



PLANNING COMMISSION MEETING

August 08, 2024 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

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 Joseph Whittle, Matthew Stammerjohan, Daniel Whitford

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

Town Vision Statement: Dedicated to preserving our rich history and providing a safe and thriving community that is devoted to families, businesses, and visitors

Town Mission Statement: To provide municipal services, infrastructure, and a high quality of life through trusted leadership, accountability, and efficiency for the benefit of our community

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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 09, 2024

Approval of Minutes from July 11, 2024

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.

6. **PLANNING COMMISSION BUSINESS**

A. Appointing Historical District Sign Committee Members. Two representatives and one alternate.

B. Resolution of Intent 24-11 City of Angels Annexation Policy

C. Resolution 24-12 Finding of Architectural Conformity for the Utica Park/Lightner Mine Pavilion and Stage

7. **COMMITTEE REPORTS**

8. **ADJOURNMENT**

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.



PLANNING COMMISSION MEETING

May 09, 2024 at 6:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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.

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

Commissioners Kristopher Klerk, Joseph Whittle, Matthew Stammerjohan

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

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6:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Vice Chair Gary Gordon
Commissioner Kristopher Klerk
Commissioner Joseph Whittle
Commissioner Matthew Stammerjohan

ABSENT

Chair John Broeder

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

Motion made by Commissioner Klerk, Seconded by Commissioner Stammerjohan.
Voting Yea: Vice Chair Gordon, Commissioner Klerk, Commissioner Whittle, Commissioner Stammerjohan

4. APPROVAL OF MINUTES

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Klerk.
Voting Yea: Vice Chair Gordon, Commissioner Klerk, Commissioner Stammerjohan
Voting Abstaining: Commissioner Whittle

A. Draft Minutes 3-14-24

5. PUBLIC COMMENT

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NONE

6. PLANNING COMMISSION BUSINESS

A. Resolution 24-07 Habitat for Humanity (Eureka Oaks) Homeowners Assn Covenants Conditions and Restrictions (CC&RS)

Motion to approve as staff make minor amendments by Commissioner Whittle, Seconded by Commissioner Klerk.

Voting Yea: Vice Chair Gordon, Commissioner Klerk, Commissioner Whittle, Commissioner Stammerjohan

B. Resolution of Intent 24-08 recommending that the City of Angels City Council to adjust the start time of Planning Commission

Motion made by Commissioner Whittle, Seconded by Commissioner Klerk.

Voting Yea: Vice Chair Gordon, Commissioner Klerk, Commissioner Whittle, Commissioner Stammerjohan

C. Discussion of Flag Signs

Round Table Discussion to leave the code as is.

7. COMMITTEE REPORTS

NONE

8. ADJOURNMENT

Motion to adjourn meeting at 7:00pm made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

Voting Yea: Vice Chair Gordon, Commissioner Klerk, Commissioner Whittle, Commissioner Stammerjohan

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PLANNING COMMISSION MEETING

July 11, 2024 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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.

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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 Joseph Whittle, Matthew Stammerjohan, Daniel Whitford

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

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5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

ABSENT

Commissioner Joseph Whittle

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

A. Planning Commissioner Oath Daniel Whitford

4. APPROVAL OF MINUTES

A. Approval of Minutes from May 09, 2024

To be approved at the August 9, 2024, meeting.

5. PUBLIC COMMENT

None

6. PLANNING COMMISSION BUSINESS

A. ELECTED OFFICERS:

CHAIR BROEDER

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

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

VICE CHAIR GORDON

Motion made by Commissioner Stammerjohan, Seconded by Chair Broeder.

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

B. Day-O Conditional Use Permit to Install a Drive Thru Trailer at 301 South Main to be continued to August 8th

Staff announced that the applicant withdrew the application.

C. RESOLUTION OF INTENT 24-09 ADDING A NEW SECTION 17.06.230 REGARDING CONSTRUCTION NOISE

Motion made to approve as amended by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

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

D. RESOLUTION OF INTENT 24-10 ANIMAL KEEPING

Motion made to approve as amended by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

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

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 6:03pm made by Vice Chair Gordon, Seconded by Commissioner Whitford.

