CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Regular Meeting of Thursday June 14, 2018
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, Vice-Chair Gordon, Commissioner Gonzalez and Commissioner Moncada

Commissioners Absent: Commissioner Davis

Staff Present: Contract Planner Amy Augustine and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 4-0 TO APPROVE THE JUNE 14, 2018 PLANNING COMMISSION AGENDA.

APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of May 10, 2018.

Corrections to Minutes of May 10, 2018.
Page 3, Commissioner's Reports, 1st line after “conference” change to say “and while she was in Atascadero she was able to observe things such as traffic flows and housing with garden homes”.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 3-0-1 WITH COMMISSIONER MONCADA ABSTAINING TO APPROVE THE REGULAR MEETING MINUTES OF MAY 10, 2018 AS AMENDED.

PUBLIC COMMENTS

OPENED AT 6:03 P.M.
Mike Fullaway – Business Owner at 155 S. Main Street.

Mr. Fullaway stated that he would like to thank the commission for all the work they do. Mr. Fullaway stated that Caltrans does not have final say in what happens within the City, but the City’s zoning and land use dictates what a developer can do. His concerns are the entry and exit of the new Dollar General and with the 4 parking stalls located next to the Post Office. The City will have liability issues with line of site onto SR49. Mr. Fullaway stated that he doesn’t want to see things happen to the City such as the Sonora Regional Clinic entry and exit and the traffic issues with Dogtown Road trying to make a left onto SR49 with the suicide lane. Caltrans has marked the suicide lane going north bound with a “No Left-Hand Turn” but they fail to post what the lane is supposed to be used for. He would like to see the City hold developers responsible for making entry and exits safe for people and develop the city in a positive way.

Patty Spence – Business Owner at 1291 N. HWY 49.
Ms. Spence stated that her concern is the exit of the Dollar General, she stated that you have to stop at the stop sign and then creep out further to be able to see oncoming traffic. Ms. Spence stated that she emailed Caltrans regarding the vegetation at the Post Office and they cleared it back, but she believes that it needs to be back even further. Ms. Spence wants to make sure that the City holds Dollar General to their grading plan and make them grade the hillside and vegetation back even further. Ms. Spence stated that there are a lot of older citizens that are going to have a hard time with that exit. Ms. Spence stated that the City needs to review the permit and make sure that the developer completed all the grading tasks.

Mr. Fullaway stated that Caltrans sent Dave Hanham a letter dated November 23, 2016 stating that improvements and line of sight needed to be completed along the raised bank in front of the Post Office.

Contract Planner - Amy Augustine.
Ms. Augustine stated that from the request by the public in the last meeting, staff followed up with the City Engineer and he has signed off on the condition for the grading plan for Dollar General, feeling that the condition has been completed. According to the City Engineer, it is now up to the City to further cut back the hillside and that they plan to do this.

Bob Middleton – 557 Live Oak Drive.
Mr. Middleton stated that the taxpayer should not have to pay city crews to go out and clear the hillside, it should be the developer’s responsibility for any improvements and not the City.

Ms. Augustine stated that the City Engineer can attend the next meeting to talk about the access.

Chair Broeder questioned how much detail the Planning Commission is responsible for once a building permit is issued.

Ms. Augustine stated that city staff is responsible for making the developer adhere to the plans that are submitted.

CLOSED AT 6:22 P.M.
PUBLIC HEARINGS

2. Resolution 2018-10; a Resolution recommending to the City Council approval of an ordinance amending Section 17.34.080 of the Municipal Code clarifying when conditional use permits and site plan reviews are required in commercial (central/community commercial, suburban/shopping center commercial, light commercial, historic commercial, visitor serving commercial) and business attraction and expansion zoning districts.

Planner Amy Augustine presented the staff report dated June 14, 2018 and Resolution 2018-10 stating that this is just a temporary fix until staff can update the Municipal Code so the City does not have inconsistencies within the code. Ms. Augustine stated that there are a few more changes from the table that was given to the commission.

On page 10 of 15, under “Recreation Facility-Indoor” under BAE, needs to be SP.
On page 10 of 15, under “Outdoor Sales (products customarily sold indoor)” under CC, SC, BAE, VC, and LC, needs to be SP.
On Page 12 of 15, under “Kennel-Small” under LC, needs to be SP.

