CITY OF ANGELS
PLANNING COMMISSION
MINUTES

Regular Meeting of Thursday April 11, 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 GONZALEZ AND DULY SECONDED BY
COMMISSIONER JOHNSTON AND CARRIED 5-0 TO APPROVE THE APRIL 11, 2019
PLANNING COMMISSION AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of March 14, 2019.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER
GONZALEZ AND CARRIED 5-0 TO APPROVE THE REGULAR MEETING MINUTES OF
MARCH 14, 2019 AS PRESENTED.

PUBLIC COMMENTS

OPENED AT 6:01 P.M.
Debbie Ponte – Destination Angels Camp (DAC) Executive Director
Handed out the Annual Report. (See Attachment 1)
CLOSED AT 6:03 P.M.

PUBLIC HEARINGS

1. Mingos on Main Sign Permit – A 3’ X 6’ metal spot-lit wall sign in the Historic District.
   Owners: Nate Allen and Gretel Tiscornia. Applicant: Savannah Hannigan. The
property is located at 1183 South Main Street, Angels Camp, CA. APN 062-004-064. The parcel is zoned Historic Commercial (HC) with a general plan land use designation of Historic Commercial (HC).

**Recommendation:** Staff recommends the Planning Commission adopt Resolution 2019-04 subject to the Conditions of Approval.

**Items Discussed:** Design of the sign.

**Speakers:** Debbie Ponte (DAC).

**Changes to Resolution 2019-04 Conditions of Approval.**
Change condition 2, add “e.g. use oval without a rectangle” after “2019”.

**MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE RESOLUTION 2019-04 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR PROJECT 19-16 APPROVING A SIGN PERMIT IN THE HISTORIC HISTRICT FOR MINGOS ON MAIN AS AMENDED.**

2. Promise House – Conditional Use Permit to allow transitional housing for women with children at risk for homelessness and/or addiction. Owner: Ken Avey. Applicant: Crossworks Ministries by Wyatt Trammell. The property is located at 130 South Main Street, Angels Camp, CA. APN 058-016-002. The parcel is zoned Central Commercial (CC) with a general plan land use designation of Community Commercial (CC).

**Recommendation:** Staff recommends the Planning Commission Adopt Resolution 2019-05 subject to the Conditions of Approval. Staff announced that, pursuant to Government Code Section 65654, on-site parking is not required for supportive housing located within ½ mile of a transit stop. Promise House is located 0.1 mile from a transit stop, therefore no additional on-site parking is required.

**Items Discussed:** Bathrooms, Firehouse issues, funding, child care, on-site manager, fencing around parcel for child safety, local businesses concerns, liability, and police 911 calls.

**Speakers:** Debbie Ponte (DAC), Mike Fullaway (owner of Calaveras Lumber) and Wyatt Trammell handed out guest contract for The Promise House (see attachment 2).

**Changes to Resolution 2019-05 Conditions of Approval.**
Delete condition 10.
Change condition 8, add “and prior to occupancy the applicant shall enclose the front porch area for child safety” after “residence”.
Condition 11 becomes 10 and condition 12 becomes 11.

**MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GONZALEZ AND CARRIED 5-0 TO APPROVE RESOLUTION 2019-05 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR THE CONDITIONAL USE PERMIT FOR THE PROMISE HOUSE**
TRANSITIONAL/SUPPORTIVE HOUSING LOCATED AT 130 SOUTH MAIN STREET
APN 058-016-002.

3. Ordinance to revise Angels Municipal Code regarding Planning Commission review of
design-related projects in the Historic Commercial zoning district. Amend the Angels
Municipal Code Sections 15.20.090, 15.12.120, 15.12.130, 15.12.150, 17.26.090,
17.26.150, and 17.26.160 to establish that sign permits reviewed by the City Planning
Commission in the Historic Commercial District and appeals to the City Council for
same do not require a published legal notice and public hearing unless such signs
otherwise require a variance or conditional use permit; amend Section 17.26.080
establishing the Planning Commission as the reviewing agency for new buildings or
major alterations to existing buildings within the Historic Commercial District for
consistency with the Secretary of the Interior Standards; and amend Chapter 17.26 to
describe “Mother Lode Architecture”.

Recommendation: Staff recommends the Planning Commission adopt Resolution 2019-06.

Items Discussed: The different types of Mother Lode Architectural Styles.

Speakers: None.

