



PLANNING COMMISSION MEETING

April 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

Download Teams: Add link/URL | Join on the web: Add Link/URL

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 March 12, 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. Resolution 26 - 07 Finding of Architectural Conformity for Balcony at 1225 South Main

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

March 12, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

DRAFT MINUTES

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

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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 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

Commissioner Gretel Tiscornia

ABSENT - None

2. PLEDGE OF ALLEGIANCE

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

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan. Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt Non Voting Commissioner Tiscornia (not seated)

4. APPROVAL OF MINUTES

A. Approval of Minutes from November 13, 2026

Motion made by Vice Chair Gordon, Seconded by Commissioner Stammerjohan. Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt Non Voting Commissioner Tiscornia (not seated)

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. Planning Commissioner Oath Gretel Tiscornia - Commissioner Tiscornia took her Planning Commissioner Oath after Item C

B. Resolution of Appreciation for Daniel Whitford

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

C. Resolutions of Intent 26-01, 26-02, 26-03 and 26-04 for the Annexation of Assessor's Parcels: 058-011-017, -029, -030 (Copello); 057-011-015 (City Water Tank); 057-023-002, -025, -030 (Bret Harte High School); 064-004-037, -039, -040 (Finnegan Lane)

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

D. Resolution of Intent 26-05 Adding 1225 South Main Street to the City of Angels Register of Historical Resources

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

7. COMMITTEE REPORTS

None

8. ADJOURNMENT

Motion to adjourn meeting at 5:39 pm made by Commissioner Wendt, Seconded by Commissioner Stammerjohan.

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

John Brroeder, Chairman

Michelle Gonzalez, Deputy City Clerk



MEMORANDUM

City of Angels Planning Commission

Date: April 9, 2026

To: City of Angels Planning Commission

From: Amy Augustine, AICP – City Planner

Re: Resolution 26-07 Finding of Architectural Conformity to remove the first-story overhang, install a balcony/deck with upper story overhang, remove and replace windows with doors on the second story; alter windows and doors and inserts on the first story, and replace/install new upper and lower story vertical supports at 1225 South Main Street

RECOMMENDATION

Adopt Resolution 26-07 as presented or Adopt Resolution 26-07 with changes, if proposed.

BACKGROUND/PROJECT DESCRIPTION

LANDOWNER/APPLICANT: Jugband Coffee, LLC

LOCATION: 1225 South Main Street (Avellino’s Italian Market and Wine Bar)

ASSESSOR’S PARCEL NUMBER: 062-004-070

GENERAL PLAN / ZONING: Historical Commercial (HC)

