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

November 10, 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 of reference. 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 November 10, 2022.

APPROVAL OF MINUTES

Approval of the Minutes of October 13, 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 22-25 to amend Chapter 15.04 of the City of Angels Municipal Code to remove sections inconsistent with the California Building Codes and adopt the 2022 California Building Codes effective January 1, 2023.

2. Resolution 22-26: 1195 South Main Street, Assessor's Parcel 62-004-008. Site Plan Review for a Residential Hotel and Finding of Architectural Conformity to add a security door at the base of the staircase.

3. Resolution of Intent 22-27 to add 1195 South Main Street to the City of Angels Register of Cultural Resources

COMMISSION BUSINESS

Discuss planting options for sidewalk landscaping.

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 **December 8, 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.

Mayor Alvin Broglio • Vice Mayor Jennifer Davis-Herndon • Council Members Caroline Schirato, Gretel Tiscornia, Isabel Moncada
City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP

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

DRAFT MINUTES CITY OF ANGELS
PLANNING COMMISSION
October 13, 2022

THIS MEETING WILL BE HELD AT ANGELS FIRE HOUSE, 1404 VALLECITO ROAD AND WILL BE OPEN TO PUBLIC. MASKS ARE RECOMMENDED FOR ATTENDEES.

In person public attendance will be available with limited seating. Seats are available on a first come, first served basis. Members of the public shall have the right to observe and offer public comment at the appropriate time. To view or participate in the meeting online, please use the following link:

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 meeting is held the 2nd Thursday of each month.

The numerical order of the items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Chair or Commissioners. All questions shall be directed to the Chair who, at his/her discretion, will refer to his/her staff.

A decision of the Planning Commission may be appealed to City Council by following the appeal procedures in Section 1.19.080 and by submitting a written request, accompanied by the appropriate fee, within ten (10) calendar days from the date of the Commission decision (Ord. 514 § 1 (Att. D), 2021)

CHAIR (PRESENT) John Broeder **VICE CHAIR (PRESENT)** Gary Gordon
Commissioners Robert Moncada **(ABSENT)**, Kristopher Klerk **(PRESENT)**, Joseph Whittle **(PRESENT)**
Planning Director Amy Augustine **(PRESENT)** **Deputy City Clerk** Caytlyn Schaner **(PRESENT)**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)

ACTION: VICE CHAIR GORDON MOTIONED TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER WHITTLE, AND PASSED 4 YES, 1 ABSENT

4. PUBLIC COMMENT

NO COMMENTS

5. APPROVAL OF THE MINUTES AS POSTED (OR AMENDED)

ACTION: VICE CHAIR GORDON MOTIONED TO APPROVE THE AGENDA, SECONDED BY COMMISSIONER WHITTLE, AND PASSED 4 YES, 1 ABSENT

6. REGULAR AGENDA

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

A. Resolution of Intent 22-23 recommending to the City Council adoption of the Angels Camp Inventory of Cultural Resources.
ACTION: COMMISIONER KLERK MOTIONED TO APPROVE THE RESOLUTION, SECONDED BY VICE CHAIR GORDON, AND PASSED 4 YES, 1 ABSENT

B. Resolution of Intent 22-24 recommending to the City Council the addition of the Utica Hotel to the Angels Camp Inventory of Cultural Resources.
ACTION: VICE CHAIR GORDON MOTIONED TO APPROVE THE RESOLUTION, SECONDED BY COMMISIONER WHITTLE, AND PASSED 4 YES, 1 ABSENT

C. Presentation on current planning projects given by Amy Augustine.
DISCUSED BY ALL COMMITTEE MEMBERS

7. COMMISION BUSINESS
NONE

8. COMMITTEE REPORTS
SIGN SUBCOMMITEE APPROVED THE HALO HAIR SIGN

9. COMMISSIONER'S REPORTS
WATER RATES COMMERICAL VERSE RESIDENTIAL. POTENTIAL FOR A SKATE PARK

10. STAFF REPORTS
NONE

11. ADJOURNMENT
ACTION: CHAIR BROEDER MOTIONED TO AJOURN, SECONDED BY COMMISIONER KLERK, AND PASSED 4 YES, 1 ABSENT

_____
John Broeder, Chair

_____
Caytlyn Schaner, Deputy City Clerk

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

DATE: November 10, 2022

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Resolution of Intent 22-25 to amend Chapter 15.04 of the City of Angels Municipal Code (AMC) to remove sections inconsistent with the California Building Codes, adopt the 2022 California Building Codes effective January 1, 2023, and add the 2021 International Property Maintenance Code and its 2024 update.