Ms. Augustine recommended to the Planning Commission adoption of Resolution 2018-10 a Resolution recommending to the City Council approval of an ordinance amending Section 17.34.080 of the Municipal Code clarifying when conditional use permits and site plan reviews are required in commercial (central/community commercial, suburban/shopping center commercial, light commercial, historic commercial, visitor serving commercial) and business attraction and expansion zoning districts.

Chair Broeder questioned if the Planning Commission could change the Medical Marijuana Dispensary to NP across the whole table.

Ms. Augustine stated that the commission needs to wait until the City Council adopts their Ordinance regarding Medical Marijuana before any changes are made to the table.

Commissioner Gonzalez questioned if there were any changes to the conditional use permits in the table.

Ms. Augustine stated that there were no changes to the existing uses, but a few conditional use permits were added to be consistent with State Law under assisted living facilities and convalescent facilities based on size.

Commissioner Gonzalez stated that under 17.060.025 a planning director can do site plans but the city does not currently have one.

Ms. Augustine stated that contract planners are considered to be the planning director.

PUBLIC HEARING OPENED: 6:34 P.M.

Bob Middleton – 557 Live Oak Drive.
Mr. Middleton stated that his concerns with any zoning changes are that the City will make sure that the water flow, sewer flow and traffic flow are designed well enough for the area. The developer should pay for all impact upgrades and not the City.
Mike Fullaway – Business Owner at 155 S. Main St.
Mr. Fullaway stated that first he would like to praise the commission for all the work they do, but the audience here tonight are old school business owners and what is coming at the City now is corporate businesses and issues. Mr. Fullaway questioned if this is only a temporary fix to the zoning code.

Ms. Augustine stated that the City’s zoning code is in conflict with different sections and this is one of the procedural changes that need to happen to make the City’s zoning code consistent internally with itself.

Patty Spence – 1291 N. Hwy 49.
Ms. Spence stated that the City is changing this table for permitted and conditional uses for the General Plan.

Ms. Augustine stated that these changes are only for the zoning code and not the General Plan.

Ms. Spence stated that in the City’s General Plan there are 25 businesses that fall under the BAE on page X2 Table 10-1 in the General Plan, but on the zoning table there seems to be more than 25, it conflicts with the General Plan and it is confusing.

Ms. Augustine stated that the zoning code is only one of the tools to implement the General Plan. What is in front of the commission tonight are changes so that when someone develops in these zone districts the City will have the applicant do at least a site plan to make sure the project conforms to water, sewer, traffic and parking issues. There will still be future changes that need to be made to this table as time goes on.

PUBLIC HEARING CLOSED: 6:45 P.M.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER GONZALEZ TO ADOPT RESOLUTION 2018-10 A RESOLUTION OF INTENTION OF THE CITY OF ANGEL PLANNING COMMISSION TO AMEND SECTION 17.34.080 OF THE CITY OF ANGELS MUNICIPAL CODE CLARIFYING WHEN CONDITIONAL USE PERMITS AND SITE PLAN REVIEWS ARE REQUIRED IN COMMERCIAL (CC, SC, LC, HC, VC AND BAE) ZONING DISTRICTS WITH AMENDMENTS TO ATTACHMENT A.

PLANNING MATTERS

3. Resolution 2018-11; a Resolution recommending to the City Council adoption of resolution to include the City of Angels as a participant in the Statewide Community Infrastructure Program to assist private developers in financing impact mitigation fees.

Planner Amy Augustine presented the staff report dated June 14, 2018 and recommended that the Planning Commission adopt Resolution 2018-11 a Resolution of the City of Angels Planning Commission to recommend to the City Council allowing the City of Angels to participate in the Statewide Community Infrastructure Program (SCIP).
Chair Broeder stated that paying for mitigation impact fees is the first complaint that the City hears from developers, this program should help with that.

Commissioner Gonzalez stated that the City is a member of the Statewide Community Development Authority which this program is part of but she is concerned that it takes away some of the City's authority in development, but it might also make annexations easier. Ms. Gonzalez questioned if this would affect property taxes.

