



# PLANNING COMMISSION MEETING

June 11, 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

### INFORMATION REGARDING PLANNING COMMISSION MEMBER ATTENDANCE VIA TELECONFERENCE

- A. 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
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)
4. APPROVAL OF MINUTES

A. Approval of Minutes from April 09, 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 26-08 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**

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

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

**D. Tour: Mark Twain Exhibit at Angels Hotel**

## 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](http://www.angelscamp.gov).*



# PLANNING COMMISSION MEETING

April 09, 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

Commissioner Gretel Tiscornia

#### 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, Commissioner Tiscornia

**4. APPROVAL OF MINUTES**

A. Approval of Minutes from March 12, 2026

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

**5. PUBLIC COMMENT**

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None

**6. PLANNING COMMISSION BUSINESS**

A. Resolution 26 - 07 Finding of Architectural Conformity for Balcony at 1225 South Main

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

**7. COMMITTEE REPORTS**

Reported Out

**8. ADJOURNMENT**

Motion to adjourn meeting at 5:15pm made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

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

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John Broeder, Chair

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Caytlyn Schaner, Deputy City Clerk



**MEMORANDUM**

**City of Angels Planning Commission**

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**Date:** June 11, 2026

**To:** City of Angels Planning Commission

**From:** Amy Augustine, AICP – City Planner

**Re:** **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**

**RECOMMENDATION**

The Planning Commission may:

1. Recommend approval of the proposed resolution and code changes as presented, and adopt Findings A-C.
2. Recommend amendments to the proposed resolution and adopt Findings A-C; or
3. Recommend the City Council deny the proposed code changes stating which Finding cannot be made and why.

Planning staff recommends:

Approval of the proposed resolution and code changes for the RE-1 and RE-5 zoning districts and on parcels 1 acre or larger in the R-1 zoning district based on a finding that the potential for increased traffic in neighborhoods or associated with parcels of smaller sizes have an increased likelihood of altering the residential character of the neighborhood.

**BACKGROUND**

Home occupations are allowed in residential districts with acquisition of a business license and Home Occupation Permit throughout the City in residential zoning districts. The primary development standards for Home Occupations emphasize retaining the residential character of the home and neighborhood as follows:

***17.06.060 Home occupation criteria.***

*An occupation conducted in a dwelling unit is allowed in the R-1, R-1:GHC, R-2, R-3, RE-1, and RE-5 zones, provided:*

- A. *No person, other than members of the immediate family residing on the premise engaged in such occupation;*
- B. *The home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;*
- C. *There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation;*
- D. *No home occupation shall be conducted in more than one existing accessory building;*
- E. *There shall be no sale of products other than products handcrafted by the occupants or products which are related and incidental to a service provided;*
- F. *No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;*
- G. *No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.*
- H. *The city may include additional conditions as necessary to ensure the health, safety, general welfare, and maintenance of the residential character of the neighborhood in which the home occupation is located.*
- I. *A violation of this section shall be a public nuisance subject to the remedies and procedures provided in Chapters [1.16](#), [1.17](#), [1.18](#) and [1.19](#). (Ord. 536, Att. A, 2023; Ord. 270 (part), 1984)*

A member of the public requested a home makeup business be allowed as a home occupation. The request further asks to allow operation out of a Recreational Vehicle on the site. **(Attachment A)**.

Angels Camp traditionally does not allow such a use because client visits will normally generate additional traffic. However, a review of other jurisdictions finds that some agencies allow in-home businesses including barbering and cosmetology or, alternatively, allow a limited increase in the number of vehicle trips allowed in conjunction with a home occupation sufficient to allow such uses (e.g., Calaveras County, Santa Cruz, Woodland).

Jurisdictions allowing the use typically limit the number of clients per day, appointment-only, hours of operation, and overall traffic generation. Typical traffic generation for a single-family residence is 5-12 trips per day dependent on family size (and availability of alternative forms of transportation). In Calaveras County, home occupation standards limit traffic generation for home occupations to 7.5 vehicle trips per day. The proposed ordinance amendment applies the same standards.

