CITY OF ANGELS
PLANNING COMMISSION

AGENDA

Thursday, January 11, 2018
6:00 PM

City of Angels Fire House
1404 Vallecito Road
Angels Camp, California

The Planning Commission appreciates your interest and encourages your participation. Regularly scheduled meetings are held the 2nd Thursday of each month.

Note: The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or other Commission Members. All request shall be directed to the Chair who, at his/her discretion, will refer to staff.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

ROLL CALL: Chair John Broeder, Vice-Chair Gary Gordon, Commissioner Patsy Gonzalez, Commissioner Robert Moncada, and Commissioner Randy Davis

APPROVAL OF AGENDA

Approval of Regular Agenda for January 11, 2018.

APPROVAL OF MINUTES


PUBLIC COMMENTS

At this time any person may comment on any item that is not on the agenda. Please state your name and address for the record, and write your name and address on the sign-up sheet. Action will not be taken on any item. If a non-agendized item requires action, it will be referred to staff and/or placed on the next agenda.

PUBLIC HEARINGS

None

PLANNING MATTERS

2. Resolution 2018-01, a Resolution for approval of a Sign Permit located at 1225 S. Main Street for Yummy Ha Ha Ice Cream shop.
3. Resolution 2018-02, a Resolution for a Notice of Intent for Section 17.12 Zoning Map of the Zoning Ordinance of the City of Angels.
   **Commission Action:** Adopt Resolution 2018-02, a Resolution for a Notice of Intent for Section 17.12 Zoning Map of the Zoning Ordinance of the City of Angels.

4. Resolution 2018-03, a Resolution for a Notice of Intent to establish a new chapter in the Zoning Ordinance of the City of Angels for the use of Golf Carts in the City.
   **Commission Action:** Adopt Resolution 2018-03, a Resolution for a Notice of Intent to establish a new chapter in the Zoning Ordinance of the City of Angels for the use of Golf Carts in the City.

   **Commission Action:** Adopt Resolution 2018-04, a Resolution for a Notice of Intent to establish a new chapter in the Zoning Ordinance of the City of Angels for Specific Plans.

6. Resolution 2018-05, a Resolution for a Notice of Intent to establish a new chapter in the Zoning Ordinance of the City of Angels for a Sign Ordinance Chapter.
   **Commission Action:** Adopt Resolution 2018-05, a Resolution for a Notice of Intent to establish a new chapter in the Zoning Ordinance of the City of Angels for a Sign Ordinance Chapter.

**COMMITTEE REPORTS**

7. General Plan Implementation Committee – Planning Director Hanham
   Information item only - No action will be taken

8. DAC – Planning Director Hanham
   Information item only - No action will be taken

**COMMISSIONER’S REPORTS**
Information item only - No action will be taken

**STAFF REPORTS**
Information item only - No action will be taken

**ADJOURNMENT**

**NOTES:**

Availability of Public Records: All public records relating to this notice, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public review at the Community Development Dept., 200B Monte Verde Street, Angels Camp for 10 days prior to the public hearing date. In compliance with Title II of the Americans With Disabilities Act, 28 CFR Part 36, if you require any disability related modification or accommodation, including auxiliary aids or services in order to participate in this meeting, please contact Angels Camp City Hall at (209)736-2181 or fax your request to (209)736-0709. Notification must be made 72 hours in advance of the hearing to ensure accessibility. Agendas and other writings may also be requested in alternative formats, as outlined in Section 12132 of the Americans with Disability Act. Any decisions of the Planning Commission may be appealed to the City Council with 15 days of final action, by submitting a written request and applicable fee to Angels Camp City Hall.