RECOMMENDATION
Approve Resolution of Intent 22-25 recommending the proposed AMC changes to the City Council.

BACKGROUND/DISCUSSION
Resolution of Intent **Attachment A** details the proposed changes to AMC Chapter 15.04.

The City of Angels Building Code is comprised of 12 separate volumes:

1. CA Administrative Code
2. CA Building Code
3. CA Residential Code
4. CA Electrical Code
5. CA Mechanical Code
6. CA Plumbing Code
7. CA Energy Code
8. CA Historical Code
9. CA Fire Code
10. CA Existing Building Code
11. CA Green Building Code
12. CA Referenced Standards Code

The California Building Codes (California Code of Regulations, Title 24) are published on a triennial basis. The last issue was dated 2019. The 2022 code is scheduled to go into effect on January 1, 2023. California State Law mandates that local governments enforce these updated regulations provided for in the CA Building Standards Code. The proposed ordinance complies with state law.

The City of Angels Code Compliance officer has also requested the addition of the **2021 International Property Maintenance Code (IPMC)**. This code is updated triennially. The 2021 IPMC will be updated in 2024. Calaveras County, Tuolumne County, Amador County, the City of Jackson, Ione, etc. include the International Property Maintenance Codes as part of their building codes.

In addition to triennial updates, a comprehensive review of Chapter 15.04 by the City Building Official

identified areas where the City code conflicts with the CA Building Codes and recommends changes or deletions in **Attachment A**. These include, in summary:

- Deleting permit expiration for non-activity. These are addressed in state codes. The state has been amending these in association with efforts encouraging housing production (e.g., increased permit expiration from 6 months to 12 months).

- Fees. The City is reviewing and expects to update Building fees. The proposed code changes will simplify those efforts.

- Cross referencing other city requirements commonly required in conjunction with a building permit (e.g., water and sewer hook-ups, encroachment permits). This assists the public in recognizing other potential costs and permits that may be associated with construction.

- Building official liability (CBC A 104), temporary occupancy (CBC 111.1, CA Residential Code R110.4) are addressed in the California Building Code. They are proposed for removal to avoid conflicts between city and state codes.

ENVIRONMENTAL FINDINGS
The proposed changes to Title 15 of the Municipal Code are exempt from environmental review pursuant to Section 15061(b)(3) of the state guidelines for implementation of the California Environmental Quality Act (CEQA) because the project is an update to state regulations for compliance with existing state law. Therefore, it can be seen with certainty that the project will have no potential for causing a significant effect on the environment therefore, the activity is not subject to CEQA.

FISCAL IMPACT
None.

ATTACHMENTS
Resolution of Intent 22-25

CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION OF INTENT NO. 22-25

RESOLUTION OF INTENT OF THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL AMENDING CHAPTER 15.04 OF THE CITY OF ANGELS MUNICIPAL CODE TO REMOVE SECTIONS INCONSISTENT WITH THE CALIFORNIA BUILDING CODES, ADOPT THE 2022 CALIFORNIA BUILDING CODES EFFECTIVE JANUARY 1, 2023, AND ADD THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE AND ITS 2024 UPDATE

WHEREAS, the City of Angels, Planning Commission is authorized by Angels Municipal Code Section 17.90.020(B) to initiate amendment to the City's zoning code upon adopting a resolution of intention; and

WHEREAS, the Planning Commission considered the item at a duly noticed public hearing on November 10, 2022; and

WHEREAS, the proposed changes to the Municipal Code are in conformance with the City's general plan with the changes proposed; and

WHEREAS, the proposed changes are consistent with the City's Municipal Code with the changes proposed; and

WHEREAS, the proposed changes to the Municipal Code are exempt from further environmental review pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA) Section 15061(b)(3);

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council adopting the proposed changes to Chapter 15.04. In accordance with the City Standards and State Law and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on November 10, 2022, by Commissioner _____ and being duly seconded by Commissioner _____.
PASSED AND ADOPTED THIS 10th day of November, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

_____
John Broeder, Chairman

_____
Caytlyn Schaner, Deputy City Clerk

Attachment A to Resolution of Intent 22-25

Chapter 15.04
UNIFORM CODES--BUILDING PERMITS

Sections:

15.04.010 Title.
15.04.020 Adoption.
15.04.025 Amendments.
15.04.030 Definitions.
~~15.04.040 Nonliability of building official.~~
~~15.04.045 Building application expirations.~~
15.04.050 Fees.
~~15.04.060 Fees for public agencies.~~
~~15.04.070 Temporary power permit--Requirements.~~
~~15.04.080 Temporary power permit--Supplying power without.~~
~~15.04.090 Temporary occupancy.~~
15.04.100 Encroachment Permit Required.
15.04.110 Public Sewer and Public Water connection required ~~for~~ prior to occupancy.