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



MEMORANDUM

City of Angels Planning Commission

Date: August 8, 2024
To: Planning Commissioners
From: Amy Augustine, AICP – City Planner
RE: Resolution of Intent 24-11 City of Angels Annexation Policy

Recommendation:

Adopt Resolution of Intent 24-11 providing feedback to the City Council on the Draft City of Angels Annexation Policy (**Attachment A**).

Background:

The City of Angels may now or in the future annex land to the city. In conjunction with adopting General Plan 2020, the following goals, policies, and programs related to annexation were adopted:

Goal 1H

Protect land adjoining, and in close proximity to, the city limits from development inconsistent with the city’s stated future goals, policies and programs.

Policies

- 1.H.1** *Ensure an adequate amount of land planned for urban development to accommodate projected population growth in areas where the appropriate level of services are or can be made available.*
- 1.H.2** *Avoid problems and costs imposed on local government by development served with inadequate public services and facilities.*
- 1.H.3** *Discourage annexations that may imperil the city’s long-term ability to finance, maintain, and operate facilities.*
- 1.H.4** *Consider future annexations that will contribute to a positive revenue flow and/or further the implementation of the Angels Camp 2020 General Plan’s Goals, Policies and Implementation Programs.*
- 1.H.5** *Consider city annexations that further the goals, policies and implementation programs of the city’s general plan while maintaining the city’s economic stability and ability to provide adequate public services.*

Implementation Programs

- 1.H.a** **Establish an Annexation Plan**
Consider establishing an annexation plan that addresses policies for evaluating annexation priorities and that identifies potential annexation areas, to assist in the

implementation of the general plan’s goals, policies and implementation programs. Consideration should be given to annexing areas encompassing the following:

- a. Transportation corridors, including planned future by-pass routes*
- b. Major intersections*
- c. Land with high potential for economic development*
- d. Land providing recreation and open space opportunities*
- e. Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges)*
- f. Scenic vistas*
- g. Land providing affordable housing opportunities*

Decisions to pursue or not to pursue an annexation should involve consideration of potential impacts including, but not limited to:

- h. Availability and/or ability to provide water and sewer*
- i. Potential to increase or decrease demands for affordable housing*
- j. Ability to provide adequate police, fire, park and recreation and other city services*
- k. Impacts associated with potential traffic increases*

The proposed annexation policy is intended to implement the preceding goals, policies and program. The policies have been reviewed by legal counsel.

Strategic Plan Alignment

A2	Conservation & Open Space	Ensure adequate water quality and quantity for the residents of and visitors to the city
A4	Economic Development	Promote a wide variety of economic opportunities consistent with the city's social, cultural, environmental, and aesthetic resources
A6	Public Facilities & Services	Continue to improve Angels Camp's capacity to store, treat, and deliver water and to collect and treat wastewater as necessary to achieve the stated goals of the city.
B5	Land Use	Provide a well-organized and orderly development pattern that maintains and enhances Angels Camp’s social, economic, cultural, environmental, and aesthetic resources while managing growth so that adequate facilities and services can be provided in pace with development.
C3	Land Use	Protect land adjoining, and in close proximity to, the city limits from development inconsistent with the city’s stated future goals, policies, and programs

The proposed annexation policies are intended to ensure that necessary land annexations are accomplished to provide adequate water quality and quantity by identifying and securing locations for new water storage and transmission facilities; adequate roadways to improve circulation, adequate land for economic development and other community amenities in an organized and orderly manner while protecting adjoining land from development inconsistent with the city’s stated goals, policies and programs.

Discussion

The proposed annexation policy is included in **Attachment A**.

Environmental Findings:

Pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendments are exempt from additional review because the proposed amendments implement a program identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

Financial Impact

The financial impacts of future annexations will be analyzed in conjunction with specific annexation applications to the Calaveras Local Agency Formation Commission (LAFCo).

