CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

CITY OF ANGELS
PLANNING COMMISSION

A G E N D A

October 13, 2022
6:00 p.m.

City of Angels Fire House
1404 Vallecito Road
Angels Camp, California

OR:
Join Zoom Meeting https://us02web.zoom.us/j/83721763951

Meeting ID: 837 2176 3951 / One tap mobile: +16699009128,83721763951# US (San Jose)

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. Items may be taken out of order upon request of the Chair or other Commission Members. **All requests 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, Commissioner Kristopher Klerk, and Commissioner Joseph Whittle

APPROVAL OF AGENDA

Approval of Regular Agenda for October 13, 2022.

APPROVAL OF MINUTES

Approval of the Minutes of August 11, 2022.

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 sign 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. Resolution of Intent 22-23 recommending to the City Council adoption of the Angels Camp Inventory of Cultural Resources

2. Resolution of Intent 22-24 recommending to the City Council the addition of the Utica Hotel to the Angels Camp Inventory of Cultural Resources

PRESENTATION

Update on current planning projects including, but not limited to: Habitat for Humanity, Angels Creek Trail, Utica Park/Lightner Mine Expansion and Rehabilitation, MACT Museum, Citywide Rezonings, Community Portal, Updated City Website, Energy and Transportation Efficiency Action Plan, LEAP Grant – Preparing Development Standards and Guidelines, CAL OES All Hazard Zoning Code, Sewer and Water Line Improvements, Transportation Improvements, Code Enforcement and other planning projects.

COMMISSION BUSINESS

None

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 will be a SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING on November 1, 2022, for a Code Enforcement Presentation

The next regularly scheduled meeting of the Planning Commission is **November 10, 2022**.

Availability of Public Records: All public records relating to this notice, which are not exempt from disclosure pursuant to the California Public Records Act, and 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 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 within 10 days of the decision, by submitting a written request and applicable fee to Angels Camp City Hall.

CITY OF ANGELS
PLANNING COMMISSION
MINUTES

Regular Meeting of Thursday, August 11, 2022
City of Angels Fire House
1404 Vallecito Road
Angels Camp, California

CALL TO ORDER
Chairman Broeder called the meeting to order at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present**:**	Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commission Whittle
Absent:	Commissioner Klerk
Staff Present:	City Planner Amy Augustine, Deputy City Clerk Alicia Smith

ANNUAL ELECTION OF OFFICERS:
Chairman – Motion by Commissioner Moncada to nominate Chairman Broeder for another term. Seconded by Commission Whittle. Carried 3-0-1.
Vice-Chairman – Motion by Commissioner Whittle to nominate Vice-Chairman Gordon for another term. Seconded by Commissioner Moncada. Carried 3-0-1.

AGENDA APPROVAL
Approval of Regular Agenda for August 11, 2022.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER MONCADA, AND CARRIED 4-0-1 TO APPROVE THE AGENDA AND CHANGE THE ORDER OF COMMISSION BUSINESS ITEM #1 TO BE HEARD AT THE BEGINNING OF THE PUBLIC HEARING.

MINUTES APPROVAL
Meeting minutes for June 9, 2022. July 14, 2022 Meeting was Cancelled.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER WHITTLE, AND CARRIED 4-0-1 TO APPROVE THE MINUTES OF THE JUNE 9, 2022, MEETING.

PUBLIC COMMENTS

OPENED AT 6:04 P.M.

Item Discussed: None

CLOSED AT 6:05 P.M.

PUBLIC HEARING

Resolution 22-16 Removing Condition #3 of the conditions of approval of the Utica Mansion 2019 Conditional Use Permit and Site Plan Review eliminating the requirement for periodic extensions and allowing the use to continue as a special venue, in perpetuity, in compliance with adopted conditions, unless the use is abandoned beyond December 31, 2023. 1090 Utica Lane Assessor's Parcel Number: 060-006-010.
Applicant: Amanda Folendorf. Owner: Tad Folendorf.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 6:09 p.m.

Speakers:
Amanda Folendorf
Tad Folendorf

Chairman Broeder closed the public hearing at 6:14 p.m.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER MONCADA TO APPROVE RESOLUTION 22-16. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-16.

