



PLANNING COMMISSION MEETING

July 10, 2025 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 Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

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 12, 2025

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 of Intent updating the city's sign code including addressing feather flags and other temporary signs (their location, duration, number allowed); amending the Historical Commercial Zoning District signage requirements to allow the City Planner to approve signs in-house in accordance with adopted sign guidelines with appeals to the Planning Commission, updating provisions related to election signage, and clerical revisions.

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 12, 2025 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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

[Join the meeting now](#)

Meeting ID: 229 834 844 875

Passcode: Ei2V7x7X

Dial in by phone

[+1 209-662-6676,,891634542#](#) United States, Stockton

[Find a local number](#)

Phone conference ID: 891 634 542#

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.

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

Commissioners Daniel Whitford, Matthew Stammerjohan, Clavey Wendt

Planning Director Amy Augustine | **Deputy City Clerk** Michelle Gonzalez

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 May 08, 2025

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

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

5. PUBLIC COMMENT

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None

6. PLANNING COMMISSION BUSINESS

- A. Resolution 25-08 for a Site Development Permit for PG&E at 1108 Murphys Grade Road for Improvements to the existing PG&E Angels Camp Service Center including 4.75 Acres of existing asphalt pavement, 0.88 Acres of new asphalt, 0.50 Acres of new concrete, remove, replace and relocate some perimeter fencing, remove and replace existing gates with new ones, proposed exterior lighting to meet PG&E's 1 Foot/Candle requirements and Dark Sky requirements, and stormwater management as needed

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

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

- B. Resolution 25-09 Conditional Use Permit New Geneva School Three Month Review

Decision was made not to issue the Conditional Use Permit based on the following finding per Angels Municipal Code Section 17.78.030(E):

E. Under the circumstances of the particular case, the proposed use will be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood;

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

Abstain: Commissioner Wendt

- C. Resolution of Intent 25-10 to amend Angels Municipal Code Sections 17.09 (P) defining personal services, 17.27.020, 17.27.025, 17.30.020, 17.30.025, 17.37.020, 17.37.030 and 1.17.080 (Public Nuisances) to make salons and spas a permitted use and establish standards for declaring odors a public nuisance when they affect adjacent land uses as measured at the property boundary

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 Intent 25-11 to update Chapter 2.12 and associated sections of the Angels Municipal Code relative to Civil Defense and Disaster Organization adopted in 1958 and renaming it Emergency Management and Response with updates reflecting current emergency response procedures and adopted emergency response documents.

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

- E. Discuss and make recommendations to the City regarding the sign ordinance including, but not limited to: Allowing temporary signs including Feather Signs and Banners (and other temporary signs), Updating outdated sections of the code, and allowing the City Planner to approve Historic District signage consistent with adopted Sign Design Guidelines

This item will be added to the agenda for a Public Hearing on July 10, 2025.

7. COMMITTEE REPORTS

Reported Out

8. ADJOURNMENT

Motion to adjourn meeting at 7:18 pm by Vice Chair Gordon, Seconded by Commissioner Stammerjohan.
Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Whitford, Commissioner Wendt

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AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Broeder, Chairman

Michelle Gonzalez, Deputy City Clerk



CITY HALL

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

DATE: July 10, 2025
TO: City Council
FROM: Amy Augustine, City Planner
RE: **CONTINUATION OF PUBLIC HEARING – RESOLUTION OF INTENT TO AMEND SIGN CODE**

RECOMMENDATION:

Staff recommends the Planning Commission open the public hearing and continue the item to the next regularly scheduled meeting on August 14, 2025.

BACKGROUND:

At the July 10, 2025, Planning Commission meeting, staff had intended to present a proposed Resolution of Intent to initiate amendments to the City's Sign Code. The proposed amendments address several aspects of signage regulation, including:

- Regulation of temporary signs, including feather flags (limitations on location, number, and duration),
- Revisions to the Historical Commercial Zoning District sign requirements to allow administrative approvals by the City Planner in accordance with adopted sign design guidelines, with appeal rights to the Planning Commission,
- Updates to provisions related to election signage, and
- Clerical and formatting corrections to improve clarity and consistency.

Due to anticipated changes in Planning Commission membership following upcoming City Council reappointments, staff is recommending continuation of this item to allow the full, reconstituted Commission to consider the proposal. This will help ensure continuity and transparency in the public review process.

PROCESS & LEGAL CONSIDERATIONS:

In order to avoid having to re-notice the public hearing in the local newspaper, the Commission must formally open the public hearing on July 10, 2025, and continue it to a specific date and time. The continued hearing will then be considered a continuation of a regular meeting and does not require new public noticing.





CITY HALL

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

The next regular Planning Commission meeting is scheduled for **Thursday, August 14, 2025, at 6:00 PM**, at the **Angels Fire House**, 1404 Vallecito Road.

Staff will also ensure that the date change is communicated via the City's website and social media platforms.

RECOMMENDED ACTION:

1. OPEN THE PUBLIC HEARING.
2. ANNOUNCE THE CONTINUATION OF THE HEARING TO AUGUST 14, 2025, AT 6:00 PM, AT THE ANGELS FIRE HOUSE.
3. CONTINUE THE ITEM WITH NO FURTHER DISCUSSION AT THIS TIME.