Attachments

Attachment A –Draft Annexation Policy

Attachment B - Resolution of Intent 24-11

Attachment A**DRAFT****City of Angels Camp Annexation Policy**

The following are proposed guidelines for evaluating annexation priorities and identifying potential annexation areas for implementing the City of Angels General Plan 2020 programs. These policies are adapted from the *City of Angels General Plan 2020 Implementation Program 1.H.a.*

Priority annexation areas should include properties encompassing the following, but not in this order:

- Transportation corridors, including planned future motorized and non-motorized routes identified in the general plan for both transportation, safety, and recreational purposes
- Major Intersections (e.g., Vallecito Road, SR 4)
- Land with high potential for economic development
- Land providing recreation and open space opportunities
- Natural (i.e., physical) boundaries (e.g., rivers, roads, ridges) will be followed where feasible to facilitate the identification of city boundaries
- Scenic vistas
- Land providing affordable housing opportunities
- Land contributing to the visual integrity or enhancement of city gateways (e.g., historic structures)
- City-owned land
- Property with the potential to enhance the city's ability to provide or improve water and/or wastewater service (e.g., water tank sites)
- Land areas within the Sphere of Influence where city police and city fire normally are first on the scene
- Land uses that directly or indirectly increase demands on city services (e.g., police, fire) and/or facilities (e.g., transportation)

Decisions to annex should include findings related, but not limited to, the following:

- Availability and/or ability to provide water and/or wastewater

- Ability to provide adequate police, fire, park and recreation and other City services
- Impacts associated with potential traffic increases
- Potential to increase or decrease demands for affordable housing
- Maintaining the city as a distinct and separate community
- The proposed annexation is consistent with the City of Angels General Plan
- The proposed annexation is consistent with the City's Strategic Plan
- The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the City

**CITY OF ANGELS
PLANNING COMMISSION**

**RESOLUTION OF INTENT NO. 24-11
A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL A DRAFT CITY ANNEXATION POLICY**

WHEREAS, the City of Angels, Planning Commission is authorized by Angels Municipal Code Section 17.85.020 to assist the City in matters pertaining to planning; and

WHEREAS, city annexations are an important part of the planning process; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 8, 2024, and received public input on the proposed draft annexation policy; and

WHEREAS, the proposed policies are intended to implement, and are therefore in conformance with, the City's general plan; and

WHEREAS, the proposed changes are consistent with the City's Municipal Code; and

WHEREAS, the proposed changes will not be detrimental to the health, safety, and general welfare of the City and its people; and

WHEREAS, the proposed changes are exempt from further environmental review pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), because the proposed amendments implement a program identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan;

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council Adopting the attached City of Angels Annexation Policy and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on August 8, 2024, by Commissioner _____ and being duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 8th day of August, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:



ATTEST:

John Broeder
Chairman

Caytlyn Schaner
Deputy City Clerk





MEMORANDUM

City of Angels Planning Commission

Date: August 8, 2024

To: City of Angels Planning Commissioners

From: Amy Augustine, AICP City Planner

Re: Resolution 24-12 Finding of Architectural Conformity for the Utica Park/Lightner Mine Pavilion and Stage

Recommendation:

Adopt Resolution 24-12 recommending colors to be used on the Pavilion and Stage.

Background:

The City of Angels is undertaking a rehabilitation and expansion of the Utica Park/Lightner Mine. The project includes rehabilitation of the existing pavilion, kitchen exterior, and constructing a new stage. The structures will be highly visible from SR 49 within the Historic District. All structures will have metal roofing in accordance with the grant requirements. Planning Commission input on an appropriate color for the metal roof on the kitchen and pavilion and on the roofing and siding color for the stage are being requested for guidance.

Strategic Plan Alignment

A1 Conservation and Open Space: Maintain and, where feasible, enhance the city's appearance.

A5 Economic Development: Maintain and enhance the city's economic vitality while conserving the city's social, cultural, environmental, and aesthetic resources

The structures are intended to enhance the city's appearance and economic vitality while conserving the cultural resources setting of the city.

Discussion:

The adopted park layout is provided in Figure 1. The location of the existing pavilion and proposed stage are highlighted. Another structure will include a new two-stall unisex ADA bathroom. The already constructed bathroom has a brown (Mocha caramel) ribbed metal roof with decorative concrete stone and a board and batten siding in sand beige (Figure 2). The exterior of the existing bathroom will be renovated with a similar exterior.