Resolution 22-17 to extend the Habitat for Humanity Conditional Use Permit allowing housing in the Business Attraction and Expansion zoning district and Site Plan Review for 107 work-force housing units approved February 16, 2021, through February 16, 2023. Applicant: Habitat for Humanity. Note: The approved tentative subdivision map remains in effect through February 16, 2023. The approved development agreement remains in effect.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 6:32 p.m.

Speakers:
None

Chairman Broeder closed the public hearing at 6:33 p.m.

MOTION BY COMMISSIONER WHITTLE, DULY SECONDED BY VICE-CHAIRMAN GORDON TO APPROVE RESOLUTION 22-17. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-17.

Resolution 22-18 to amend the general plan land use designation and zoning district from Community Commercial (CC) to High Density Residential (HDR) general plan and Multi-Family Residential (MFR) zoning on 0.87± acre Assessor's Parcel 058-025-017. 374 South Main. Applicant: Jim Heryford.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 6:38 p.m.

Speakers:
None

Chairman Broeder closed the public hearing at 6:39 p.m.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER MONCADA TO APPROVE RESOLUTION 22-18. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-18.

Resolution 22-19 to amend the general plan land use designation and zoning district from Public (P) to Community Commercial (CC) on a 0.56± acre portion of Assessor's Parcel 058-015-011 being sold to the Mariposa Amador Calaveras Tuolumne (MACT) Health Board and approve a boundary line adjustment between Assessor parcels 058-015-011 and 058-015-012. Applicant: City of Angels.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 6:41 p.m.

Speakers:
None

Chairman Broeder closed the public hearing at 6:42 p.m.

MOTION BY COMMISSIONER WHITTLE, DULY SECONDED BY COMMISSIONER MONCADA TO APPROVE RESOLUTION 22-19. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-19.

Resolution 22-20 to amend the general plan land use designation and zoning district from Historical Commercial (HC) to Public (P) on 0.5± acre, Assessor's Parcel 060-014-001, south of Utica Park, being purchased by the City and contingent upon close of escrow. Applicant: City of Angels.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 6:49 p.m.

Speakers:
None

Chairman Broeder closed the public hearing at 6:50 p.m.

MOTION BY COMMISSIONER MONCADA, DULY SECONDED BY VICE-CHAIRMAN GORDONO TO APPROVE RESOLUTION 22-20. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-20.

Resolution 22-21 to add Chapter 8.04 and amend Chapter 8.16 of the Angels Municipal Code to add Edible Food Recovery provisions consistent with state law. Applicant: City of Angels.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 7:00 p.m.

Speakers:
None

Chairman Broeder closed the public hearing at 7:01 p.m.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER WHITTLE TO APPROVE RESOLUTION 22-21. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-21.

Resolution 22-22 Finding of Architectural Conformity: *Red Ridge Restaurant* sign 1259 S. Main Street, Assessor's Parcel Number: 062-004-066.

City Planner Amy Augustine presented staff report.

Discussion:
Chairman Broeder, Vice-Chairman Gordon, Commissioner Moncada, and Commissioner Whittle commented. Staff responded.

Change to Staff Report:
None

Chairman Broeder opened the public hearing at 7:15 p.m.

Speakers:
Ken Anderson

Chairman Broeder closed the public hearing at 7:24 p.m.

MOTION BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER WHITTLE TO APPROVE RESOLUTION 22-22. AYES: CHAIRMAN BROEDER, VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0-1 TO APPROVE RESOLUTION 22-22.

OLD BUSINESS
None

COMMISSION BUSINESS
None

COMMITTEE REPORTS
None

COMMISSIONER'S REPORTS
Commissioner Whittle reported on concerns about early morning business delivery noise. Staff responded. Commission Whittle mentioned the need for the City to utilize more solar, and existing water wells. Staff responded.

Vice-Chairman Gordon. Nothing to report.

Commission Moncada. Nothing to report.

Chairman Broeder. Nothing to report.

Commissioner Klerk. Absent.

STAFF REPORTS

- Staff reported meeting with new Code Enforcement Officer. Waiting on proposal for direction on how CSG Consultants will be proceeding in conjunction with the City. Also, there is a new and updated City website that will go live very soon. Complaints will now be able to be submitted online.
- Staff reported that the City is still waiting to hear on the new Utica Park grant for 3 million dollars. California Coversation Corp. has volunteered to help clean up the potential new 3.8 acres of land adjacent to the park. The City is awaiting an appraisal for the adacent land. New park design has already been started.
- Staff reported the City is awaiting the final FEMA grant approval for the sewer improvements on Booster Way.
- Chairman Broeder commented that when a business vacates its location, the business owner should removal all signage when they leave.

