CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Regular Meeting of Thursday May 8, 2014
City Fire House 1404 Vallecito Road
Angels Camp, California

CALL TO ORDER
The meeting was called to order by Chair Broeder at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present:	Chair Broeder, Vice-Chair Rudolph, Commissioner Behiel and Commissioner Gonzalez
Commissioners Absent:	None
Staff Present:	Planning & Building Director David Hanham, and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 4-0 TO APPROVE THE AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the April 10, 2014 regular meeting minutes.

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH TO APPROVE THE APRIL 10, 2014 MINUTES AS IS.

Corrections.
Page 2, under Public Comment Opened, Change "Falendorf" to "Folendorf".
Page 2, under Public Comment Opened, 4th line down, change "concern" to "concerned".
Page 2, under Public Comment Opened, last line, change "them" to "it".
Page 2, under Public Comment Closed, 3rd line down, change "cuts" to "cut".
Page 2, under Public Comment Closed, 9th line down, change "Items that needs to be address" to "Items that need to be addressed".
Page 2, under Public Comment Closed, last line of paragraph, after "county" add "ordinance".
Page 5, under Cathy Collins, 1st line, change "ask" to "asked".
Page 5, Item 8, 2nd line down, change "has" to "have".
Page 5, Item 8, 3rd line down, change "Cincero" to "Trinchero".

Page 6, under Staff Reports, 10th line down, change "traveler's lodge" to "Travelodge".
Page 6, under Staff Reports, 2nd line from bottom, change "Devona" to "DeNova".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER RUDOLPH AND CARRIED 3-0-1 WITH COMMISSIONER GONZALEZ ABSTAINING TO RETRACT THE FIRST MOTION AND TO APPROVE THE APRIL 10, 2014 REGULAR MEETING MINUTES AS AMENDED.

OATH OF OFFICE
Deputy City Clerk Jennifer Preston, swore in new Planning Commissioner Dixon Collins.

PUBLIC COMMENTS

OPENED AT 6:14 P.M.

There was no public comment.

CLOSED AT 6:15 P.M.

PUBLIC HEARINGS

2. **Public Hearing - Resolution 2014-06 Creating Title 17, Chapter 34 Permitted Uses & Conditional Use Permits, and Use Table of the City of Angels Municipal Code.**

Planning Director Hanham presented the staff report and Resolution 2014-06 a Resolution recommending to the City Council of the City of Angels to create Title 17, Chapter 34 Permitted Uses & Conditional Use Permits, and Use Table of the City of Angels Municipal Code.

PUBLIC HEARING OPENED: 6:32 PM

There was no comment during public hearing.

PUBLIC HEARING CLOSED: 6:33 PM

The discussion that follows was regarding having single-family dwellings in commercial and industrial areas. Also discussed was the difference between accessory uses and regular dwellings. Most of the commissioners felt that having "Not-Permitted (NP)" under dwellings for single-family dwelling, second dwelling units, and manufactured homes was the correct thing to have because the commission wants to preserve commercial areas for commercial uses. Under the accessory uses and buildings, conditional use permits would allow dwellings.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMSSIONER RUDOLPH AND CARRIED 4-1 WITH COMMISSIONER BEHIEL VOTING NO TO APPROVE THE CHANGE OF CONDITIONAL "C" TO NOT-PERMITTED "NP" UNDER DWELLINGS FOR SINGLE FAMILY DWELLINGS, SECOND DWELLING UNITS AND MANUFACTURED HOMES ACROSS THE TABLE FROM HISTORIC COMMERCIAL"HC" TO LIGHT COMMERCIAL"LC".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO CHANGE TWO BOXES UNDER ACCESSORY USES, IN THE DWELLINGS COLUMN FOR I1 AND I2 FROM PERMITTED "P" TO" CONDITIONAL USE"C".

Correction on Resolution 2014-06.
Under 4th Whereas, change "act" to "Act".

MOTION BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE RESOLUTION 2014-06 A RESOLUTION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ANGELS FOR THE CREATION OF CHAPTER 17.34, PERMITTED & CONDITIONAL USES WITH THE AMENDED EXHIBIT A.

PLANNING COMMISSION MATTERS
None

COMMITTEE REPORTS

3. GPI - General Plan Implementation Committee – Planning Director Hanham
Planning Director Hanham stated that Commissioner Gonzalez and Behiel are on the committee and the committee will start to look into creating the industrial zone districts.

4. DAC – Destination Angels Camp Committee - Chair Broeder
Chair Broeder stated that the DAC hired an individual contractor, Paul Hiller, for business recruitment services. Bob Trinchero has Rabobank on board to donate $1,000 every year for three years and he still is trying to get other banks to donate. This year there are less vacant stores downtown to put posters in the windows.

COMMISSIONER'S REPORTS
Commissioner Gonzalez will be attending the County of Stanislaus Planning Commissioner Workshop.

STAFF REPORTS
Planning Director Hanham stated the Active Transportation Planning was approved by City Council so that the City can apply for a $600,000 pedestrian improvement grant, which will include safety signs that have rapid lights flashing when people are using the crosswalk. The Housing Element contract has been granted to Amy Augustine to start the process. Murphys Grade Road RFP has been sent to Caltrans for a project design for sidewalks. Planning Director Hanham stated that he attended a CCOG conference at Ironstone regarding the trend for grant money moving towards trails, sidewalks or non-vehicle transportation. Amy Augustine is writing an environmental mitigation grant to help fund the Angels Camp Master Plan and Trail, this grant will help start the trailhead and part of the trail from Booster Way to Finnegan Lane. DeNova Homes will be submitting their Final Map and they could be starting dirt work within 3 months. Staff is requesting

that the Planning Commission set a date for a special meeting for May 29, 2014 to hear the Mark Twain Medical Clinic Project.

<u>MOTION</u> BY COMMISSIONER RUDOLPH AND DULY SECONDED BY COMMISSIONER BEHIEL AND CARRIED 5-0 TO HAVE A SPECIAL MEETING ON MAY 29, 2014 AT 6:00 PM AT THE ANGELS CAMP FIRE HOUSE TO HEAR THE MARK TWAIN SAINT JOSEPH'S HOSPITAL CLINIC PROJECT.

Planning Director Hanham stated that the Partnership Planning Grant for $150,000 is to study the Heritage Oaks area and staff sent out a RFP and had 7 consultants respond to it. Staff will interview 3 of the companies for the project. Caltrans submitted a draft admin project study report for SR 4/49 South intersection for review and it should be finalized in May. City Council has directed staff to work with Foothill Community Church to have a water line run to the church's property because their well has been deemed not safe for domestic use and would need to be filtered. LAFCO voted that Altaville Melones Fire Sphere of Influence would no longer be in the City's sphere of influence so we don't have overlapping areas of service.

<u>MOTION</u> BY COMMISSIONER BEHIEL AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 8:25 p.m.

John Broeder, Chairman

ATTEST:

Jennifer Preston, Deputy City Clerk