CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Regular Meeting of Thursday January 10, 2019
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, Commissioner Moncada and Commissioner Johnston
Commissioners Absent: None
Staff Present: City Planner Amy Augustine and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE THE JANUARY 10, 2019 PLANNING COMMISSION AGENDA AS PRESENTED.

APPROVAL OF MINUTES


MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 13, 2018 AS PRESENTED.

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

None

CLOSED AT 6:03 P.M.
PUBLIC HEARINGS
None

PLANNING MATTERS

1. 404 S. Main Street – Dollar General APN 058-025-016.
   Conditional Use Permit pursuant to the City of Angels Municipal Code Section 17.06.130 to allow the sale of beer and wine at the Dollar General Store. In addition, a finding of Public Convenience and Necessity is required to sell beer and wine for off-site consumption (ABC Type 20 License) because the Census District in which Dollar General is located has reached the state established limit of 11 licenses issued. The Zoning and General Plan land use designations are Central (Community) Commercial.

Planner Amy Augustine presented the staff report and Resolution 2019-01 a resolution for a conditional use permit pursuant to the City of Angels Municipal Code Section 17.06.130 to allow the sale of beer and wine at the Dollar General Store. In addition, a finding of Public Convenience and Necessity is required to sell beer and wine for off-site consumption (ABC Type 20 License) because the Census District in which Dollar General is located has reached the state established limit of 11 licenses issued.

PUBLIC HEARING OPENED: 6:07 P.M.

Steve Rawlings -- Dollar General Representative.
Mr. Rawlings handed out an information packet regarding Dollar General (attachment 1). Mr. Rawlings stated that that Dollar General has been in California since 2012. Dollar General has over 15,000 stores in the United States and over 200 in California. The chain started on the east coast and the stores average 10,000 square feet in size. Dollar General is an all-around grocery store and sells other items. Dollar General tries to have competitive prices on brand name items and for customers to get in and out quickly as possible. Most Dollar General stores are stand-alone properties that way they can control the property maintenance. Dollar General sells beer and wine in most of its stores. This Dollar General will have 2 to 4 coolers and 2-4 shelves of beer and wine that are sold in bulk items only, no single sales. Dollar General is a large corporation and all employees are properly trained on the sale of alcohol items. The employees are responsible community members.

John Conagitar – 314 S. Main Street.
Mr. Conagitar stated that he doesn’t believe that another store that sells alcohol across the street from the high school is a good idea. The liquor store that he works at was grandfathered in when the City adopted their zoning ordinance. Mr. Conagitar stated that he believes that another store that sells alcohol will only thin out other store’s bottom lines. Mr. Conagitar stated that teenagers are always trying to use phony I.D.’s and trying to steal alcohol. Giving Dollar General this use permit is a disservice to other companies here. Dollar General will not help the tax base of the City.
Ramesh Patel – Owner of the Travelodge.
Mr. Patel stated that he welcomes Dollar General to the City. Mr. Patel stated that he doesn’t think that another store that sells beer and wine across from the high school is good for the City. In the future, Mr. Patel stated that the Travelodge will consider a conditional use permit to have wine tasting and other functions at the hotel and he hopes that the commission will give him the same courtesy as they are giving Dollar General.

Mr. Rawlings stated that employees are trained on how not to sell to intoxicated people or to minors. Dollar General has a point of sale system that the employee has to enter a date of birth before the transaction can be completed. Mr. Rawlings stated that he is not aware of any violations that Dollar General has regarding this issue. Mr. Rawlings stated that if someone does sell to a minor, the store will get a citation and also the employee will receive a citation as well and the employee will then be terminated due to a no tolerance policy.

Harjit Shergill – Owner of business that sells alcohol.
Mr. Shergill stated that he would like to know the benefit to the City by issuing the conditional use permit. Mr. Shergill stated that usually the more you sell beer the more crime you will get in the city and he would like to know what the police have to say about this permit. Mr. Shergill stated that he has lived in the city for over 20 years and he doesn’t want to see more crime brought to the city. Mr. Shergill stated that he has three boys and he doesn’t want to tell his boys that Angels Camp is an alcoholic city.

PUBLIC HEARING CLOSED: 6:30 P.M.

Ms. Augustine stated that she wanted to let the commission know that if the liquor store were to burn down, the owners have up to one year to rebuild with the same use.

Commissioner Gonzalez stated that she would like to add a condition of approval to say “Total beer and wine sales shall be limited to 48 square feet of floor space as stated in the application. Any increase to that amount shall require an amendment to this conditional use permit”.

No other corrections to Resolution 2019-01.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER MONCADA AND CARRIED 5-0 TO APPROVE RESOLUTION 2019-01 A RESOLUTION FOR DOLLAR GENERAL CONDITIONAL USE PERMIT FOR THE SALE OF BEER AND WINE LOCATED AT 404 SOUTH MAIN STREET APN 058-025-016 AS AMENDED.