HISTORICAL STATUS: City of Angels Register of Historical Resources

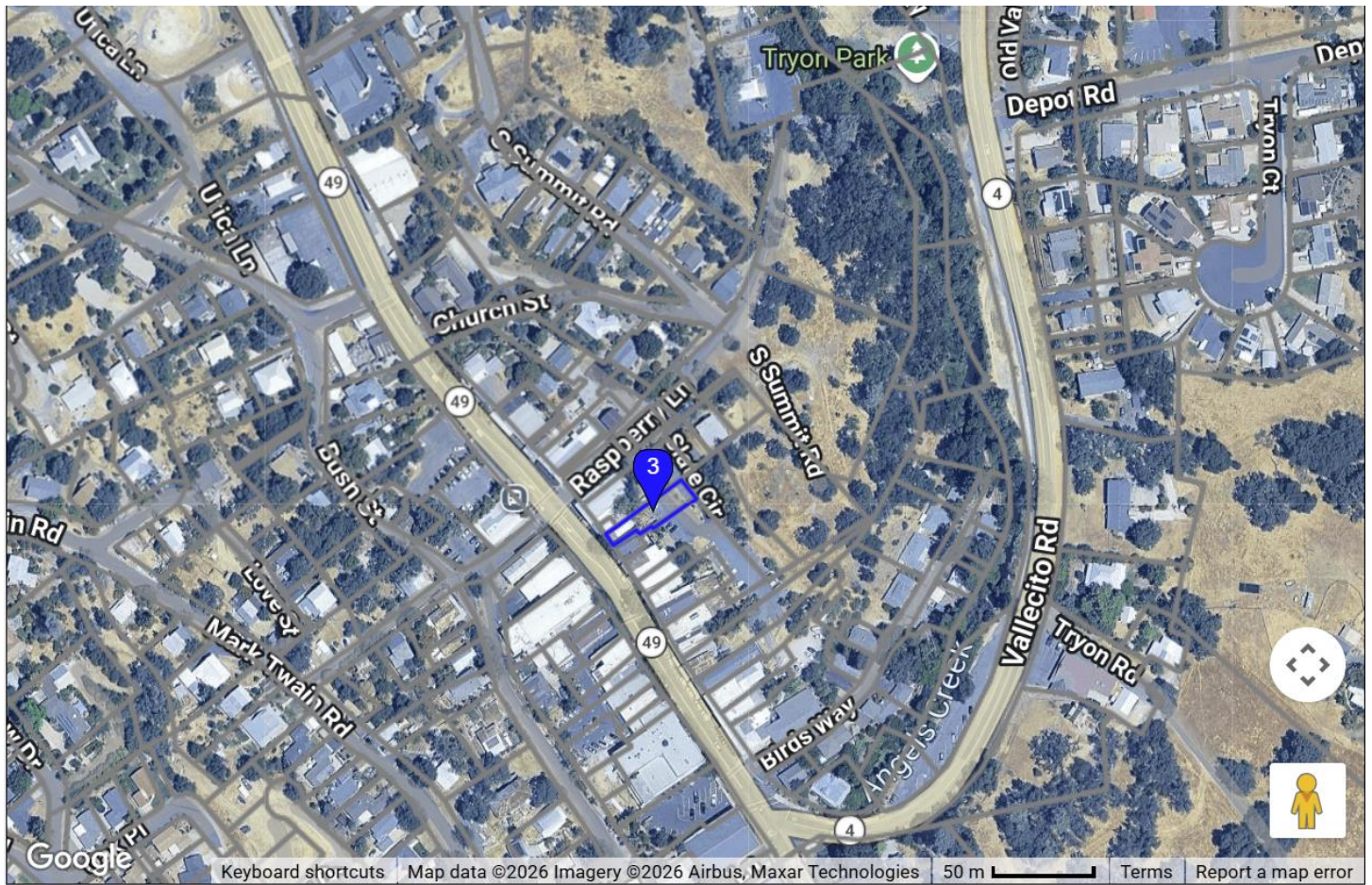
PROJECT: Remove the first-story overhang, install a balcony/deck with upper story overhang, remove and replace windows with doors on the second story; alter windows and doors and inserts on the first story, and replace/install new upper and lower story vertical supports at 1225 South Main Street

BACKGROUND

On December 23, 2025, the City Planner approved an administrative conditional use permit to convert the second story storage space to 915 sq. ft. of upstairs living space.

On March 13, 2026, the Planning Commission approved placing 1225 South Main on the City of Angels Register of Historical Resources.

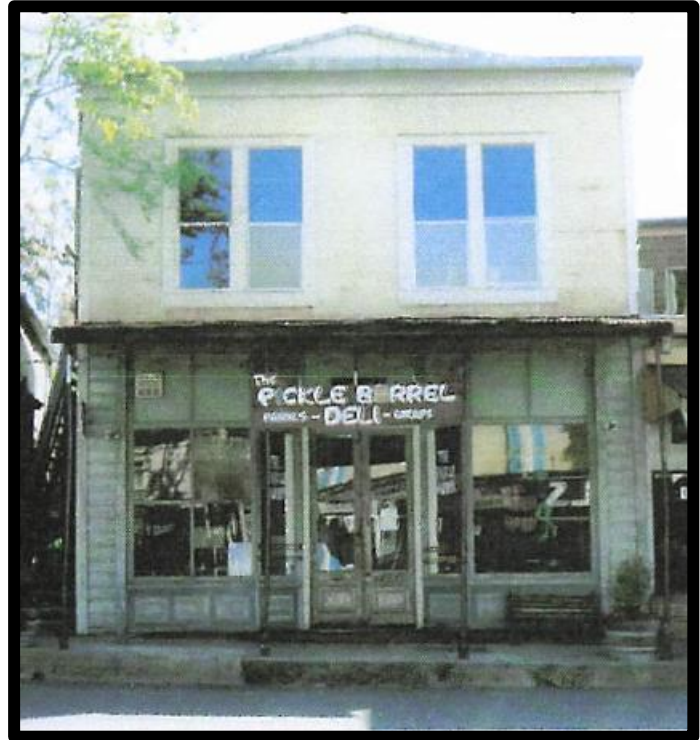
Figure 1: Project Location



HISTORY

The building is listed in the City of Angels 2011 *Historical Resources And Evaluations Historic Commercial Center Angels Camp, Calaveras County, California* prepared under Community Development Block Grant #08-EDEF-5682 by Judith Marvin and Terry Brejla – Foothill Resources Ltd.

