was posted on January 7, 2022 at the office of the City of Lone, City Hall at 1 East Main Street, Lone, CA 95640 and was available for public review at that location.

Signed this 7th day of January, 2022 at Lone, California

  
Janice Traverso, City Clerk, City of Lone



## **CITY OF IONE PLANNING COMMISSION STAFF REPORT**



**DATE:** January 11, 2022

**TO:** Honorable Planning Commission

**FROM:** Beth Thompson, City Planning; Michael Rock, City Manager

**SUBJECT:** Train Depot Museum and Park Restroom Facility Site Plan Review  
315 South Mill Street, Assessor Parcel Number 004-220-03

### **STAFF RECOMMENDED ACTION**

Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Open the public hearing and take public comment;
3. Discuss the Train Depot Museum and Park Restroom Facility; and
4. Adopt a resolution approving the site plan review permit for the Train Depot Museum and Park Restroom Facility as conditioned.

### **BACKGROUND:**

On May 12, 2020, the Planning Commission held a public hearing and approved a Site Plan Review Permit for the renovation of the train depot and construction of a park at 315 S. Mill Street. The Planning Commission approved the Site Plan Review Permit, which did not include review and approval of the restroom facility. On June 2, 2020, an information item on the approval of the Site Plan Review Permit was presented to the City Council. The City had planned to construct a restroom facility to serve the museum and park, but the plans for the facility were not ready for review at the time the overall project was reviewed and approved. Site plan review by the Planning Commission and approval of a Site Plan Review Permit are required for public/quasi-public developments pursuant to Ione Municipal Code Section 17.10.090 – Site Plan Review.

Subsequently, the City initiated construction of the facility and nearby residents/property owners contacted the City. Construction was halted. Michael Rock, Interim City Manager, on behalf of the City of Ione, submitted a site plan review application requesting approval of a Site Plan Review Permit for the Train Depot Museum and Park Restroom Facility. The project would include the construction of a stand-alone restroom facility and, in addition, the City would design and implement a landscaping plan to camouflage the exterior view of the facility with fast-growing species of trees and shrubs to mitigate impacts of the facility's appearance for property owners across the street from the facility.

At its regular meeting of June 8, 2021, the Planning Commission reviewed the staff report and presentation and held a public hearing at which time interested residents, property owners and the

public provided comment on the proposed project. The Planning Commission approved the Site Plan Review Permit. See Attachment C for the Planning Commission staff report.

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

### **ANALYSIS:**

The Train Depot Museum and Park Restroom Facility is located at 315 South Mill Street on Assessor Parcel Number 004-220-033.

Section 17.10.090 – Site Plan Review of the Ione Zoning Code requires approval of a site plan review permit for this project. The Planning Commission approval of Train Depot Museum and Park Site Plan on May 12, 2020 did not include the restroom facility. The proposed project will be beneficial to the City of Ione and the park will provide a needed recreation space of the neighborhood as well as visitors to the museum. The proposed restroom facility will enhance the function of the Train Depot Museum and Park.

The City Manager, serving as project applicant on behalf of the City, has coordinated with the project engineer to identify alternative designs. The three options, which include the original project and two design alternatives, would each locate the restroom facility within the footprint considered previously by the Planning Commission as shown in the June 8, 2021 Planning Commission staff report attached as Exhibit B. There are no changes to the proposed height of the structure or the footprint of the structure. Due to the cost of locating the facility in an alternative location on the project site, designs for an alternative location were not submitted by the applicant.

The following three restroom facility options are proposed by the applicant for Planning Commission consideration.

***Option A - Original Project.*** Option A would result in the same restroom facility design and location approved by the Planning Commission at its June 8, 2021 meeting. The plan identifies the location where two trees would be planted, one in front of each restroom door, to buffer views of the facility from South Mills Street as shown in Exhibit C.

***Option B - Add Screen Walls.*** Option B would extend the walls of the facility toward South Mills Street and would wrap the walls around the front along South Mills Street to buffer the restroom doors from public view as shown in Exhibit C. As with Option A, two trees would be planted in front of the facility to buffer views from South Mills Street.

***Option C - Mirrored Layout.*** Option C would rotate the facility 180 degrees so that the restroom doorways would face the interior of the site rather than South Mills Street. As with Options A and B, two trees would be planted in front of the facility to buffer views from South Mills Street. This option could provide the opportunity for a community-oriented mural or new ghost sign on the wall facing South Mills Street, which could celebrate Ione and enhance the appearance of the building.

