CITY OF ANGELS
PLANNING COMMISSION

A G E N D A

May 12, 2022

OPEN HOUSE – 5:00 – 6:00 p.m.
GREENHOUSE GAS EMISSIONS REDUCTION MEASURES
PUBLIC INPUT

REGULAR MEETING 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.

OPEN HOUSE – 5:00 p.m. Greenhouse gas emissions reduction measures public input.

REGULAR MEETING – 6:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair John Broeder, Vice-Chair Gary Gordon, Commissioner Robert Moncada, Commissioner Kristopher Klerk, Commissioner Joseph Whittle

APPROVAL OF AGENDA

Approval of Regular Agenda for May 12, 2022.

APPROVAL OF MINUTES

April 14, 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. PUBLIC HEARING: Finding of Architectural Conformity for a sign and Administrative Site Plan Review to establish a rental hall available for one-day events in the Historic Commercial district. The Quarry will be located at 1177 South Main. Assessor's Parcel Nos: 062-004-064, by Nathaniel Allen, et al.

COMMISSION BUSINESS

1. Schedule creek sewerline walk
2. Planning Commission training 5/13/22 Jackson
3. Planning Commission goals – ongoing
4. Other

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 **June 9, 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

A G E N D A

May 13, 2022
Jackson, Amador County

PLANNING COMMISSIONER TRAINING

The City of Angels Planning Commissioners will be attending training at the Civic Center on 33 Broadway in Jackson, Amador County, all day Friday, May 13, 2022.

The attached summarizes the sponsor and topics.

For more information.

2022-2023 Regional Planning Commissioner Trainings - Institute for Local Government (ca-ilg.org)

PLANNING COMMISSIONER TRAININGS

Hosted by ILG in partnership with PlaceWorks and the California Department of Housing & Community Development

CEQA & TRANSPORTATION

LEGAL & FISCAL ISSUES

PUBLIC PARTICIPATION & EFFECTIVE MEETINGS

HOUSING LAWS & COMMUNITY DESIGN

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The Institute for Local Government (ILG) is hosting in-person regional planning commissioner trainings for City & County planning commissioners.

These interactive sessions will help planning commissioners better understand the basics of planning documents, CEQA & public engagement principles. We will also discuss local planning challenges & opportunities specific for each region. Come engage with experts in the field & learn from fellow planning commissioners about best practices, emerging trends & lessons learned.

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CITY OF ANGELS
PLANNING COMMISSION
MINUTES

Regular Meeting of Thursday, April 14, 2022
City of Angels Fire House
1404 Vallecito Road
Angels Camp, California

CALL TO ORDER

Vice-Chairman Gordon called the meeting to order at 6:02 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

AGENDA APPROVAL

Approval of Regular Agenda for April 14, 2022.

MOTION BY COMMISSIONER WHITTLE, DULY SECONDED BY COMMISSIONER KLERK, AND CARRIED 4-0 TO APPROVE THE REGULAR MEETING AGENDA FOR APRIL 14, 2022.

MINUTES APPROVAL

Meeting minutes for March 10, 2022.

MOTION BY COMMISSIONER KLERK, DULY SECONDED BY COMMISSIONER MONCADA, AND CARRIED 4-0 TO APPROVE THE MINUTES OF THE MARCH 10, 2022, MEETING WITH THE FOLLOWING CHANGES:

F. Commissioner Klerk suggested connecting the sidewalk gap from Napa Auto to O'Reilly Auto. Staff noted that this is "in the works."
H. Commissioner Klerk suggested Code Enforcement procedures.

PUBLIC COMMENTS

Vice-Chairman Gordon opened the Public Comment at 6:06 P.M.

Item Discussed: None

Vice-Chairman Gordon closed the Public Comment at 6:07 P.M.

PRESENTATION

1. PRESENTATION, PUBLIC INPUT, AND RECOMMENDATIONS: Sierra Business Council. Draft Greenhouse Gas Reduction Plan measures for the City of Angels. Draft measures primarily address these topics: Energy, Transportation, Solid Waste, Water, Wastewater and Wildfire.

City Planner Amy Augustine welcomed Sierra Business Council (SBC) who presented Greenhouse Gas Reduction Plan Measures Draft including Project Overview, Agenda, and Timeline via Zoom.

NOTE: At this time, the internet connection became unstable. A cell phone was used to allow those on Zoom to listen in and respond.

They noted a survey and pre-recorded presentation will be launched approximately April 25, 2022, and will close on 5/16/22. An Open House is scheduled for May 12, 2022, from 5pm – 6pm. The Climate Action Plan (not yet drafted) will be reviewed by the City prior to adoption. An additional category was added to the traditional list of Greenhouse Gas Reduction measures for Wildfire which may be thought of as carbon sequestration. Tonight's objective is to obtain Planning Commission and public feedback on the following Draft Measures:

General: Planning Commission asked if there will be a section in the Plan identifying potential grants and funding sources for these programs. SBC responded.

Renewable Energy: Planning Commission asked if PG&E Clean Energy Portfolio including Melones energy use is it reflected in this section? SBC responded yes, the inventory accounted for PG&E renewable energy under current and forecasted conditions.

Education and Outreach: Planning Commission suggestions: neighborhood meetings, consider where to go for outreach, consider outreach to various age groups and differences in outreach methods

Existing Buildings: Planning Commission noted dual benefits of retrofitting buildings – save energy and save money for residents.

Transportation: Planning Commission discussed the need to address the use of golf carts and include them in the zoning code.

Solid Waste: Planning Commission discussed the need to have buy-in from the solid waste handlers to meet the proposed reduction measures.

Water and Wastewater: Planning Commission discussed use of reclaimed water and need to add infrastructure for it to be viable. Reverse osmosis proposed as a method. Harris & Associates (a member of the SBC team) noted that this may be used on a microscale but is less

effective on a grander scale where tertiary treated reclaimed water is the more accepted practice. Suggested adding verbiage to keep up with new energy technologies.

Wildfire (WF-1): Planning Commission suggested adding the California Conservation Corps (CCC) to the list of partners.

PUBLIC HEARING

2. **Resolution 22-12:** Site Development Permit 64 South Main. M.A.C.T Native American Museum - Mariposa, Amador, Calaveras, and Tuolumne (M.A.C.T.) Health Board, Inc. by John Alexander. 12,060± square feet, two-story administration and cultural building with outdoor cultural park, roundhouse, bark houses, public bathrooms, on a 0.7± acre site zoned Community Commercial (CC). Murals with traditional Native American dancers in ceremonial dress will be painted fronting SR 49. The project includes a recommendation to the City Council to allow extending a long-term lease for a portion of City property adjacent to the site for continued parking. Assessor's Parcel Nos: 058-015-004, 058-015-003 (Existing administration and dental clinic), 058-015-011 (Portion of City parking lot).

City Planner Amy Augustine presented the new project.

Discussion:
Commissioner Whittle requested the plan include a maintenance plan for the round house. an electrical vehicle charging station and possible solar carport (based on the presentation just completed). Staff responded that roundhouse maintenance could be incorporated into Condition #7g and/or #34. He indicated that his recommendation was not to sell the parking lot, but to continue with a lease.