15.04.010 Title.

The ordinance codified in this chapter shall be known and may be cited as the "City of Angels Building Code ~~Ordinance~~." (Ord. 349 (part), 1996: Ord. 237 §3, 1980)

15.04.020 Adoption.

Pursuant to Health and Safety Code Sections 17958 and 18941.5, the following codes, and as may amended, are adopted by reference, except for the fee schedules therein which shall be as set forth in the City of Angels Master Fee Schedule:

A. ~~2019~~ 2022 California Administrative Code, Title 24, Part 1;

B. ~~2019~~ 2022 California Building Code, Title 24, Part 2;

C. ~~2019~~ 2022 California Residential Code, Title 24, Part 2.5;

D. ~~2019~~ 2022 California Electrical Code, Title 24, Part 3;

E. ~~2019~~ 2022 California Mechanical Code, Title 24, Part 4;

F. ~~2019~~ 2022 California Plumbing Code, Title 24, Part 5;

G. ~~2019~~ 2022 California Energy Code, Title 24, Part 6;

H. ~~2019~~ 2022 California Historical Code, Title 24, Part 8;

I. ~~2019~~ 2022 California Fire Code, Title 24, Part 9;

J. ~~2019~~ 2022 California Existing Building Code, Title 24, Part 10;

K. ~~2019~~ 2022 California Green Building Standards Code, Title 24, Part 11;

L. ~~2019~~ 2022 Referenced Standards Code, Title 24 Part 12;

M. The 2021 International Property Maintenance Code, and as it will be amended in 2024; with the following amendments:

1. "Code enforcement official" as referenced throughout, shall be the same as the code enforcement officer or code compliance officer as specified in the City of Angels Municipal Code;

2. Section 101.1 shall specify the jurisdiction as the "City of Angels",

3. Excluding Sections 103, 104, 107, 108, 111, 302.4, 302.8, 304.14, 305.3, 307, 605.2, and Chapter 8 and amending Section 102.3 to read as follows: "Repairs, additions, alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the adopted versions of the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Fire Code, and California Electrical Code. Nothing in this Code shall be construed to cancel, modify, or set aside any provisions of the City of Angels Municipal Code. Enforcement procedures not specified in the Code shall be carried out in compliance with the City of Angels Municipal Code. Provisions of this code in conflict with California housing laws are superseded by California law."

Including the ~~appendix~~ appendices and chapters attached thereto unless otherwise expressly excepted above. (Ord. 490, 2019: Ord. 479, 2017: Ord. 463, 2014: Ord. 449, 2011: Ord. 442, 2010; Ord. 433, 2008: Ord. 417 (part), 2004: Ord. 397, 2003: Ord. 368 (part), 1999: Ord. 349 (part), 1996: Ord. 304A, 1992; Ord. 304, 1989; Ord. 294, 1988; Ord. 237 §2, 1980)

15.04.025 Amendments.

Amendments set forth in this title may be changed by resolution of the city council of the city of Angels. (Ord. 417 (part), 2004)

15.04.030 Definitions.

Whenever the following words appear in the codes listed in Section 15.04.020, they shall be as defined within the applicable code with the following amendments~~deemed to mean as follows~~:

A. "Building official" or "administrative authority" includes the term "building inspector."

B. "Chief electrical inspector" means the City building official or building inspector.

C. "Chief of the fire department" means the City of Angels fire chief or his or her designee~~that person designated as fire chief of the city volunteer fire department.~~

D. "City" means the incorporated ~~portions of the city~~ City of Angels, California.

E. "City attorney" means the ~~city~~ City of Angels city attorney.

F. "City council" means the ~~city council of Angels, California~~City of Angels City Council.

G. "County" means ~~the county of~~ Calaveras County.

H. "Electrical inspector" means the City building official or building inspector.

I. "Mayor" means the mayor of the ~~city~~ City of Angels or the person legally authorized to act in his/her behalf.

J. "Person" means and includes any individual, firm, partnership, joint venture, association, concern, corporation, estate, trust, business trust, receiver, syndicate or any other group or combination acting as a unit.