Of these options, Option C would reduce the impacts to neighboring residents the most by reducing the visibility of the doorways to the restrooms from neighboring properties. It is not anticipated that an alternative location on the site would result in significant changes to public safety.

### **PLANNING COMMISSION RECOMMENDATION**

Staff recommends that the Planning Commission adopt Resolution PC 2022-01: A Resolution of the Planning Commission of the City of Ione approving the site plan review permit for the Train Depot Museum and Park Restroom Facility, Option B or Option C, as preferred by the Planning Commission, and condition the project as follows:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across South Mill Street.

### **EXHIBITS**

Exhibit A – Resolution No. PC 2022-01

Exhibit B – June 8, 2021 Planning Commission Staff Report – Train Depot Museum and Park Restroom Facility

Exhibit C – Alternative Design Options for the Train Depot Museum and Park Restroom Facility

**RESOLUTION NO. PC 2022-01****A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IONE  
APPROVING A SITE PLAN REVIEW PERMIT FOR TRAIN DEPOT MUSEUM AND PARK  
RESTROOM FACILITY OPTION \_\_\_\_\_**

**WHEREAS**, the applicant, Michael Rock, Interim City Manager, on behalf of the City of Ione filed a Site Plan Review application requesting approval of a site plan review permit for the construction of a restroom facility as part of the development of the Train Depot Museum and Park development at 305 S. Mill Street; and

**WHEREAS**, on June 8, 2021, the Planning Commission considered the Train Depot Museum Park and Restroom Facility and approved the site plan review permit; and

**WHEREAS**, an appeal to the Planning Commission was timely filed; and

**WHEREAS**, on July 20, 2021, the City Council reversed the Planning Commission decision, revoked the site plan review permit without prejudice, and provided for the applicant to revise the application for site plan review and resubmit it to the Planning Commission for a de novo public hearing on the revised application; and

**WHEREAS**, on December 30, 2021, the applicant submitted revised Train Depot Museum and Park Restroom Facility designs presenting the original design (Option A) and two additional options (Option B – Add Screen Walls and Option C – Mirrored Layout); and

**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

**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 on December 30, 2021 and a public hearing notice was published on December 30, 2021, not less than 10 days prior to the hearing on January 2, 2022; and

**WHEREAS**, on January 11, 2022, at a regular meeting the Planning Commission held a public hearing at which time interested persons had an opportunity to testify regarding the proposed variance; and

**WHEREAS**, the Planning Commission carefully considered the staff report, testimony, and application for the site plan review.

**NOW THEREFORE BE IT RESOLVED**, the Planning Commission of the City of Ione approves the site plan review permit for the Train Depot Museum and Park Restroom Facility, Option \_\_\_\_\_ subject to the following requirements:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across South Mill Street.

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 January 6, 2022 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Amber Hoiska, Chair

ATTEST:

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Janice Traverso, City Clerk



## CITY OF IONE PLANNING COMMISSION STAFF REPORT



**DATE:** JUNE 8, 2021

**TO:** HONORABLE PLANNING COMMISSION

**FROM:** APRIL WOODEN, CITY PLANNER

**SUBJECT:** SITE PLAN REVIEW - TRAIN DEPOT MUSEUM and PARK  
RESTROOM FACILITY

**General Plan Designation:** RL Low Density Residential

**Zoning:** PCS Parks and Community Services

**Current Use:** Vacant (currently under construction)

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 site plan review permit for the Train Depot Museum and Park restroom facility as conditioned.

### **BACKGROUND:**

Michael Rock, Interim City Manager, on behalf of the City of Ione, submitted a site plan review application requesting approval of a site plan review permit for the Train Depot Museum and Park Restroom Facility. The project includes the construction of a stand-alone restroom facility on S. Mill Street. In addition, the City will design and implement a landscaping plan to camouflage the exterior view of the facility with fast-growing species of trees and shrubs to mitigate impacts of the facility's appearance for property owners across the street from the facility. Site plan review and approval of a site plan review permit are required for public/quasi-public developments under Municipal Code Section 17.10.090 – Site Plan Review.

### **ANALYSIS:**

An historic train depot was previously relocated to the 305 Mill Street site. The City intends to make both exterior and interior improvements to the structure required for the proposed use, in keeping with its historic nature. Building alterations, repairs, and upgrades include work on the roof, plumbing, electrical, exterior painting, and renovations to other mechanical systems. Additionally, walkways and ramps to provide for ADA-compliant access will be installed.