Staff stated that the City Council would make the decision related to a long-term lease or sale of the property, but she would pass along the recommendation. She asked if other Planning Commissioners wished to weigh in. None responded.

Vice-Chairman Gordon opened the public hearing at 7:06 p.m.

Speakers:
John Dunlap for John Alexander. He noted that Dr. Cooper had received baskets as payment from Native Americans for services and had donated them to MACT. These baskets, including "life baskets" would be on display in the museum.

Greg Pires, the project's Modesto Architect, noted that the roundhouse would be constructed of "faux" bark and had a life expectancy of 25 years.

Vice-Chairman Gordon closed the public hearing at 7:15 p.m.

Commission Recommendations:
The commissioners expressed support for the project.

<u>MOTION</u> BY COMMISSIONER KLERK, DULY SECONDED BY COMMISSIONER WHITTLE TO APPROVE RESOLUTION 22-12 WITH RECOMMENDED CHANGES. AYES: VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA, KLERK AND WHITTLE. NOES: NONE. THE MOTION CARRIED 4-0 TO APPROVE RESOLUTION 22-12 WITH THE RECOMMENDED CHANGE TO CONDITION 7(g) RELATED TO ONGOING ROUNDHOUSE MAINTENANCE.

3. **Resolution 22-13:** Variance 195 Rocky Ridge, Assessor's Parcel Number 058-036-016 by Gary D. and Lorraine Haddock. Variance to reduce the required front setback from 20 feet to 13± feet to allow an existing carport to remain within the required 20-foot setback in a Single-Family Residential (R-1) zoning district.

City Planner Amy Augustine introduced the project noting that it had originated as a code violation. In response to the City's Notice and Order to Abate, the landowner had contacted the City to address the violation and was informed that only a variance could allow the carport to encroach into the setbacks.

Staff noted that a variance required a finding that there is something unique about the property. In this particular case, that would be the presence of three, 20-foot setbacks (two fronts and a rear setback plus a 5-foot side setback). Most neighboring properties have a 20-foot front, a 20-foot rear and two 5-foot side setbacks. Therefore, the Commission could make a finding of special conditions related to the property and staff was recommending approval.

Staff reported that 11 responses had been received with 9 neighboring properties in support of the variance and one opposed. Those in favor stated they found the structure neat and attractive and removed vehicles from the roadway. The landowner in opposition disagreed and found the structure unattractive. Staff noted that a second letter of opposition had been received from Ron Davis and was e-mailed to the Planning Commissioners in advance of the meeting and copies were available for the public. That letter expressed concerns related to setting a precedent for others to do the same.

In response to the neighbor's concern related to appearance, conditions of project approval included painting the home to match the carport, maintaining landscaping (trees already were planted to screen the carport), and securing a building permit. Staff also noted that the City is drafting an ordinance to require double-fees for building permits issued in response to a code violation.

<u>Discussion:</u>
Commissioner Whittle noted that he'd measured from the back of the curb and it measured closer to 8.5 feet than 13 feet from the property line unless the edge of the pavement wasn't the property line. Staff responded that the edge of the pavement isn't necessarily the property line, but that the Planning Commission could recommend a smaller setback if they felt it should be less. He asked who owned to the back of the curb if it wasn't the property owner? Staff noted that, in this particular case, the original subdivision developer-maintained ownership of the roadways; but that the back of the curb was not necessarily the property boundary.

Commissioner Moncada asked if carports typically require a building permit. Staff responded that this carport exceeded 120 square feet and, therefore, required a building permit. She noted that this is an ongoing issue. Retailers selling pre-fab structures often inform buyers that no building permit is required without actually checking.

Commissioner Whittle asked if the work had been performed by a licensed contractor and how, if a building permit is secured now, could the integrity of the slab or retaining wall be determined. Staff stated that the building permit process would determine the license status of the contractor. Staff stated that she deferred to the applicants to state whether or not they'd photographed any of the building process and if those photos might be used in support of a building permit.

Commissioner Whittle stated that he's at odds on this one. He appreciated that they wanted to keep things nice; but going through a variance could encourage others to do the same--not having a building permit and then asking for a variance.

Commissioner Klerk asked about the code violation. Staff stated a complaint was received, a letter was sent and the applicants responded to the City and asked how they should proceed.

Commissioner Whittle asked if the Planning Commission's decision today could be appealed to the City Council. Staff responded "yes," that the appeal had to be filed within 10 days of the decision.

Vice-Chairman Gordon opened the public hearing at 7:35 p.m.

Speakers:

Lorraine Haddock, parcel owner, spoke in support of the variance. She stated that her and her husband had taken photos through the construction process of the cement work. They had not put in the slab with the intent of adding a carport. She stated they'd originally intended to use a tarp, but felt it wouldn't look good. They had attempted to secure an off-site storage unit but could not get one. They didn't want to store the boat on the street, so they'd started looking at sheds. They had lived at the location just over one year.

A company installed the carport. They'd purchased that particular color intending to paint the house a similar grey color. Because of the size of the carport, they'd selected fast growing trees and planted them so it would look nice. They felt they were improving things.

She stated that they had to pay a hefty fee for the variance application and agreed that they would paint the house a similar color and maintain landscaping as screening. She said they were not trying to make things look bad. She noted that, if asked to tear down the carport, they would likely sell the home.

She asked if, per Staff's proposed condition, if approved, would the house have to exactly match the carport color or could it be close to the same color. Staff responded it could be close to the same color.

Ron Davis spoke in opposition. He stated that he needed to correct staff on her presentation where she'd tried to paint a picture of "Oh my God" there are setbacks of 20, 20, and 20 feet. All the lots in the subdivision have 20-foot front and back setbacks. Corner lots have 20, 20, and 20-foot setbacks and staff made it sound as if the applicants were being mistreated. He noted he'd built the house and lived in it for 12 years and developed the lot. He stated that the landowners knew what they were doing was wrong and went ahead and did it and hoped no one would notice—that we all know you need a permit for a structure like that. They should have done their due diligence and at least checked with the City to see if a building permit was needed. He stated that the nine speaking in favor likely wanted to do the same thing, but what about the others that had to drive by and look at it? It is an albatross. It sets a precedent for others to disregard City ordinances and fail to get a building permit then ask for a variance. Now the landowners want forgiveness.

Staff asked if anyone online (Zoom) wanted to make comments. Seeing no one, she turned it back to the Chair.

Vice-Chairman Gordon closed the public hearing at 7:50 p.m.

Commissioner Whittle stated that now that he understood the landowners did not own to the back of the curb, are the conditions requiring landscaping to be placed on someone else's property? Staff stated no. The landscaping is on the landowner's property.

Commissioner Klerk asked if the area where the landscaping is planted is within the setback, but on the landowner's property. That you can put landscaping in a setbacks, but not a structure. Staff confirmed that this is correct.