All meetings are tape-recorded pursuant to Municipal Code Section 17.85.170.B.
CITY OF ANGELS CAMP
PLANNING DEPARTMENT

STAFF REPORT
PLANNING COMMISSION HEARING
JANUARY 11, 2018

ITEM NO.  2
DATE: January 4, 2018
FROM: David Hanham, Director of Planning & Building
APPLICANT/
BUSINESS NAME: Valentino Curry, Yummy Ha Ha Ice Cream Shop
LOCATION: The project site is located at 1225 S. Main Street The project’s Assessor’s Parcel Number is 062-004-070

Background:
The Yummy Ha Ha Ice Cream Shop is a new eatery in the Downtown. The Yummy Ha Ha Ice Cream Shop is in the old Pickle Barrel building/Burger Bar.

The Owner of the Yummy Ha Ha Ice Cream Shop is proposing new signage for the building. Due to the fact that this property is in the Historical District, the Planning is required to review.

Analysis:
Square footage of building is defined by Section 17.26.090 of the City of Angels Zoning Ordinance -- The total aggregate area per any one parcel for attached on-site signs shall not exceed ten percent of the building facade excluding parapets and/or false fronts and in no case shall exceed fifty square feet of the total sign area. If a single business entity having public customer entrances on two or more sides of a building, the building owner may choose which building facade is most beneficial to use as the ten percent of the facade area.

Staff went out and verified the frontage of the building. The building is approximately 23 feet wide X 23 feet tall.

| Building Length | 23' |
| Building Height | 23' |
| Total           | 529 square feet (sf) |

Based on the requirements of Section 17.26.090 of the City of Angels Zoning Ordinance, the building has 529 sf. Since the Total Square footage measured 529 sf, the Zoning Ordinance requirement as stated above prevails in this instance. Based on the Zoning Code Requirement, the total available signage on the building is 50 sf. The Yummy Ha Ha Ice Cream Shop is proposing three signs. Two of the signs are hanging signs and the third is a decal that will be placed on the window of the sign. The measurement of the hanging signs is 3' wide by 3'. The total sign square footage proposed by the Yummy Ha Ha Ice Cream Shop is 27 sq ft. Based on the total sign
square footage of the sign being proposed as well as the remainder of the building this proposal meets the Zoning Ordinance requirement. The remainder of building will only have 23 sq ft available.

**General Plan Requirement:**
As a requirement, the Planning Commission will need to make a General Plan conformity finding. The Planning Commission’s review of this project is consistent with G.P. Policy I.C.3 – Enhance and maintains the unique character of each of the City’s Commercial regions visible from Highways 4 & 49 as necessary to avoid the appearance of strip commercial development and maintain and enhance the City’s community character.

**Recommendation:**
Staff recommends that the Planning Commission adopt Resolution 2018-01 approving the sign permit for the Yummy Ha Ha Ice Cream Shop located at 1225 S. Main Street.

**Attachments:**
1. Planning Commission Resolution
2. Sign Permit Application
3. Drawings and Photos
CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 2018-01

RESOLUTION PASSED AND ADOPTED BY THE
CITY OF ANGELS PLANNING COMMISSION FOR
THE APPROVAL OF A HANGING SIGN FOR THE YUMMY HA HA ICE
CREAM SHOP LOCATED AT 1225 S. MAIN STREET

WHEREAS, an application requesting installation of a sign for a business known as “Yummy Ha Ha” on the property located at 1225 S. Main Street, Assessor’s Parcel Number 062-004-070, Angels Camp, Calaveras County, California, zoned HC, Historical Commercial, has been submitted by Valentino Curry, business owner, on property owned by The 49er Lease; and,

WHEREAS, the Planning Commission of the City of Angels has, on the 11th day of January 2018, duly heard this item as a Planning Matter for the purpose of considering said application; and,

WHEREAS, the building located at 1225 S. Main Street has a length of 23 feet and a height of 23 feet for a total frontage area of 529 sq. ft. Based on Section 17.26.090 of the City of Angels Zoning Ordinance, this building has a total area of signage of 10% of the building frontage area or 50 sq. ft., whichever is less. This building has 50 sq. ft. of signage available. Based on the application being proposed, the Yummy Ha Ha Ice Cream Shop will be using 27 sq. ft., leaving 23 sq. ft. for future signage.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby approves the square footage as described above and directs staff to prepare the appropriate approval letter to the property owner/business owner in regards to this approval.