K. "State" means ~~the state of~~ California. (Ord. 349 (part), 1996: Ord. 237 §4, 1980)

~~15.04.040 Nonliability of building official.~~

~~The building official and any employee charged with the enforcement of this code, acting in good faith, without malice in the discharge of his duties, shall not thereby render themselves liable personally, and they are relieved from all personal liability for any damage that may occur to persons or property as a result of any act required or by reason of any act or omission in the discharge of their duties. Any suit brought against the building official or employee, because of such act or omission performed by him in the enforcement of any provisions of this code, shall be defended by the city until final termination of the proceedings. (Ord. 349 (part), 1996: Ord. 237 §5, 1980)~~

~~15.04.045 Building application expirations.~~

~~A. Time Limits - Renewals - Refunds.~~

~~1. Applications for which a permit is not approved, due to the applicant's failure to provide requested information and/or revisions, within one hundred eighty days following the date of application shall expire at the end of such period, and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding an additional one hundred eighty days upon written request by the applicant, prior to the date of expiration, showing that circumstances beyond the control of the applicant have prevented earlier action.~~

~~2. Applications which have been approved for issuance and permits prepared, but not issued within one hundred eighty days of the date which said permit has been approved for issuance shall expire and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding an additional one hundred eighty days upon written request by the applicant, prior to the date of expiration, showing that circumstances beyond the control of the applicant have prevented earlier action.~~

~~3. In order to renew an action on an application after expiration, the applicant may be required to resubmit plans and pay new fees. Renewed applications must comply with all applicable codes, ordinances, laws and regulations in effect at the time of the renewal.~~

4. Plan checking and other accessory fees associated with cancelled applications are not refundable.

B. Expiration. Every permit issued by the building official under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned for a period of one hundred eighty days at any time after work is commenced. Evidence of continuation of work consists of one progress inspection within one hundred eighty days which can demonstrate substantial progress in one or more of the major trades. Before such work can be resumed, a new permit shall be first obtained therefor, the fee for which shall be one-half the amount required for a new permit for such work; provided, that no changes have been made or will be made in the original plans or scope of such work; and provided, further, that such suspension or abandonment has not exceeded one year. The building official may have the discretion to waive the operation of this section where delay in commencing work or the suspension of work has been caused by acts of God, economic hardship or personal illness.

C. Terms of Permits.

1. Residential, Garages and Agricultural Structures. Permits for new residences, addition to residences, garages and agricultural structures shall be valid for one year from the date of issuance. The building official may have the discretion to extend this period for a second year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

2. Commercial and Industrial Structures. Permits for the construction or alteration of nonresidential structures shall be valid for two years from the date of issuance. The building official may have the discretion to extend this period for a third year when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

3. Miscellaneous Permits. Permits for miscellaneous items including, but not necessarily limited to, reroofing, wooden decks, hot tubs/spas, water heaters, furnaces, air conditioners, electrical services, factory-built wood stoves, storage sheds, window replacement and similar items, shall be valid for one hundred eighty days from the date of issuance of the permit. The building official may have the discretion to extend this period not to exceed an additional one hundred eighty days when the applicant can demonstrate that completion of the project could not be accomplished due to economic hardship or documented personal illness.

Permits which expire due to time limitation shall be reinstated before work can continue. Reinstatement shall require the payment of new fees and must comply with all applicable codes, ordinances, laws and regulations in effect at the time of reinstatement.

Term limits for reinstated permits shall be set by the building official on a case-by-case basis and may include term limits which are substantially less than stated above. Applicants may be required to submit written time lines for inspections and completion of permits before such permit will be reinstated. (Ord. 457 (part), 2012; Ord. 390, 2002)

15.04.050 Fees.

Fees for permits, inspections and plan review shall be:

A. As set forth in each individual code noted in Section 15.04.020.

B. Building valuation shall be in accordance with building valuation data furnished by International Code Council.

C. Fees for inspections not provided by a building permit shall be charged at hourly rate.

D. Fees shall be established by resolution of the city council only after a public hearing and an appropriate fee study setting forth the basis of the fees. (Ord. 457 (part), 2012: Ord. 368 (part), 1999; Ord. 349 (part), 1996: Ord. 237 §6(part), 1980)

15.04.060 Fees for public agencies.

The following named agencies shall be required to secure a permit if the provisions of this chapter apply to such building, but they shall be exempt from the requirements for payment of any fee for the permit for such buildings: federal, state or county governments and municipalities, or other public created districts, agencies or jurisdictions.[1] (Ord. 457 (part), 2012: Ord. 349 (part), 1996: Ord. 237 §6(part), 1980)

15.04.070 Temporary power permit--Requirements.

A. It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building department. Such temporary permit shall contain provisions with respect to the nature, location and duration of use, load and circuit limitations, fuses or circuit breaker requirements, and such other conditions as the building official determines necessary to eliminate any hazards which may result from the use of such power.