Commissioner Whittle stated looking at the photo, if the property line isn't at the back of curb, is the landscaping on the subject property? Staff stated that the landscaping is on the subject property which extended to the back of curb at the very least.

Commissioner Whittle asked for clarification on the resolution which states allowing an encroachment of 7 feet into the front setbacks, aren't we talking about the side setback? Staff responded that no, in fact, this property has two front setbacks which is the basis for the variance—the property doesn't have a front and side, but two fronts—on both Thistle and Rocky Ridge. Commissioner Whittle stated that he understood the two fronts. Staff noted that stating it is the Thistle frontage and the Rocky Ridge frontage might help to clarify.

Chair Gordon stated that this was a very difficult decision. He always checks with the City to see if he needs a permit, but it is a difficult lot. It is difficult to store RVs and boats and the carport is noticeable due to its size; but rocks and trees were added and enhanced the appearance. Perhaps the need to store the boat might have been considered before purchasing the lot. He stated he was actually more concerned with the appearance of the fence and the propane tank. But, we have to look at why we have the ordinance, and if we should override it with a variance. He felt is was very difficult and they should have checked to see if they needed a permit.

Commissioner Whittle agreed the decision was very difficult and he appreciated that they were taking care of their property. He stated he'd driven around and there were other items in the Angel Oaks subdivision that perhaps might need looked at. He stated that, if a licensed contractor was used, the contractor should have been responsible and checked and perhaps the landowners may have some recourse through the contractor.

Commissioner Gordon asked Ms. Haddock if their contractor was licenses. She said yes, but not from this area. She asked if they had come to the City, could they have built that structure? Staff responded that they'd have had to secure a building permit and conformed with the setbacks. If they could conform with the setbacks, the structure could have been installed without a variance. She asked about other pre-fab buildings and the trigger for a building permit. Staff stated it was around 100 feet. Commissioner Whittle stated it was 120 feet and staff concurred.

Chair Gordon noted that driving around the neighborhood there were many RVs and boats sticking out and agreed that the applicants had tried to make it look good.

Commissioner Klerk agreed that the owners had done what they could to reduce visual impact and that there were no safety issues. He felt the City should be out there and more engaged, but he was worried it could set a precedent where folks could build without a permit, then get a variance. He agreed it is a tricky situation.

Ms. Haddock, from the audience, stated that it wasn't easy or inexpensive to apply for the variance and wouldn't necessarily be precedent-setting given the cost and effort involved.

The Commissioner reiterated that its decision could be appealed. Staff noted that variance fees were a few thousand dollars and that there is a fee for an appeal. The fees for the variance are, in part, relatively high and offer some disincentive. She confirmed the fees are non-refundable.

Chair Gordon asked if anyone was ready to make a motion. No one responded.

MOTION BY VICE-CHAIRMAN GORDON TO APPROVE RESOLUTION 22-13. AYES: NONE. NOES: NONE. ABSENT: CHAIRMAN BROEDER. THE MOTION DIES FOR LACK OF SECOND.

MOTION BY COMMISSIONER WHITTLE, DULY SECONDED BY COMMISSIONER KLERK TO DENY RESOLUTION 22-13. AYES: VICE-CHAIRMAN GORDON, COMMISSIONERS MONCADA, KLERK AND WHITTLE. NOES: NONE. ABSENT: CHAIRMAN BROEDER. THE MOTION CARRIED 4-0 TO DENY RESOLUTION 22-13.

PLANNING MATTERS
None

OLD BUSINESS
None

COMMISSION BUSINESS

1. Historic District Sign Sub-Committee Membership.

Vice-Chairman Gordon, and Commissioner Klerk volunteered for committee. Alternate No. 1 – Commissioner Whittle. Alternate No. 2 – Commissioner Moncada.

2. 2022 Planning Goals and Discussion Items:

   A. Commissioner Whittle discussed needing to do more solar within the City. Making the City more energy efficient.
   B. Research grants available for work needed in the City.
   C. Commissioner Whittle discussed the need for freshwater wells.
   D. Commissioner Whittle discussed the need to infill build on vacant lots in the City. To find ways to encourage building. He suggested one way would be to lower utility fees.
   E. Commission Whittle discussed alternate way to remove project marking paint other than to paint over those surfaces with black paint.
   F. Vice-Chairman Gordon suggested spending time at each Planning Commission meeting discussing creative ways to get projects moving in the City by having the community more involved.

COMMITTEE REPORTS
There were no committee meetings in the preceding month.

COMMISSIONER'S REPORTS
Commissioner Moncada noted there is a barber's A-frame sign that hadn't been reviewed. Vice-Chairman Gordon asked about Red's sign previously reviewed and approved by the Planning Commission. Commissioner Klerk had nothing to report. Commissioner Whittle asked about neon signs—are they permitted or not?

STAFF REPORTS
None

MOTION BY COMMISSIONER MONCADA, DULY SECONDED BY COMMISSIONER WHITTLE, AND CARRIED 4-0 TO ADJOURN THE MEETING.

MEETING WAS ADJOURNED AT 8:30 P.M.

ATTEST:

_____
Gary Gordon, Vice-Chairman

_____
Alicia Smith, Deputy City Clerk

ANGELS CAMP CALIFORNIA

PLANNING DEPARTMENT

CITY OF ANGELS PO Box 667, 200 B Monte Verda Street, Angels Camp, CA 95222 P: (209) 736-1346 F: (209) 736-9048

CITY OF ANGELS CAMP
PLANNING COMMISSION HEARING
STAFF REPORT

ADMINISTRATIVE SITE PLAN REVIEW
& SIGN PERMIT FOR
THE QUARRY DOWNTOWN

ITEM NO.	1
DATE:	May 12, 2022
FROM:	Amy Augustine, AICP – City Planner
OWNER/ APPLICANT:	Nathaniel Allen, et al.
LOCATION:	1177 South Main Street
ASSESSOR's PARCEL NUMBER:	062-004-064
GENERAL PLAN:	Historical Commercial (HC)
ZONING:	Historical Commercial (HC)

PROJECT DESCRIPTION:
Sign Permit and Administrative Site Plan Review to establish a rental hall available for one-day events.

RECOMMENDATION:
Staff recommends the Planning Commission adopt Resolution 22-14 approving the Administrative Site Plan Review and Sign Permit subject to the attached conditions.