Changes to Resolution 2019-06.
3rd Whereas, delete “of CEQA” after “Section 15061”.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY
COMMISSIONER JOHNSTON AND CARRIED 5-0 TO APPROVE RESOLUTION
2019-06 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING
COMMISSION FOR AN ORDINANCE REVISING THE ANGELS MUNICIPAL CODE
REGARDING PLANNING COMMISSION REVIEW OF DESIGN-RELATED
PROJECTS IN THE HISTORICAL COMMERCIAL ZONING DISTRICT WITH
CHANGES MADE TO CODE SECTIONS ATTACHED.

4. Housing Element Update. Consider the update to the 2014-2019 Housing Element for
the period from 2019-2027.

Recommendation: Staff recommends the Planning Commission adopt Resolution 2019-07
authorizing staff to submit the draft Housing Element to the California Department of Housing
and Community Development for initial review.

Items Discussed: The addition of “Tiny Houses”, and discussed changes made to the Housing
Element and why.

Speakers: None.

MOTION BY COMMISSIONER GONZALEZ AND DULY SECONDED BY
COMMISSIONER JOHNSTON AND CARRIED 5-0 TO APPROVE RESOLUTION
2019-07 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING
COMMISSION TO FORWARD THE 2019-2027 DRAFT HOUSING ELEMENT TO THE
STATE TO COMMENCE REVIEW WITH CHANGES MADE TO THE HOUSING ELEMENT ATTACHED.

COMMISSION BUSINESS

1. Water and Wastewater Update.
   Continued to June agenda.
2. Commissioner Terms.
   Commissioner Gordon will reapply for the commission and Commissioner Gonzalez will not be reapplying for another term.

COMMITTEE REPORTS

GPI - General Plan Implementation Committee – Amy Augustine, Contract Planner
None

COMMISSIONER’S REPORTS

Commissioner Moncada stated that the Whiskerino Fundraiser for the Junior Livestock and Friends of the Fair was a great success.

Commissioner Gordon stated that he attended City Council and an open house for Salon Solei.

Commissioner Johnston stated that the Angels Camp Community Club is going to do a grant for park improvements.

Chair Broeder stated that he would like staff to research if the adopted color pallet for the Historic District was intended for the facades of buildings only or if it was also meant for signs. Staff will research this issue.

STAFF REPORTS

None.

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

MEETING WAS ADJOURNED AT 7:08 P.M.

ATTEST:

John Broeder, Chairman

Jennifer Preston, Deputy City Clerk
2018 was a very productive and successful year for Destination Angels Camp as this annual report will demonstrate. We are proud to say that DAC has become the GO-TO PLACE FOR ANYTHING BUSINESS in Angels Camp.

On behalf of the DAC board of directors, I want to thank the City of Angels Camp and our Advisory Council members for their continued financial support of Destination Angels Camp and its goals and purpose. In April, it will be seven years since the City Council entered into a Public-Private Partnership with DAC. At the time we counseled that economic development is a marathon, not a sprint—a caution that still holds true. Over the past two years, our efforts have begun to bear fruit, thanks to the leadership of Executive Director Debbie Ponte and the support of the business community and the City.

My 2-year term as chair ended in January and I passed the gavel to Tim Oskey of Edward Jones Financial Advisors. We have a dynamic board of directors who all pledge to work to create a vibrant business environment showcasing Angels Camp’s strengths and uniqueness, cultivate social and educational opportunities and improve upon tourism infrastructure year round for residents, businesses and visitors through economic and destination development.

—Larry Cornish
2018 Achievements

1. Stronger Government Relations

Significant progress has been made on strengthening our partnership with the City and Council and in developing stronger ties with County and State entities:

- Secured continued funding of $55,000 from City Council and the City for the 2018-19 fiscal year, which included money to manage an information program for the Measure C sales and use tax increase, which passed with over 60% approval.

- Awarded $5,000 contract from Drake Haglan & Associates to manage stakeholder relations for the Murphys Grade Road-Main Street intersection improvements.

- handled 36 new business and development inquiries for the City.

- Worked to create public understanding and acceptance of the findings in the Citygate Study of City finances and operations. One of the key findings is the importance of economic development to the City’s future.

- Set up meet-and-greet sessions to introduce the new City Administrator Melissa Eads.