It was evaluated as eligible for listing as a contributor to the historic district at the local level due to its construction by the Calaveras County Bank in 1901 during the Second Gold Rush hard rock mining boom in Angels Camp. In addition, it provided commercial space and offices for local miners and their families with its history as a card room, tobacco shop and funeral parlor, and its embodiment of the distinctive characteristics of "Mother Lode Architecture" which it retains to a remarkable degree contributing to the overall historical streetscape.



As shown in the photo above, the building is a rectangular two-story frame building with a front gable roof just visible above the false front. The first story is covered in California Rustic siding with the upper story clad in corrugated metal. Storefront windows are frame with wainscoting and recessed panels and appear to be original. Upper story windows have been replaced and are aluminum frame, double hung. The building has a full width shed-roofed front "porch" supported with metal posts that replaced the original wood posts.

The building is separated from the building to the left by steps which once provided access to a barn at the rear of the lot (now a parking lot). It shares a 10-foot-high rhyolite tuff stone retaining wall to the northeast rear with the building to the south. This building and the building adjacent to the south were both constructed in 1901 and were associated with Ben and Nellie Thayer of San Jose before it was deeded to their son, Lloyd, of San Francisco in 1922. It has long been used as a delicatessen and, most recently, houses Avellino's. The owners are refurbishing the upstairs space as a residence.

ANALYSIS

Pursuant to Chapter 17.26 of the City of Angels Municipal Code, all buildings or structures which are altered as to their exterior appearance within the historical commercial district shall as to their exterior appearance within public view substantially conform with the Mother Lode architectural style. A determination of conformity with the Mother Lode architectural style, as defined in Chapter 17.09, shall be made by the planning commission unless otherwise specified.

The Mother Lode Architectural Style is defined as follows:

"Mother Lode architectural style" shall mean any one of the multiple architectural styles exhibited in Angels Camp. The historically and architecturally significant buildings in Angels Camp are diverse in style, as well as in method and period of construction. They were built of stone, brick, frame, and concrete and had

sidings of brick, wood, stucco, and plaster. The architectural styles represented include Greek Revival, Neoclassical, Italianate, Queen Anne, False-Front Commercial, Craftsman, Spanish Eclectic, and Art Deco.

The project proposes to remove the existing first-floor roof in favor of a balcony with turned wood balusters (Figures 7 and 8). As noted in the building's architectural description, the existing first-floor "overhang" is described as a porch – which it resembles. Conversion into an actual porch would be appropriate given the character of the existing "porch-like" overhang. Both second floor balconies and wood balusters are consistent with other structures of a similar era in the district. Metal siding on the upper story will be replaced with horizontal wood siding (or wood equivalent materials). Horizontal wood siding is consistent with other structures of a similar era in the district.

The addition of a roof over the upstairs balcony is echoed in several of the oldest buildings in the district—usually as a later addition to those buildings for functional reasons. Therefore, it is consistent with other structures of a similar era in the district.

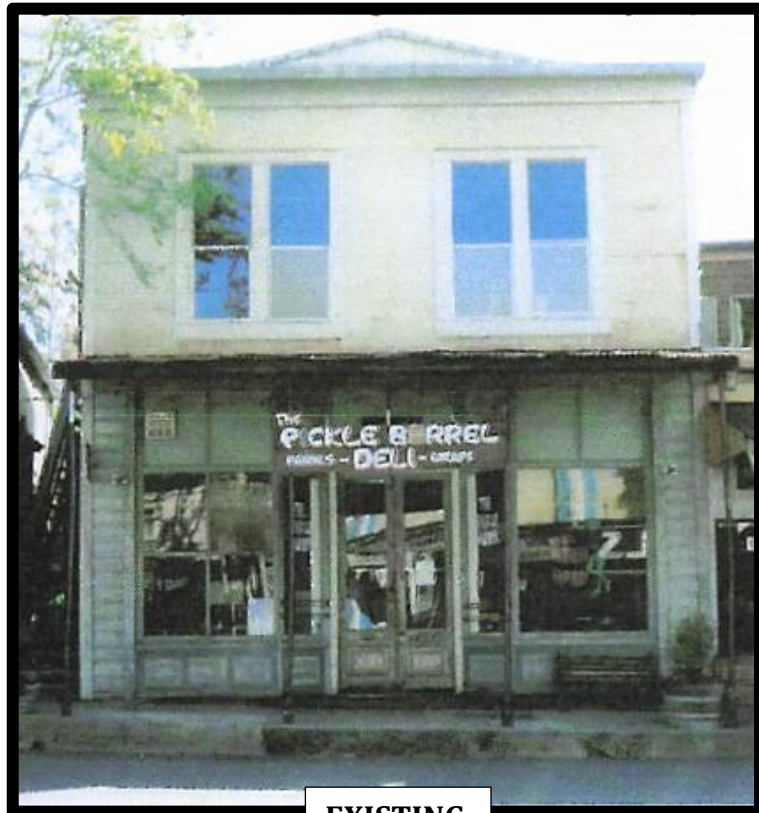
The upper and lower story will have vertical wood (or wood-like) posts for support replacing the existing metal supports. Wood posts as supports are more original to the building than the existing metal supports. Therefore, this may be found to be an acceptable replacement.