Figure 1: Project Location

Figure 2: Project View Looking north/northeast from Pickled Porch Cafe

Figure 3: Approximate Sign Location on Exterior Wall facing West (Sign Not to Scale in Photo. Will be 4’ X 4.5’) – See Figure 5

Figure 4: Floor Plan

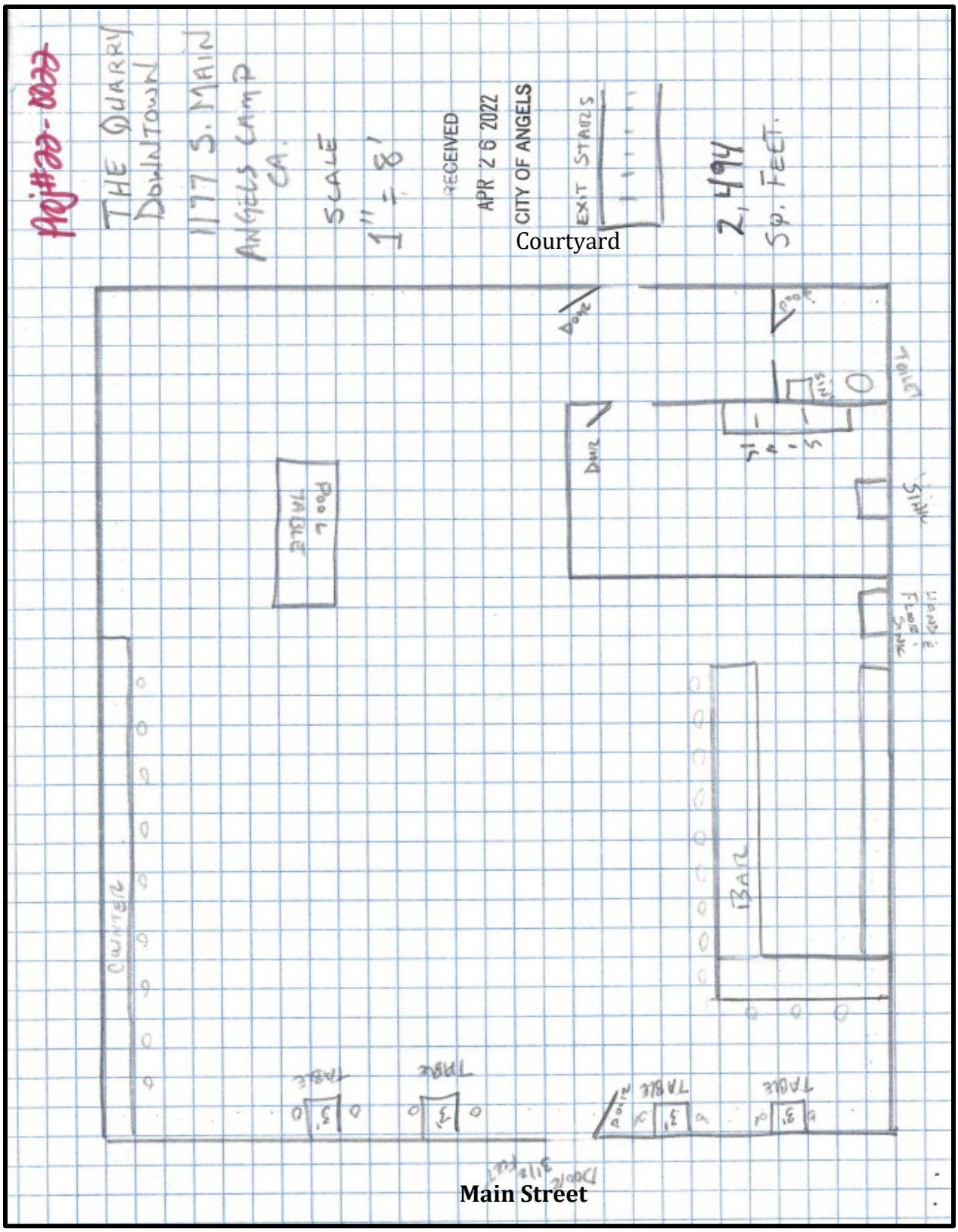


Figure 5: Proposed Sign (4’ X 4.5’)

Background color: Benjamin Moore HC 27 Monterey White

Main Letters: Benjamin Moore HC 184 Cottage Red, 10” tall
Angels Camp – Black, 8” Tall

Sign to hang on west facing front of building on left hand side of exterior wall

No additional lighting proposed

Bottom of sign shall be no less than 48” above the finish grade of the sidewalk

BACKGROUND:
Pursuant to Angels Municipal Code Section 17.26.030(H); places of assembly require issuance of a site plan review in the Historical Commercial (HC) zoning district.

Pursuant to the Angels Camp Municipal Code (AMC), Section Chapter 17.73.020, projects valued at less than $500,000….(the) Historical Commercial (HC) zoning district may be approved subject to an *administrative* site plan review if they meet all of the following requirements;

A. Meets all development standards for the zoning district in which it is located; and (*See following analysis*)

B. Is consistent with the City of Angels General Plan (*See following analysis*); and

C. Will not require grading on land with an average slope of 10% or greater *(no grading is required, the project is in an existing structure)*; and

D. Will not require a new or improved encroachment permit for access onto a state highway (*no encroachment permit is required for access on the state highway; Caltrans was notified and concurs*); and

E. Is categorically or statutorily exempt from further environmental review pursuant to the state guidelines for the implementation of the California Environmental Quality Act (*See Environmental Findings*).

Based on the preceding, and given that the structure is existing and the procedures for issuing a site plan review and an *administrative* site plan review are the same, the City Planner has determined that an administrative site plan review is appropriate.

Per 17.73.050(C), an Administrative Site Plan Review Permit may be issued by the City Planner or referred to the Planning Commission at his or her discretion. Because the project includes both a sign permit requiring Planning Commission review and an administrative site plan review; the City Planner has referred the project to the Planning Commission for action on both items.

HISTORY
The building is listed in the City of Angels 1981 Historic Resources Inventory and was evaluated as not eligible for individual listing on the National Register of Historic Places, but of local interest and may be eligible for special consideration in local planning. It is identified as Carpenter's Union Local 386 Hall constructed in 1907 by Bert Gazzola. Per the inventory:

"The historically significant section of this building is the first floor, made of locally quarried rhyolite stone. This has been faced with slump stone, making the rhyolite serve as exposed corners of the first-floor elevation. The center of the façade has modern fenestration, and a second story balcony over the sidewalk. The second story is wooden, and is of modern construction.

The Baratano family purchased this site from Amelia Meyers and had Bert Gazzola build a lava stone building in 1907. The rhyolite was locally quarried by the builder. The building was occupied by the Logomarsino and Bacigalupi Grocery store, then Hickman sporting goods, a dry

goods store and most recently, the Calaveras Press. In 1970 the balcony was added to the front of the building, and large display windows were replaced with somewhat smaller ones."

ANALYSIS:
Prior to approving an Administrative Site Plan Review, per AMC Section 17.73.060, the following findings shall be made:

Finding A: The proposed use and design is consistent with the City of Angels Municipal Code.
As noted, pursuant to Angels Municipal Code Section 17.26.030(H); places of assembly *as approved by the fire marshal*, require issuance of a site plan review in the Historical Commercial (HC) zoning district.

The fire marshal has reviewed the proposed project and, in summary, finds that the following conditions are required to use the building as a place of assembly:

1. Fire extinguishers in compliance with the California Fire Code

2. Ingress/Egress Doors and exits in compliance with the California Fire Code are required.

3. Electrical. Permanent wiring is required. Electrical service equipment shall remain unobstructed. Open junction boxes and wiring splices are prohibited. Temporary wiring is allowed up to 90 days under certain conditions. Fire code regulations pertaining to extension and flexible cords and space heaters apply.