B. The building official may revoke any such temporary power permit for violation of any provision or condition contained therein or for any practice in the use of such power which causes a fire safety hazard. Revocation shall be by written notice of revocation of such temporary power permit posted in a conspicuous place on the building or structure under permit.

C. Active temporary power permits may be extended by the building official upon written request of the permit holder. (Amended by city 12/2012; Ord. 349 (part), 1996: Ord. 237 §8, 1980)

15.04.080 Temporary power permit--Supplying power without.

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building official unless a temporary power permit has been issued therefor. It is unlawful to continue supplying electric power to any building or structure after any temporary power permit has expired, or after receipt of a written notice of revocation of such permit. (Ord. 349 (part), 1996: Ord. 237 §9, 1980)

15.04.090 Temporary occupancy.

~~The building official may grant temporary occupancy of any structure in accordance with Section 111.3 of the California Building Code. (Ord. 457 (part), 2012: Ord. 349 (part), 1996: Ord. 237 §10, 1980)~~

15.04.100 Encroachment Permit required.

A. ~~All the provisions of this~~ An encroachment permit may be required in conjunction with a building permit in accordance with ~~and~~ AMC ~~Chapter~~ Section 12.12.060 ~~of this code~~ Where required, the encroachment shall be ~~satisfactorily~~ completed per adopted City standards prior to or concurrent with ~~the final inspection of the improvement~~issuance of a certificate of occupancy. Where occupancy is requested prior to completing the encroachment, it shall be in compliance with AMC Chapter 12.12 Article III (Deposits and Bonds).

~~B. When special conditions warrant an occupancy approval prior to completion of an encroachment, the building official may grant a time extension for encroachment completion subject to the dwelling occupant accepting all liability for completion of the encroachment within the time allowed therefor. (Ord. 349 (part), 1996: Ord. 237 §11, 1980)~~

15.04.110 Public Sewer and Public Water connection required ~~for~~ prior to occupancy.

A public sewer connection is required under the conditions set forth in AMC Section 13.12.025 prior to issuance of a certificate of occupancy in compliance with adopted City standards. A public water connection is required prior to issuance of a certificate of occupancy in compliance with adopted City standards unless otherwise specifically excepted per AMC Chapter 14.75.010. ~~All provisions of Sections 13.12.190 through 13.12.220 shall be complied with prior to certificate of occupancy for any structure under permit as required by this chapter. All sewer connection work done within the public right-of-way shall be accomplished under an active encroachment permit in accordance with Chapter 12.12. All plumbing work done on private property for connection to a public sewer shall be done in accordance with Sections 305 and 713 of the California Plumbing Code. (Ord. 457 (part), 2012: Ord. 349 (part), 1996: Ord. 237 §12, 1980)~~

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

ITEM: **2**

DATE: November 10, 2022

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: Resolution 22-26: 1195/1197/1201 South Main Street, Assessor's Parcel 62-004-008 and 62-004-009 (1200 Rasberry).

A. Site Plan Review to make six legal nonconforming rental units legal conforming units as a residential hotel under the zoning code on APN 62-004-008; and

B. Making a Finding of Architectural Conformity to add a screen security door at the base of the entry staircase located between the two buildings on 62-004-008.

RECOMMENDATION:
Approve Resolution 22-26 with the attached conditions with the following alternatives:

Planning Commission may approve:

A. Security door design as submitted
B. Security door design incorporating building's Queen Anne detail, or
C. Alternative security door design

PARCEL INFORMATION:

OWNER: 49er Lease

APPLICANT: Greg McCullough

LOCATION: 1195, 1197, 1201 South Main Street (Assessor's Parcel 62-004-008)
1200 Rasberry (Assessor's Parcel 62-004-009)

GENERAL PLAN/
ZONING: Historical Commercial

Figure 1: Project Location (Two parcels shown as one)

Figure 2: 1195 (Blastronix), 1197 (Raven's Basket) & 1201 (Salon Soleil) South Main

Figure 3: Proposed Screen Door to Staircase (hardware separate)