The foregoing resolution was introduced and moved for adoption on January 11, 2018, by Commissioner and being duly seconded by Commissioner

PASSED AND ADOPTED this 11th day of January 2018, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

__________________________
John Broeder, Chairman

Attest:

__________________________
David Hanham, Secretary of Planning Commission
CONDITIONS OF APPROVAL
Resolution No. 2018-01
Sign Permit
Yummy Ha Ha Ice Cream Shop
1225 S. Main
APN: 062-004-070

General:

1. There shall be no additional permanent or temporary signage without approval of the Planning Commission.

2. All temporary signs must adhere to Section 15.12.210 and 17.26.090 of the City of Angels Municipal Code.

3. Approval of two hanging signs and a wall sign (Window Decals) of 27 square feet.

4. The total signage for this parcel shall not exceed 50 square feet.

5. The sign shall not extend into the street right of way or conceal from view any public or business sign. The sign shall hang no lower than 8 feet above finish grade and shall be inspected by the Planning Director once installed.

6. Any changes to the electrical configurations will require a building permit.

7. The colors of HC 61, New London Burgundy and HC 6, Windham Cream shall be used from the Benjamin Moore Historical Collection.
ATTACHMENT 2

Sign Permit Application
SIGN PERMIT APPLICATION

Name of Business: Yummy Ha! It's Ice Cream

Project Site Address: 1225 S Main St.

Assessor's Parcel Number(s): 042-004-070

Property Owner's Name: Beer Lease

Phone: (209) 736-4174 Fax: ( ) E-Mail: debroo127@gmail.com

Mailing Address: Angels Camp Po Box 802 Scoop Brothers Inc

Business Owner's Name: Valentine Curry City of Angels Bus. Lic.#

Phone: (209) 218-2958 Fax: ( ) E-Mail: yummyhaice@yahoo.com

Mailing Address: 1225 S Main St. Angels Camp CA 95222

Applicant's Name: Valentine Curry

Phone: (415) 218-2958 Fax: ( ) E-Mail: valentinecurry@gmail.com

Mailing Address: Same as above

1. [X] New Sign or [ ] Alter Existing Sign or [ ] Relocating Existing Sign or [ ] Sign Variance

2. A. Length of Building Frontage (feet) 261

   B. Height of Building Front (feet) 20 ft

   (excluding parapets and/or false fronts)

3. Total Square Footage of Proposed Sign(s) 3 ft x 3 ft - Window Decals 111 sq ft

4. A. Number of Existing Signs 0

   B. Total Square Footage of Existing Signs

   C. Will Existing Signs be Removed?

5. Is the property subject to a Master Sign Plan? [ ] Yes [X] No

OVER
I hereby certify that I own the subject property, and do agree to grant permission to the business owner to apply for signage for their business.

Deborah Rooks

Signature of Property Owner

1/4/18

Date

I hereby certify that I own the business and agree to pay fees as specified in the City of Angels Application Fees schedule. Furthermore, I agree to comply with Chapter 15.12 of City of Angels Municipal Code and all other applicable regulations and am familiar with the requirements that apply to this application. I understand that incomplete applications or those not in compliance with the Municipal Code will not be scheduled for review and will be returned to the Applicant.

Signature of Business Owner

1/4/2018

Date

Both property owner & business owner agree that all signs will be removed within seven (7) days of business closure. If not done in thirty (30) days, property owner will be cited.

