

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, December 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

<https://zoom.us/j/2351961316?pwd=d3lWtW0zbVJlbpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

**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. 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?*

**F. PRESENTATIONS/ANNOUNCEMENTS:** None

**G. CONSENT AGENDA:**

1. October 12, 2023 Planning Commission Meeting Minutes  
*Recommendation: Approve Minutes from October 12, 2023 Planning Commission*

**H. REGULAR AGENDA**

1. 2012 Downtown Plan – Implementation Options  
*Recommendation: Review the City of Ione Downtown Plan originally adopted November 6, 2012 and provide direction to staff on implementation options.*

**I. COMMISSION MEMBER REPORTS**

**J. ADJOURNMENT TO JANUARY 9, 2024**

### **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**  
**October 10, 2023**

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

**A. ROLL CALL:**

Present:

Mark Gebhardt, Commissioner  
Michael Politi, Commissioner  
Joe Wylie, Vice Chairman  
Karen Huss, Commissioner

Absent: Amber Hoiska, Chairman

Staff: Susan Peters, Contract Planner

Kasey Guevara, Administrative Analyst

**B. APPROVAL OF AGENDA**

Agenda was approved with the change for Item H1 from regular agenda to public hearing. It was moved by Commissioner Huss, seconded by Commissioner Gebhardt to approve the agenda with that change.

**AYES:** Wylie, Gebhardt, Politi, Huss

**NOES:** None

**ABSENT:** Hoiska

**ABSTAIN:** None

**C. PRESENTATIONS/ANNOUNCEMENTS:** None

**D. PUBLIC COMMENT:** None

**E. CONSENT CALENDAR:**

June 13, 2023 Planning Commission Meeting Minutes were approved with the change of removing Oral Custer sharing copies of a petition with 25 signatures. It was moved by Commissioner Gebhardt and seconded by Commissioner Politi.

**AYES:** Wylie, Gebhardt, Politi

**NOES:** None

**ABSENT:** Hoiska

**ABSTAIN:** Huss

**F. PUBLIC HEARING:**

2021-2029 6th Cycle Housing Element Update

*Recommendation:*

- *Conduct Public Hearing/or 2021-2029 6th Cycle Housing Element Update.*
- *Review the 2021-2029 6th Cycle Housing Element Update of the City of lone General Plan and adopt Planning Commission Resolution No. 2023-\*, approving recommendation of the document to the City Council.*

Susan Peters: states the Planning Commission will consider resolution No. 2023-07 which is making a recommendation to City Council to approve the 6<sup>th</sup> Cycle Housing Element. Each jurisdiction is required to have a general plan which consists of 7 mandated elements with the Housing element being one of those. Of those seven, the Housing Element is the only one that requires state certification. Housing Community Development has authority over the certification process. Based on a cycle and we are in a 6<sup>th</sup> cycle. The 5<sup>th</sup> cycle was 2014-2019. Given a 3-year extension because Amador County Transportation Commission keeps our regional transportation plan up to date. That does mean we are out of compliance right now. Should have been approved last September to be in compliance. What not being in compliance means, is the City is in jeopardy of losing or not being able to apply for certain grant funds. Some of those can be significant. Over the past several years there's been more legislation that makes the stick bigger and the carrot smaller when it comes to housing element approvals. Imperative to get moving on this and get this approved sooner than later. The Housing element essentially is the blueprint that drives how much housing should be built in the City. Department of Finance works with Housing and Community Development to come up with regional housing allocation numbers. That number is given to the county and broken down into the cities and the county by per capita. The 6<sup>th</sup> cycle housing element for the City of Ione in that 8-year planning period between 2021 and 2029 the city should have 117 housing units built comprised of 15 extremely low, 15 very low, 20 low and 25 moderate income units. 42 can be above moderate units. Policies and implementation programs in the document that help drive incentives to meet those numbers. If you don't meet those numbers they can get carried over in subsequent cycles. You will see this again in not too long. You'll continue to have to answer to why, if we're not meeting those low-income numbers.

Commissioner Wylie: clarifies that the 117 number are RHNA numbers.

Susan Peters: affirms that those are the Regional Housing Needs Assessment Numbers. Didn't go back and look at your 5<sup>th</sup> cycle RHNA numbers were but I think they were pretty similar to this and I know you've hit marks on your above and maybe some of your moderate just because of the amount of development you've had in the City. Housing Element in general is made up of the goals, policies and actions to address meeting those numbers, an analysis of housing related constraints, an inventory of sites that are suitable to accommodate the housing needs allocation for the city. This City has a fair amount available for housing. Assessment of financial and programmatic resources for housing and analysis of fair housing issues and constraints. This draft was released on November 2, 2022 for a required 30-day comment period. Comments were received and those are included in appendix C of the document. Nothing Earth shattering in those comments. This is a little bit different than how most jurisdictions do it. The 5<sup>th</sup> cycle was one of two housing elements in the state where we did a collaborative effort. For the 5<sup>th</sup> cycle it was the 4 cities combined with Amador county to do a collaborative housing element. The purpose for doing that was to save money and taking a more regional approach to addressing housing needs in the county. 5<sup>th</sup> cycle kicked it off, 6<sup>th</sup> cycle we did decide to do it again. Planners in the county worked with the county planner to obtain a regional early action planning grant to prepare this document so that was another big benefit of doing this regionally. This time Amador City did participate so it is the county and all 5 cities. The downside is you do get a pretty massive document. The hub central document has information that's pertinent to the

