



PLANNING COMMISSION MEETING

June 12, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

To view or participate in the meeting online, please use the following link:

[Join the meeting now](#)

Meeting ID: 229 834 844 875

Passcode: Ei2V7x7X

Dial in by phone

[+1 209-662-6676,,891634542#](#) United States, Stockton

[Find a local number](#)

Phone conference ID: 891 634 542#

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time.

THE PLANNING COMMISSION appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

Appeals: Any decisions of the Planning Commission may be appealed to the City Council within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

Chair John Broeder | **Vice Chair** Gary Gordon

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

5:00 PM REGULAR MEETING

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

4. APPROVAL OF MINUTES

A. Approval of Minutes from May 08, 2025

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, and Commissioner Wendt

5. PUBLIC COMMENT

Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

None

6. PLANNING COMMISSION BUSINESS

A. Resolution 25-08 for a Site Development Permit for PG&E at 1108 Murphys Grade Road for Improvements to the existing PG&E Angels Camp Service Center including 4.75 Acres of existing asphalt pavement, 0.88 Acres of new asphalt, 0.50 Acres of new concrete, remove, replace and relocate some perimeter fencing, remove and replace existing gates with new ones, proposed exterior lighting to meet PG&E's 1 Foot/Candle requirements and Dark Sky requirements, and stormwater management as needed

Motion made by Vice Chair Gordon, Seconded by Commissioner Whitford.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

B. Resolution 25-09 Conditional Use Permit New Geneva School Three Month Review

Decision was made not to issue the Conditional Use Permit based on the following finding per Angels Municipal Code Section 17.78.030(E):

E. Under the circumstances of the particular case, the proposed use will be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood;

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford

Abstain: Commissioner Wendt

C. Resolution of Intent 25-10 to amend Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

- D. Resolution of Intent 25-11 to update Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 and renaming it Emergency Management and Response with updates reflecting current emergency response procedures and adopted emergency response documents.

Motion made by Vice Chair Gordon, Seconded by Commissioner Wendt.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

- E. Discuss and make recommendations to the City regarding the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines

This item will be added to the agenda for a Public Hearing on July 10, 2025.

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 7:18 pm by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The Agenda is also available on line at www.angelscamp.gov.

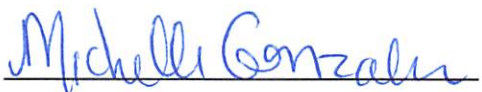
AYES: Broeder, Gordon, Stammerjohan, Whitford, Wendt

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST:


John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk