

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Regular Meeting of Thursday January 12, 2017
City Fire House 1404 Vallecito Road
Angels Camp, California

CALL TO ORDER

Chair Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Broeder, Commissioner Gonzalez, Commissioner Gordon
and Commissioner Moncada

Commissioners Absent: None

Staff Present: Planning & Building Director David Hanham, Deputy City Clerk
Jennifer Preston

APPROVAL OF AGENDA

**MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY
COMMISSIONER GONZLAEZ AND CARRIED 4-0 TO APPROVE THE JANUARY 12,
2017 PLANNING COMMISSION AGENDA AS PRESENTED.**

APPROVAL OF MINUTES

1. Approval of the December 8, 2016 regular meeting minutes.

Corrections to minutes.

Page 2, Item 2, Title, change "Mark Twain Saint Joseph's" to "Dignity Health".

Page 3, Commissioner's Reports, 3rd paragraph, 1st line, change "vine" to "wine".

Page 3, Commissioner's Reports, 3rd paragraph, change 2nd sentence to "Commissioner Rudolph is
concerned with the Lode Hotel's condition, she noticed water damage from the roof, and would like to
see the City possibly help the owners out with a grant for fixing some of the roofs in the downtown".

Page 3, Commissioner's Reports, 3rd paragraph, 5th line down, change "see" to "she".

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY
COMMISSIONER GORDON AND CARRIED 4-0 TO APPROVE THE REGULAR
MEETING MINUTES OF DECEMBER 8, 2016 AS AMENDED.**

PUBLIC COMMENTS

OPENED AT 6:06 P.M.

None

CLOSED AT 6:07 P.M.

PUBLIC HEARINGS

2. Resolution 2017-01, A resolution for a Conditional Use Permit and Site Plan for Dollar General to construct a new 9,100 sq. ft. building for a mercantile occupancy located at 404 S. Main Street APN 058-025-006.

Planning Director Hanham presented the staff report dated January 5, 2017 and recommended approval of Resolution 2017-01, a resolution for a Conditional Use Permit and Site Plan for Dollar General to construct a new 9,100 sq. ft. building for a mercantile occupancy located at 404 S. Main Street APN 058-025-006.

The discussion that followed was regarding the parking. Dollar General will look into adding parking along the north side of the building to see if that will bring up their parking spaces to the 32 parking stalls required. If that doesn't bring the parking stalls to 32 then a shared parking agreement with the Post Office land owner would need to be completed and turned into City staff.

The next discussion was regarding the live oak trees that will be planted, the commission would like to see blue oak trees instead of live oak used. Derek Wilson of Rubicon Design Group representing Dollar General stated that he would submit a revised landscape plan to staff.

The next discussion was regarding the look of the building and property. The commission would like to see different colors used on the front of the building, brackets used under the canopy, older looking lights on either side of the front doors, and not to use the trellis on the side of the building. Other items discussed were using local contractors, the Notice of Exemption, and drainage on the property.

PUBLIC HEARING OPENED: 6:53 P.M.

Derek Wilson - Rubicon Design Group

Mr. Wilson stated that this is an infill project for the city and that there will be benefits from the drainage on site, plus public benefits with the new sidewalks and the convenience of the store to locals. Dollar General completed a parking study and it states 25 stalls would be sufficient.

Planning Director Hanham stated that adding parking and a shared parking agreement for the 32 stalls needed will need to be added to the conditions of approval and revised parking plan submitted to staff.

Commissioner Gonzalez questioned if Dollar General had company vehicles.

Mr. Wilson stated that there are no company vehicles just employee vehicles.

Commissioner Gonzalez questioned the boundary line adjustment, if Dollar General owns both properties and questioned the oak trees mitigation.

Mr. Wilson stated that Dollar General will own both properties and the oak tree mitigation will be met with the planting of oaks along the back side of the property.

Debbie Ponte - 3763 Whittle Road and Destination Angels Camp (DAC) Executive Director. Ms. Ponte stated that DAC supports this project and she believes the color modification on building would make it more attractive. DAC is pleased with this general merchandise store and that it is not a 99 cent store. DAC believes that the community will welcome this store and it provides more jobs to the area and Dollar General gives back to the communities that they are in, including the libraries.

PUBLIC HEARING CLOSED: 7:08 P.M.

Planning Director Hanham would like to add two conditions of approval and change condition 5. Condition 5, "Prior to the issuance of a Building Permit the applicant shall be required to revise and submit all landscape and irrigation plans to the city for review and approval showing the new trees".

Condition 22, "Prior to the issuance of a Building Permit the applicant shall submit revised elevation plans showing the new colors used, light fixtures, brackets, and the removing of the trellis".

Condition 23, "Prior to the issuance of a Building Permit the applicant shall submit revised parking plans showing parking on the North side of the building and if applicable shall enter into a shared parking agreement with property owner to the North of said property".

Corrections to Resolution 2017-01

1st Whereas, add property owner.

5th Whereas, put the CEQA information first.

Now Therefore, change Project No "2017-01" to "2016-42".

Corrections to Conditions of Approval

Change the sentence at the beginning of the Public Works Department to say "All of the following are Conditions of Approval from the Public Works Department. Any conflict with the Conditions above and these Conditions, the Conditions from the Public Works Department shall take precedent".

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 4-0 TO ADOPT RESOLUTION 2017 -01 A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT, SITE PLAN, AND NOTICE OF EXEMPTION FOR PROJECT 2016-42 DOLLAR GENERAL LOCATED AT 404 S. MAIN STREET (APN 058-025-006) AS AMENDED.

- 3. Resolution 2017-02, A resolution for a Conditional Use Permit for Valley Springs Recycling to collect glass, plastic and aluminum cans located at 494 N. Main Street, APN 058-010-029.**

Planning Director Hanham presented the staff report dated January 5, 2017 and recommends approval of Resolution 2017-02, a resolution of the City of Angels Planning Commission for a

Conditional Use Permit for Project 2016-45 Valley Springs Recycling located at 494 N. Main Street (APN 058-010-029).

Commissioner Gordon questioned the size of the containers.

The representative for the applicant stated the containers are average 8' x 20' containers.

Planning Director Hanham stated that staff will have to review to make sure that all the containers fit in the space available.

PUBLIC HEARING OPENED: 7:41 P.M.

Debbie Ponte - DAC

Ms. Ponte stated that DAC is in favor of the project. She has worked with this business owner in the county. The City needs to have a recycling center and it will help the city with solid waste management and land filled waste.

Chair Broeder questioned if it is only for CRV products.

The representative for the applicant stated it is only for CRV products.

PUBLIC HEARING CLOSED: 7:43 P.M.

Corrections to the Conditions of Approval

Condition 8, add at the end "The Applicant shall be allowed 3 storage containers on site for recyclable materials".

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 4-0 TO ADOPT RESOLUTION 2017-02 A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT FOR PROJECT 2016-45 VALLEY SPRINGS RECYCLING LOCATED AT 494 N. MAIN STREET APN 058-010-029 AS AMENDED.

PLANNING MATTERS

4 & 5. Resolution 2016-19, A resolution approving two canopy signs in the historic district for Chevron located at 1049 S. Main Street APN 062-003-008.

Resolution 2017-03, A resolution approving one pole sign and one wall sign in the historic district for Chevron located at 1049 S. Main Street APN 062-003-008.

Planning Director Hanham presented the staff reports for both Items 4 and 5 since it is all one property with two different sign companies applying for different signs. Staff recommends approval of Resolution 2016-19 and Resolution 2017-03, resolutions of the City of Angels Planning Commission for Project 2016-37 approving a sign permit in the historic district for Chevron located at 1049 S. Main Street APN 062-003-008.

Discussion of Item 4.

The discussion that followed was concerning the color of the building and that the commission would like to see the building painted to match the sign packages. Planning Director Hanham stated that we can add a condition of approval to both resolutions stating what colors you would like to see the building painted if the owner decides to paint.

Corrections to Resolution 2016-19

Now Therefore, after "moved for adoption" change "of" to "on".

Corrections to Conditions of Approval

Add Condition 8, "Pursuant to painting the building the owner shall use HC-156 Van Deusen Blue and HC-171 Wickham Gray as a color scheme to comply with Historic District Guidelines".

MOTION BY COMMISSIONER BROEDER AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 4-0 TO ADOPT RESOLUTION 2016-19 A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION FOR PROJECT 2016-37 APPROVING A SIGN PERMIT IN THE HISTORIC DISTRICT FOR CHEVRON LOCATED AT 1049 S. MAIN STREET APN 062-003-008 AS AMENDED.

Discussion of Item 5.

The discussion that followed was regarding the possibility of a monument sign for the price sign instead of the pole sign. Also discussed was the possibility of changing the pole sign itself to look different, such as a flag mounted sign. Other items discussed was the size of the numbers on the price sign are hard to read. Planning Director Hanham stated that if there is any change to the pole itself including the use of a monument sign, then the property would lose the variance for the pole sign and the square footage that the variance contains.

Doug Smith - Sign Designs

Mr. Smith stated that Chevron has rejected the use of a monument sign due to finding a location that is not a hazard. Mr. Smith stated that he could reduce the square footage of the Food Mart sign so that the other sign company could use the other canopy sign that they originally wanted. Mr. Smith stated that the blue in the price sign is a trademark that Chevron uses for all of their price signs. Mr. Smith stated that the flag mounted sign is the preferred sign of Chevron. If the commission approves the horizontal sign with the historic colors, Chevron will appeal the use of the Chevron Blue to the City Council.