2. Expanded Services and Programs

As the GO-TO PLACE FOR ANYTHING BUSINESS in Angels Camp, DAC assisted:

- Dollar General opened for business on June 23, employing up to 13 employees and helping to increase property tax values, sales tax revenues, and the appearance of a portion of Main Street. DAC met with DG reps at a conference in 2013 and worked with them through site selection, planning approval, construction and opening.

- Tractor Supply broke ground on its N. Main street site. DAC worked with the developer on site selection, planning approval and community relations.

- The Mark Twain Medical Center broke ground on Stanislaus Avenue. DAC has worked since 2012 to support and encourage this major project which will serve our residents and bring professional jobs and increased property values. DAC also publicly supported Measure A on the May ballot to approve Mark Twain's 30-year lease with Dignity Health.

- DAC provided support and advice to:
  — Dogtown Road 8-unit housing project
  — Greenhorn Creek Resort 9-unit inn
  — Utica Hotel renovation project
  — Yummy Ha Ha Ice Cream start-up
  — Angels Theater for its conditional use permit to serve beer and wine
  — The buyer of 1219 S. Main Street
  — The buyer of the Lode Hotel
  — The new owner of 1177 S. Main Street and the building’s renovation as a restaurant and bar
  — The Angels Camp Community Committee and its fundraising for Utica Park play equipment
  — The Historic Downtown Angels Camp Merchants Alliance
  — Mountain Motivation, a new business at 1219 S. Main Street.

- Our Commercial Property Database is an increasingly valuable resource for developers and new businesses, as well as for our property owners. Angels Camp is one of the few small cities in the country to have such a sophisticated property database.

- DAC handled over 320 tourism-related phone calls.
• DAC conducted 20 ‘walking or driving tours’ of Angels Camp for prospective new businesses, developers and entrepreneurs to showcase opportunities. These tours usually take 2 to 3 hours per tour with follow-up as needed.

• DAC’s website and Facebook and Instagram postings are kept up to date on a daily basis.

• DAC held six training programs for local businesses—three at our office through a grant from the Central Sierra Economic Development District, and three more in conjunction with the Calaveras Chamber of Commerce, Small Business Development Center, Angels Camp Business Association, the Calaveras Business Resource Center and the Calaveras Visitors Center.

3. Sustainable Operations and Funding

A key goal is to build sustained and diversified funding sources to ensure DAC’s long-term viability and the quality of our services.

• Funding sources for 2018 included:
  —City funds
  —Project-oriented contracts
  —Advisory Council contributions—cash & in-kind

• The new DAC office at 300 S. Main Street is in a visible and strategic location. It has become a center for current, new and prospective business people to drop in, seek advice, hold meetings, check the Commercial Property Database and learn how to work through the process of setting up a business in Angels Camp. The office is shared with the Angels Camp Business Association, thus halving operating costs.

• DAC reduced its dependence on outside vendors by leasing an upgraded printer, going to online banking and bill pay and handling the input of data for the Commercial Property Database and social media.

• Our Executive Director position is a budgeted part-time position.

2018 Advisory Council
Adventist Health Sonora
Angels Creek Café/Gold Diggers Saloon
Angels Food Market
Aspen Street Architects
Avey Construction
Bank of Stockton
CMG AIR
Calaveras Lumber
Cal-Waste Recovery Systems
Cal.Net
Century 21 Sierra Properties
City of Angels
Edward Jones Financial Advisors
First Impressions Dentistry
Foothill Printing & Graphics
Gold Electric, Inc
Grant Painting
Greenhorn Creek Resort
M&M Cattle Co.
Middleton’s Furniture & Appliances
Pacific Gas and Electric Company
Sierra Nevada Recreation Corp
Signal Service
Sutton Enterprises
The Get Smart Group
Utica Hotel
Nancy Whitte & Kathleen Williams
Workhorse Moving Co.
2019 Action Plan

1. Support the City of Angels Camp

- Continue to provide support for City projects, usually through separate contracts:
  — Community outreach for the sidewalk/curb/gutter planning and design phase for intersection of Hwy 49/Main Street Murphy's Grade Road, & Demerest Street.
  — Public outreach and education for water & wastewater rates increase.
  — Property owner outreach for planning future uses of the northwest quadrant of the 4 & 49 intersection (between Foundry Lane and Copello Drive), including residential, retail, commercial, light industry and recreation.
- Work for more directional and wayfinding signage through working with Caltrans, CCOG and the City to implement the City's Wayfinding Plan.
- Support the City's efforts in major improvements to the City's aging water and wastewater infrastructure.
- Continue to serve as counsel for new business and development inquiries.
- Support other projects as needed.