One issue to be resolved by the Planning Commission: Should the existing pavilion, kitchen and new stage employ the same color scheme as the bathrooms or a different one? To assist in the evaluation, the draft layout for the existing pavilion (Figure 3) and stage (Figures 4 -6) is included. All will have metal roofing. A color chart of available metal roofing colors is provided.

Figure 1: Utica Park/Lightner Mine Site Plan



Figure 2: Utica Park New Bathroom (Actual, Constructed)



Figure 3: Preliminary Design Pavilion Rehabilitation (Metal roof, skylights, stone surrounds, existing wood supports)

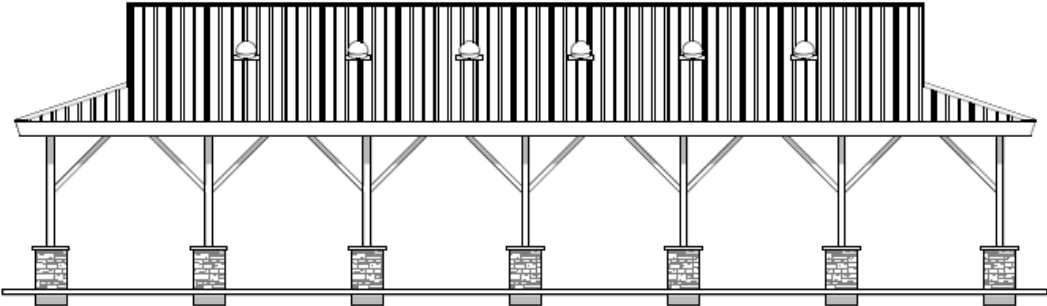


Figure 4: Preliminary Design Stage - Front (walls on either side are curved cement block)