In addition, in 2016, the California Board of Barbering and Cosmetology (State Board) adopted regulations to allow these uses if a local jurisdiction allows them by ordinance and subject to obtaining permits from the Board regulating health and safety related aspects of the uses. These provisions are included in the proposed ordinance.

Relative to using a recreational vehicle for a home occupation: The State Board allows mobile units. However, these units are expected to be driven to other locations to provide services.

The City of Angels Municipal Code allows recreational vehicle storage only if:

1. It is not connected to sewer, water, gas, electricity, telephone or other utilities;
2. It is not used for human habitation;

The City frequently receives complaints of potential code violations related to living in RVs.

Based on these restrictions, staff have not included provisions for operating a home occupation from an RV and does not recommend allowing it.

**ANALYSIS**

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.

**Findings A– Consistency with the Angels Camp Municipal Code**

Stated purposes of residential zones applicable to home occupations are summarized in the following table:

Zoning District	Section	Stated purpose applicable to home occupations
RE-1	17.13.010	This land use designation is intended to accommodate residential developments for landowners desiring a more rural setting than may be available within a small-lot single-family residential (SFR) subdivision....
RE-5	17.15.010	To provide a buffer between potentially incompatible land uses (e.g., between the sewer treatment plant and high-density residential uses, between mineral extraction activities and residential uses, or between industrial and residential uses).
R-1	17.18.010	To preserve the integrity of existing single-family residential neighborhoods.
R-1:GHC	17.19.010	It is intended to implement the Greenhorn Creek planned development.
R-2	17.21.020	To provide for a variety of housing needs throughout the city
R-3	17.24.010	To provide for a wide variety of housing needs and choices at all income levels

**Based on the stated purposes, the proposed code amendments are:**

- A. **Consistent with RE-1 zoning.** The addition of the proposed use as a home occupation, given the limitation on traffic generation in a rural setting is unlikely to alter the rural setting of this zoning district.
- B. **Consistent with RE-5 zoning.** The stated purpose emphasizes buffering between potential incompatible land uses. Incompatible land uses are identified that include relative large-scale development such as industrial, mineral extraction, sewer treatment. The proposed home occupation, given the limitations to the number of potential clients and limitations on additional trips, are unlikely to represent an incompatible use given the size of parcels in this zone.
- C. **May be consistent with the R-1 zoning district.** The associated increase in traffic (up to 7.5 average daily trips) expected to be necessary to generate income from the proposed home occupation has the potential to alter the character of the neighborhood where lots are small and located in close proximity (i.e., limited available parking, traffic is likely already near maximum levels). On larger lots (e.g., one acre or larger), such an increase in traffic is less likely to disturb residences which are not in close

proximity.

- D. **Inconsistent with R-2 and R-3:** Given the relatively high density of residences in this zoning district, the addition of more traffic to the neighborhood has a high likelihood of altering the character of the neighborhood. Similarly, parking generally is limited in such neighborhoods and added pressures on available parking spaces is likely to occur.

Based on the preceding, Finding A may be made for the proposed use in RE-1 and RE-5 zoning districts or on parcels greater than one acre in R-1 zoning districts. Finding A cannot be made for parcels of less than one acre in R-1, or for parcels zoned R-2, and R-3 regardless of parcel size due to the proximity of residences in these neighborhoods, the increased likelihood that added traffic will adversely affect or alter the character of the neighborhood where parking already is likely restricted and traffic levels already are near maximums.

### **Finding B – Consistency with the General Plan**

Pertinent General Plan goals, policies, and programs include:

***10.A.6 Encourage home occupations consistent with neighborhood character as a means of supporting start-up businesses.***

Subject to the proposed development standards proposed, the code amendments will encourage home occupations consistent with neighborhood character as a means of supporting start-up businesses.

Based on the preceding, Finding B may be made.