OR

Signature of Applicant/Agent

(date)

(if other than owner or business owner)

PLEASE NOTE THAT A BUILDING PERMIT MAY BE REQUIRED FOR SIGN INSTALLATION

For Office Use Only:

Date Received: 1/4/18

By: D14

Fee Paid: 

New Sign $150.00 (each)
Alteration/Relocation of Existing Sign $40.00 (each)
Sign in Historic District $120.00 (each)
Sign Variance $1,135.00 Deposit

Signs that require a Conditional Use Permit $2,000.00 Deposit

Master Sign Plan $2,000.00 Deposit

Check No.: 1017

Sign Application
Rev. 8/24/2011

2
SIGN PERMIT APPLICATION REQUIRED SUBMITTALS

1. Provide one copy of the sign elevation drawn to a minimum of 1/2" = 1'-0" on 8-1/2" by 11" or 11" by 17" paper. Include: a) accurate dimensions of sign, b) size of lettering, c) colors of background and lettering, d) location on building, e) location and type of external lighting, and f) height above finish grade. For pole signs and freestanding signs, submit a site plan, drawn at 1/8" = 1 foot or 1" = 10 feet, showing location of the building, property lines, sidewalks, streets and driveways, any easements and the location of the proposed sign. Applications without above requirements a) through f) will not be processed.

2. Checklist (see below)

3. Photograph(s) of building showing where the sign(s) will be located

SIGN CHECKLIST:

**Sign Materials**
- [ ] Metal
- [ ] Wood
- [ ] Plastic
- [ ] Painted Wall or Window
- [ ] Other ___________________________

**Sign Lighting**
- [ ] Spotlight
- [ ] Back-lit
- [ ] Neon
- [ ] Other ___________________________
- [ ] No lighting proposed

**SIGN TYPE**
- [ ] Pole Sign (requires conditional use permit)
- [ ] Free Standing
- [ ] Hanging
- [ ] Wall
- [ ] Window
- [ ] Other: ___________________________

**ACTION:**
(For Office Use Only)

**Planning Commission**
- [ ] Approved
- [ ] Approved with conditions
- [ ] Denied

**Planning Staff**
- [ ] Approved
- [ ] Approved with conditions
- [ ] Denied

Planning Director: ___________________________ Date: ______________

Referred to Building Department: ___________________________
ATTACHMENT 3

Drawings and Photos
Yummy Ha! Ha!

ICE CREAM

c) Background Color - HC61
Letter Color - HC6

d) above the door

e) Spotlight on front over hang

a) 3ft x 3ft
b) Lettering size: 9inch smaller lettering 3inch

c) 8ft
Background:
The Planning Commission is aware, the City adopted the 2020 General Plan on February 3, 2009. As a part of the Land Use Map, zone districts are established to regulate development in different areas of the City. In most cases, cities usually have Residential, Commercial, Industrial, Open-Space zone districts.

The Land Use Element in the General Plan is the Element that determines land use designations throughout the Planning Area of the City. Those areas are mapped and then compatible zone districts are assigned based on recommendations of Staff, Planning, and City Council. The Zoning Map is the instrument that implements the General Plan. The Zone Districts set the development standards on properties as well as permitted and conditional uses.

Analysis:
Pursuant to Section 17.90.020, a Resolution of Intent is required to amend the Angels Camp Zoning Ordinance.

After reviewing the General Plan, there are approximately 16 new zone districts that will need to be established for the implementation of the General Plan. There is also approximately 150-200 parcels that need to be rezoned so that they are consistent with State Law. Staff has attached the zoning consistency table from the General Plan.

In the northern section of Angels (North of Hwy 4 & Hwy 49) there are numerous parcels that need to be rezoned in accordance with the General Plan Land Use Designation of Business Attraction and Expansion.
Recommendation
Staff is recommending that the Planning Commission adopt Resolution 2018-02 approving a Resolution of Intent for amending Section 17.12.020, Zoning Map.

