



PLANNING COMMISSION MEETING

October 08, 2026 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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Meeting ID: 229 834 844 875 | Passcode: Ei2V7x7X

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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 Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

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 September 10, 2026

5. PUBLIC COMMENT

The public may address the Planning Commission on any item of public interest not otherwise on the agenda that is within the jurisdiction of the City. No action may be taken. Matters to be addressed may be referred to City Staff or placed on a subsequent meeting agenda. Speakers are limited to five minutes per person.

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: Resolution 26-15 approving a tentative parcel map dividing a 0.85 acre parcel into two parcels. APN: 058-027. 777 Grinding Rock.

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

September 10, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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Chair John Broeder | Vice Chair Gary Gordon

Commissioners Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

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 Clavey Wendt

ABSENT

Commissioner Gretel Tiscornia

2. INFORMATION REGARDING PLANNING COMMISSION MEMBER ATTENDANCE VIA TELECONFERENCE

- A. Planning Commissioner member Gretel Tiscornia will be attending via teleconference at the following location: 207 Main st. Stevensville, Montana 59870

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF THE AGENDA AS POSTED

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

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

5. APPROVAL OF MINUTES

- A. Approval of Minutes from August 13, 2026

Motion made by Commissioner Stammerjohan, Seconded by Commissioner Wendt.

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

6. PUBLIC COMMENT

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None

7. PLANNING COMMISSION BUSINESS

- A. Resolution of Intent 26-14 recommending to the City Council 1) Certification of the Negative Declaration prepared for the City's Greenhouse Gas Reduction Plan and 2) Approval of the Greenhouse Gas Reduction Plan, Addendum #1 to the Plan

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

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

8. COMMITTEE REPORTS

1141 South Main Streer is not moving forward with the City of Angels Register of Cultural Resources. Signs update.

9. ADJOURNMENT

Motion to adjourn at 5:35 by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.

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

John Broeder, Chair

Caytlyn Schaner, Deputy Clerk



CITY OF ANGELS
COMMUNITY DEVELOPMENT

PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DATE: October 8, 2026

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Public Hearing: Resolution 26-15 approving a tentative parcel map dividing a 0.85± acre parcel into two parcels: one 0.366± acre and one 0.484± acre. Assessor's Parcel Number (APN) 058-080-027.

RECOMMENDATION:

Staff recommend the Planning Commission adopt Resolution 26-15.

PROJECT DESCRIPTION:

LANDOWNER/
APPLICANT:

David J. Diamont

PROJECT
LOCATION:

777 Grinding Rock and 778 Grinding Rock, Greenhorn Creek, Angels Camp, CA. See **Figure 1**.

ASSESSOR'S
PARCEL

NUMBER: 058-080-017

GENERAL PLAN/
ZONING:

Single-Family Residential (SFR) General Plan land use designation and Single-Family Residential: Greenhorn Creek Combining (R-1:GHC) Zoning district.

PROJECT: Divide a 0.85± acre parcel into two parcels: one 0.366± acre and one 0.484± acre.

BACKGROUND:

The City approved a merger of Lots 359A and 360A at this location on July 17, 2025 resulting in the current lot configuration for APN 058-080-027. The landowner wishes to re-divide the lots into their original configuration.