4. Fire Protection/Life Safety. An automatic fire sprinkler system shall be provided throughout stories containing group A-2 occupancies where one of the following conditions exist:

    - Fire area exceeds 5,000 square feet

    - Fire area has an occupant load of 100 or more

    - Fire area is located on a floor other than a level of exit discharge serving such occupancies

    - Structure exceeds 5,000 square feet has more than one fire area containing a group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour separation.

5. Fire alarm. A manual fire alarm system is required in Group A occupancies with occupant loads of 300 or more or for occupant loads of 100 or more located above or below the lowest level of exit discharge, or has a fire sprinkler system.

    If a fire alarm system is required, it shall be monitored by an approved supervising station in accordance with NFPA 72.

6. Miscellaneous. Natural cut Christmas trees are prohibited unless protected by an approved fire sprinkler system. Drapes, hangings, curtains, and other decorative materials shall be non-flammable or treated and maintained in a flame retardant condition. Open flame devices are prohibited.

7. Kitchen. Any commercial cooking equipment producing grease-laden vapors requires an automatic fire extinguishing system listed and labeled for its intended use.

8. Address. Address numbers shall be placed in a position plainly viewed from the street fronting the property. Numbers shall be not less than 4" high with minimum of ½" strokes.

9. Occupancy load. The applicant shall calculate the occupant load for the building and submit it to the Fire Marshal for review and approval. The preceding conditions shall be based on the occupant load established per California Fire Code Section 1004.

Subject to implementing the preceding conditions of approval (as detailed in the Conditions of Project Approval attached to Resolution 22-14), and issuance of an administrative site plan review; Finding A can be made. See also discussions under Finding B (architectural conformity), Finding C relative to parking, setbacks, landscaping and further discussions related to signage herein.

Finding B: The proposed use and design is consistent with the City of Angels General Plan; and

General Plan Goal 1E encourages well-designed commercial development compatible with the rural character of the community that contributes to the City's economic base. The proposed project will provide a commercial endeavor consistent with the general plan and the historical commercial district.

Policy 11.A.3 encourages new development to blend with the existing landscape and streetscape.

Goal 11C requires the design of new development to be compatible with the natural, scenic and cultural resources and rural character of Angels Camp.

The proposed project makes use of an existing historical structure in the historical downtown district consistent with this general plan policy and goal.

Implementation Program 10.A.j encourages adaptive re-use of buildings (rehabilitating historic buildings for new uses) compatible with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed project will re-use an existing historic building for a new purpose compatible with the Secretary of the Interior standards.

Based on the preceding, Finding B can be made.

Finding C: The proposed use and design are consistent with adopted City design standards, codes, adopted City short- and long-range plans, and accepted planning and engineering practices; and

Yards, spaces, landscaping, signage, encroachments

Pursuant to AMC 17.27.060, site development standards in the HC district are:

Development Standard	Complies, Does not Comply, Not Applicable (N/A)
Minimum lot area for new lots, 2,500 square feet	N/A – No new lot is proposed.
Building coverage, 50% maximum	N/A No change to existing building coverage is proposed.
Maximum building height, 40 feet	N/A No change to existing building height is proposed.
Lot width: reviewed by planning commission on a case-by-case basis	N/A No change to lot width is proposed
Lot depth: reviewed by planning commission on a case-by-case basis	N/A No change to lot depth is proposed
Front setback, Rear setback, Side setback: reviewed by planning commission on a case-by-case basis	N/A The use is in an existing building, therefore, no changes to setbacks will occur.

Parking/loading

Per AMC Section 17.69.110, a Change of Use with No Physical Expansion of the Existing Building Footprint, resulting in no exterior change or exterior changes consistent with the Secretary of the Interior Standards, including changing from one commercial use to another commercial use, requires no additional parking. Therefore, the proposed project does not require additional parking. However, because large events may overburden existing facilities and result in congestion on side streets or in the vicinity of the venue, a condition of project approval requires submittal and approval of a parking management plan prior to commencing the new use.

Landscaping

AMC Chapter 17.63, landscaping, applies to undeveloped lots where a site plan or conditional use permit is required. The project site is an existing building on an existing lot. Therefore, no landscaping is required.

Encroachments/SR 49

Caltrans reviewed the proposed project and states that, at this time, no encroachment permit is needed. Should any external structure changes or construction occur, an encroachment permit may be required. Should any project activities encroach into Caltrans Right of Way (ROW), the project proponent shall submit an application for an encroachment permit to Caltrans District 10.

This requirement has been included in the conditions of project approval.

Signage

Pursuant to AMC Section 17.26.090, signs in the historical commercial zone shall comply with all of the following:

Consistency with Sign Regulations. Consistency with sign regulations pursuant to Angels Municipal Code Section 17.26.090 is evaluated in the following table:

Item	Discussion	Complies, Does not Comply, or Conditionally Complies
Sign shall as to its exterior appearances shall be compatible with the Mother Lode architectural style.	See following discussion.	Conditionally complies subject to identifying color for frog logo.
Sign identifies or advertise the business conducted on the premises.	Signs advertise The Quarry Downtown – the business located within the building	Complies
Sign is affixed to a building but may be located in some other manner as the planning commission shall approve.	Sign is affixed to the building wall	Complies
Sign cannot project more than six feet from the face or vertical surface of the building where applicable or constitute a hazard to pedestrians or vehicular traffic.	Sign is affixed to the building wall and does not project	Complies
Sign cannot project above the eave or the parapet line of the building.	Sign does not extend above the parapet line.	Complies
Total aggregate area per parcel for attached on-site signs shall not exceed ten percent of the building facade excluding parapets and/or false fronts and in no case shall exceed fifty square feet of the total sign area. /a/	Building façade is approximately 30' wide X 22' tall, or 660± square feet. This allows for 66± square feet of signage. Proposed signage totals 18± square feet – well within the maximum allowable	Complies
Signs shall not contain flashing, blinking, or moving letters, characters, or other elements, and the sign itself shall not move. Sign shall not contain any outline tubing.	Signs do not include any of these components.	Complies
Neon signs or signs containing any outline tubing which are to be located inside a building and which area is designed to be seen from the outside of the building are prohibited	Signage is exterior. This provision does not apply.	Not applicable
Sandwich board signs shall not be made of plastic; must be historical in nature (wood, metal, scroll writing, etc.)	Sandwich board signs are not proposed.	Not applicable.

Sign Compatibility with Mother Lode Architectural Style

Sign design guidelines for the historic district were adopted by the City of Angels Planning Commission on March 11, 2010, and are used to guide the following analysis.

Placement/Architecture. The Commission's adopted sign guidelines allow wall signs and encourage the sign to emphasize design elements of the facade. The proposed sign will be located against the building in a "blank" area on the left-hand side of the building and will not extend above a parapet or project. While the sign does not necessarily emphasize the façade elements, it does not detract from it. Therefore, the placement of the sign is consistent.