The upper story windows will be replaced with wood (or wood-like) doors to allow balcony access. The existing upper story windows have aluminum frames (behind wooden molding). Although the loss of the shape of the original windows will alter the appearance of the building, it allows an adaptive re-use of the upstairs space for living space and replacing aluminum windows with wooden doors is an improved use of materials. The proposed doors mimic the design of the original windows. Therefore, it may be found to be an acceptable replacement.

The first-floor façade is proposed to include door replacement and removal of the recessed panels in favor of horizontal wood siding. The recessed panels are believed to be original to the building. The tall doors on the building are a character somewhat unique to the building. Removal of either could be considered a significant alteration to the building's character. Therefore, the applicant has agreed to retain the original doors and recessed panels (and existing windows) on the first floor. Should repairs be necessary, they will be made using like materials.

The proposed color palette for paint is not established but appears to be an off-white with deep green trim. To ensure consistency with the City's adopted downtown historic district color palette, prior to repainting; the applicant shall provide the names of colors to be used that are on the Benjamin Moore Historical Color Collection.

Figure 2: Side by Side Comparison

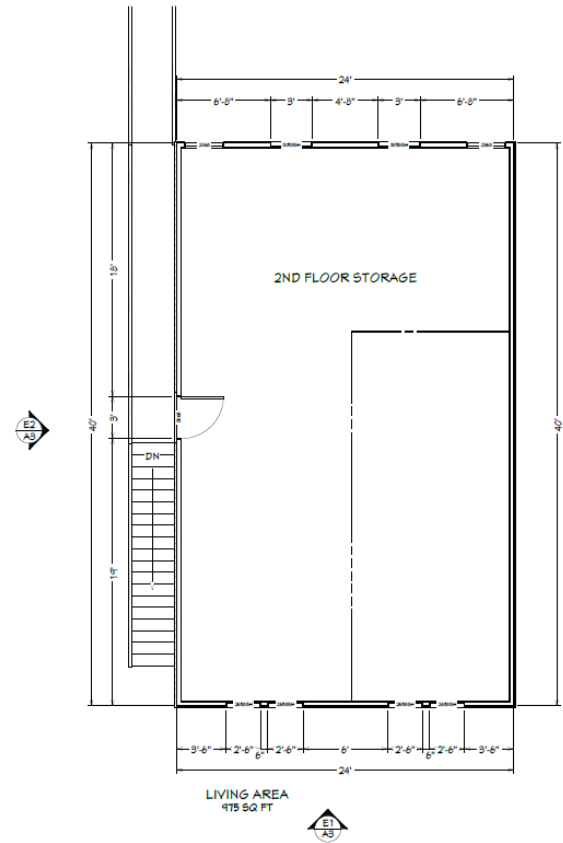
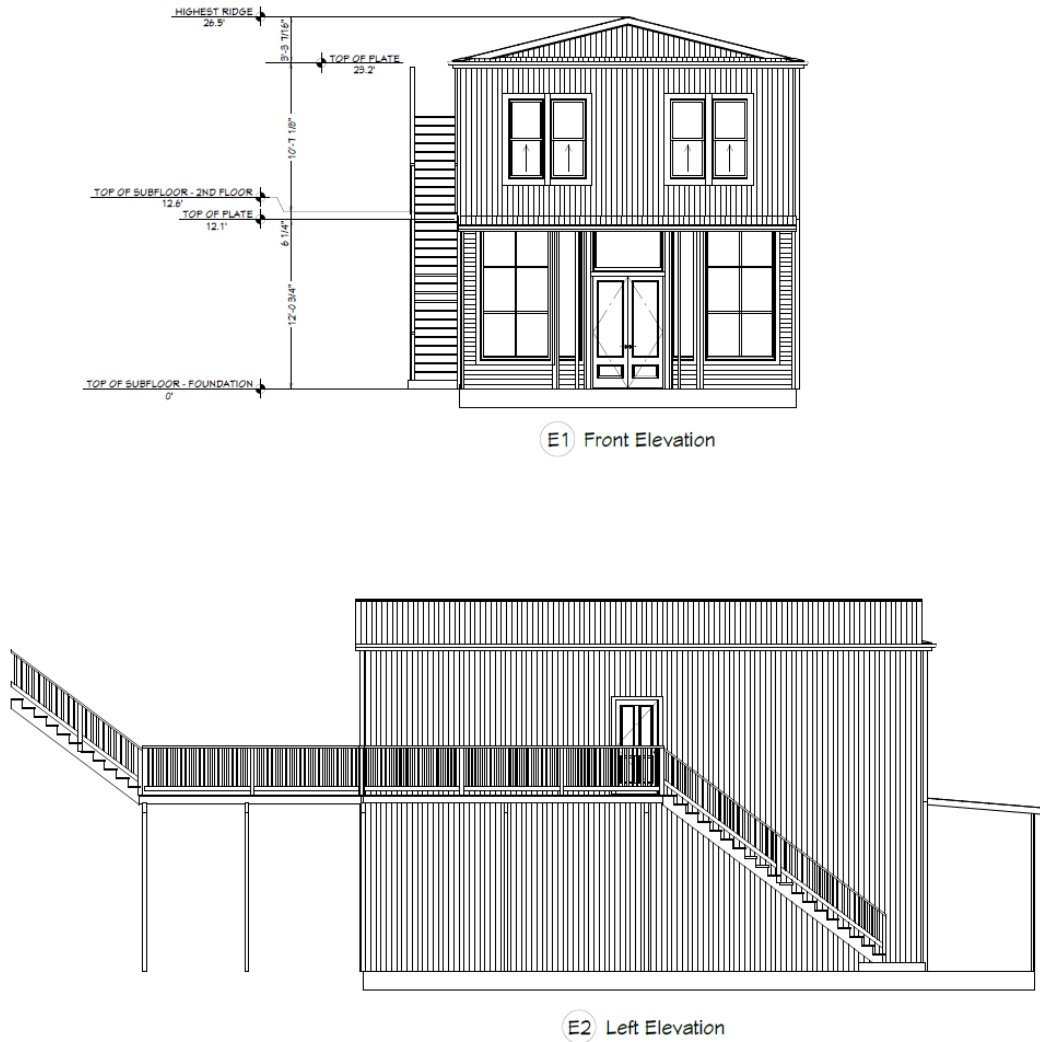