Planning Director Hanham stated that pole signs are not allowed in the historic district, but this pole sign is grandfathered in with the variance. If they cut the pole or change it in anyway then the property would lose the variance and the square footage that the variance contains. The commission has options regarding the resolution, they can adopt the resolution as is with the colors that are recommended, you can deny the resolution, or Chevron could apply for another variance for using the Chevron Blue and/or a monument sign.

Corrections to Resolution 2017-03

Now Therefore, after "moved for adoption" change "of" to "on".

Add periods at the end of the last Whereas and Now Therefore.

Corrections to Conditions of Approval

Add Condition 8, "Pursuant to painting the building the owner shall use HC-156 Van Deusen Blue and HC-171 Wickham Gray as a color scheme to comply with Historic District Guidelines".

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 3-1 WITH COMMISSIONER GORDON VOTING NO TO ADOPT RESOLUTION 2016-19 A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION FOR PROJECT 2016-37 APPROVING A SIGN PERMIT IN THE HISTORIC DISTRICT FOR CHEVRON LOCATED AT 1049 S. MAIN STREET APN 062-003-008 AS AMENDED.

6. Discussion of possible design guidelines for the City of Angels excluding the Historic District.

Planning Director Hanham presented the staff report and recommends that the Planning Commission assign to the General Plan Implementation Committee to start work on developing the guidelines and standards for our commercial areas.

The discussion that followed was regarding why the city needs guidelines and standards to blend style and designs with focus on the mother lode architecture to unify Angels Camp.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER BROEDER AND CARRIED 4-0 TO DIRECT THE GENERAL PLAN IMPLEMENTATION COMMITTEE TO WORK ON DEVELOPING GUIDELINES AND STANDARDS FOR OUR COMMERCIAL AREAS EXCLUDING THE HISTORIC DISTRICT.

COMMITTEE REPORTS

7. GPI - General Plan Implementation Committee – Planning Director Hanham

Planning Director Hanham stated that the committee needs to set up some dates and times to get started looking at guidelines and standards for the commercial areas excluding the historic district.

8. DAC – Destination Angels Camp Committee - Planning Director Hanham

Planning Director Hanham stated that the DAC Board approved Debbie Ponte as the new Executive Director. DAC is looking to recruit more advisory council members. DAC is working on the strategic plan and it should be presented to City Council in May.

9. SCC - Sustainable Communities Committee - Planning Director Hanham

Planning Director Hanham stated that the SCC will be having a public workshop on January 24, 2017 and an advisory committee meeting on January 19, 2017. At these meetings the alternatives will be reviewed and then presented to City Council in April or May.

COMMISSIONER'S REPORTS

Chair Broeder discussed DAC and the new Executive Director. Anne Forrest has asked one of the Commissioner's to join DAC.

Commissioner Gonzalez stated that she attended the City Council meeting.

Commissioner Gordon stated that he has toured the model homes at DeNova and he believes they are a nice addition to the City. Commissioner Gordon attended the City Council and a meeting at the Museum about Utica Power.

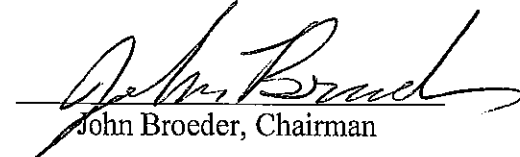
Commissioner Moncada has nothing to report.

STAFF REPORTS

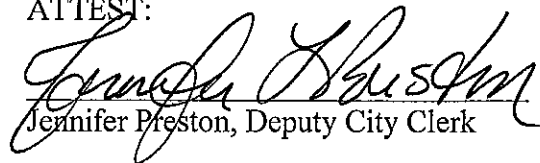
Planning Director Hanham stated that Drake Haglin has been approved by City Council for the trail project. Drafts of the Caltrans and City of Angels cooperative agreement for the Project Information Document/Project Study Report (PID/PSR) are completed for the North 4 & 49 intersection and working with Caltrans. Staff has received the draft of the relinquishment agreement for the bridge downtown. Staff will be taking the Right-to-Farm Ordinance to council along with the cleanup of the permitted and conditional uses in the Municipal Code. Mary Kelly is the new City Administrator. Staff is working with CCOG on the RTP and Sustainable Communities Plans. Staff is working with County Transit and they have added new routes to streamline the main routes and changes to the Saturday Hopper. On the Wagon Trail, they are finishing up the mitigation for Fish and Game Wildlife and then they can start on the Right-of-Way process. The Utica Hotel is still working on phase one.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 10:20 P.M.


John Broeder, Chairman

ATTEST:


Jennifer Preston, Deputy City Clerk