Figure 1: Project Location



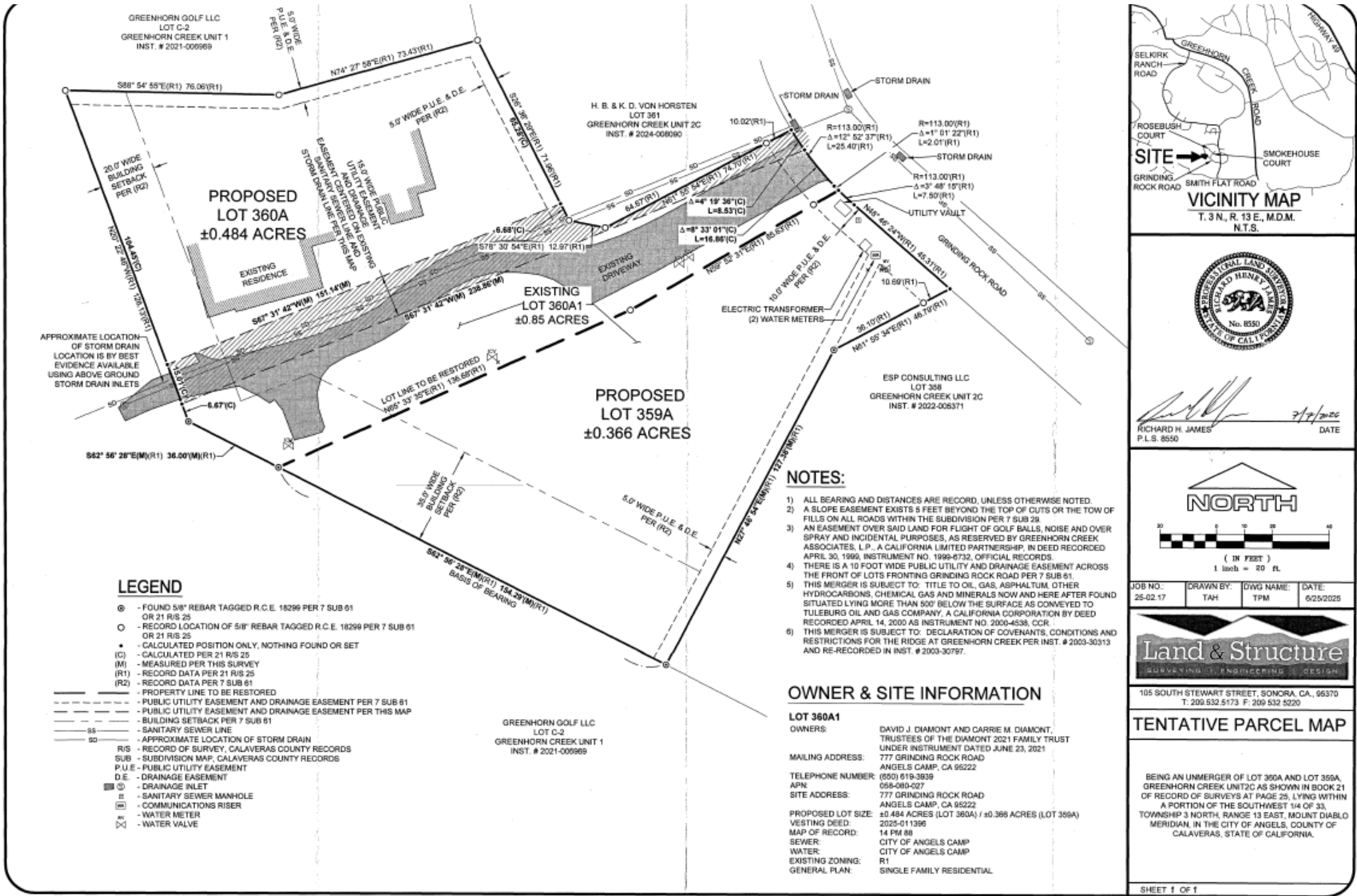


CITY OF ANGELS

COMMUNITY DEVELOPMENT

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Figure 2: Proposed Land Division



ANALYSIS:

Per Sections 16.16.050 through 16.16.090 of the Angels Municipal Code (AMC), the Planning Commission shall approve a tentative parcel map for a land division at a public hearing if it finds:

Finding A: The proposed change or amendment is consistent with the State Subdivision Map Act Section 66428.

Finding B: The change or amendment is consistent with the City of Angels Zoning Code including: the proposed land division will not enlarge, expand or extend a nonconforming land use; lot area, improvement and design standards, floodwater drainage control, city street and highway improvements, sanitary sewer disposal and collection facilities, water supply availability

Finding C: The proposed land division is consistent with the City of Angels General Plan and any specific plans of the city

Finding D: The proposed land division is consistent with the State and City guidelines for the implementation of the California Environmental Quality Act

Finding A: The proposed land division is consistent with the State Subdivision Map Act Section 66428.

The State Subdivision Map Act as applicable to Angels Camp land divisions creating fewer than five parcels is codified in AMC Chapter 16.16 and addressed in Finding B.

Finding B: The change or amendment is consistent with the City of Angels Zoning Code including: the proposed land division will not enlarge, expand or extend a nonconforming land use; lot area, improvement and design standards, floodwater drainage control, city street and highway improvements, sanitary sewer disposal and collection facilities, water supply availability.

The existing home meets current setback standards. The land division would not alter this. Therefore, no nonconforming land uses would result. The lot area for both lots is consistent with the AMC Section 17.19.040 requiring minimum lot area for new lots to be four thousand five hundred square feet minimum. The proposed lots would be 0.484± acre (21,083.04± square feet) and 0.366± acre (15,942.96± square feet) – both exceeding the required 4,500 square feet.

Per 17.19.040, the following lot configurations also apply:

Lot depth: 80 feet, minimum (60 where common boundary with the golf course or open space) – both parcels exceed lot depth (i.e., are more than 80 feet)

Lot width: sixty feet, minimum. Both parcels meet this minimum (Note: Width does not have to be measured at the street. In both cases, it is measured at mid lot).