<u>MOTION</u> BY VICE-CHAIRMAN GORDON, DULY SECONDED BY COMMISSIONER WHITTLE, AND CARRIED 4-0-1 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 7:22 P.M.

ATTEST: _____
John Broeder, Chairman

_____
Alicia Smith, Deputy City Clerk

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

CITY OF ANGELS CAMP
PLANNING COMMISSION
STAFF REPORT

RESOLUTION 22-23 RECOMMENDING TO THE CITY COUNCIL ESTABLISHING THE CITY OF ANGELS REGISTER OF CULTURAL RESOURCES

DATE: October 13, 2022

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP – City Planner

RE: Resolution of Intent 22-23, recommending to the City Council establishing the City of Angels Register of Cultural Resources.

RECOMMENDATION:

Approve Resolution of Intent 22-23, recommending to the City Council establishing the City of Angels Register of Cultural Resources.

BACKGROUND:

Pursuant to Angels Municipal Code (AMC) Section 17.90.020(B), an amendment may be initiated by a Resolution of Intent of the Planning Commission. The proposed Resolution of Intent will establish the City of Angels Register of Cultural Resources.

A “cultural resource” is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of the City of Angels, the State of California, or the nation which is 50 years of age or older or has been listed on or is eligible for listing on the National Register of Historic Places, the California Register of Cultural Resources, or any local register. Examples of prehistoric resources may include stone tools and manufacturing debris; milling equipment such as bedrock mortars, portable mortars, and pestles; darkened or stained soils (midden) that may contain dietary remains such as shell and bone; historic dumps (trash), mine workings 50 years old or older, dark gray or brown deposits with fire broken rock, stone tools, mining tools or other such features as well as human remains. Historic resources may include burial plots; structural foundations; mining spoils piles and prospecting pits; cabin pads; and trash scatters consisting of cans with soldered seams or tops, bottles, cut (square) nails, and ceramics.

Multiple General Plan 2020 Cultural Resources Element policies and implementation programs call for establishing a local inventory of cultural resources as necessary to manage cultural resources citywide and to

implement incentive programs including application of the State Historic Building Code (SHBC), the Mills Act, and other incentives the City may adopt.

The proposed resolution, upon approval by the City Council, will allow for immediate application of the State Historic Building Code (Health and Safety Code Sections 18950 through 18961) for structures qualifying for and requesting listing on the City of Angels Register of Cultural Resources.

The SHBC recognizes the unique construction problems inherent in historical buildings by providing a code to deal with these problems. The provisions of the SHBC are to be applied by the enforcing authority of every city, county, city and county, or state agency in permitting repairs, alterations and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use or continued use of a *qualified historical building*.

To be considered a *qualified historical building* or structure, Health and Safety Code Section 18955 states: … a qualified historical building or structure is any structure or collection of structures, and their associated sites deemed of importance to the history, architecture, or culture of an area by an appropriate local or state governmental jurisdiction. This shall include structures on existing or future national, state or **local historical registers** or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and **city or county registers or inventories of historical or architecturally significant sites, places, historic districts, or landmarks**.

Adoption of the City of Angels Cultural Resources Register, which incorporates the most recent historical inventory conducted in the City (2011), will facilitate the application of the SHBC in the City.

Requirements and procedures for inclusion on the inventory are contained in the attached resolution.

The following General Plan 2020 policies and programs are in support of the proposed inventory.

General Plan 2020 – Cultural Resources Element

Policies

8.A.1 *Provide mechanisms to identify and preserve the historic, visual, and aesthetic character and diversity of Angels Camp by encouraging the protection, enhancement, perpetuation and use of buildings, structures, places, sites, districts or other objects or things that represent past eras, events or persons important in Angels Camp's prehistoric, historic, cultural, social, economic, political and architectural history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city, or which provide examples of the physical surroundings in which past generations lived.*

8.B.1 *Recognize the importance of cultural resources management to the attractiveness, character and livability of Angels Camp.*

8.B.2 *Assist in retaining the special character of historic buildings, structures and districts and promote compatible development within historic districts by providing flexible development standards to encourage preservation of historic buildings, structures, sites and districts.*

8.B.3 *Recognize the importance of cultural resources management to the city's economic health and development. Promote the continued private ownership and utilization of historic properties by providing economic and zoning incentives to stabilize and*

improve the value of properties designated as historic resources, and strengthen the economy of Angels Camp by enhancing the city's attraction to residents and encouraging heritage tourism.