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

As described in paragraph A, and for the same reasons stated, it is expected that the general welfare of the city would not be well served due to traffic increases and reduced available parking associated with the proposed use in small-lot neighborhoods. Therefore, finding C cannot be made for the use in the R-1, R-2 and R-3 zoning districts; except for R-1 lots of one acre or greater in size.

Similarly, based on requirements proposed to limit hours of operation, maximum traffic generated, and conditions required by Board of Barbering and Cosmetology in the RE-1, RE-5 and R-1 zoning districts (on lots greater than one acre in size); the health, safety and general welfare of the city would be preserved and Finding C can be made in the RE-1, RE-5 districts and on parcels one acre or larger in the R-1 zoning district.

### **FISCAL IMPACT:**

City fees for a business license and issuing a home occupation permit will continue to be charged. Therefore, impacts to the General Fund are not anticipated.

### **ENVIRONMENTAL FINDING:**

The proposed amendment will allow for minor changes in the use of existing residences. Therefore, the proposed amendment is exempt from further environmental review pursuant Section 15301, Class 1 (Existing Facilities) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA) which includes minor alterations of existing public or private structures. None of the exceptions of Section 15300.2 apply (i.e., no significant impacts are anticipated, indoor uses in an existing building that will have no exterior changes will not alter a scenic highway or cultural resource and known hazardous waste sites in the City are either associated with commercially-zoned property or a vacant lot—neither being used for residential uses).

### **ATTACHMENTS:**

- A. Letter of Request for Change in Home Occupation Regulations
- B. Resolution of Intent 26-08 with Attachment A (Proposed Code Changes)

**Attachment A**  
**Public Request for Code Amendment**

**Sarah Reynolds**

Angels Camp, CA 95222

**November 10, 2025**

**Planning Department**

City of Angels Camp  
571 Stanislas Street, Suite C  
Angels Camp, CA 95222

**Subject: Request for Variance for Home-Based Business Operation**

Dear Members of the Planning Department,

I hope this letter finds you well. My name is Sarah Reynolds, and I am writing to humbly request your consideration for a variance to the current zoning restrictions that limit home-based businesses to “mail order only.” I live at **XXXXX** with my six children and husband, and I would be deeply grateful for your support in allowing me to operate a small, state-licensed permanent makeup business from a private trailer on our 1.5-acre property.

This business is my way of providing for my family while balancing my responsibilities as a mother. Each appointment is personal, quiet, and carefully conducted in a way that ensures the highest standards of sanitation and safety. I only see one client at a time—typically three to four clients per week—and each visit is a peaceful, uplifting experience for both the client and myself.

For me, this work is not just a job; it’s a passion that allows me to help people feel confident and cared for. It’s also a lifeline for my family. Working from home provides me with the ability to support my children while staying present in their lives—something that is incredibly important to me. Without this business, I would not be able to continue providing for them in a way that allows me to be both a mother and a professional.

I understand that the City’s zoning regulations are in place to preserve the character and peace of our neighborhoods, and I fully respect that intention. I want to reassure you that I have taken every step to ensure that my business will have no impact on the surrounding area. There will be no signage, no external changes to the property, no added noise, and no increase in traffic. My property is large enough to offer ample parking on-site, so clients will never park on the street or disturb the quiet of the neighborhood.

Operating from home is the only way I can continue doing what I love without causing financial strain. The costs of renting commercial space—between the rent, utilities, and the required modifications—would make it impossible for me to continue supporting my family in this way.

I am asking for this variance not just for myself, but for my children. This business allows me to be a present, involved mother while also giving me the opportunity to provide for them with pride and dignity. Every day that I am able to do this work is a day I can show my children that with hard work and determination, we can build a better future, no matter the challenges we face.

By granting this variance, you would be helping a family financially and continue to contribute to our community in a meaningful way. Your decision would allow me to continue offering a service that is both personally fulfilling and deeply beneficial to my clients, all while respecting the values of our neighborhood.

I would be happy to provide any additional information you may need, whether it be a floor plan, neighbor approval, or further clarification. Please feel free to reach out to me with any questions.