Figure 5: Preliminary Stage Design

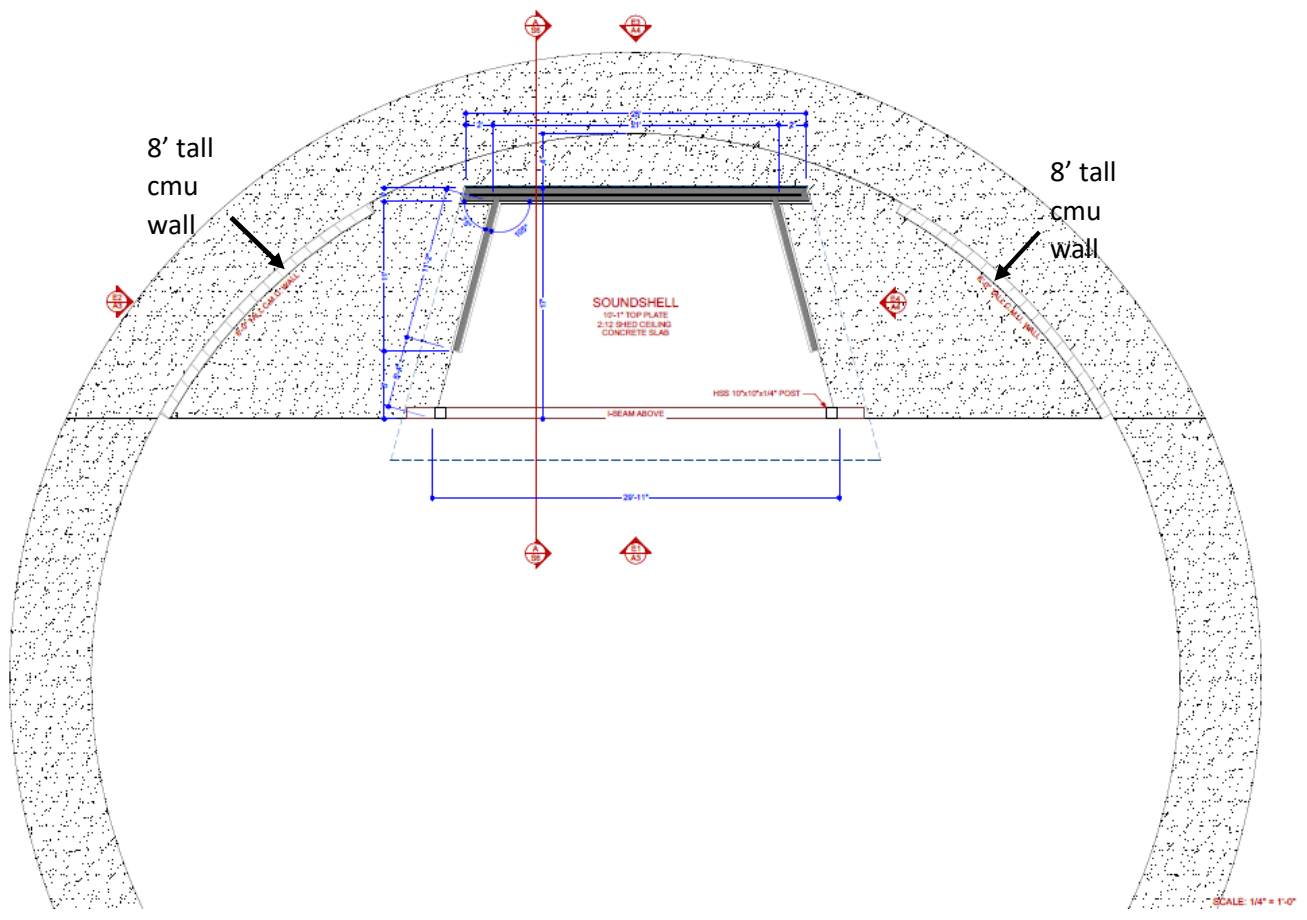


Figure 6 – Top View

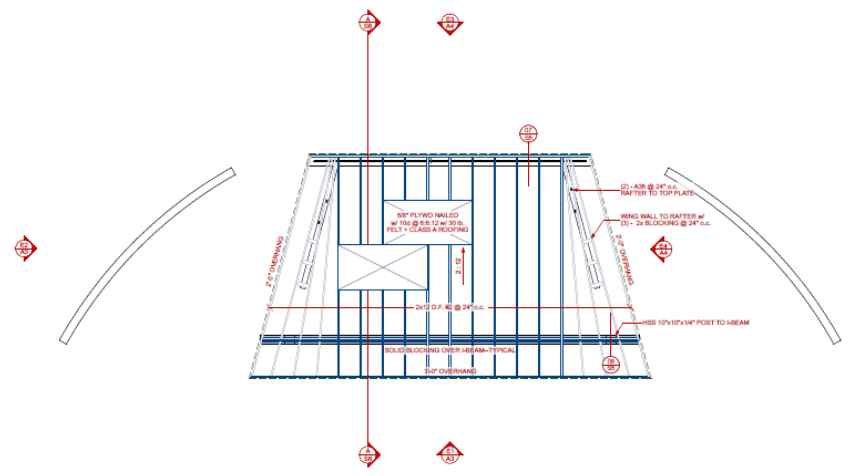
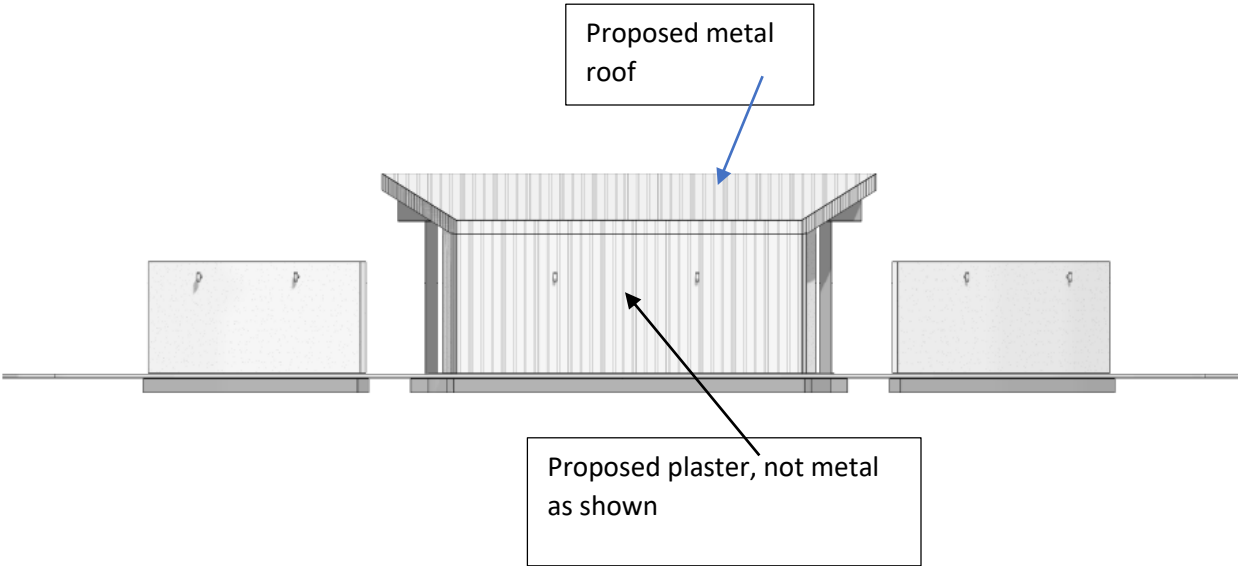