8.B.4 *Emphasize the provision of incentives to encourage the retention, reuse and restoration of historic structures.*

8.B.5 *Establish the tools necessary for the city to pursue funding sources and develop incentive programs essential to the preservation of the city's cultural resources.*

8.B.6 *Seek the expertise of qualified professionals in evaluating potential impacts of proposed projects on cultural resources.*

8.B.7 *Manage the city's cultural resources in a manner consistent with the Secretary of the Interior's Standards and Guidelines.*

Implementation Programs

8.A.h ***Establish an Angels Camp Register of Cultural Resources***

*Establish a Register of Cultural Resources for Angels Camp for the purposes of recognizing properties that are historically and culturally important to the citizens of Angels Camp and to implement preservation incentives programs pursuant to the Cultural Resources Management Ordinance (see 2020 General Plan **Program 8.B.a).** The Register will include properties that are:*

a. *Listed on the National Register of Historic Places*

b. *Listed on the California Register of Historical Resources*

c. *Properties contained within cultural resource inventories (see 2020 General Plan **Program 8.A.e)** that have been assigned a California Historical Resources Status Code (2020 General Plan **Appendix SD)** or National Register designation of:*

1. *listed on the National Register;*
2. *determined eligible for listing by formal process involving federal agencies;*
3. *appears to be eligible for listing in the judgment of the person completing the form;*
4. *might become eligible for listing; or*
5. *ineligible for listing on the National or California Registers but of local interest and eligible for the City Register*

d. *Properties that meet the criteria for listing on the City Register, contained in the Cultural Resources Management Ordinance*

e. *Carry the Historic Combining District (:H) designation*

8.B.c ***Provide Zoning Incentives to Encourage Preservation and Rehabilitation of Historic Buildings***

Allow the modification of development standards, provided a determination is made that the modification furthers the intent and purpose of this element. The program will consider allowing, as a conditional use, expanded uses for historic resources located in residential zones, and may also consider modification of dimensional limitations such as building coverage and setbacks. Modified development standards shall not alter conformance requirements of appropriate building, construction or fire codes (e.g., State Historic Building Code, Uniform Building Code, Uniform Fire Code, Uniform Code for Building Conservation). City building officials and fire officials are encouraged to liberally construe pertinent portions of the codes in furtherance of this element to the extent that interpretations do not endanger health and safety.

8.B.d ***Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building for Buildings 50 Years of Age or Older per the State Historic Building Code***

Continue to allow rehabilitation of housing using materials and methods as of the date of original construction for those residences 50 years of age or older and/or listed in the city's historical inventory (Central Sierra Historic Resource Inventory, March, 1989; Leslie Crow and as may be amended) unless a health or safety hazard would result, consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code (2020 General Plan ***Appendix 81)*** *for guidance, where pertinent.*

Please note that some modifications of the above policies and programs have been made in the attached resolution to reflect updated information (e.g., a 2011 cultural resources inventory provides more current resource evaluations than the 1989 referenced resources inventory)

ENVIRONMENTAL FINDINGS

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed code amendments are exempt from further review, because the proposed amendments implement a program identified within the scope of the 2020 General Plan Environmental Impact Report adopted for the 2020 General Plan.

ATTACHMENT

A. Resolution 22-23

CITY OF ANGELS PLANNING COMMISSION

Resolution of Intent No. 22-23

RESOLUTION PASSED AND ADOPTED BY THE

CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ESTABLISHING THE

CITY OF ANGELS REGISTER OF CULTURAL RESOURCES

WHEREAS, the City of Angels' historical built environment is a priceless legacy from previous generations that is an integral part of the City's identity and distinctive character;

WHEREAS, the City of Angels' historical built environment is an important part of the City's tourism economy and character;