A park is being developed adjacent to and north of the Train Depot Museum. While designed as primarily a passive recreation area, it will include a covered picnic area, a



playground structure for children, and will include off street parking. The proposed restroom facility is part of site development and is the subject of this site plan review permit.

Section 17.10.090 – Site Plan Review of the Ione Zoning Code requires approval of a site plan review permit for this project. The proposed project will be beneficial to the City of Ione and the park will provide a needed recreation space for the neighborhood as well as for visitors to the museum. The provision of the restroom facility will enhance the function of the museum and park.

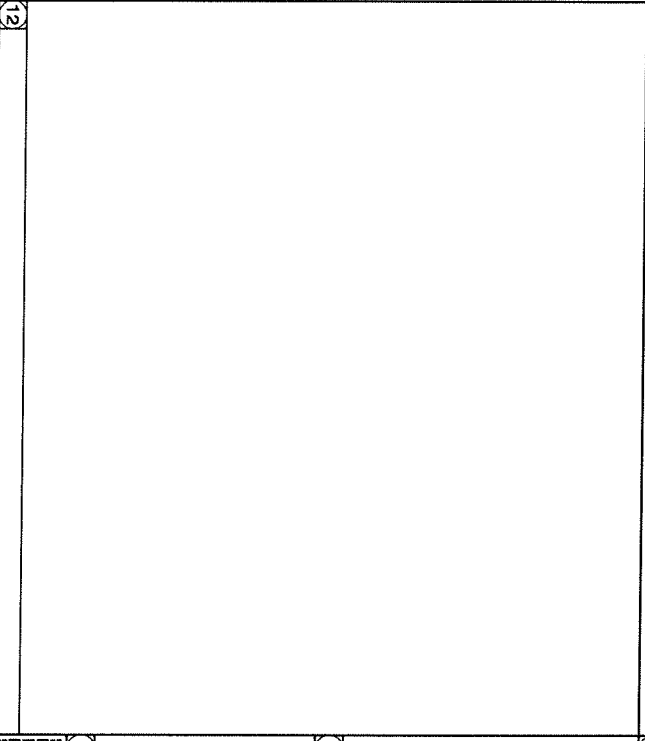
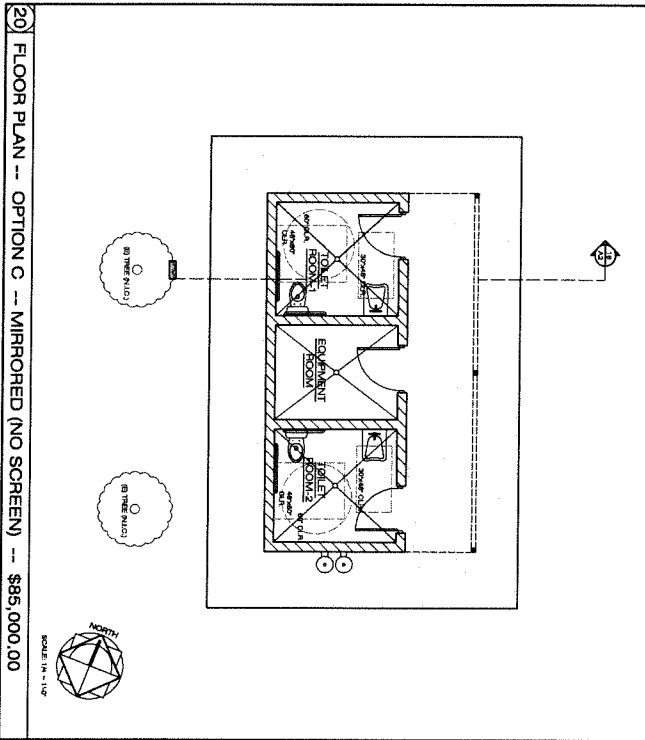
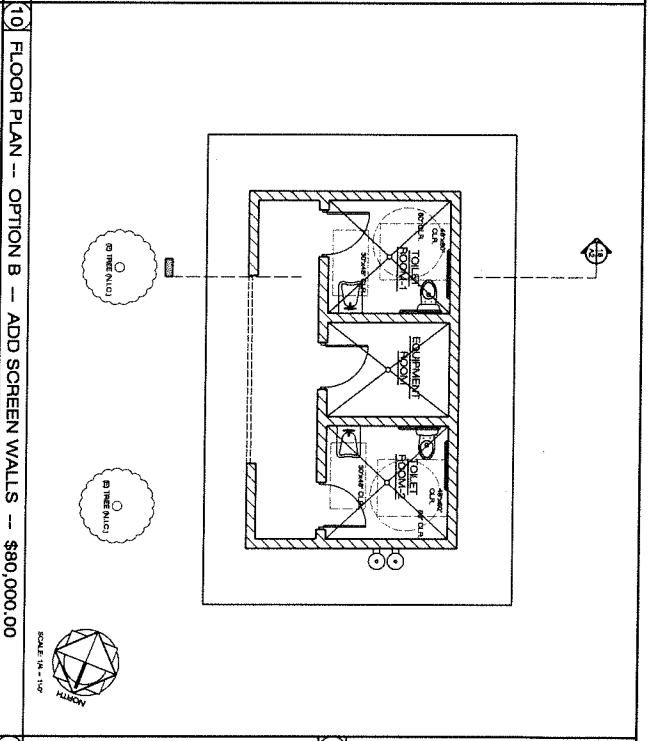
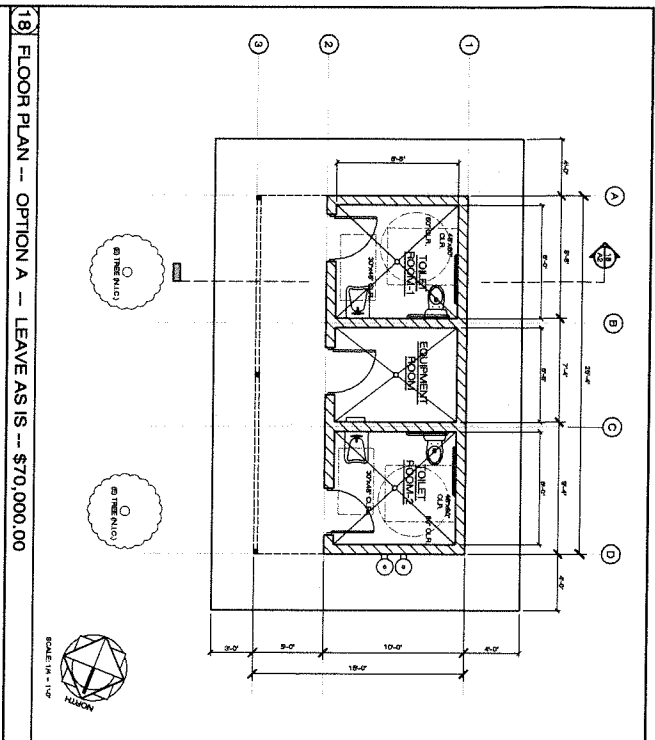
Consequently, staff recommends that the Planning Commission adopt Resolution 21-10. A Resolution of the Planning Commission of the City of Ione approving the site plan review permit for the Train Depot Museum and Park Restroom Facility with the following conditions:

1. The exterior design and construction of the restroom facility must be consistent with the application materials; and
2. Use of the facility shall not commence until a landscaping plan is approved administratively, which requires the installation of fast-growing species of trees and shrubs designed to camouflage the restroom facility from the view of properties located across Mill Street.

#### **ATTACHMENTS:**

1. A Resolution of the Planning Commission of the City of Ione of the City of Ione approving the site plan review permit for the Train Depot Museum and Park Restroom Facility.
2. Submitted plans for Train Depot Museum and Park Restroom Facility.

EXHIBIT C



<p>4 APPROVALS</p> <p>DATE, DRAWING AND NOT ASSIGNED BY THE PROJECT ENGINEER.</p> <p>THIS DRAWING IS NOT FINAL AND IS NOT TO BE USED FOR CONSTRUCTION.</p>	<p>3</p>	<p>2</p>	<p>1</p>
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**RESTROOM BUILDING FOR:**  
TRAIN DEPOT MUSEUM

**PROJECT LOCATION:**  
MILL STREET AND WEST MARLETTE STREET  
IONE, CALIFORNIA  
A.P.N. 004-220-033-000

**CLIENT:**  
CITY OF IONE

P.O. BOX 288  
IONE, CALIFORNIA 95640  
(209) 274-2412

**REVISIONS**

MARK	DATE	DESCRIPTION	BY

**DRAWINGS**

FLOOR PLAN OPTIONS

DATE NO. 02-2024

DRAWN BY: W.A.M.

DATE: 02-2024

SCALE: AS NOTED

**PRELIMINARY**

**1 of 1 SHEETS**