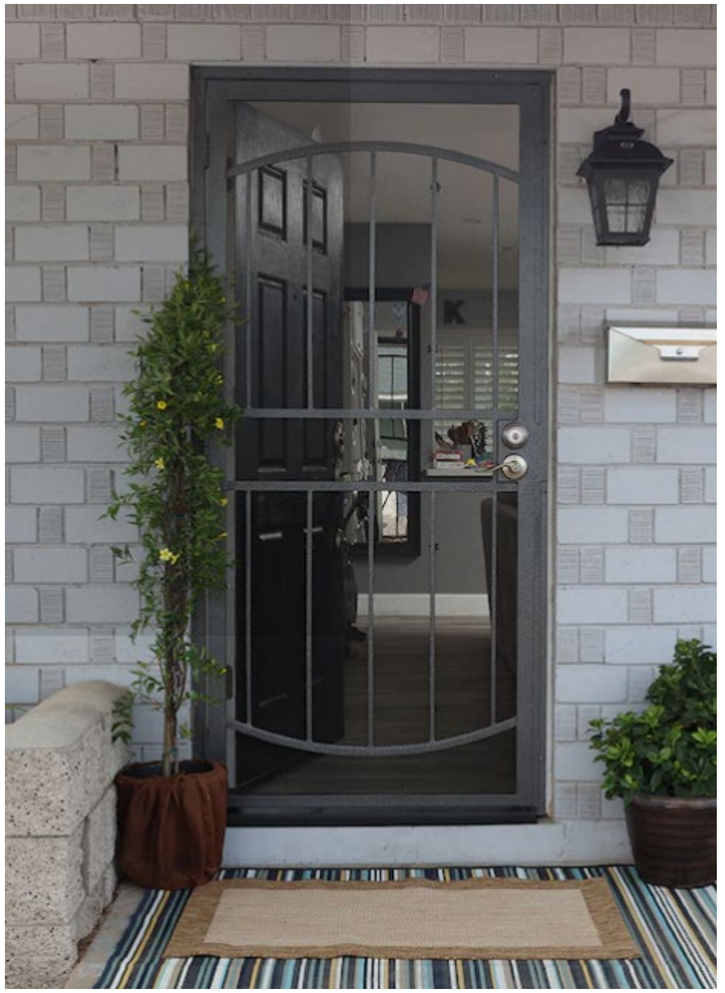
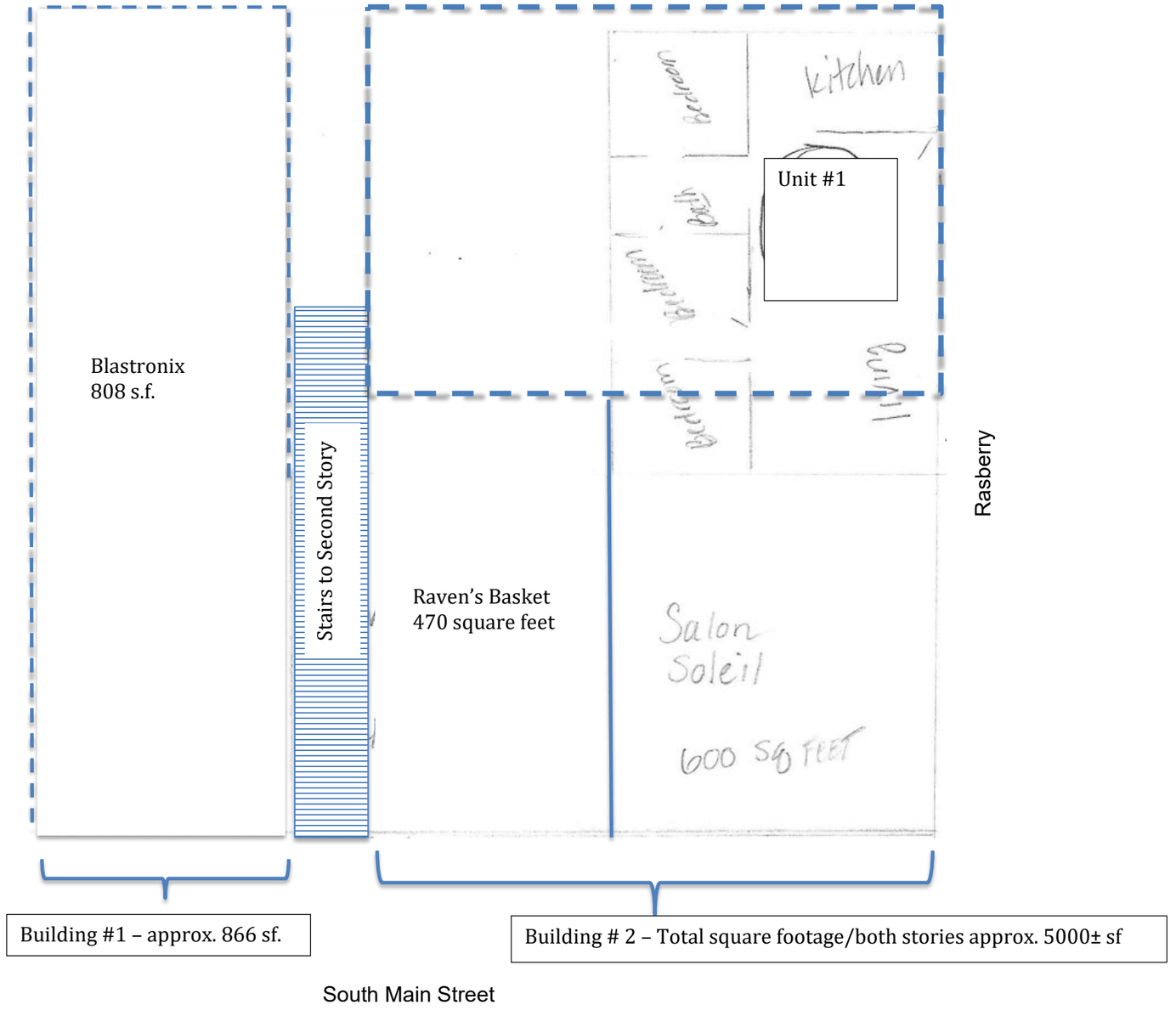