region. Annex documents apply to each city and the county. Annex document that covers the City of Ione that has policies that are specific to the City.

Commissioner Politi: asks that as far as using the word “requirements” where are we positioned in the scenario our wastewater is maxed out. Amador Water will not put a water meter in.

Susan Peters: responds in your policies you’re essentially being directed to work with the public utility agencies that provide services, any services, to further make it happen so they have capacity to meet needs. Your policy is basically saying we’re going to work with the utilities to solve the issue. It can’t go any further than that.

Commissioner Politi: clarifies there are no fines.

Susan Peters: affirms no fines but every year each jurisdiction has to prepare an annual progress report. We go through every single policy in the document and then say if we’ve met it, if we’ve met it within the timeline and if we haven’t, why. If the City cannot meet its housing needs because there are capacity restrictions with any of the utilities or services then that’s what the answer is and it’s a legitimate answer and we would be penalized. Penalty meaning you would not be eligible for grants or receive some funding sources. The legislature keeps expanding what they’re going to take away or not allow you to get.

Commissioner Politi: clarifies that there is no entity that would say that we would have to pursue it. We have to say, we have to add to this water treatment?

Susan Peters replies that your services are going to be different. For your wastewater treatment plant, you have a permit with the state and you have to work within the means of that permit. If you’re at capacity or over capacity then you’re going to have to do something about that permit. That’s separate.

Commissioner Politi confirms that his question was answered.

Susan Peters: continues that it would be used if you were not able to meet any of your RHNA numbers and you’re working on your permit over with the state that would be a reason why you wouldn’t be meeting your RHNA numbers. You can use that as a reason why. It’s a legitimate excuse.

Commissioner Huss: requests to add something to that discussion. When I was reading through this on program 19 it specifically talks about water and wastewater treatment plants and there was a note in that section that Ione’s going to develop a program to complete wastewater treatment program improvements to expand its treatment capacity by 2024/2025 to accommodate the RHNA requirements

Susan Peters: asks if there are any other questions.

**Opens to Public Hearing:**

Larry Rhodes: Gold Village out here that's already got 64 ok'd but never been built. There were supposed to be 6 apartments on Albatross JTS bought the thing, can't remember the developer's name. Absolutely got the 6 apartments, disappeared. Supposed to be 217 senior citizen units out at the golf course get an amendment, do away with it. I think they ought to do a plan, you guys ought to put the next apartment on Ringer Ranch. They'd all be zoned for it. Ought to be built first before he bills one thing, that way the people living there know that that's there. It's not like trying to do it on Waterman Rd, 264 units stuff them behind an existing neighborhood and the back of another neighborhood I think that's totally wrong. At Spring Creek, it was three low income housings built there. I brought this up before Wild Flower was put in, and I brought it up when we ok'd village 10, village 9. Remember, I said make it low-income housing by doing the interior, lowering it, lowering the price of the house. They didn't do it. I just wanted you to know that. New developers come in here and they change everything including the zoning codes.

Annie Livingstone: states she knows that there's a person, his name is Roberto Aragon that owned property that was going to be Gold Village. Kind of concerned and curious as to what is going to go on with that piece of property at this point. Has it been sold? Is it going to be Gold Village or is it up for sale. Does anyone know? Nobody on the City Council can answer me either.

Commissioner Huss: replies that in the Ione Annex report in part of this housing element, Gold Village, says it's an approved 79-unit single family subdivision but it has not requested building permits and it's for sale. Says that it contains two low and two moderate income units, 4 of the 79. That's what's in our document. I can't pretend to know what's going on in City Hall.

Discussion Continues on How Annie Livingstone can access more information on Gold Village.

Dave Livingstone: clarifies that this is about the low-income properties.

Susan Peters: responds stating that this is the housing element of the General Plan so each element has policies and implementation measures specifically crafted for that particular item that's in the element. The Housing element, not just affordable housing, but supportive housing, transitional housing, lifting barriers to constraints, it covers a variety of issues, not just affordable housing and not project specific. How do we get to a point where we're reaching those numbers the state wants us to reach? There are numbers that are moderate and there are numbers that are above moderate as well.

