



PLANNING COMMISSION MEETING

July 09, 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:

Join on your computer, mobile app or room device:

Click here to join the meeting: Teams link URL

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 June 11, 2026

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. Public Hearing: Resolution of Intent 26-09 to Recommend to the City Council a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS).

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

June 11, 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

INFORMATION REGARDING PLANNING COMMISSION MEMBER ATTENDANCE VIA TELECONFERENCE

Planning Commissioner member Gretel Tiscornia will be attending via teleconference at the following location: 220 East Church St. Lexington, TN. 38351

5:00 PM REGULAR MEETING

1. ROLL CALL

PRESENT

Chair John Broeder

Vice Chair Gary Gordon

Commissioner Matthew Stammerjohan

Commissioner Clavey Wendt

Commissioner Gretel Tiscornia arrived at 5:15PM

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA AS AMENDED

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt. Absent Commissioner Tiscornia

4. APPROVAL OF MINUTES

A. Approval of Minutes from April 09, 2026

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt. Absent Commissioner Tiscornia

5. PUBLIC COMMENT

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John Broeder thanked the City Council for approving Amy Augustine's contract.

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: Resolution of Intent 26-08 Recommending to the City Council Amending Section 17.06.060 of the City of Angels Municipal Code Adding Barbering and Cosmetology to Allowable Home Occupations with Development Standards

Motion made by Commissioner Wendt, Seconded by Vice Chair Gordon.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Wendt, Commissioner Tiscornia
Voting Nay: Commissioner Stammerjohan

B. Discuss and Provide Staff Direction RE: Potential Cap on Total Number of Food Trucks Citywide

Direction was given to staff to bring the item back for review in six months.

C. Public Hearing: Take input on General Plan Housing Element Update

Discussed

7. COMMITTEE REPORTS

None

8. ADJOURNMENT

Motion to adjourn meeting at 6:10pm made by Vice Chair Gordon, Seconded by Commissioner Wendt.

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

9. Tour: Mark Twain Exhibit at Angels Hotel

Following adjournment, the Commissioners participated in a site tour

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John Broeder, Chair

Caytlyn Schaner, Deputy City Clerk



**CITY OF ANGELS
COMMUNITY DEVELOPMENT**

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

DATE: July 9, 2026
TO: City of Angels Planning Commission
FROM: Amy Augustine, AICP – City Planner
RE: Public Hearing: Resolution of Intent 26-09 to Recommend to the City Council a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS).

RECOMMENDATION:

The Planning Commission may:

- A. Adopt Resolution of Intent 26-09 as proposed.
- B. Recommend amendments to the proposed code amendments that are consistent with state law; or
- C. Recommend denial of the proposed code amendments stating which Finding(s) (see below) cannot be made and why.

BACKGROUND:

The State of California adopted AB 1236 (Chiu, 2015) requiring all California cities to develop an expedited, streamlined permitting process for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS). EVCS code changes were to be adopted by September 30, 2017. HFS ordinances are to be adopted by September 30, 2028. The process requires adopting both ordinances and application checklists. AB 970 (McCarty, 2021) requires limiting jurisdictional reviews of these facilities to health and safety requirements. It also added binding timelines based on project sizes, and clarified parking requirements. Legislation is codified in Government Code Sections 65850.7 and 65850.71.

Other requirements or clarifications of these bills include:

- Applications for ECVS shall be administratively approved through a building permit or similar non-discretionary permit
- Applications for HFS shall be administratively approved through a building permit or similar non-discretionary permit if:
 - ✓ It is zoned for industrial or commercial development and doesn't contain any residential units
 - ✓ It was previously developed with a service station

- Limits comments on applications to one set of comments detailing all application deficiencies
- Law applies to all charging station installations including Level 1, Level 2, and DC Fast charging; public and private; light-, medium-, and heavy-duty EVCS including essential components and infrastructure for EVCS function
- 1-25 EVCS stations at a single site require applications to be deemed complete within 5 days or detail all necessary changes. Once complete:
 - ✓ Project is approved within 20 business days unless a finding of a specific adverse impact to health and safety is made
 - ✓ Appeals may be made to the Planning Commission
- 26+ EVCS stations at a single site - applications to be deemed complete within 10 business days and approved within 40 days after deemed complete
- Parking requirements shall be reduced by the amount necessary to accommodate EVCS and associated equipment

Legislation notes that utility approval to connect to the grid and operate the facility is a separate process for EVCS permit processing. The burden is placed on project applicants to involve their local utility. Before a new EVCS can be used, it must pass final inspection(s) by the City Building Inspector.