WHEREAS, this legacy, to be perpetuated for future generations, requires mechanisms to identify and preserve the historic, visual, and aesthetic character and diversity of Angels Camp by encouraging the protection, enhancement, perpetuation and use of buildings, structures, places, sites, districts or other objects or things that represent past eras, events or persons important in Angels Camp's prehistoric, historic, cultural, social, economic, political and architectural history, or which provide significant examples of architectural styles of the past, or which are unique and irreplaceable assets to the city, or which provide examples of the physical surroundings in which past generations lived;

WHEREAS, Angels Camp General Plan 2020 Implementation Program 8.A.h calls for establishing a Register of Cultural Resources for Angels Camp for the purposes of recognizing properties that are historically and culturally important to the citizens of Angels Camp and as a mechanism to implement preservation incentive programs;

WHEREAS, many of the City's homes and business buildings are over 50 years of age and need continued good maintenance and rehabilitation which may require the application of the State Historical Building Code;

WHEREAS, use of the State Historical Building Code requires the establishment of a local register of historical properties to qualify for its application;

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Angels recommends to the City Council, establishing the City of Angels Register of Cultural Resources subject to the following eligibility

rules:

Rule 1: A property is eligible for consideration to be listed on the City of Angels Register of Cultural Resources if it is at least 50 years old and meets one of the following criteria:

A. It exemplifies or reflects significant elements of the City of Angels' cultural, social, religious, economic, political, engineering or architectural history;

B. It is identified with historical persons or with important events in local, state or national history;

C. It embodies distinguished architectural characteristics valuable for a study of a period style or method of construction or is a valuable example of the use of indigenous materials or workmanship;

D. It is representative of a notable work of a master builder or architect;

E. It is listed on the National Register of Historic Places or is a contributing structure in a district listed on the National Register of Historic Places;

F. It is listed on the California Register of Historical Resources or is a contributing structure in a district listed on the California Register of Historical Resources;

G. It is currently zoned :H (Historic combining district) under Title 17 of the City of Angels Municipal Code;

H. It has been declared eligible for listing on a local, state, or national register of cultural resources pursuant to an inventory conducted by a qualified cultural resources professional pursuant to the standards and criteria established pursuant to the National Register of Historic Places and/or California Register of Historical Resources;

I. It has been evaluated and determined eligible for listing on a local, state, or national register of cultural resources either individually or as a contributor to a district pursuant to the *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, CA,* April 2011 prepared under Community Development Block Grant #08-EDEF-5782 by Foothill Resources, Ltd. and as that inventory may be amended.

J. Properties zoned with the Historic Combining District (:H) designation

Rule 2: The owner, or his or her authorized agent, of a qualified property, as defined in Rule 1, may apply for inclusion on the City of Angels Register of Cultural Resources through the City of Angels Community Development Department on a form prescribed by that department and meeting the following requirements:

A. For rehabilitation and/or remodeling projects a description of and proposed timeframe for completing each phase of the rehabilitation or remodeling projects. Exterior elevations of the qualifying structure clearly identifying all proposed changes.

B. For all projects, a description of the proposed maintenance program for the structure;

C. A fee to cover the costs of preparing necessary reports and resolutions to add the resource(s) to the register will be established on the City's Fee Schedule.

An application to be included on the City of Angels Register of Cultural Resources shall be deemed an application to rezone the parcel upon which the resource is located to the Historic Combining District (:H).

Rule 3: Upon receipt of an application to be included on the City of Angels Register of Cultural Resources, the

application shall be referred to the City of Angels Planning Commission for a review to determine:

A. Whether the property in question is qualified for inclusion on the City of Angels Register of Cultural Resources;

B. Whether all or part of the parcel under application shall be included on the register;

C. If the request is for a property requiring rehabilitation, then the Commission shall evaluate whether or not the project meets the rehabilitation standards according to the rules of the Office of Historic Preservation of the State Department of Parks and Recreation and in accordance with the Secretary of the Interior's Rehabilitation Standards or other applicable Secretary of the Interior's standards;

D. If the request is for a property which shall be preserved in its existing good condition, the Commission shall evaluate the maintenance schedule to determine if it is sufficient to maintain the property in its present good condition.

The Commission shall forward its recommendations to the City Council. The City Council shall consider the recommendations and take action to include or exclude the property for inclusion on the City of Angels Register of Cultural Resources.