EXISTING



PROPOSED

Figure 4

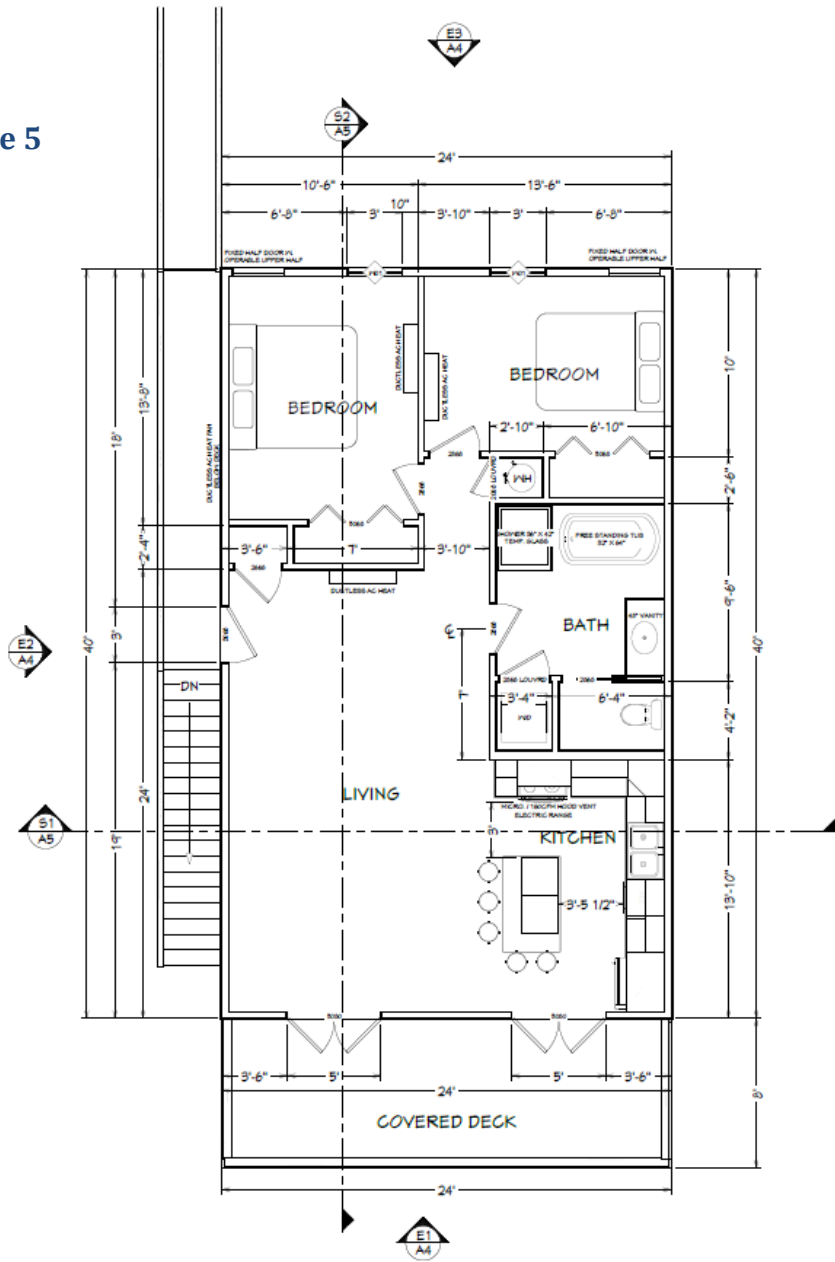


<p>Building Size: 1225 S. Main Street Angels Camp, CA 95222 APN# 062-004-070</p>
<p>Owner: Judgend Coffee, LLC Thomas & Vanessa Handy 1225 S. Main Street Angels Camp, CA 95222 judgendcoffee@gmail.com Contact (Contractor): Marc (707) 326-1341</p>
<p>Engineer of Record</p>
<p>Drafted by: Matthew Duffett 3201 Coward Lane Valley Springs, CA 95252 209-712-8122 matthew@duffedtdrafting.com</p>
<p>DUFFETT DRAFTING</p>
<p>DATE: 2/8/2026</p>
<p>SCALE: 1/4" = 1'</p>

Proposed Floor Plan

Related specifications: Sheet 55, column C

Figure 5



LIVING AREA
911 SQ FT



Note:
Top plate laps shall be nailed with no less than 8-16d nails on each side of each break in the top plate. Minimum 24" lap splice length each side of end joint -- typical U.N.O.

Plate Line @ 10'

Finish Notes

1. All gypsum wallboard shall be installed in accordance with the provisions of the CBC, applicable edition, state and local codes.
2. Provide moisture resistant gypsum board at walls adjacent to plumbing fixtures.