COMMITTEE REPORTS

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

None
COMMISSIONER’S REPORTS

Commissioner Moncada stated that Commissioner Gordon’s clean-up for his next door property is going well and it has been a good year so far.

Commissioner Gonzalez stated that she walked around the Utica Hotel and it is nice to see that construction is moving along.

Commissioner Gordon stated that competition is good for all and that he will be looking forward to what the Travelodge will submit for a permit.

Chair Broeder stated that he read that there is legislation about giving cities 200,000 for park improvements.

City Administrator Melissa Eads stated that staff is keeping track of the website regarding that issue, the City has not received anything in writing yet to state what the City might receive in grants for parks.

Chair Broeder stated that he would like to thank Kevin Silva regarding a complaint for clearing a culvert, which Kevin had completed the next day after the complaint was made.

Ms. Eads stated that it is very important for council, commission and residents to let City staff know that they are appreciated.

Commissioner Gonzalez stated that her daughter is a professor at UC Merced and her department received a grant for a center to study the use of tobacco and cannabis. Her daughter was appointed to the state commission for tobacco education and she tries to make sure that she includes Calaveras County into the studies being completed.

STAFF REPORTS

Ms. Augustine stated that she went into the liquor store and they have a nice selection of sporting goods. Tractor Supply has completed their demo of the property. Mark Twain Medical has been installing the footings for their building. Ms. Augustine stated that this will be Jennifer Preston’s last meeting and she will be working for Adventist Health in Sonora.

MOTION BY COMMISSIONER JOHNSTON AND DUY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 7:12 P.M.

ATTEST:

[Signature]
Jennifer Preston, Deputy City Clerk

[Signature]
John Broeder, Chairman
Attachment 1
Dollar General at a Glance

Company
- Leading small-box, convenient discounter
- #183 on the Fortune 500
- Sales of $14.8 billion in 2011
- 90,000+ full-time & part-time employees
  - Created 21,000 new jobs since 2008
  - Plan to add 6,000 new jobs in 2012
- Freedom Award and Distinguished Service Award Recipient

Stores
- More than 10,000 stores in 40 states
- Convenient size in convenient locations

Merchandise
- National and private brands
- Everyday necessities and compelling buys
- Approximately 10,000 SKUs per store
- Multiple price points; about 26% at $1 or less

Customers
- Value-conscious and convenience-seeking
- Broad cross-section of America
More than 10,000 Stores in 40 States
Since 1993, the Dollar General Literacy Foundation has:
- awarded over $71.2 million in grants
- helped over 4.1 million individuals learn to read, get their GED or learn the English language.

2011 DG Corporate, DG Literacy Foundation & DG Employee Assistance Foundation:
- Over $32 million donated to and raised for charitable causes in 2011
- More than 2,800 grants awarded in 38 states in 2011
Inside the Store
Responsible Sales

Policies & Safeguards
- We ID every customer, every time
- Employee must key birth date into register for every alcoholic beverage purchase.
  - Register will not allow sale if customer is under 21.
  - Exception reporting and auditing is done to ensure that accurate birthdates are keyed.
- Zero-tolerance policy for sale to minor
  - Termination for failure to ID customer
- Cameras monitor front door, back door, and checkout

Training
- Computer-based training is required for all employees
- Regular store team meetings on responsible sales

Standards
- Industry-leading performance for compliance checks
- Fewer than 25 violations companywide since 2009
When A Store Is Licensed:

- All employees must complete computer-based training on responsible sales before the product is set in the store.
- Course includes examples, policies, and knowledge tests.
- Employees must score 100% to pass the course.

Follow-up:

- All new employees must complete Beer & Wine Sales Training within 3 days of hire.
- The store teams hold regular refresher meetings on responsible sales practices.
Measures to Prevent Adverse Impacts

Dollar General implements multiple measures to mitigate potential adverse impacts from alcohol sales:

• Surveillance cameras are located throughout the sales area as well as storage area that are capable of storing at least 1 month activity. The system continuously records and has the date and time stamped onto images at all times. Interior camera record in color and images will be made available to the police department if it relates to a criminal investigation.

• Dollar General employees go through corporate training for alcohol sales.

• When beer or wine is scanned into the POS, employees are prompted to enter a birth date and restrict purchase if the date entered does not meet the age requirement.

• No single sales of beer products: Malt liquor or malt beverage products or beer products are not be sold in less than six (6) pack quantities and wine coolers are sold in no less than four (4) pack quantities.

• No signs advertising alcoholic beverages will be displayed outside the premises or inside the store in which visible to the outside of the store.
Typical Wine Shelf
Beer Shelf Display
Beer Cooler Display