2. Support Clients and Businesses

- Continue DAC's various programs and services to serve increasing interest in Angels Camp as a business destination.
- Support new businesses and those in development.
- Support existing businesses to help them be more successful.
- Expand DAC's tool box of advisors and services to serve a diverse client base.

3. Funding

- Expand the Advisory Council by 12 new members for $8,000 in additional funding.
- Expand contracts for community outreach and program support.
- Develop grant opportunities.
- Research funding opportunities in serving as the local representative for state or federal entities.

2019 Board of Directors
Tim Oskey, Edwards Jones, Chair
Melissa Raggio, CCOG, Secretary
Dave Vaccarezza, Cal-Waste, Vice Chair
Mark Wilson, Signal Service, Treasurer
Scott Behiel, Habitat for Humanity
Larry Cornish, Past Chair
Mark Degenhardt, CMG AIR
Melissa Eads, City of Angels
Mike Fullaway, Calaveras Lumber
Dwayne Garcia, ACBA president, Bank of Stockton
Laurie Giannini, Calaveras County Fair
Veronica Metiddi, City Council representative
Darren Phillips, Greenhorn Creek Resort
Bob Trinchero, Calaveras Fair Board

The Board thanks these members of DAC who retired at the end of the year: Founding members Lisa Boulton, Kathy Collins, and Anne Forresi as well as Scott Reynolds and Thomas Reeves.

Destination Angels Camp Development Corporation, 300 S. Main Street, PO Box 984, Angels Camp, CA 95222
209 736 0088; admin@DestinationAngelsCamp.com
A 501(c)3 California Corporation • FEIN 45-2929129
ATTACHMENT 2
The Promise House
Guest Contract & Agreement
The Promise House Mission:

The Promise House strives to provide a supported and positive atmosphere for transitional aged women 18-24 and their children in a loving and caring sober environment, by offering a stable community that functions as a safe home base while guests are transitioning and re-integrating into the community, family, work and life in general.

As a guest in the Promise House (PH), I understand and agree to the following code of conduct and house rules:

1. I will not use or possess any drugs, alcohol, or mood altering substances including marijuana, legal or medicinal.

*This includes non-alcoholic beer or wine.

*The director must be notified in writing of any prescription medications. Guest must store all medication in a lock box and a spare key must be given to the director. Sharing of medications with other guests is not allowed.

*You are responsible for managing your own medications and keeping them in a safe place. PH is not responsible if you abuse your meds, which obviously can lead to serious health problems and even death. You must consult with your doctor about all issues and side effects related to your medication. If any of them have a potential to be abused this should be discussed upon check-in to see if this raises any issues with PH director, and if so, how to handle the situation.
2. I will agree to take random drug/alcohol tests when requested by PH director. Refusal or failure to take the test immediately will result in immediate dismissal from PH with a recommendation for a higher level of care. This includes relapse of any kind. Re-entry is only negotiable on a case by case basis.

3. PH director or house manager shall be notified anytime there are concerns about yourself, your roommates or your living environment. We are here to support you.

4. I agree to be on time for all PH house meetings.

5. I will work, attend school, volunteer, do community service or do a combination of these things, which consist of a full day of activities. Coasting, isolating, lying in bed all day etc. will not be tolerated.

* Guests are encouraged to seek employment during normal daytime hours.

* guests are expected to have employment or a schedule (minimum 20 hours) within 30 days of admission.

5. Guests are expected to be up and out of bed by 8 am on weekdays and 10 am on weekends, depending on job status and work days off. Beds shall be made daily and rooms cleaned.

6. If I am a guest in a committed relationship prior to admittance at PH, I understand that contacts or visits with spouse or significant other must be approved by PH director.
7. I understand that violence, threats of violence, emotional or physical will not be tolerated and are grounds for immediate dismissal and possible legal action.

8. PH director reserves the right to search personal property at any time while I am a guest at PH.

9. I agree to abide by curfew Sunday thru Thursday 10pm, Friday and Saturday nights 11 pm. lights out by 10 on sun-Thursday, lights out at 12 Friday and sat.

10. Visiting hours are from 10 am- 7pm weekdays and 10 am-9 pm on weekends. Absolutely no overnight visitors. Visitors are only allowed in common areas, not in any bedrooms.

11. I will, at all times, respect the other members of the house and neighbors, in regards to noise, loud radios tv’s etc.

