



PLANNING COMMISSION MEETING

November 14, 2024 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

AGENDA

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

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Click here to join the meeting: Teams link URL

Meeting ID: 259 054 873 390 | Passcode: NRF287

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Or call in (audio only): +1 209-662-6903,,253817460# United States, Stockton

Phone Conference ID: 253 817 460#

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, Christopher Clavey-Wendt

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

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 October 10, 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.](#) All Hazards Planning Codes Introduction and Overview (including Heritage Road Program)

- 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

October 10, 2024 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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

Commissioners Daniel Whitford, Matthew Stammerjohan, Christopher Clavey-Wendt

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

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Daniel Whitford

Commissioner Clavey Wendt

2. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF MINUTES

A. Approval of Minutes from August 8, 2024

Motion made to amend minutes by Vice Chair Gordon, Seconded by Commissioner Whitford.

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

Voting Abstaining: Commissioner Wendt

5. PUBLIC COMMENT

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None

6. PLANNING COMMISSION BUSINESS

A. Planning Commissioner Oath Christoper Clavey Wendt

B. RESOLUTION OF INTENT 24-13 recommending to the City Council approval of a General Plan Amendment removing General Plan 2020 Implementation Program 7.B.m requiring no net increase in wastewater connections

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

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

C. Resolution of Appreciation for Kristopher Klerk

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 Appreciation for Joesph Whittle

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Whitford.

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

7. COMMITTEE REPORTS

Reported out

8. ADJOURNMENT

Motion to adjourn at 5:18pm made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

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

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MEMORANDUM

City of Angels Planning Commission

Date: November 14, 2024

To: City of Angels Planning Commissioners

From: Amy Augustine, AICP – Contract City Planner

Re: All Hazards Planning Codes Introduction and Overview (including Heritage Road Program)

Recommendation:

1. Provide input on proposed code change including suggestions for public outreach
2. Provide input on the draft Heritage Road program

Background:

The City of Angels adopted the Calaveras County Multi-Jurisdictional Hazard Mitigation Plan in November of 2020. Plan “mitigation” actions included Program MU-6 to:

Update or prepare and adopt in the City Codes: Fire Safety standards, Flood Hazard prevention; grading, drainage, and erosion control standards; and post-disaster recovery standards.

The City applied for and, in July, 2022, received CAL OES Hazard Mitigation Grant Program funding to implement Program MU-6.

The City hired Interwest to draft code revisions with oversight from a steering committee composed of:

- City Planning Commissioner
- City Council member
- Fire Chief
- Fire Marshal
- Police Chief
- City Engineer
- Public Works Superintendent
- City Administrator
- City Planner

Topics addressed are:

- Fire
- Flood
- Grading
- Drainage and Erosion
- Emergency Response

The primary changes include consolidating scattered information for consistency and ease of location, updating old information, incorporating state requirements, and addressing issues unique to the City of Angels (e.g., Heritage Roads).

The Steering Committee completed its review in October 2024. The draft codes are now ready for release to the public for input.

Heritage Road standards were not included in code revisions. The City is undertaking that program separately and anticipates more extensive and targeted public input. A draft Heritage Road program is included here as an attachment for Planning Commission input.

Discussion

All draft updates completed for the project may be found at the following link:

<https://www.dropbox.com/scl/fo/xnv1xhi4rnzn0ewyv48i0/AMnbQcEKRWpE7el8qrmnPNw?rlkey=07s3los7tqpbfu0b92q51t5yc&st=fmi8k1wn&dl=0>

Staff will present a PowerPoint summarizing the code changes and taking initial input at the November 14, 2024 meeting. A similar presentation will be made before the City Council on November 19, 2024. The draft codes will then be released for a 30-day review period to the public.

You are being asked to identify any major issues that you might find in the draft codes, ask questions, and provide staff direction on recommended public outreach efforts. You are also being asked to provide input on the Draft Heritage Road Program.

Financial Impact

None. The project was funded by a CAL OES grant.

Attachments

Draft Heritage Road Program

Heritage Road Program Outline

1. City Staff will use the City's Draft Heritage Road Maps, drive each identified road, and create a list of recommended implementation programs for each roadway segment using the list below as a guide (e.g., identify where one-way roads or No Parking Signs or turnouts should be located)
2. City staff will contact landowners along each roadway segment and hold an on-site meeting, door-to-door survey, or similar outreach to discuss implementation program options for the subject road segment.
3. Upon reaching a consensus with property owners, City Staff will prepare a list of proposed actions and prepare a cost estimate, and list of priority roadways to implement the program.
4. Staff will report to the City Planning Commission and City Council identifying proposed program implementation actions and costs with a list of priorities and request approval and, as necessary, a budget to implement the program.
5. Those items requiring code amendments will be undertaken by staff.

Heritage Road Guidelines/Anticipated Implementation Programs (Subject to Change with Landowner Input)

PRIMARY GOAL: 24-foot CLEAR road ROW to be maintained at all times

PAVED ROADWAY 12' and UNDER:

- No parking within ROW on either side of the road
- One-way unless turnouts can be accommodated every feet
- One-way unless community parking area can be established within feet of all residences without on-street parking
- (Code Amendment) New residential construction, reconstruction (including replacement after a fire), or expansions of existing residences on or along these roadways will (at a minimum):

- i. Provide two off-street parking spaces if they do not already exist
 - ii. Dedicate ROW along property frontage to provide a minimum 24' roadway (may be reduced to no less than 12' width on the project side if the fire marshal determines that adequate area exists on the opposite side of the street to accommodate an additional 12' and there is a reasonable expectation that future development could accommodate.
 - iii. Dedication to allow for turnout construction may be required.
 - iv. No on-street parking
 - v. Rebuilding to a reduced or zero-foot setback shall require off-street parking
- Land divisions
 - i. Parcel splits or reconfigurations (i.e., Boundary line adjustment or merger) that would allow additional development:
Dedicate ROW along property frontage to provide a minimum 24' roadway (may be reduced to no less than 12' width on the project side if the fire marshal determines that adequate area exists on the opposite side of the street to accommodate an additional 12' and there is a reasonable expectation that future development could accommodate.
 - ii. Dedication to allow for turnout construction may be required.
 - iii. Map will be conditioned to allow no on-street parking

PAVED ROADWAY GREATER THAN 12' AND UP TO 23.99':

- No parking within ROW on at least one side of the road
- One-way or two-way with turnouts every feet, or as necessary to accommodate two-way traffic
- Community parking area established within feet of all residences without on-street parking
- (Code Amendment) New residential construction, reconstruction (including replacement after a fire), or expansions of existing residences on these roadways will (at a minimum):
 - i. Provide two off-street parking spaces if they do not already exist
 - ii. Dedicate ROW along property frontage to provide a minimum 24' roadway (may be reduced to no less than 12' width on the project side if the fire marshal determines that adequate area exists on the opposite side of the street to accommodate an additional 12' and there is a reasonable expectation that future development could accommodate.
 - iii. Dedication to allow for turnout construction may be required.
 - iv. No on-street parking

- Land divisions
 - i. Parcel splits or reconfigurations (i.e., Boundary line adjustment or merger) that would allow additional development:

Dedicate ROW along property frontage to provide a minimum 24' roadway (may be reduced to no less than 12' width on the project side if the fire marshal determines that adequate area exists on the opposite side of the street to accommodate an additional 12' and there is a reasonable expectation that future development could accommodate.

- ii. Dedication to allow for turnout construction may be required.
 - iii. Maps will be conditioned to allow no on-street parking

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