3. Side walls, ceilings, and soffits of closet and any other usable space beneath interior stairs shall be protected with one layer type "X" gypsum board taped and finished.
4. Gypsum wallboard shall not be installed until weather protection for the installation is provided.
5. All edges and ends of gypsum wallboard shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. All edges and ends of gypsum wallboard shall be in moderate contact except in concealed spaces where fire-resistive construction or diaphragm action is not required.
6. Cement-fiber or glass mat gypsum backer board shall be used as a base for wall tile in tub and shower area and wall and ceiling panels in shower areas. Shower area walls shall be finished with a non-absorbent surface to a height not less than 6 feet above the floor. (Per CRC R307)
7. Tub and shower enclosure: stone or glazed wall tile extending to ceiling, typical. Think set wall tile on cement backer board. Provide thickset floor tile over 40 mil. shower pan membrane. (Owner to select tile)
8. Ceramic and stone floor tiles to be thickset mortar bed (owner to select

FINISH

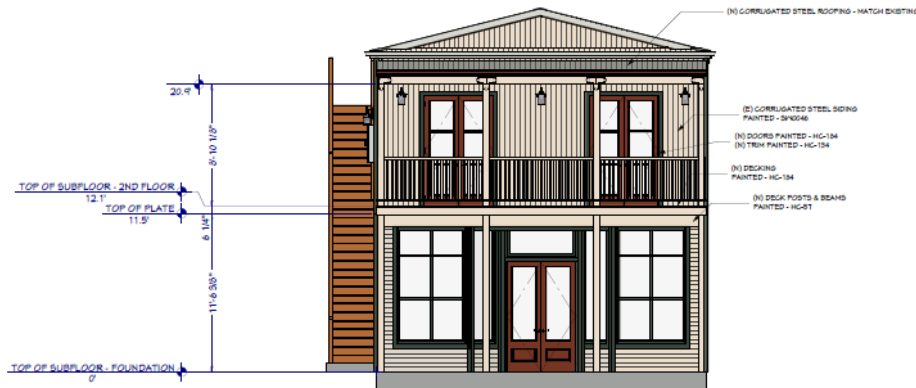
Wildland-Urban Interface (WUI)