Figure 1: Hydrogen Fueling Station

DISCUSSION:

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the City of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the City of Angels General Plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Finding A – Consistency with the Angels Camp Municipal Code

The proposed code change is required by state law. Upon adoption by the City Council, the new addition to the municipal code will be consistent with the Angels Municipal Code and Finding A can be made.

Finding B – Consistency with the General Plan

The goals, policies and implementation measures of the City of Angels General Plan 2020 Air Quality Element are closely tied to compliance with the requirements of the California Environmental Quality Act and local, state and federal air quality regulations.

Specific programs in the General Plan include:

9.A.5 Emphasize the reduction of air emissions (including greenhouse gas emissions) generated from sources located within the City of Angels and under City control. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

9.A.7 Reduce the emission of greenhouse gases, counteract the effects of, and protect the City’s residents from the effects of global warming to the maximum extent feasible. [2020 GENERAL PLAN MITIGATION MEASURE, MM-AIR-03]

EVCS and HFS assist in fueling low emissions vehicles and the expansion of their use encourages wider use of such vehicles. Facilitating the use of such vehicles is intended to reduce air emissions and assist in implementing the preceding general plan programs. Therefore, Finding B can be made.

Finding C - The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

The proposed code change is required by state law and includes health and safety standards that must be met for installing EVCS and HFS, specifically, the proposed code changes include compliance with:

- A. For EVCS: the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities

Commission regarding safety and reliability, or rules of the Department of Food and Agriculture regarding safety, reliability, weights, and measures and the California Building and/or Residential Code

- B. For HFS: the Society of Automotive Engineers and accredited nationally recognized testing laboratories; all applicable state laws and regulations pertaining to hydrogen fueling, including any rules established by the State Air Resources Board, Energy Commission, or Department of Food and Agriculture regarding safety, reliability, weights, and measures; and guidance established by the Governor’s Office of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.

The proposed code does not supersede the building inspector’s authority to address higher priority life-safety situations. If the building official makes a finding based on substantial evidence that the EVCS or HFS could have a specific adverse impact upon the public health or safety, the city may require the applicant to apply for a use permit. If a conditional use permit is required, denial may occur based upon substantial evidence in the record that the proposed installation would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Based on the preceding, Finding C can be made.

FINANCIAL IMPACT:

City Building Permit fees are being established for installing EVCS and HFS. Building fees will cover the cost of processing these permits. Therefore, impacts to the General Fund are not anticipated.

ENVIRONMENTAL FINDING:

The proposed amendment will allow for installing EVCS and HFS. Therefore, the proposed amendment is exempt from further environmental review pursuant Section 15303, Class 3 (New Construction of small structures) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA) which includes construction and location of limited numbers of new, small facilities or structures; including installation of small new equipment and facilities in small structures. Potential exceptions to this exemption pursuant to 15300.2 will be considered at the time a specific site is selected.

ATTACHMENTS:

- 1) Planning Commission Resolution of Intent 26-09 with Proposed Code Changes
- 2) Draft Online Checklist

**Attachment 1
Planning Commission Resolution of Intent 26-09**

**CITY OF ANGELS
PLANNING COMMISSION**

RESOLUTION OF INTENT NO. 26-09

**A RESOLUTION OF INTENT OF THE CITY OF ANGELS PLANNING COMMISSION
RECOMMENDING TO THE CITY COUNCIL A NEW SECTION 17.06.240 OF THE CITY OF
ANGELS MUNICIPAL CODE ADDRESSING STATE REQUIREMENTS STREAMLINING
PERMITTING FOR ELECTRICAL VEHICLE CHARGING STATIONS (EVCS) AND
HYDROGEN FUELING STATIONS (HFS).**

WHEREAS, the City of Angels Planning Commission is authorized by City of Angels Municipal Code Section 17.85.020 generally to assist and advise the city council and the public in matters pertaining to planning so as to protect and promote the public health, safety, and general welfare; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 9, 2026, and received public input on the proposed code amendment and associated supporting documents; and

WHEREAS, the proposed code amendments and supporting documents are consistent with the City of Angels General Plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the City of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, pursuant to Section 15303, Class 3 (New Small Facilities)) of the City and State Guidelines for the implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council Recommend to the City Council a New Section 17.06.240 of the City of Angels Municipal Code addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS) per **Exhibit A**; 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 July 9, 2026, by Commissioner _____ and being duly seconded by Commissioner _____. PASSED AND ADOPTED THIS 9th day of July, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder
Chairman

