CITY OF ANGELS
PLANNING COMMISSION
MINUTES

Regular Meeting of Thursday May 9, 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 and Commissioner Johnston
Commissioners Absent:  Commissioner Gonzalez and Commissioner Moncada
Staff Present:  City Planner Amy Augustine and Deputy City Clerk Jennifer Preston

APPROVAL OF AGENDA

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY
COMMISSIONER JOHNSTON AND CARRIED 3-0 TO APPROVE THE MAY 9, 2019
PLANNING COMMISSION AGENDA AS PRESENTED.

APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of April 11, 2019.

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER
JOHNSTON AND CARRIED 3-0 TO APPROVE THE REGULAR MEETING MINUTES OF
APRIL 11, 2019 AS PRESENTED.

PUBLIC COMMENTS

OPENED AT 6:02 P.M.

None

CLOSED AT 6:03 P.M.
PUBLIC HEARINGS

1. Temporary Farmer's Market Signs. Permit to allow two temporary banner signs on poles advertising the Angels Camp Farmer’s Market located at: 1) Sam’s Way and SR 49 at the entrance to Utica Park (APN 060-006-008) and 2) The vacant lot (APN 060-006-068) located south of 876 South Main Street and north of Utica Park. The parcels carry general plan land use designations of, and are zoned, Historical Commercial.

Recommendation: Staff recommends the Planning Commission adopt Resolution 2019-08 subject to the Conditions of Approval.

Items Discussed: Permanent or multi-use signage, and a grant for the park that will include signage.

Speakers: Debbie Ponte (DAC).

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER JOHNSTON AND CARRIED 3-0 TO APPROVE RESOLUTION 2019-08 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR PROJECT 2019-18 APPROVING TEMPORARY SIGNS IN THE HISTORIC COMMERCIAL DISTRICT FOR THE ANGELS CAMP FARMER'S MARKET AS PRESENTED.

2. Lode Hotel CUP. 1191 South Main Street by James Santens, owner. APN 062-004-007. Conditional Use Permit to allow two upstairs living units at the Lode Hotel. The general plan land use designation and zoning for the parcel are Historical Commercial.

Recommendation: Staff recommends the Planning Commission Adopt Resolution 2019-09 subject to the Conditions of Approval.

Items Discussed: Parking issues, if Barden Street is a City Street, structural engineering issues, if this building is still in the court system, and if people will be living in the building while structural issues are being addressed.

Speakers: James Santens (owner), Terry Weatherby (Structural Engineer) and Debbie Ponte (DAC).

MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER JOHNSTON AND CARRIED 3-0 TO APPROVE RESOLUTION 2019-09 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR THE CONDITIONAL USE PERMIT FOR TWO SECOND STORY APARTMENTS AT THE LODGE HOTEL LOCATED AT 1191 SOUTH MAIN STREET APN 062-004-007 AS PRESENTED.

3. Utica Mansion. 1090 Utica Lane by Amanda Foldendorf, applicant. Tad Folendorf, owner. APN 060-006-010. General Plan Amendment from Single-Family Residential (SFR) to Historical Commercial, Rezoning from Single-Family Residential to Historical Commercial, Conditional Use Permit and Site Plan Review to allow for the use of the
Utica Mansion as a special events venue for private gatherings up to 300 persons, overnight stays in conjunction with special events occupying up to 3 bedrooms, phased kitchen use and beer and wine service. The mansion will have an on-site resident full-time.

**Recommendation:** Staff recommends the Planning Commission adopt Resolution 2019-10 subject to the Conditions of Approval. Staff handed out a Memorandum with changes to the current Conditions of Approval (see attachment 1).

**Items Discussed:** The Historical Register for the Mansion, economic development for the area, for community enjoyment and private events, extended use until 2023, parking issues, near by walking trail, the number of large events per year and that the City needs a venue like this to compete with Murphys, CA.

**Speakers:** Alissa Folendorf (applicant), Amanda Folendorf (applicant) and Debbie Ponte (DAC).

**Changes to Resolution 2019-10.**
See attachment 1.
Condition #17 – add “The existing oval “Utica Mansion” sign is hereby approved”.

**MOTION BY COMMISSIONER JOHNSTON AND DULY SECONDED BY COMMISSIONER GORDON AND CARRIED 3-0 TO APPROVE RESOLUTION 2019-10 A RESOLUTION ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR RECOMMENDING TO THE CITY COUNCIL A GENERAL PLAN AMENDMENT FROM SINGLE-FAMILY RESIDENTIAL (SFR) TO HISTORIC COMMERCIAL (HC) AND REZONING FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO HISTORICAL COMMERCIAL (HC), AND APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW TO ALLOW FOR THE USE OF THE UTICA MANSION AS A SPECIAL EVENTS VENUE WITH THE AMENDED CONDITIONS LOCATED AT 1090 UTICA LANE APN 060-006-010 AND APPROVING THE CURRENT SIGN TO BE USED.**

**COMMISSION BUSINESS**

Foundry Lane Specific Plan – nothing to report.