Color. The proposed sign incorporates the use of Benjamin Moore Historical Color Palette colors Monterey White, Cottage red (sparingly) and black—all pre-approved by the Commission. The color used for the proposed frog logo is not identified; however, the Benjamin Moore Historical Color Palette includes multiple green tones and, prior to installation, the applicant shall identify which of these shall be used for review and approval by the City Planning Department.

Lighting. The proposed sign with not be lit. Should exterior lighting be added, an administrative review through the Community Development Department shall be required to ensure that the lighting fixture(s) used is consistent with the Secretary of the Interior's Standards.

Sign content (symbols). The Commission's adopted sign guidelines state:

> *A symbol sign adds interest to the street, can be read quickly and is remembered better than the written words. Over detailing a symbol or icon is not recommended and not easily read or understood.*

The proposed logo is a simple frog. Frogs are synonymous with Angels Camp. Therefore, the symbol is consistent.

Font. The Commission's adopted sign guidelines state that: *Typefaces should be in keeping with those seen in the area. Select letter types and sizes that will be compatible with the building front. Generally, these type faces will have serifs making them easy to read. Avoid hard to read or overly intricate type face styles. Avoid spacing letters and words too closely together.*

The sign uses simple, easily read fonts. Therefore, they may be found consistent with the guidelines.

In addition to the preceding, Caltrans reviewed the proposed project and indicates that provisions of the state's outdoor advertising regulations apply to the project. These have been included in the conditions of project approval.

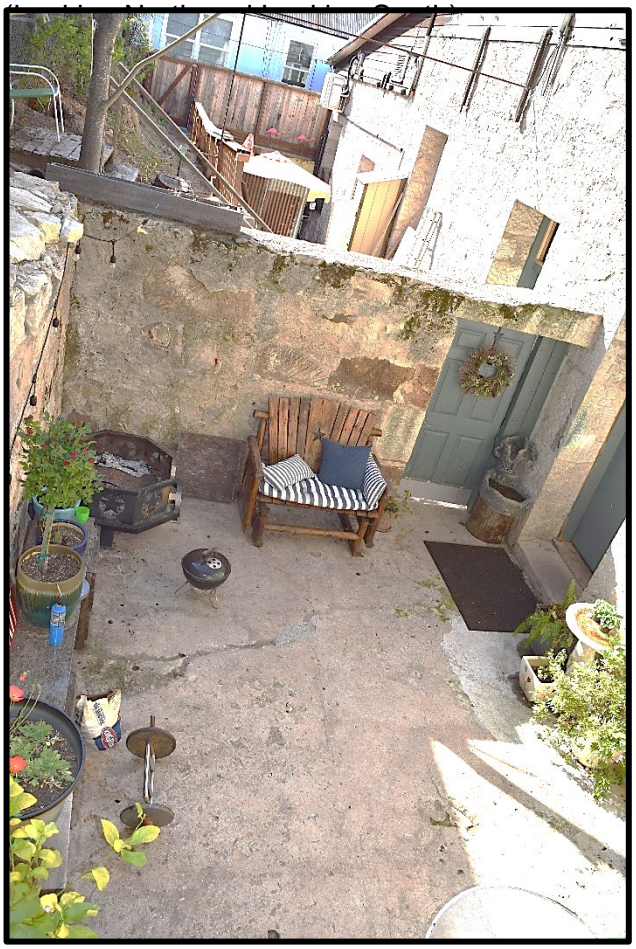
Alcohol Service

Per AMC Section, no alcohol service may be permitted unless an administrative conditional use permit is secured in accordance with AMC Section 17.78.027. A condition of project approval with this requirement is included.

Based on all of the preceding, Finding C may be made.

Finding D: Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

Advisory agencies were notified of the proposed use. The Fire Marshal and Caltrans responded. Conditions from the Fire Marshal were addressed in Finding A. Caltrans responses are addressed in Finding C.



Neighboring landowners within 300 feet were notified of the proposed project. The immediate adjoining landowner requested that use of the outdoor space to the rear of the building be used with consideration for the adjacent homeowners and business. In response, the project is conditioned to conform with general plan exterior noise levels and limits hours of use for the outdoor area.

Based on the preceding, Finding D can be made.

ENVIRONMENTAL FINDINGS:

The proposed project is categorically exempt from the state and city guidelines for the implementation of the California Environmental Quality Act (CEQA) pursuant to Section 15303(c), Class 3, Conversion of Small Structures, which exempts structures of 2,500± square feet or less in area that do not use hazardous materials. The project involves the change in use of an existing structure of approximately 2,500 square feet. No significant exterior alterations are proposed which could alter the significance of the structure as an historical resource.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(a-f) of the guidelines (i.e., is not potentially significant due to its potential impact on an environmental resource of hazardous or critical concern designated or mapped and officially adopted by law, does not contribute cumulatively to a significant impact, will not result in any potentially significant impact, will not impact a scenic highway, does not involve a hazardous waste site, and will not create a substantial adverse change to the significance of a historical resource).

ATTACHMENT:

Planning Commission Resolution 22-14 and Conditions of Project Approval

CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 22-14

RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR ADMINISTRATIVE SITE PLAN REVIEW/ SIGN PERMIT THE QUARRY DOWNTOWN 1177 South Main Street / 062-004-064

WHEREAS, the City received an application for a sign permit and place of public assembly in the HC zoning district; and

WHEREAS, the City of Angels Municipal Code requires that such development requires an administrative site plan review and sign permit; and

WHEREAS, the City Planner may refer an administrative site plan review to the City of Angels Planning Commission, and

WHEREAS, it has been determined that the Project complies with the applicable sections of the City of Angels Municipal Code and is consistent with the City of Angels General Plan; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state guidelines for the implementation of CEQA Section 15303, Class 3 (Conversion of Small Structures); and

WHEREAS, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby

1. Approves the Administrative Site Plan Review and Sign Permit based on the following findings and subject to the attached conditions:

   A. The proposed use and design are consistent with the City of Angels Municipal Code; and

   B: The proposed use and design is consistent with the City of Angels General Plan; and

   C: The proposed use and design are consistent with adopted City design standards, codes, adopted City short- and long-range plans, and accepted planning and engineering practices

   D: Under the circumstances of the particular case, the proposed use and design will not be substantially detrimental to the health, safety, or general welfare of the City.

F. The proposed size and appearance of the sign for the project is consistent with the Mother Lode Architectural Style.

The foregoing resolution was introduced and moved for adoption May 12, 2022, by

_____and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 12th day of May, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
John Broeder, Chairman

ATTEST:

_____
Alicia Smith, Deputy City Clerk
City of Angels

CONDITIONS OF PROJECT APPROVAL
Administrative Site Plan Review &
Sign Permit
THE QUARRY DOWNTOWN
1177 South Main Street / 062-004-064

1. To the fullest extent permitted by law, Applicant shall defend, indemnify, and hold harmless City and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, any applicable Permit, or subsequent City approvals. Applicant's duty to indemnify and hold harmless shall not extend to any claim, action, or proceeding arising from the gross negligence or willful misconduct of City or City's Agents.