- a. All exterior siding shall be noncombustible, ignition resistant or meet the state fire marshal testing standard.
- b. All exterior glazing shall have 1 min. tempered pane or be a 20 min. rated assembly.
- c. All roof projections, at the lowest portion of the roof rafter or truss shall be projected with noncombustible materials, ignition resistant materials, or meet the state fire marshal testing standard. Covered porches etc. shall have ceilings protected. This requirement does not apply to gable end eaves or unenclosed porches without ceilings.
- d. Eave vents are prohibited or shall be of the type to resist intrusion of embers and flames.
- e. All gutters shall be provided with debris barriers.
- f. Exterior doors shall be 20 min. assemblies, solid core with 1 3/8" thick stiles and rails & 1 1/4" interior filled panel thickness or of noncombustible construction.

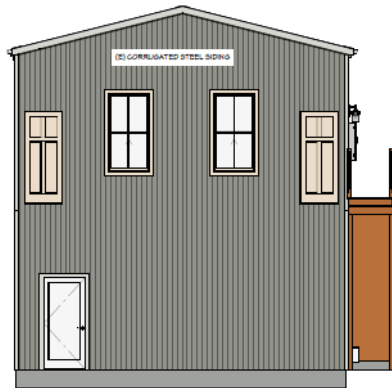
CRC R307

Figure 6

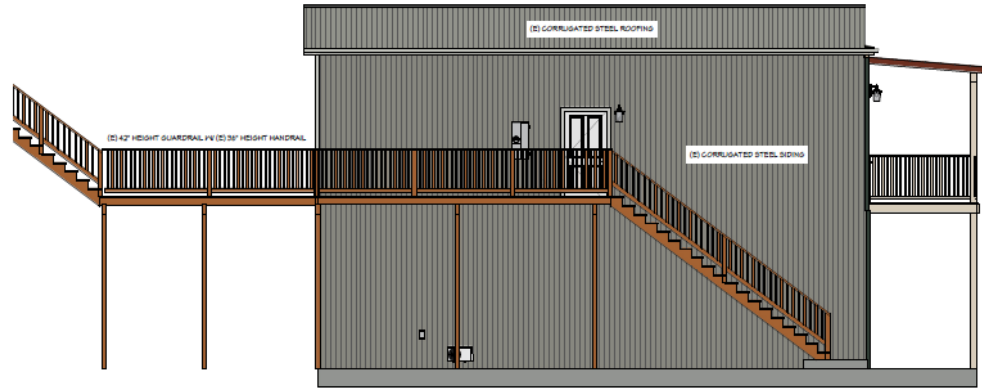
Exterior Elevations
Related specifications: Sheet 55, columns A & D



E1 Front Elevation



E3 Back Elevation



E2 Left Elevation



Juggal Coffee, LLC
1225 S. Main Street
Folsom, CA 95630
Project Engineer

DATE:	3/9/2026
SCALE:	1/4" = 1'
SHEET:	A4

Building Site:
1225 S. Main Street
Folsom, CA 95630
APNs: 05-200-4070

Owner:
Juggal Coffee, LLC
1225 S. Main Street
Folsom, CA 95630
Information@jccoffee.com
Contact (Contractor): Marc (971) 247-9147