Dave Livingstone: replies clarifying if some of these include section 8 housing.

Susan Peters: responds stating there are variety in types of housing programs to meet your affordable housing, section 8 is one of them. It's project specific. Section 8 isn't the only tool in the toolbox.

Dave Livingstone: replies that the City of Elk Grove is in a battle with the state of California. Governor Newsom has sued the City of Elk Grove so my question is if it is turned down, can we expect a lawsuit?

Susan Peters: replies that Amador City did not participate in the 5<sup>th</sup> cycle housing element and they received a rather threatening letter. Regardless of size you still have to comply with the regulations and the regulations say you need to have certified housing element. In that past it used to mean you couldn't apply for grants, now it's much bigger. And we could get sued if we do not have a compliant housing element.

Dave Livingstone: discusses how Amador County is much smaller than Elk Grove and Elk Grove was sued so we're probably looking down that road as well.

Susan Peters: replies that that is if the City does not have a compliant housing element. The goal is to have the Planning Commission consider making a recommendation to the City Council to approve the housing element. If the City Council takes that recommendation then we will be on the road to a certified document and the state should leave us alone.

Discussion continues on what the purpose of this resolution is. Susan Peters clarifies that it is not approving a specific project, it is a program in place to take down constraints and encourage housing development in the City. It's not a blanket approval of any specific project.

Commissioner Politi: states that before any project can happen, the infrastructure has got to be there. Just like when I pointed out there's no water meters to be had, we're at 110 percent capacity of our wastewater treatment plant as we speak. Same worries about Section 8 housing but we can't get paranoid over something like this because this has got to be. We're going to get sued if we don't adopt this. We've got to be smart.

Andy Aguilera: states that the company that wanted to build the low-income apartments behind the fire station that wanted \$1,000,000 off their permits probably read about how bad the City Council used to be and give all these developers everything. Developers communicate. Knows guys that do work on those new homes in Folsom and say Ione is a laugh. They come over here and take advantage of this town. Asks what is a low-income apartment or house.

Discussion about where the information for what's considered low-income housing is in the Annex document.

Susan Peters: states the extremely low-income for this area is someone who makes roughly \$35,000 or less a year.

Andy Aguilera: follows up asking whether if he wanted to build 5 low-income houses would he get the money from the government to build them and would he get reimbursed.

Susan Peters: replies that most low, extremely low and very low-income units are typically subsidized by a federal or state program. Does not believe Ione has an inclusionary housing ordinance.

Discussion continues on low-income housing and Susan Peters responds to Andy Aguilera stating that Josie's place is low-income but as growth happens, the supply of low-income housing opportunities are supposed to grow at the same rate.

Discussion continues on affordable housing in Folsom. Susan Peters discusses a project that had an inclusionary housing component in the City of Jackson that consisted of single-family homes and duplexes down a cul-de-sac looking street that had a similar look to the homes. Two were extremely low, two were very low, but they looked just like the moderate ones there. There are ways to do it. Other options there in addition to section 8. Having community know about it and knowing about other options is important.

**Closed Public Hearing.**

Susan Peters: states what the Commission has in front of them is Planning Commission Resolution 2023-07 a Resolution of the City of Ione Planning Commission Recommending that the City Council adopt a General Plan Amendment to Update the Housing Element of the General Plan for the 6<sup>th</sup> Cycle Period of 2021-2029 to affirmatively further fair housing and substantially comply with State Housing Element Law.

Commissioner Gebhardt: reiterates that that is all the Commission is voting on. It is not project specific, not approving any particular project.

Commissioner Wylie: states that the Commission has to do something. We can't ignore it. It's a matter of law.

Commissioner Politi: We have to vote for it. No two ways about it. What we have to do is be smart and put our ducks in a row from here on. Only thing we can do. This City cannot afford another lawsuit.

Commissioner Huss: asks if the commission has other discussions cause if not I will make a motion that we approved the resolution recommending the document to the City Council but I would really like staff to make sure that when they take it to City Council that they highlight in the staff report all the things we have to be doing to stay in compliance with this. So much stuff that has to be on our website, all the coordination with the county-wide taskforce, all the affirmative housing things that have to be done. Under the impression that we have to have the property available for these things to developed but without the outreach, that is saying that we're going to do in here to developers to organizations it won't we built unless we do some outreach. A lot of work on staff and from what I understand, we have staff and a contract planner and that's a lot of work to keep up with besides the day-to-day planning stuff. I recommend moving it forward as it is but recommending to staff that they highlight to the council all of the things that staff needs to do to implement it.

Commissioner Gebhardt: Asks Susan Peters if she foresees the City having to do much changing.



Susan Peters: responds stating that it looks like the City will not need to be making any changes to the Zoning map. There will be a couple updates to the zoning ordinance that will need to be done. Would say they're not significant.