   Upon receiving notice of a claim, action, or proceeding, Applicant shall assume the defense of the claim, action, or proceeding through the prompt payment of all attorneys' fees and costs, incurred in good faith and in the exercise of reasonable discretion, of City's counsel in defending such an action. City shall have the absolute and sole authority to control the litigation and make litigation decisions, including, but not limited to, selecting counsel to defend City and settlement or other disposition of the matter. The modification of a proposal by the applicant or the imposition of conditions by the City shall not alter the effectiveness of this indemnity obligation.

2. Communicable Disease Waiver and Release**:** Applicant waives and releases the City from any and all claims, causes of action, allegations, or assertions that may arise relating to infection of any person by COVID-19 or other communicable disease that occurs, or is alleged to occur, during any activities undertaken at the project site. Applicant also agrees to defend, indemnify, and hold City harmless from any and all claims, causes of action, allegations, or assertions made against City or City's employees arising from or relating to actual or alleged infection occurring during any event at the site, except where caused by the sole negligence or willful misconduct of the City.

Prior to Opening for Business:

3. The Applicant shall submit and receive approval for a business license from the City of Angels.

4. The applicant shall provide an occupant load calculation to the Fire Marshal for review and approval in accordance with California Fire Code Section 1004 and Table 1004.5, unless otherwise approved by the Fire Marshal. Occupant load varies dependent on several not-yet-determined factors (e.g., fixed seating, tables etc.).

5. Upon determining the approved occupant load for the facility, appropriate signing inside the building shall be posted identifying the occupant load limits for the building.

6. Fire extinguishers shall be provided in compliance with the California Fire Code. One class 2A 10BC rated fire extinguisher shall be provided for each 1,500 square feet of ordinary hazard fuel load, with a travel distance not to exceed 75'. Monthly inspections by

building owner/occupant with an annual inspection and recertification by a fire extinguisher contractor is required. Extinguishers shall not be obstructed or obscured from view. Extinguishers shall be securely mounted on brackets or placed in cabinets at a height not to exceed 5' to the top and no less than 4' from the floor. Class K fire extinguishers shall be provided for hazards where there is a potential for fires involving combustible cooking media, with a travel distance to extinguisher not to exceed 30 feet.

7. Ingress/Egress Doors and exits in compliance with the California Fire Code are required. Egress doors shall be readily operable from the inside without the use of a key or special knowledge. Egress doors shall swing in the direction of egress travel where serving an occupant load of 50 or more. Manually operated flush bolts or surface bolts are not permitted. Means of egress shall be illuminated when the building space occupied. In the event of power failure, an emergency electrical system shall automatically illuminate the means of egress in areas that require two or more exits. All required exit access, exits, and exit discharges shall be continuously maintained and free of obstructions. Where two or more exits are required from a room or area, exit shall be marked by approved exit signs readily visible from any direction or egress travel. Exit signs shall be internally or externally illuminated at all times and connected to an emergency power system that provides illumination for not less than 90 minutes. Means of egress shall not pass through kitchens, storerooms, closets or spaces used for similar purposes, or through rooms subject to locking. Total travel distance to an exit shall not exceed 200 feet for non-sprinklered buildings. Corridors shall not be less than 44" in width for occupant loads of 50 or more. A minimum of two exits are required for A-2 occupancies with 50 or more occupants. Doors in rooms with an occupant load of 50 or more persons in a group A occupancy shall be equipped with panic hardware or fire exit hardware.

8. Electrical. Temporary wiring is allowed for a period not to exceed 90 days. Extension cords and flexible cords shall not be used as a substitute for permanent wiring. Extension cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings nor shall such cords be subject to environmental damage or physical impact. A working space of not less than 30" in width, 36" in depth and 78" in height shall be provided in front of electrical service equipment. Open junction boxes and open wiring splices are prohibited. Portable electric space heaters shall be plugged directly into a permanent receptacle and not operated within 3 feet of any combustible materials.

9. Fire Protection/Life Safety. An automatic fire sprinkler system shall be provided throughout stories containing group A-2 occupancies where one of the following conditions exist:

    - The fire area exceeds 5,000 square feet
    - The fire area has an occupant load of 100 or more
    - The fire area is located on a floor other than a level of exit discharge serving such occupancies
    - The structure exceeds 5,000 square feet, contains more than one fire area containing a group A-2 occupancy, and is separated into two or more buildings by fire walls of less than 4-hour separation.

10. Fire alarm. A manual fire alarm system that activates the occupant notification system shall be installed in Group A occupancies where the occupant load is 300 or more or when the occupant load of 100 or more is located above or below the lowest level of exit discharge, or has a fire sprinkler system. If a fire alarm system is required, it shall be monitored by an approved supervising station in accordance with NFPA 72.

11. Miscellaneous. Natural cut Christmas trees shall not be displayed except in areas protected by an approved fire sprinkler system. All drapes, hangings, curtains, and other decorative materials that would tend to increase the fire and panic hazard shall be made from non-flammable material or shall be treated and maintained in a flame retardant condition. Open flame devices are prohibited in Group A occupancies. .

12. Kitchen. Commercial cooking equipment producing grease-laden vapors shall be provided with an automatic fire extinguishing system listed and labeled for its intended use.

13. Address. New and existing buildings shall have approved address numbers placed in a position to be plainly viewed from the street fronting the property. Numbers shall not be spelled out and shall not be less than 4" high with minimum of ½" strokes.

14. Occupancy load. The applicant shall calculate the occupant load for the building and submit it to the Fire Marshal for review and approval. The preceding conditions shall be based on the occupant load established per California Fire Code Section 1004.

15. A life safety inspection shall be conducted by the Fire Department. All improvements and requirements identified by the Fire Department shall be installed and maintained throughout the life of the project or as applicable.

16. A Building Permit may be required for any interior alterations or improvements or outside safety improvements. It is the responsibility of the owner and applicant to check with the City Building Department before undertaking building alterations.

17. Prior to installing the sign; the Project Proponent shall submit the proposed color for the frog to the City of Angels' Community Development Department for review and approval. The frog color shall be consistent with that submitted with the sign permit application presented to the Planning Commission.

18. The proposed sign shall comply with the sign approved by the Planning Commission May 12, 2022. Size shall not exceed 18 square feet. The sign shall be installed on the west facing front of building on the left-hand side of exterior wall.

19. Applicant shall submit a Parking Management Plan to the Community Development Department for review and approval by the Fire Department, Police Department, and City Engineer. The parking management plan will include provisions for providing all event attendees with a map identifying available City parking locations for any events with attendance exceeding 120 individuals. The Parking Management Plan provisions, as applicable, shall be included in all facility reservation agreements, signed and acknowledged by those leasing the space.