The foregoing resolution was introduced and moved for adoption on October 13, 2022, by Commissioner _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED October 13, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
John Broeder, Chairman

Attest:

_____
Amy Augustine, City Planner

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

CITY OF ANGELS CAMP
PLANNING COMMISSION
STAFF REPORT

RESOLUTION 22-24 RECOMMENDING TO THE CITY COUNCIL ADDING THE UTICA HOTEL TO THE CITY OF ANGELS REGISTER OF CULTURAL RESOURCES

DATE: October 13, 2022

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP – City Planner

RE: Resolution of Intent 22-24, recommending to the City Council adding the Utica Hotel located at 1270-1276 South Main Street to the City of Angels Register of Cultural Resources.

RECOMMENDATION:
Approve Resolution of Intent 22-24, recommending to the City Council adding the Utica Hotel located at 1270-1276 South Main Street to the City of Angels Register of Cultural Resources.

BACKGROUND:
The City of Angels Register of Cultural Resources (City of Angels RCR) is proposed for approval before the City Council on October 18, 2022, and was considered by the Planning Commission pursuant to Resolution 22-23.

The Utica Hotel property owners have requested inclusion as the first entry on the City of Angels RCR. The Planning Commission approved Resolution 2019-24 for extensive renovations to the Utica Hotel, including the addition of a third floor. The applicant recently submitted revised plans for the renovation which now excludes the third floor. Therefore, no significant changes to the façade will occur.

Pursuant to the draft resolution adopting the City of Angels RCR, the Planning Commission shall determine:

> *Whether the property in question is qualified for inclusion on the City of Angels Register of Cultural Resources;*

The Commission shall forward its recommendations to the City Council. The City Council shall consider the recommendations and take action to include or exclude the property for inclusion on the City of Angels RCR.

Per the draft resolution, qualifications for inclusion in the City of Angels RCR include resources that have:

> … been evaluated and determined eligible for listing on a local, state, or national register of cultural resources either individually or as a contributor to a district pursuant to the *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, CA,* April 2011 prepared under Community Development Block Grant #08-EDEF-5782 by Foothill Resources, Ltd. and as that inventory may be amended.

The Utica Hotel was evaluated pursuant to the referenced inventory as Resource #22 and determined eligible for individual listing on the National Register of Historic Places and as a contributor to a National Register district.

Originally named the Bazinett Hotel, the structure was dedicated in May 1937 as a board formed concrete and steel hotel building in the Art Deco style "as one of the largest and most impressive buildings in the Mother Lode." The Bazinett Hotel was constructed on the former site of several 1850s-1880s buildings which burned in 1931. It was designed and built by O.J. Scherer of Angels Camp with Charles Gulick of Stockton as the structural engineer. It originally contained 30 rooms and one apartment and included hot and cold running water in each room. It was "the grandest building ever erected in Angels Camp, and reputedly supported by gambling." The significance of the building is associated with the resurgence of hard rock mining in Angels Camp and hosted various movie stars of the era including John Wayne and Van Johnson among others. "It embodies the distinctive characteristics of the Art Deco style of architecture in its type, period, and method of construction and represents a new age in Angels Camp, one in which the automobile and modernism reached ascendancy."

Based on the preceding, the Planning Commission may find that the Utica Hotel is qualified for and should be added as the first entry on the City of Angels Register of Cultural Resources.

ENVIRONMENTAL FINDINGS

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed resolution is exempt from further review pursuant to Section 15331, Class 31 Historical Resource Restoration/Rehabilitation because the inclusion of the Utica Hotel on the City of Angels Inventory of Cultural Resources will allow it to maintain, repair, stabilize, rehabilitate, restore, preserve, conserve or reconstruct an historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and through the application of the State Historic Building Code.

ATTACHMENT

A. Resolution 22-24
B. Department of Parks and Recreation Form 523 (DPR 523) for the Utica Hotel

CITY OF ANGELS PLANNING COMMISSION

Resolution of Intent No. 22-24

RESOLUTION PASSED AND ADOPTED BY THE

CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADDING THE

UTICA HOTEL TO THE

CITY OF ANGELS REGISTER OF CULTURAL RESOURCES

WHEREAS, the City of Angels Register of Cultural Resources is proposed to be established on October 18, 2022 by the City of Angels City Council pursuant to Resolution 22-71 as the City's official local register of cultural resources which reflects significant elements of the City of Angels' social, cultural, economic, political, architectural or engineering history; and