Engineer of Record

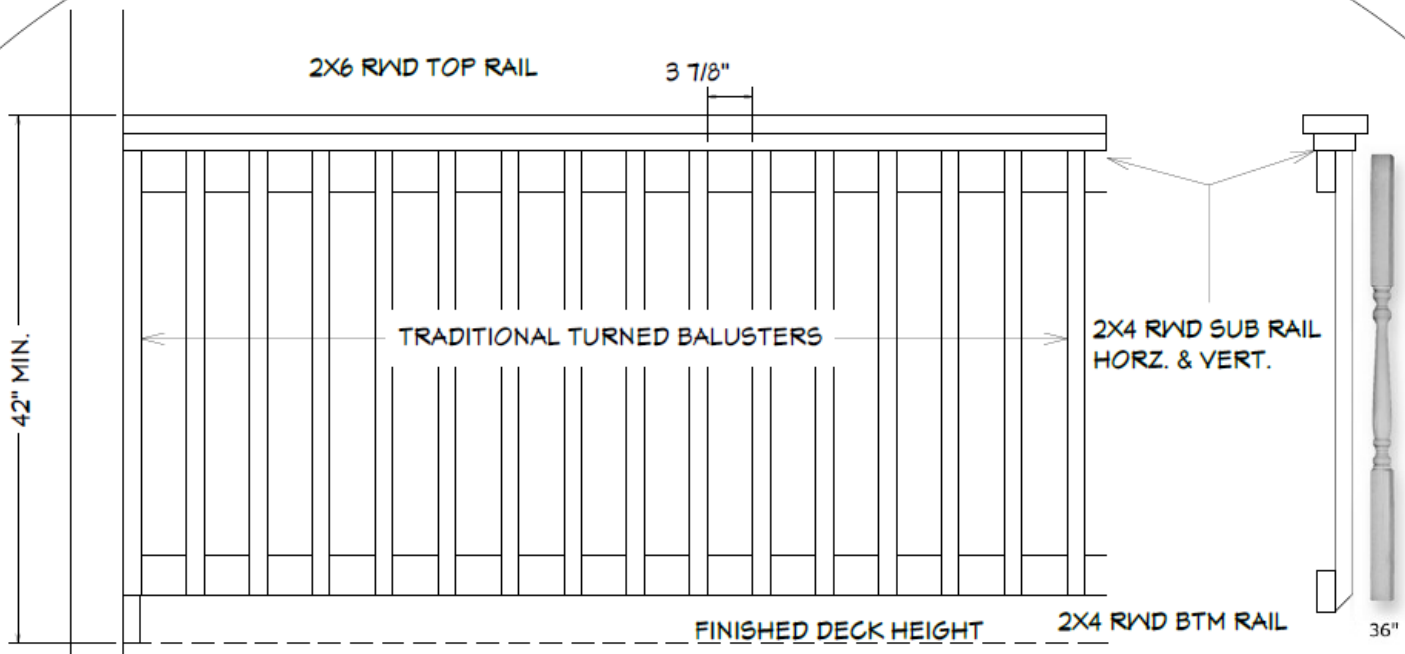
Matthew Duffett
9267 Grand Lane
Valea Springs, CA 95232
304-713-2722
matthew@duffettdrafting.com



DATE:
3/9/2026

SCALE:
1/4" = 1'

SHEET:
A4



2 Typical Guardrail Detail

ENVIRONMENTAL FINDINGS

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed resolution is exempt from further review pursuant to Section 15331, Class 31 Historical Resource Restoration/Rehabilitation allowing historical structures to be maintained, repaired, stabilized, rehabilitated, restored, preserved, conserved or reconstructed in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995, Weeks) and through the application of the State Historic Building Code.

ATTACHMENT

- A. Project Elevations
- B. Resolution 26-07
- C. Conditions of Project Approval

Conditions of Project Approval

1. The project shall maintain existing first floor doors, windows, and recessed panels, and repair, if necessary, with like materials.
2. Balusters shall be turned wood (or wood-like) materials.
3. Support posts shall be wood or wood-like materials.
4. Prior to replacing existing metal posts and installing new wood support posts, a construction detail shall be submitted to the Building Department for review and approval. Posts shall be located to provide sufficient spacing between the building and the support post to allow for ADA accessibility along the sidewalk and prevent interference with opening and closing parallel parked cars along the street.
5. Sidewalks shall be returned to at least their pre-project condition upon completion of the project.
6. The names of all colors to be used on the building exterior shall be submitted to the Planning Department for approval prior to application. Colors shall be from the Benjamin Moore Historical Color Collection. Equivalent colors from another brand are acceptable.
7. The final design for attached exterior lighting shall be provided to the Planning Department for review and approval. All lighting shall be aimed downward and shall not reflect onto neighboring properties.

**CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION 26-07**

**FINDING OF ARCHITECTURAL CONFORMITY FOR 1225 SOUTH MAIN BALCONY
AND FAÇADE CHANGES**

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, an application was received to remove a first-story overhang, add a balcony, replace windows with doors on the second story, and replace siding at the subject parcel; and

WHEREAS, on April 9, 2026, the Planning Commission, at a regularly scheduled meeting, did review and consider the alteration;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approves the proposed balcony design based on the following findings and subject to the attached conditions:

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 Section 15331, Class 31, of the State and City guidelines for the implementation of the California Environmental Quality Act.

PASSED AND ADOPTED THIS 9th day of April by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Broeder, Chair

ATTEST:

Caytlyn Schaner, Deputy City Clerk



HOME OF THE JUMPING FROG