Caytlyn Schaner
Deputy City Clerk

Exhibit A to Resolution of Intent 26-09

Add a new Section 17.06.240 as follows:

17.06.240 Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS)

A. Definitions

For the purposes of this section, the following definitions apply:

- i. "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the city on another similarly situated application in a prior successful application for a permit.
- ii. "Electronic submittal" means the utilization of one or more of the following: email, internet, or facsimile.
- iii. "Electric vehicle charging station" or "charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.
- iv. "Hydrogen-fueling station" means the equipment and structural design components necessary to ensure the safety of the fueling station, including hydrogen-refueling canopies, that are used to store and dispense hydrogen fuel to vehicles according to industry codes and standards that are open to the public.
- v. "Specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

B. Building Permit Required

- i. An EVCS shall be administratively approved through the issuance of a building permit except as provided in Paragraph D.
- ii. A HFS shall be administratively approved through the issuance of a building permit on a parcel that satisfies either of the following:
 - a) It is zoned for industrial or commercial development and does not contain any residential units; or
 - b) It was previously developed with service station. For purposes of this subparagraph, "service station" means any establishment which offers for sale or sells gasoline or other motor vehicle fuel to the public;

except as provided in Paragraph D.

C. Building inspector review

- i. The building inspector's review shall be limited to whether the EVCS or HFS meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the EVCS or HFS will not have a specific, adverse impact upon the public health or safety.
- ii. An EVCS shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability, or rules of the Department of Food and Agriculture regarding safety, reliability, weights, and measures.

Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the current California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions. Mounting of charging stations shall not adversely affect building elements.

- iii. A HFS shall meet all of the following, as applicable:
 - a) Safety and performance standards established by the Society of Automotive Engineers and accredited nationally recognized testing laboratories.
 - b) All applicable state laws and regulations pertaining to hydrogen fueling, including any rules established by the State Air Resources Board, Energy Commission, or Department of Food and Agriculture regarding safety, reliability, weights, and measures.
 - c) Guidance established by the Governor's Office of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.

D. Finding of specific adverse impact

It is the intent of this Section to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the building inspector's authority to address higher priority life-safety

situations. If the building official makes a finding based on substantial evidence that the EVCS or HFS could have a specific adverse impact upon the public health or safety, as defined in this Section, the city may require the applicant to apply for a use permit. The decision of the building inspector may be appealed to the Planning Commission in accordance with Section 17.81.020.

E. Findings for denial of a conditional use permit

If a conditional use permit is required pursuant to **Paragraph D**, denial shall require written findings based upon substantial evidence in the record that:

- i. the proposed installation would have a specific, adverse impact upon the public health or safety, and
- ii. there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Findings shall include the basis for the rejection of potential feasible alternatives for preventing the adverse impact. Any conditions imposed on an application to install an EVCS or HFS shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

F. Conditions of approval

In addition to limitations establish in **Paragraph E**, the city shall not condition approval of an EVCS or HFS on the approval of the station by an association, as that term is defined in Section 4080 of the California Civil Code (i.e., a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development).

G. Application, Review and Streamlined Permitting

i. Checklist

The City shall maintain a checklist of all requirements that qualify an EVCS (or HFS for streamlined review in accordance with **Paragraph H**.

ii. Complete application

Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have a specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

Upon confirmation by the building official that the permit application and supporting documents meet the requirements of the city's adopted checklist, and are consistent with all applicable laws and health and safety standards, the building official shall, consistent with Government Code Section [65850.7](#), approve the application and issue

all necessary permits. Such approval does not authorize an applicant to energize or use the electric vehicle charging station until approval is granted by the city.

iii. Incomplete application

If the building inspector determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

H. Checklists and Permit Submittal

i. Checklists

Checklists, including required permitting documentation, shall be published and maintained on the city's website. Checklists shall contain the recommendations of the "Electric Vehicle Charging Station Permitting Guidebook" and the "Hydrogen Station Permitting Guidebook" published by the Governor's Office of Business and Economic Development, as applicable and as modified due to unique climactic, geological, and topographical conditions.

ii. Electronic submittal and signature

Electronic permit submittal shall be available. Electronic signatures on all forms, applications, and other documentation are permitted.

I. Sunset

This Section shall remain in effect through January 1, 2030, unless legislation is adopted to extend the deadline.