Ms. Augustine stated that SCIP is not related to annexation it only applies to existing city limits and the program itself is completely voluntary by the developer. If an annexation happens the city would need to amend the program to include the new annexed area. SCIP doesn't affect property assessments and the county is not involved with the process. This program is like financing your mortgage as a property owner, but a developer will be able to finance their mitigation fees. The City receives their money upfront then the developer pays SCIP back over time.

**PUBLIC COMMENT OPENED: 7:01 P.M.**

Mike Fullaway – Business Owner 155 S. Main Street.
Mr. Fullaway stated that he believes this program is a positive program that the city can offer developers that are interested. Along with the fees collected with development he would like to see a traffic study completed for the north end of town.

Bob Middleton – 557 Live Oak Drive.
Mr. Middleton questioned who is responsible for the fees if the developer goes broke.

Ms. Augustine stated that the developer is still responsible for fees to the program, SCIP will lien the property and the City is not responsible.

**PUBLIC COMMENT CLOSED: 7:08 P.M.**

**MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON TO ADOPT RESOLUTION 2018-11 A RESOLUTION OF THE CITY OF ANGELS PLANNING COMMISSION TO RECOMMEND TO THE CITY COUNCIL ALLOWING THE CITY OF ANGELS TO PARTICIPATE IN THE STATEWIDE COMMUNITY INFRASTRUCTURE PROGRAM (SCIP) AS PRESENTED.**

**COMMITTEE REPORTS**

**GPI - General Plan Implementation Committee – Amy Augustine, Contract Planner**

Ms. Augustine stated that committee discussed the implementation policy of the general plan for different landscaping in the different commercial areas of town to distinguish each area from one another. The committee has made progress to this with choosing trees that reflex some of the history and heritage of the area. The committee would like to change the zoning code to have a list of trees and shrubs for each commercial zone district within design guidelines.
Commissioner Gordon stated that the committee also discussed issues with Caltrans regarding sidewalks, in that some of the sidewalks are adjacent to the street and some sidewalks have a barrier between the street and sidewalk with shrubs and trees. People feel safer walking with some type of separation between them and the cars.

Commissioner Gonzalez stated that there are both variations in the Main Street Plan.

Ms. Augustine stated that the trees and sidewalks will probably depend on how the building frontage is made and how it will be compatible with which sidewalk to use.

COMMISSIONER’S REPORTS

Commissioner Gordon stated that he was walking near Tryon Park and noticed 11 cars parked adjacent to the park. Many people were using the park for different activities. Mr. Gordon stated that the creek and Tryon Park should be developed more quickly, because it will bring visitors to the area.

Commissioner Moncada stated that the Utica Hotel owner will be going out of town for six weeks so there will be no construction going on.

Commissioner Gonzalez questioned what is happening with the stairs next to the pickle barrel.

Commissioner Gordon stated the stairs are complete and that there is a nice area now behind Yummy Ha Ha for parties.

Chair Broeder stated that he still believes that something should be done regarding the sharp metal along the building next to the stairs that someone could get hurt on. Chair Broeder stated that he talked with the owners of the building next to the Lode Hotel and told them that their building looks very good.

STAFF REPORTS

Ms. Augustine stated that Grocery Outlet is no longer on the City’s pending projects. The Caltrans SR 4/49 planning grant talks about circulation issues along SR 4/49 and planning has submitted a budget request to help complete a Specific Plan for that area which would help plan for infrastructure needs specific to that area including water, sewer and traffic. Congratulations to John for being reappointed for another 3-year term. There are one or two applications for planning commissioners and the interviews will be held on the July 3rd meeting. The City will be interviewing for the City Contract Planner position on June 25th.

The commission might be having a meeting on July 24th at 6:00 P.M. for the Tractor Supply site plan, this will be a public hearing and staff will notice the public once confirmed.

Chair Broeder question the status of Mark Twain Medical Clinic.

Ms. Augustine stated that Mark Twain Medical Clinic has pulled the grading permit only.
MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 7:30 P.M.

ATTEST:

[Signature]
Jennifer Preston, Deputy City Clerk

[Signature]
John Broeder, Chairman