Thank you for taking the time to consider my request. Your support would make an enormous difference to my family, and I would be deeply grateful for your understanding and compassion

**Sincerely,  
Sarah Reynolds**

A handwritten signature in black ink that reads "Sarah Reynolds". The signature is written in a cursive, flowing style with a prominent initial "S".

**CITY OF ANGELS  
PLANNING COMMISSION**

**RESOLUTION OF INTENT NO. 26-08  
A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING  
COMMISSION RECOMMENDING TO THE CITY COUNCIL AMENDING ANGELS  
MUNICIPAL CODE SECTION 17.06.060 ADDING BARBERING AND  
COSMETOLOGY TO ALLOWABLE HOME OCCUPATIONS WITH DEVELOPMENT  
STANDARDS**

**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 June 11, 2026, and received public input on the proposed code amendments 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 15301, Class 1 (Existing 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 approval of amendments to City of Angels Municipal Code Section 17.06.060 adding barbering and cosmetology to allowable home occupations with development standards 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 June 11, 2026, by Commissioner \_\_\_\_\_ and being duly seconded by Commissioner \_\_\_\_\_. **PASSED AND ADOPTED THIS 11th day of June, by the following vote:**



AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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John Broeder  
Chairman

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Caytlyn Schaner  
Deputy City Clerk



**17.06.060 Home occupation criteria.**

An occupation conducted in a dwelling unit is allowed in the R-1, R-1:GHC, R-2, R-3, RE-1, and RE-5 zones, provided:

A. No person, other than members of the immediate family residing on the premises, shall be engaged in such occupation;

B. The home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;

C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation;

D. All home occupation activities shall be conducted entirely within the residential unit, garage, or other accessory structure. The use of a Recreational Vehicle or Recreational Trailer for a home occupation is not permitted.

~~D.E.~~ No home occupation shall be conducted in more than one existing accessory building;

~~E.F.~~ There shall be no sale of products other than products handcrafted by the occupants or products which are related and incidental to a service provided;

~~F.G.~~ No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood except as provided in paragraphs J and K, below;

~~G.H.~~ No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.

~~H.I.~~ The city may include additional conditions as necessary to ensure the health, safety, general welfare, and maintenance of the residential character of the neighborhood in which the home occupation is located.

J. Traffic and Parking Generation. Home occupations shall not generate more than 7.5 average daily trips in the vicinity or on the street on which the dwelling is located or the need for additional parking spaces.

K. Barbering and Cosmetology. Barbering and Cosmetology includes activities conducted by Barbers, Cosmetologists, Electrologists, Estheticians, Hairstylists, and Manicurists as regulated by the California Board of Barbering and Cosmetology. In addition to the preceding, the following is required for a home occupation for these uses:

1. Permitted only in the RE-1, RE-5 zoning district or in R-1 on parcels 1 acre or greater in size
2. Only a single station is permitted.

3. Clients shall be by appointment only.
4. Client hours shall be limited to 8:00 a.m. to 8:00 p.m. weekdays and 10:00 a.m. to 5:00 p.m. on weekends and holidays.
5. Total daily clients shall not exceed 8.
6. Salon operators shall secure all necessary permits from the California Board of Barbering and Cosmetology including a Personal Service Permit (Business and Professions Code Section 7402.5, or as may be amended), a home salon permit, or In-Home Services Permit (Business and Professions Code 7318), as applicable unless waived by the California Board of Barbering and Cosmetology. Please note that some salons require a separate entrance from the home.
7. In-home services exclude singeing, relaxing, chemically waving and dyeing hair; chemical exfoliation or exfoliation with the use of a tool, machine, or device. Filing and buffing nails shall be by nonelectrical tools.
8. Client bathrooms shall be provided at the home. Portable bathrooms are prohibited.

H. A violation of this section shall be a public nuisance subject to the remedies and procedures provided in Chapters 1.16, 1.17, 1.18 and 1.19. (Ord. 536, Att. A, 2023; Ord. 270 (part), 1984)