The land division will result in re-creating two lots that previously existed in accordance with the City's improvement and design standards. These have not changed since the 2025 merger, and the resulting lots would remain consistent.

Drainage easements will remain in place. Roadways already are built and easements dedicated for access. Public water and public sewer already serve the home at 777 Grinding Rock and are available to the proposed second lot.

Therefore, finding B can be made.

Finding C: The proposed land division is consistent with the City of Angels General Plan and any specific plans of the city

Pursuant to Angels Camp General Plan 2020 Land Use Table 1-5, the Single-Family Residential zoning district (R-1) is compatible with the Single-Family Residential (SFR) general plan land use designation. Therefore, both the SFR general plan land use designation and R-1 zoning are consistent with the AMC and General Plan. Therefore, Finding C can be made.

Finding D (ENVIRONMENTAL FINDING): The proposed land division is consistent with the State and City guidelines for the implementation of the California Environmental Quality Act

The project is categorically exempt from the California Environmental Quality and State and City guidelines for the implementation of the California Environmental Quality pursuant to Public Resources Code Section 15315, Class 15 (Minor Land Divisions) which states that land divisions into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. In this particular case, the land division is consistent with the general plan and zoning, no variances or exceptions are required, all services (public water and public sewer) to local standards are available, and the parcel has an average slope of less than 20%.

FINANCIAL IMPACT:

No impacts to the City General Fund are anticipated.

ATTACHMENTS:

- A. Planning Commission Resolution 26-15

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION NO. 26-15**

**A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION APPROVING A
TENTATIVE PARCEL MAP DIVIDING A 0.85± ACRE PARCEL INTO TWO PARCELS:
ONE 0.366± ACRE AND ONE 0.484± ACRE.
ASSESSOR'S PARCEL NUMBER (APN) 058-080-027.**

WHEREAS, the City of Angels Planning Commission is charged with approving land divisions resulting in fewer than five parcels pursuant to Angels Municipal Code Section 16.16.070; and

WHEREAS, the Planning Commission considered the proposed land division at its regular meeting of October 8, 2026; and

WHEREAS, the Planning Commission found that the proposed land division is consistent with the State Subdivision Map Act Section 66428 as codified in Angels Municipal Code Chapter 16.16; and

WHEREAS, the Planning Commission found that the proposed land division is consistent with the City of Angels Zoning Code including: the proposed land division will not enlarge, expand or extend a nonconforming land use; lot area, improvement and design standards, floodwater drainage control, city street and highway improvements, sanitary sewer disposal and collection facilities, water supply availability; and

WHEREAS, the Planning Commission found that the proposed land division is consistent with the City of Angels General Plan and any specific plans of the city; and

WHEREAS, the project is exempt from the state and city guidelines for implementing the California Environmental Quality Act (CEQA) pursuant to Section 15315, Class 15, which states that land divisions into four or fewer parcels are exempt from CEQA when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The parcel meets all of these criteria.

NOW THEREFORE BE IT RESOLVED, that the City of Angels Planning Commission approves the Diamont tentative parcel map dividing a 0.85± acre parcel into two parcels: one 0.366± acre and one 0.484± acre. Assessor's Parcel Number (APN) 058-080-027 subject to the attached conditions 1 – 8.

PASSED AND ADOPTED this 8th day of October 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



HOME OF THE JUMPING FROG

Conditions of Project Approval

Diamont Land Division

Conditional Approval

APN 058-080-027

777 & 787 Grinding Rock Road

1. A single drainage easement and public utility easement shall be established encompassing both conduits (i.e., the d.p.u.e. must remain because conduit for storm drain and sanitary sewer cross portions of original Lot 360 and a sanitary sewer manhole is located near its back lot line. The easement needs to be 15 feet wide, centered over the parallel conduits and subject to City Engineer approval).
2. The physical location of the conduits (See above) shall be shown on the Parcel Map.
3. The private road easement shall be deleted.
4. The City Engineer shall approve the limits of all easements noted above.
5. A (Final) Parcel Map shall be recorded to complete the land division in accordance with City Code Chapter 16.20.
6. The Record Map shall identify all easements to be abandoned, added, or that encroach into any of the adjusted parcels including, but not limited to water, sewer, road, and other public utility easements.
7. Applicant shall submit to the City verification that all taxes and/or assessments have been paid in full and verified by the County Tax Collector.
8. The land division approval process shall be complied with, and the associated documents shall be recorded within 24 months of this approval.