Figure 4: Rear of building showing additions/apartments (left) and 1200 Rasberry Lane barn (right)

Figure 5: Side view from Rasberry

Figure 6: First Floor Layout (provided by Applicant, amended by staff)



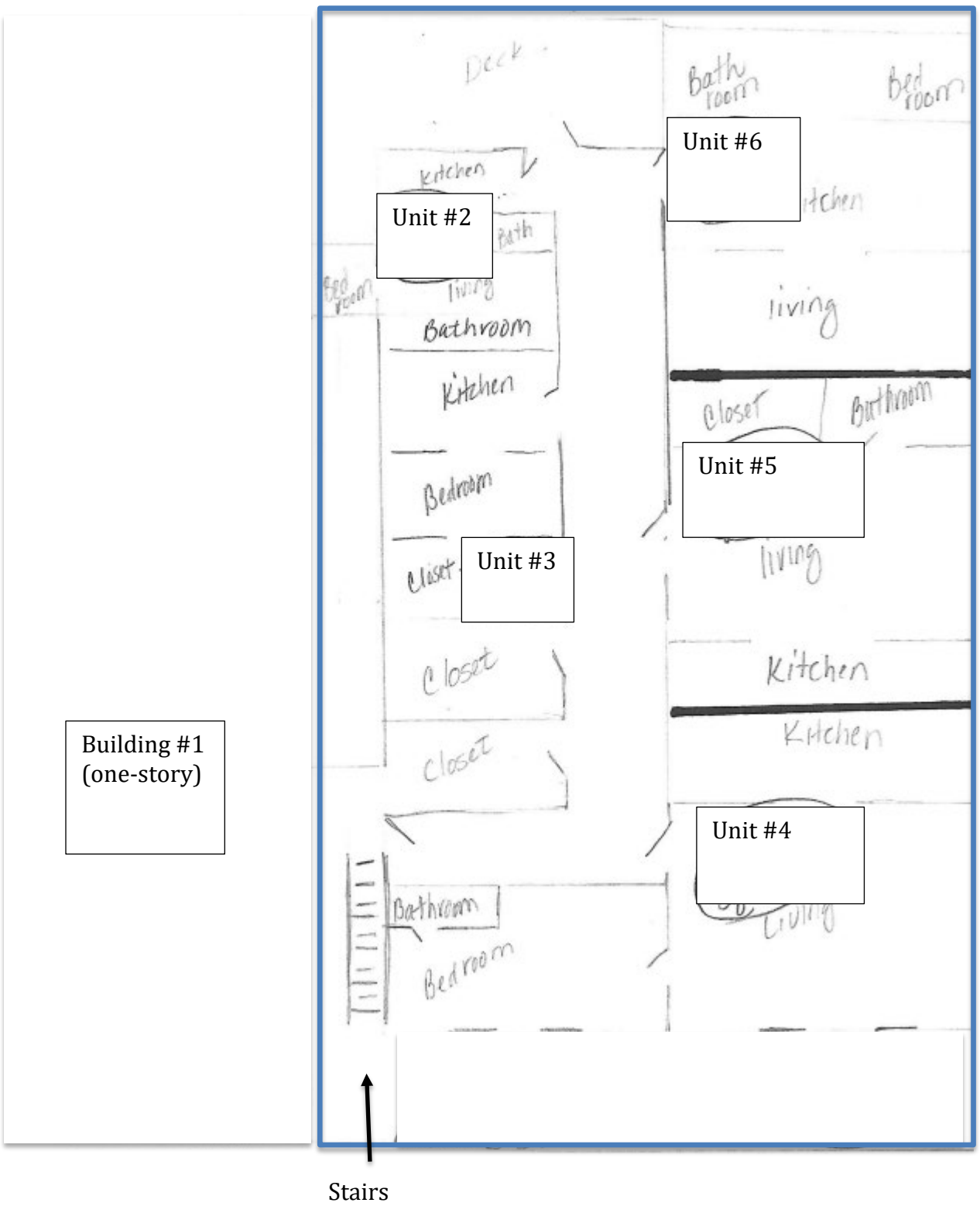


Figure 7: Second Floor Layout (Provided by Applicant) - Minor amendment by staff
5 units, approx. 2,500± square feet total area

BACKGROUND:
The properties, owned by 49er Lease, are being purchased by the applicant. The new owner expects to update appliances, flooring, plumbing, HVAC and related in many of the six rental units in the two-story building. On the exterior, the new owner plans to install a security door at the steps leading up to the upstairs rental units.

The proposed site plan review and finding of architectural conformity pertain to land uses on Assessor's Parcel 62-004-008 which includes two separate buildings:

- Single story 1195 South Main – currently housing Blastronix

- Two-story building – currently housing 1197 (Raven's Basket) and 1201 (Salon Soleil) South Main plus six existing rental units (one downstairs at the back and five upstairs).

The rental units are entirely located in the two-story building (1197/1201). The building was originally a saloon and lodging house, built in 1894. The upper story of the two-story building has almost continuously been used for lodging since that time while the bottom story has generally been used commercially. The boardinghouse was used by miners in the 1890s and 1930s. In approximately 1950, the boarding rooms were converted to "apartments", the "Smith's Apartments".

The City was incorporated in 1912. The City's building department came into existence June 6, 1939. Therefore, the original land uses and structure were all established prior to adopted codes. Pursuant to Ordinance 510, adopted in 2021, Angels Municipal Code (AMC) Section 17.26.030 (G) a "residential hotel" is subject to issuance of a site plan review in the Historical Commercial district.

"Residential hotel" is defined in the California Health and Safety Code (HSC) Section 50519 as any building containing six or more guestrooms that are primarily occupied by persons who use such rooms as their primary residence. More particularly, the HSC defines "Residential hotel" as any building containing six or more guestrooms or efficiency units…intended or designed to be used, or which are used, rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by guests, which is also the primary residence of those guests, but does not mean any building containing six or more guestrooms or efficiency units…which is primarily used by transient guests who do not occupy that building as their primary residence.

