CITY OF ANGELS
PLANNING COMMISSION

AGENDA

September 12, 2019
6:00 p.m.

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.

Recording: All meetings are tape-recorded pursuant to Municipal Code Section 17.85.170.B.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair John Broeder, Vice-Chair Gary Gordon, Commissioner Robert Moncada, and Commissioner Jessica Johnston

APPROVAL OF AGENDA

Approval of Regular Agenda for September 12, 2019.

APPROVAL OF MINUTES

Approval of Regular Meeting Minutes of June 13, 2019.

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 (you may decline to provide this information). 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 HEARING

1. **DeNova Homes** – Consider Conditional Use Permit to allow the continuing placement of up to 8 off-premise signs (approximately 4’ x 8’ each) advertising the Gallery at Greenhorn Creek at various locations throughout the City and adding 4 off-site “A-Frame” signs (2’ x 4’ each) advertising sales of remaining homes through December 31, 2020. Applicant: Sign Tech for the Gallery at Greenhorn Creek/DeNova Homes. Eight signs are existing and four are proposed on multiple parcels citywide. Maps identifying the sign locations are available at the Community Development Department (see below).

2. **2019-2027 Housing Element Update – General Plan Text Amendment.** Consider and recommend action to the City Council to adopt the 2019-2027 General Plan Housing Element Update.

3. **Business Attraction and Expansion (BAE) Land Use Designation General Plan Amendment.** Consider and recommend action to the City Council conditionally allowing work/force affordable housing for up to 15 units per acre under the BAE General Plan Use designation.

4. **Amend Angels Municipal Code Title 16 (Subdivisions).** Consider and recommend action to the City Council on an ordinance amending a) Section 16.08.085 updating the definition of City Engineer, b) Section 16.24.150 eliminating references to PG&E ownership of the City water system, and c) Chapters 16.28 (Boundary Line Adjustments), 16.32 (Reversion to Acreage Merger Resubdivisions) and 16.36 (Compliance Violations/Certificates of Compliance) to expedite processing of mergers and expedite processing after approval of reversions, mergers, and lot line adjustments consistent with the State Subdivision Map Act and streamlining the appeal and approval process.

5. **Amend Angels Municipal Code Sections 17.26.060 and 17.69.110 (Parking in the Historical Commercial Zoning District).** Consider and recommend action to the City Council on an ordinance reducing parking requirements in the Historical Commercial Zoning District.

COMMISSION BUSINESS

6. **Sign for Calaveras Natural Creations.** Consider one window sign for Calaveras Natural Creations located in the Historical District at 1199 S. Main Street. APN 062-004-008.

COMMITTEE REPORTS
Information item only, no action will be taken

COMMISSIONER’S REPORTS
Information items only, no action will be taken

STAFF REPORTS
Information items only, no action will be taken

ADJOURNMENT
The next regularly scheduled meeting of the Planning Commission is October 10, 2019.

**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, 200-B Monte Verda Street North Main, Angels Camp for 10 days prior to the public hearing date.
Accessibility: 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.

Appeals: 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.