Attachments:
1. Draft Planning Commission Resolution
Attachment 1

Planning Commission Resolution
CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 2018-02

A RESOLUTION OF INTENTION OF THE CITY OF ANGELS
PLANNING COMMISSION TO INITIATE AN
AMENDMENT TO SECTION 17.12.020, ZONING MAP

WHEREAS, the City of Angels Planning Commission is authorized by 17.90.020(B) to initiate amendment to the City’s zoning code upon adopting a resolution of intention; and

WHEREAS, the City of Angels General Plan has designated parcels Business Attraction and Expansion; and

WHEREAS, pursuant to State Law, Zoning Maps are required to be consistent with General Plan Land Use Maps; and

WHEREAS, the Planning Commission is preparing an amendment to update the zoning ordinance for consistency with the 2020 General Plan; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby directs staff to prepare the appropriate code amendment, conduct the appropriate environmental review, and advertise said public hearing in accordance with the City Standards and State Law.

The foregoing resolution was introduced and moved for adoption on January 11, 2018 by Commissioner and being duly seconded by Commissioner:

PASSED AND ADOPTED this 18th day of January 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Broeder, Chairperson

Attest:

David Hanham, Planning Commission Secretary
ITEM NO. 4

DATE: January 4, 2018

FROM: David Hanham, Director of Planning & Building

APPLICANT/BUSINESS NAME: City of Angels

LOCATION: The entire City of Angels

Background:

Over the course of the last couple of years, there has been a lot discussions of the use to allow the use of Golf Carts on the City Streets. The purpose of this ordinance would be to allow golf carts in the historic downtown. By allowing Golf Carts downtown, it would cut down on vehicles, as well as improve air quality and cut speeds.

At the last City Council and Planning Commission workshop, the City Council wanted this item to be a priority of the Planning Commission. Since that workshop, Staff has been looking at communities that have golf cart regulations.

The Planning Commission will take a number of months to complete this item.

Analysis:

After reviewing the Council’s decision, there are a few issues that will need to be addressed.

1. What streets will be beneficial for the golf carts to travel on for the quickest routes to Downtown

2. How will the police enforce if the carts are street legal.

3. Should there be a permit process that will outline the use of the carts and the drivers of these carts

Recommendation
Staff recommends the Planning Commission adopt Resolution 2018-03 approving a Resolution of Intent to start the amendment process

Attachments:
1. Planning Commission Resolution
ATTACHMENT 1

Planning Commission Resolution
CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 2018-03

A RESOLUTION OF INTENTION OF THE CITY OF ANGELS
PLANNING COMMISSION TO INITIATE AN
AMENDMENT TO ESTABLISH A CHAPTER REGARDING THE USE OF GOLF
CARTS ON CITY STREETS

WHEREAS, the City of Angels, Planning Commission is authorized by 17.90.020(B) to initiate
amendment to the City’s zoning code upon adopting a resolution of intention; and

WHEREAS, the Planning Commission is preparing an amendment to update the zoning
ordinance for consistency with the 2008-2020 Comprehensive General Plan Update; and

WHEREAS, the City Council of the City of Angels requested the Planning Commission to
establish a new Chapter allowing the use of Golf Carts on City Streets and the Downtown.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby directs staff to
prepare the appropriate code amendment, conduct the appropriate environmental review, and
advertise said public hearing in accordance with the City Standards and State Law.

The foregoing resolution was introduced and moved for adoption on January 11, 2018 by
Commissioner and being duly seconded by Commissioner

PASSED AND ADOPTED this 11th day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Broeder, Chairperson

Attest:

David Hanham, Planning Commission Secretary
ITEM NO. 5

DATE: January 4, 2018

FROM: David Hanham, Director of Planning & Building
APPLICANT/ BUSINESS NAME: City of Angels

LOCATION: The entire City of Angels

Background:
The purpose of this amendment is to better plan for large scale projects. Due to these large projects, infrastructure, design guidelines, density & intensities, circulation impacts would be able to be reviewed on a more comprehensive basis.

By establishing the standards, the City will also have a process for review of large scale projects as well as a process for annexations to the City. It will allow the City to establish benefit basins (Area of Benefits) for infrastructure improvements. It will allow the City to establish phasing areas in undeveloped areas of the City. It establishes a roadmap for developers when developing in large undeveloped area of the City. It will give the City a comprehensive look (water, sewer, roads, public services, etc) and not just piece meal improvements one project at a time.