**Motion:**

*Review the 2021-2029 6th Cycle Housing Element Update of the City of Lone General Plan and adopt Planning Commission Resolution No. 2023-07, approving recommendation of the document to the City Council.*

It was carried by Commissioner Huss and seconded by Commissioner Gebhardt.

**AYES:** Wylie, Gebhardt, Politi, Huss

**NOES:** None

**ABSENT:** Hoiska

**ABSTAIN:** None

**G. CITY PLANNER REPORTS/PLANNING COMMISSIONER REPORTS/FUTURE**

**AGENDA ITEMS:**

Commissioner Politi: states that what they need to convey to their City Council is that even though people don't come to the meetings, people care. A lot of people just don't do meetings. They still care, they pay their taxes. Sometimes they don't realize they have to come to a meeting to make that voice. Waterman thing was completely misunderstood. City Council should have had the City Manager write a letter to this developer and say no that's how much the fees are, sorry that's all there is to it. Now when I got up there and said what I said up there, there was one council member that said we're bound by law. There are no statutes that say they have to hear anything from anybody. The City Council does not have to hear a developer whining about fees. Don't put the citizens through this. Think about the taxpayer.

**H. ADJOURNMENT:**

Vice Chairman Wylie adjourned the meeting

Respectfully submitted,

Kasey Guevara, Administrative Analyst



*CITY OF IONE*  
*IONE, CA 95640*

## **AGENDA ITEM #H1**

**DATE: DECEMBER 12, 2023**

**TO: PLANNING COMMISSION**

**FROM: SUSAN M. PETERS, CONTRACT PLANNER**

**SUBJECT: 2012 DOWNTOWN PLAN – IMPLEMENTATION OPTIONS**

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### **RECOMMENDATION**

Review the City of Ione Downtown Plan originally adopted November 6, 2012 and provide direction to staff on implementation options.

### **BACKGROUND**

In 2012 the City Council adopted the Downtown Plan to provide a framework to revitalize the City's historic central business district. The Plan identified three district development patterns in the downtown area: the Downtown Core, the Commercial Mixed-Use Subarea and the Residential Mixed-Use Subarea. After extensive public involvement that included a survey, multiple meetings and a market study to determine retail needs, a vision was formed and implementation plan created.

The vision for the downtown included the following components:

1. **Private Realm Development:** An architectural pattern book for historic structures was created and comprehensive design standards and guidelines established to guide future development.
2. **Public Realm Development:** Design guidelines for uses in the public right-of-way, including park plans, landscape design and wayfinding.
3. **Circulation, Parking and Infrastructure:** Forecasted improvements necessary to accommodate anticipated growth.

To achieve the vision an implementation plan was outlined which included specific actions, funding sources and timelines. The following are the key vision element categories:

1. Embrace Sutter Creek.
2. Distinguish between the Main Street and Jackson Street corridors.
3. Utilize opportunity sites.
4. Make improvements to the public right-of-way.

Staff recommends that the Planning Commission review the Downtown Plan and be prepared to discuss relevancy of the vision and objectives. If the Planning Commission finds that the existing plan is sufficient, staff will proceed with implementation. Some options for implementation of the objectives are discussed in more detail below.

The Downtown Plan can be found on the City's website: <https://www.ione-ca.com/media/1286>

## **DISCUSSION**

It appears that little has been done towards implantation since adoption of the Downtown Plan. This is likely due to lack of funding and sluggish economic development. With the impending changes in leadership, now is an appropriate time to prioritize achieving the vision for the downtown area. There are some implementation options that the Planning Commission may want to recommend the Council consider that can be completed with little cost to the City including the following:

1. Use Transient Occupancy Tax and grassroots fundraising to fund a Façade Improvement Program. Funds collected could be used to provide grants or no/low interest loans to property owners in the downtown area to paint, landscape or renovate or restore buildings.
2. Make amendments to the existing Sign Ordinance (Municipal Code Section 17.10.030 – 17.10.040) to better reflect the objectives of the Downtown Plan. This would also include creating a developer friendly sign brochure that outlines the standards and provides examples.
3. Consider amending the Historic Overlay District standards (Municipal Code Section 17.28.020) to create a Design Review Committee (DRC) made up of local architects, designers and contractors to review building applications in the downtown area. Utilizing a DRC is more flexible and developer friendly than taking applications to the Planning Commission and removes a potential constraint to housing as identified in the recently adopted Housing Element. The DRC could also be responsible for approving sign applications to better ensure consistency with the Sign Ordinance and Downtown Plan vision.

Over the coming months, staff will also be reviewing potential funding sources for implementation of some of the public improvements objectives. Staff will provide information to the Planning Commission and City Council as it becomes available.

## **ATTACHMENTS:**

- City of Ione Downtown Plan [Link](#)