12. I understand each house is a working environment, and that I will be expected to assist in the daily activities required to allow the home to run smoothly. This means that I will be responsible for helping with chores and housekeeping duties. I will be expected to do my fair share. PH is encouraged to devise a cleaning schedule in their house meetings. There is a house manager who will oversee all rules and chores of the house. I must respect and listen to the house manager.

13. I will be fully dressed in the common areas at all times.

14. no storage space is available at PH. The Amount of belongings will be approved by staff.
15. The promise house is not responsible for losses or theft of personal property, including money, jewelry, clothing etc. Stealing will result in immediate termination and possible legal action.

16. At no time am I allowed in another guests room. Guests are only allowed in another guest room only upon permission of all guests that reside in that room.

17. No pets of any kind.

18. No tobacco products of any kind may be used inside the house this includes chewing tobacco, electronic cigarettes, or regular cigarettes, vapes, etc.

19. Smoking is only allowed for guests 21 years of age and older and only permitted in the backyard area.

20. If problems arise with children of other guests, I will immediately notify PH director and or house manager.

**Guests with children**

1. I agree to supervise my child at all times while a guest at the promise house.

2. I agree to not have another guest supervise my child at any time while I am a guest at the PH. I agree to make proper arrangements for child care and to discuss any matters and problems that arise with the director of PH.
3. Guests shall clean up after their children since it is their responsibility.
4. Guests with children will work with the director of PH to establish a schedule that will work for them.
5. Children are not allowed in smoking area.
6. Children shall be under the supervision of parent at all times when in play area.
7. I agree I will use appropriate disciplinary action towards my child according to California state regulations.
8. I agree to let PH director or house manager know if any problems arise with me and my child.

**Pink slip policy**

When issued a pink slip, this is considered a “warning”. You have broken a rule of conduct and written action has been taken. 3 of these will result in discharge of program. Consequences of action will be written on pink slip. Reversal of pink slips can be achieved depending on behavior and approval of PH director.
Understanding and agreement
I have read and understand the guidelines and rules of the promise house and agree to abide by them. I was given the opportunity to ask questions about any area unclear to me. I understand that this opportunity remains throughout my stay at the residence.

Guest signature __________________________ Date __________

Director
signature __________________________ Date __________
Promise house financial agreement

Guest____________________

Admission Date____________________

Soc Sec #____________________

Fees include housing and utilities.

I understand that I must pay a suggested monthly donation of $500, or at a prorated suggested donation amount of $20 per day. Fee due date will be determined at admission.

Each child will be a suggested donation amount of $100 and or a prorated suggested donation amount of 3.33 a day.

I am in acceptance of the financial agreement with the promise house Transitional living. I agree that to qualify for residency, I must adhere to the attached rules and regulations and make my scheduled donation payments when due.

Promise to pay account

For and in consideration of services rendered I promise to pay promise house transitional living in all its charges rendered to me from admissions to discharge. I understand that the total of such charges are due and payable according to this financial agreement.

Guest Signature____________________Date_______

Director Signature____________________Date_______
YOU ARE NOT TENANT UNDER CALIFORNIA STATE LAW
YOU RECOGNIZE AND ADMIT THAT PROMISE HOUSE
TRANSITIONAL LIVING MAY REQUEST THAT YOU LEAVE THE
HOUSE FOR ANY REASON DEEMED NECESSARY TO MAINTAIN A
SAFE ENVIROMENT FOR PERSONS IN TRANSITIONAL LIVING,
THAT YOU ARE NOT LEGALLY A TENANT AS DEFINED BY THE
CALIFORNIA RESIDENTIAL LANDLORD TENANT ACT.

This effectively means that you have no recourse under the law
protecting your housing rights as they would normally apply to a
traditional tenant under lease agreement. You are giving
management total discretion to dictate whether you may
continue to remain in the house or not. If for any reason
management feels it is necessary for you to leave the house, you
must obey their final decision on this matter immediately and
without prior notice. If you return without permission, you will
be considered trespassing. Any lawsuits or retaliatory legal
efforts on your part will be deemed frivolous and if a case ever
makes it to court or arbitration, you will be responsible for the
legal fees of Promise House Transitional living, its officers,
Directors, principals and managers.

By initialing below, you understand that you are deemed a
temporary guest and do not fall under the protection of the
CALIFORNIA RESIDENTIAL LANDLORD TENANT ACT.

Guest initial_________ Date_________