Analysis:
By adopting this ordinance, it could be too much of a burden on a small scale project within the larger project area in regards to infrastructure needs. Large lag time between first development and next development, which could affect benefit basin costs for infrastructure. Amendments to the Plan can be very difficult and time consuming. Staff time creating the ordinance. Legal fees could play a role if the developer feels the requirements are to onerous. Could be shorter review time with Annexations to LAFCO, due to the fact that all utilities plans would be completed. Higher environmental fees due to Environmental Impact Reports.

Recommendation
Staff recommends the Planning Commission adopt Resolution 2018-04 approving a Resolution of Intent to start the amendment process

Attachments:
1. Planning Commission Resolution
ATTACHMENT 1

Planning Commission Resolution
CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 2018-04

A RESOLUTION OF INTENTION OF THE CITY OF ANGELS
PLANNING COMMISSION TO ESTABLISH A CHAPTER GOVERNING SPECIFIC
PLANS FOR THE PURPOSE OF LARGE SCALE PROJECTS

WHEREAS, the City of Angels Planning Commission is authorized by 17.90.020(B) to initiate
amendment to the City’s zoning code upon adopting a resolution of intention; and

WHEREAS, the Planning Commission is preparing an amendment to update the zoning
ordinance for consistency with the 2020 Comprehensive General Plan Update; and

WHEREAS, the City Council directed the Planning Commission to establish an ordinance for
the purpose of developing specific plans for large scale projects.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby directs staff to
prepare the appropriate code amendment, conduct the appropriate environmental review, and
advertise said public hearing in accordance with the City Standards and State Law.

The foregoing resolution was introduced and moved for adoption on January 11, 2018 by
Commissioner and being duly seconded by Commissioner:

PASSED AND ADOPTED this 11th day of January, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Broeder, Chairperson

Attest:

David Hanham, Planning Commission Secretary
Background:
The Sign Ordinance is one of the most used ordinances with the Municipal Code. In most Cities, the Sign Ordinance resides within the Zoning Ordinance. In our City, the Sign Ordinance resides in the Building and Construction Chapter of the Municipal Code.

This item will repeal the Sign Ordinance from the Building and Construction Title and insert into its own chapter in the Zoning Title of the Municipal Code.

At this point Staff is not proposing any changes to the text of the Sign Code.

Analysis:
The purpose of this change is to align all of the planning functions under the Zoning Code. It will make the code consistent with the other sign requirements within the Historic Commercial Chapter.

Recommendation
Staff is recommending that the Planning Commission adopt Resolution 2018-05 approving a Resolution of Intent for establishing a sign ordinance chapter within the Zoning Ordinance.

Attachments:
1. Draft Planning Commission Resolution
ATTACHMENT 1

Planning Commission Resolution
CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 2018-05

A RESOLUTION OF INTENTION OF THE CITY OF ANGELS
PLANNING COMMISSION TO CREATE A SIGN ORDINANCE CHAPTER IN THE
ZONING ORDINANCE OF THE CITY OF ANGELS

WHEREAS, the City of Angels Planning Commission is authorized by 17.90.020(B) to initiate
amendment to the City’s zoning code upon adopting a resolution of intention; and

WHEREAS, the Planning Commission is preparing an amendment to update the sign definitions
for consistency with the 2020 General Plan; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby directs staff to
prepare the appropriate code amendment, conduct the appropriate environmental review, and
advertise said public hearing in accordance with the City Standards and State Law.

The foregoing resolution was introduced and moved for adoption on January 11, 2018 by
Commissioner and being duly seconded by Commissioner

NOT PASSED OR ADOPTED this 11th day of January, 2018 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_________________________________________
John Broeder, Chairperson

Attest:

_________________________________________
David Hanham, Planning Commission Secretary