WHEREAS, the circa 1937 two-story board formed concrete and steel Utica Hotel building in the Art Deco style, formerly known as the Bazinett Hotel, and located at 1270-1276 South Main Street in Angels Camp is an important part of the City architectural, economic, and social history; and

WHEREAS, the Utica Hotel has been determined eligible to qualify for the National Register of Historic Places (NRHP), and the City of Angels Register of Cultural Resources at level 3B (appears eligible for the NRHP both individually and as a contributor to a NRHP district through survey evaluation); and

WHEREAS, the Utica Hotel retains its integrity on both its interior facade and interior rooms to its 1930s period of significance to a remarkable degree; and

WHEREAS, the City of Angels Planning Commission did, at its October 13, 2022, meeting consider eligibility for inclusion on the City of Angels Register of Cultural Resources;

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Angels recommends to the City Council, the addition of the Utica Hotel to the City of Angels Register of Cultural Resources

The foregoing resolution was introduced and moved for adoption on October 13, 2022, by Commissioner _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED October 13, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
John Broeder, Chairman

Attest:

_____
Amy Augustine, City Planner

Attachment B – Utica Hotel DPR 523 from 2011 Inventory

State of California–The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3B
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 61 of 79 *Resource Name or #: (Assigned by recorder) No. 22, Bazinett Hotel

P1. Other Identifier: Utica House Hotel

*P2. Location: ☐ Not for Publication ☑ Unrestricted *a. County Calaveras

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Angels Camp, Calif. Date 1948 T 3 N R 13 E, NW ¼ of SW ¼ of Sec. 34; MDBM

c. Address 1276/1284 South Main Street City Angels Camp Zip 95222

d. UTM: (Give more than one for large and/or linear resources) Zone 10 _____ mE/ _____

e. Other Locational Data: e.g., parcel #, directions to resource, elevation, etc., as appropriate).

APN 60-012-11 (Lots 5, 6, 7, and portion of 8, Block 3 of Angels Camp Townsite)

*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This two-story board-formed concrete-and-steel hotel building was constructed in the Art Deco style in 1937, as one of the largest and most impressive buildings in the Mother Lode. It has a flat roof, a stepped parapet façade, and a central bay flanked by two bays on each side, cornered and separated by concrete pilasters with vertical finger grooves. The primary façade is coated in stucco, with a wainscoting of cast black tile. A band course with chevron patterns courses across the façade below the parapet and above the windows, while five circular recessed motifs, and recessed squares over the windows in the central parapet, are other Art Deco features. Each bay on the primary façade second story features two casement windows, each with multi-paned industrial metal paned sash and transoms. The first floor, which originally consisted of the Safeway Store on the south, a barber shop, the hotel entry, and a café and drugstore to the north, is anchored by the central recessed hotel entry with tile floor and double glass and frame entry doors flanked by large windows. The storefront windows on the first story have the original metal frames, while the doors to the individual stores are glass and metal. The interior of the building is original, with wood flooring, two-story lobby with stained glass skylight and second-story stairway with decorative metal railing, doors, hardware, lighting fixtures, bar, oil paintings, and other fixtures intact. The shed-roofed shingled front porch is a 1970s addition; originally the first floor windows were covered with slanted canvas awnings over the street. The large rectangular building faces northeast towards Main Street, with the City parking lot on the southeast and a bank building on the northwest.

*P3b. Resource Attributes: (List attributes and codes) HP6 two-story commercial building

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) View NW, April 2011

*P6. Date Constructed/Age and Sources: ☑ Historic ☐Prehistoric ☐ Both
1937

*P7. Owner and Address:
Miners and Prospectors, Inc.
P.O. Box 49
Angels Camp, CA 95222

*P8. Recorded by: (Name, affiliation, address)
Judith Marvin
Foothill Resources, Ltd.
P.O. Box 2040
Murphys, CA 95247

*P9. Date Recorded: April 2011

*P10. Survey Type (Describe):
Intensive survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") *Historic Resources Inventory and Evaluations, Historic Commercial Center, Angels Camp, Calaveras County, California. Prepared Under Community Development Block Grant Downtown Façade Improvement Program No. 08-EDEF-5782.* Prepared for the City of Angels, Angels Camp, California, by Foothill Resources, Ltd., Murphys, California.

Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List) _____

State of California–The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3B

***Resource Name or #** (Assigned by recorder) No. 22, Bazinett Hotel

B1. Historic Name: Bazinett Hotel
B2. Common Name: Utica House Hotel
B3. Original Use: Hotel B4. Present Use: Commercial and Vacant
***B5. Architectural Style:** Art Deco
***B6. Construction History:** (Construction date, alterations, and date of alterations) No major alterations noted; only shed-roofed porches along sidewalk added in 1970s. .
***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: O.J. Scherer Co. b. Builder: O.J. Scherer Co.
B10. Significance: **Theme** Settlement and Commercial Development **Area** Angels Camp
Period of Significance .1930s **Property Type** Hotel **Applicable Criteria** A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The Bazinett Hotel was erected in 1937 on the sites of several 1850s-1880s buildings that burned in 1931. They included Cosgrove's Livery Stable, Cosgrove's Hotel/Golden Eagle Hotel/Commercial Hotel, Barkhorn's Saloon, Ratz's Barber Shop, and Cooley's Bootmaking establishment; all of which burned in the fire of 1931. Dedicated in May of 1937, the hotel was owned and operated by J.H. (Herb) and Catherine Bazinett, a former San Francisco business man and owner and operator of the Rockaway Beach Hotel. Constructed of reinforced concrete and steel, it was designed and built by O.J. Scherer of Angels Camp, with Charles Gulick of Stockton as structural engineer. Containing 30 rooms and one apartment, the hotel covered 12,000 square feet of space on the ground floor and 7500 on the second, and included hot and cold water in every room, with a lobby, banquet room, "Forty-Niner" taproom, beauty shop, barber shop, drugstore, and Safeway on the main floor. It was the grandest building ever erected in Angels Camp, and reputedly supported by gambling. In 1949 the property was sold to Dario Dibintano of Reno, Nevada, and the Bazinetts moved to the Peninsula. The hotel appears individually eligible for listing on the NRHP under Criteria A and C. Under Criterion A, the Hotel is associated with the resurgence of hard rock mining in Angels Camp when visitors, drummers, and miners partook of the modern amenities provided by the establishment. It also played host to various movie stars of the era, including John Wayne and Van Johnson among others. Under Criterion C, the hotel embodies the distinctive characteristics of the Art Deco style of architecture in its type, period, and method of construction, and represents a new age in Angels Camp, one in which the automobile and modernism reached ascendancy. The building retains its integrity on both its exterior façade and interior rooms to its 1930s period of significance to a remarkable degree.

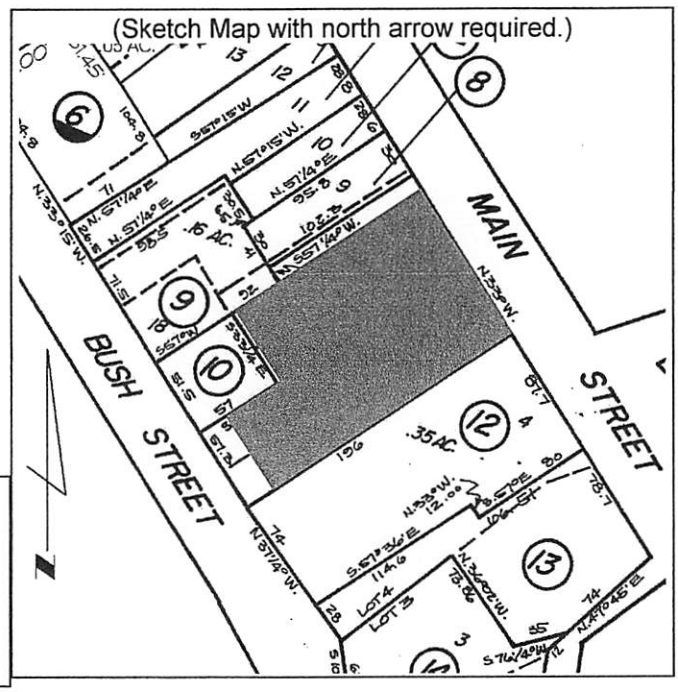
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

B13. Remarks:

***B14. Evaluator:** Judith Marvin, Foothill Resources, Ltd., P.O. Box 2040, Murphys, California 95247.

***Date of Evaluation:** 27 April 2011

(Sketch Map with north arrow required.)



(This space reserved for official comments)