20. The Parking Management Plan shall, at a minimum address the following within three weeks of triggering events (i.e., attendees exceeding 120 individuals):

a. Identify the number of persons attending, date, time, and duration of the event (including anticipated arrival and departure time).

b. Identify the location of temporary signage location/placement at SR 49 and Rasberry Way (or vicinity) directing attendees to parking. It is recommended that portable, sandwich signs be used. Signs design shall be reviewed and approved by the Community Development Department prior to commencing operations.

c. The number of parking attendants to be placed at SR 49/Rasberry or other appropriate locations to direct guests to parking at the beginning of each event and directing traffic back to the highway at the end of each event. Parking attendants are required for events in excess of 180.

d. If police department assistance is required for traffic control, Project Proponent will be responsible for all associated costs, including overtime pay, if necessary.

e. Identify the agency that will be operating shuttles/shuttle route and plans for all events with 181 or more attendees. Pick up/drop-off locations shall be identified.

Prior to serving alcohol:

21. Per AMC Section, no alcohol service within the building may be permitted unless an administrative conditional use permit is secured in accordance with AMC Section 17.78.027.

    Alternatively, individuals serving alcohol in conjunction with special events held at the facility (inside) may secure their own individual permits from the ABC. The City may request proof of appropriate ABC licensing at any time.

    IT IS UNLAWFUL FOR ANY PERSON TO DRINK, CONSUME, OR POSSESS AN OPEN CONTAINER OF ANY ALCOHOLIC BEVERAGE OR INTOXICATING LIQUOR ON ANY PROPERTY UNDER THE CITY OF ANGELS' CONTROL OR OUTSIDE OF A BUILDING WITHOUT PRIOR APPROVAL OF THE CITY.

Throughout the Life of the Project:

22. Upon event completion and no later than 24 hours of the end of the event, all trash shall be hauled off-site. All garbage, debris and materials shall be entirely removed and properly and legally disposed of by the Applicant. If the area is not left clean, or if there is damage to City property, the Applicant is responsible for reimbursing the City of Angels for all costs associated with clean-up and repair.

23. Music (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 rear of the building where adjoining single-family residential uses may be disturbed (i.e., deliveries should occur at the front of the business from SR 49 side).

24. Events shall not exceed the noise limits identified in the General Plan, **Attachment A**. Noise levels shall be as measured from the property boundary of the receiving property. Conditionally acceptable noise standards are allowed for the use during permitted operations. Normally acceptable noise levels shall be enforced outside of project operational hours (as established in the preceding condition). This condition shall be superseded at such time as the City adopts a noise ordinance.

25. Hours of use for outdoor areas in the rear of the building shall be limited to:

    10 a.m. – 11 p.m. Friday and Saturdays
    10 a.m. – 10 p.m. Sunday through Thursday

26. Sidewalks fronting the building shall remain unblocked at all times. A minimum 4-foot ingress/egress along the sidewalk shall remain open at all times unless otherwise reduced by the City.

27. There shall be no outdoor storage or any kind on the premises.

28. Prior to making any external structure changes or construction, the project proponent shall contact Caltrans. A Caltrans encroachment permit may be required.

29. The project proponent shall submit an application for an encroachment permit to Caltrans District 10 Encroachment Permit Office for any project activities that may encroach into Caltrans Right of Way (ROW). Appropriate environmental studies shall be submitted with any such application.

30. Any on-premises signs advertising the project visible from SR 49 shall conform with local government and state regulations including Business and Professions Code Section 5274 (i.e., The display results in a consolidation of allowable displays within the business center, so that fewer displays will be erected as a result of the display), Section 5403 (i.e., do not remove vegetation to improve visibility of signage; use flashing, blinking or blinding lights; place signs in Caltrans right-of-way, in a stream, or drainage; and signs shall be maintained in a safe condition); California Code of Regulations 2243 (defining outdoor advertising as signage not related to the business on site, advertising a brand name only incidental to the primary use), and 2246 (on-premise business center signs). Caltrans regulates the placement of outdoor advertising displays visible from California highways and conducts regular reviews of highways identified in the National Highway System to enforce outdoor advertising requirements under the Federal Highway Beautification Act and the State's Outdoor Advertising Act. Persons or entities seeking to place an off-premise outdoor advertising display that would be subject to provisions of the Outdoor Advertising Act (Business and Professions Code Section 5200 et seq.) shall submit an Outdoor Advertising Permit Application to Caltrans.

31. No sign, temporary or permanent, shall be installed without issuance of a sign permit by the City.

32. No signage shall encroach within the Caltrans right-of-way. This specifically prohibits signage installed perpendicularly to the building including any signage on the posts along the sidewalk supporting the upstairs overhang. No signage shall project towards automobiles parked along SR 49.

33. No neon signs, banners, waving signs, moving signs or similar signage—temporary or permanent, directional or otherwise shall be permitted unless first approved by the Community Development Department.

34. The Project shall remain in compliance with all applicable local, state and federal regulations.

35. Significant changes to the above conditions shall require an amendment to this Administrative Site Plan Review.

36. The Project shall comply with all provisions of the Project Description and these land use entitlements as approved May 12, 2022, by the City of Angels Planning Commission. The City Planner, in consultation with the Fire Marshal, may approve minor deviations from these conditions.

37. The Project Proponent will maintain a valid City business license throughout the life of the project.

38. Prior to using the kitchen area for warming and/or prep by caterers, the Project Proponent shall submit a Host Facility plan check application, or equivalent, with applicable fees to the Calaveras County Environmental Health Department.

39. Prior to upgrading the kitchen for commercial use (i.e., cooking and baking on site), the Project Proponent shall 1) secure a building permit from the City of Angels Camp and 2) submit a completed food facility application, plan check and deposit of applicable fees with two sets of complete plans to the Calaveras County Environmental Health Department for review and approval. Applicants are encouraged to review the Food Plan Check Resource Guide available on the County's website for assistance. An annual permit fee will be required for continuing use.

Attachment A
General Plan Noise Limits

Figure 5-1 : Exterior Community Noise Exposure Levels- L_{dn} or CNEL, (in Decibels, dB)

Decibels	55	60	65	70	75	80
Land Use Category						
Residential low-density, single-family, duplex, mobile homes	Normally Acceptable	Conditionally Acceptable		Normally Unacceptable		Clearly Unacceptable
Residential multi-family	Normally Acceptable		Conditionally Acceptable	Normally Unacceptable		Clearly Unacceptable
Transient lodging, motels, hotels	Normally Acceptable		Conditionally Acceptable	Normally Unacceptable		Clearly Unacceptable
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable		Conditionally Acceptable	Normally Unacceptable		Clearly Unacceptable
Auditoriums, concert halls, amphitheaters (during use)	Conditionally Acceptable			Clearly Unacceptable		
Sports arena, outdoor spectator sports (during use)	Conditionally Acceptable			Clearly Unacceptable		
Playgrounds, neighborhood parks	Normally Acceptable			Normally Unacceptable		Clearly Unacceptable
Golf courses, riding stables, water recreation, cemeteries	Normally Acceptable			Normally Unacceptable		Clearly Unacceptable
Office buildings, business, commercial and professional	Normally Acceptable			Conditionally Acceptable		Normally Unacceptable
Industrial, manufacturing, utilities, agriculture	Normally Acceptable			Conditionally Acceptable		Normally Unacceptable

Figure 5-1 Key:

Normally Acceptable:
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional Construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development should generally not be undertaken.

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