**COMMITTEE REPORTS**

None

**COMMISSIONER’S REPORTS**

Commissioner Gordon had nothing to report.

Commissioner Johnston had nothing to report.
Chair Broeder stated that he had nothing to report, but wanted staff to look into the Blastronix sign on Main Street.

**STAFF REPORTS**

Planner Amy Augustine stated that she is working with the Angels Camp Community Club on park projects and has done some outreach to Bret Harte High School students to get some ideas of what they would like to see design wise for the park rehab.

Debbie Ponte (DAC) stated that DAC has completed landowner outreach for sidewalk projects along SR 49 and Murphys Grade Road.

**MOTION BY COMMISSIONER GORDON AND DULY SECONDED BY COMMISSIONER JOHNSTON AND CARRIED 3-0 TO ADJOURN THE MEETING.**

MEETING WAS ADJOURNED AT 7:08 P.M.

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**ATTEST:**

Jennifer Preston, Deputy City Clerk
MEMORANDUM

DATE: May 9, 2019

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP

RE: Utica Mansion Project #19-01 GPA, Rezone, CUP – Addendum to Conditions

In consultation with Staff, the applicant has requested the following changes to proposed Project conditions. Staff recommends approval of the following changes:

Condition #3: This permit is issued conditionally for a period extending through December 31, 2024. Prior to that date, the Planning Commission shall hold a public hearing to either extend the permit without amendment or extend the permit with amended conditions as may be necessary.

Condition #7: Reservations for Utica Park shall be on a first come, first serve basis and shall be made through the City. Reservation fees will be non-refundable if the event is cancelled as necessary to prevent anticipatory booking that could prevent park use by the public and other groups, events, and businesses. A deposit of $400 to reserve the park is required for all events in excess of 50 attendees. Deposits may be used to cover City staff costs for garbage removal, restroom clean-up and related activities. In the event of a conflict (i.e., the park already is reserved by another party), the Project Proponent may contact the scheduled event and attempt to work out details where both events might be accommodated. Project proponent is responsible for notifying the City. The City will have final approval over whether both events may proceed at the same time. See following condition.

Condition #8: Project Proponent shall pay a deposit to the City of $400.00 to $650.00 to cover Utica Park reservation and in-lieu parking fees as shown in Table 1. The City shall invoice the Applicant for additional deposits when the balance drops below $250.00.

Condition #10: Prior to initiating project operations, the mansion shall provide the City with proof of upgraded garbage pick-up service from residential to commercial service as necessary to address increased garbage generation. Within 24 hours of each event, all trash shall be hauled off site.

Condition #16: Within three months of issuance of this permit, Project Proponent will submit a sign plan to the Community Development Department for review and approval by the City Engineer/Public Works Department identifying the location and design of signage specifying the following (or similar):

a. "No Utica Mansion event traffic beyond this point" sign(s) to be located on Bush Street
b. “No Utica Mansion event parking beyond this point”

Signs shall be installed as directed by City Staff unless waived by the City Engineer and Department of Public Works. **The City will consider temporary sandwich signs.**

**Condition #19.** Outdoor events and music (including indoor music) shall end no later than 10 p.m. Sunday through Thursday and no later than 11 p.m. on Fridays and Saturdays. Event preparation operations shall commence no earlier than 7 a.m. Monday through Friday and 8 a.m. Saturday and Sundays to the maximum extent feasible. Morning delivery exceptions are allowed; however, deliveries outside designated hours of operation shall not occur from the Bush Street side of the mansion where adjoining single-family residential uses may be disturbed (i.e., deliveries should occur at the front of the mansion or Utica Park side of the mansion). During designated hours, deliveries to 1103 Bush Street are permitted.

**Condition #24 (NEW):** The preceding conditions do not pertain to events held by and for family members of the property owner, assuming such events are not for profit.

### Table 1: Utica Mansion Project Conditions

<table>
<thead>
<tr>
<th>Number of Participants (# persons)</th>
<th>Number of event(s) allowed annually by # of Participants</th>
<th>City Notification Required/a/</th>
<th>Utica Park Reservation and Fees Required</th>
<th>Shuttle Bus(es) Required</th>
<th>Traffic Control and Parking Plan Required/b/</th>
<th>In-Lieu Parking Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-49</td>
<td>Not limited</td>
<td>One week in advance</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>50-120</td>
<td>24 (average 2/month)</td>
<td>Two weeks in advance/c/</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>121-180</td>
<td></td>
<td>One month in advance</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>181-300</td>
<td>1</td>
<td>Two months in advance</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>$378 per event</td>
</tr>
</tbody>
</table>

/a/ Notification to the City Clerk is required unless otherwise notified in writing.
/b/ Traffic control and parking plans shall be as detailed in the Project conditions
/c/ Subject to park facilities not already being reserved by another party; this timeline may be reduced to no later than a minimum of 24 hours subject to City approval.