Figure 7 - Rear View Stage



Discussion/Analysis/Findings

Pursuant to Section 17.26.080 of the Angels Municipal Code (AMC), the following finding is required:

The proposed project is consistent with the Mother Lode style of architecture.

In this particular case, the City is requesting this finding relative to the siding color and materials and roofing color on the stage, the roofing color on the pavilion, and the roofing color and siding color on the kitchen.

Given the relatively earth-tone colors provided in the color palette, and their similarity with most Benjamin Moore Historic Color Palette colors, staff does not anticipate that any of the selected colors would be inconsistent with the Mother Lode Style of architecture and this finding could be made.

Environmental Findings

The project is exempt from the state and city guidelines pursuant to the Notice of Exemption filed for the Utica Park and Lightner Mine Expansion Project filed July 25, 2019 pursuant to Section 15061(b)(3) of the state CEQA guidelines, the common sense exemption.

Financial Impact:

Deviations from the color palette shown for roofing will be an added cost.

Attachments

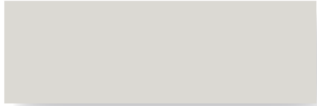
- A. Color Palette
- B. Resolution 24-12



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Zinc Grey SRI-39



Charcoal Grey SRI-25



Saddle Tan SRI-37



Medium Bronze SRI-36



Tahoe Blue SRI-31



Pacific Blue SRI-26



Hemlock Green SRI-36



Forest Green SRI-24



Graphite Black SRI-26



Dark Bronze SRI-22



Musket SRI-31



Pine Green SRI-25



Matte Black SRI-23



Terra Cotta SRI-43



Tile Red SRI-35



Colonial Red SRI-37



Retro Red SRI-42

SRI = Solar Reflective Index value. These are not paint codes.

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION 24-12**

FINDING OF ARCHITECTURAL CONFORMITY FOR THE COLOR SCHEME FOR THE PAVILION, KITCHEN, AND STAGE AT THE UTICA PARK/LIGHTNER MINE

WHEREAS, pursuant to Angels Municipal Code Section 17.26.080, the Planning Commission shall review the construction or alteration of buildings and structures in the Historical Commercial District to determine consistency with the Mother Lode architectural style; and

WHEREAS, the City, is currently undertaking the Utica Park and Lightner Mine Expansion and Rehabilitation ; and

WHEREAS, the project designers have presented preliminary designs for rehabilitations of the pavilion, kitchen exterior, and new stage; and

WHEREAS, on August 8, 2024, the Planning Commission, at a regularly scheduled meeting, did review and consider the color scheme for the structures;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approves the proposed color scheme based on the following findings and subject to the identified color scheme:

1. The proposed project is consistent with the Mother Lode style of architecture; and
2. The project is exempt from the state and city guidelines pursuant to the Notice of Exemption filed for the Utica Park and Lightner Mine Expansion Project filed July 25, 2019 pursuant to Section 15061(b)(3) of the state CEQA guidelines, the common sense exemption

The foregoing resolution was introduced and moved for adoption August 8, 2024, by _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 8th day of August, by the following vote:



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AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



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