Issuance of a site plan review generally is an administrative process pursuant to AMC Chapter 17.73. However, given the proposed exterior alteration (proposed security door) requiring commission review, staff has referred the full project to the Planning Commission for consideration.

ANALYSIS:
Pursuant to AMC Section 17.73.020, the following findings are required for issuance of a Site Plan Review:

A. Meets all development standards for the zoning district in which it is located; and

B. Is consistent with the city of Angels general plan; and

C. Will not require grading on land with an average slope of ten percent or greater; and

D. Will not require a new or improved encroachment permit for access onto a state highway; 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.

Pursuant to AMC Section 17.26.080, alteration of a building exterior in the Historical Commercial district requires a finding of architectural conformity with the Mother Lode architectural style defined as follows:

> *The Mother Lode architectural style generally involves the use of wood, stone and brick as primary materials, and is characterized by such design features, among others, as gabled or shed roofs, tall and narrow windows and doors, dormer windows, iron or wooden shutters, balconies, wooden or canvas-like awnings and ornamental scroll work. The determination of whether a building conforms with the Mother Lode architectural style shall include all factors which affect the external appearance of the building, including, without limitation, architectural elevations, building materials, colors, finish, lighting, ornamental devices and signs as described in the Secretary of the Interior's Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings manual with corresponding color charts.*

Analysis of these required findings follows.

FINDING A: The proposed use meets all development standards for the zoning district in which it is located

Pursuant to AMC 17.26.060, site development standards in the HC district are:

Yards, spaces, walls, fences, landscaping

Development Standard	Complies, Does not Comply, Not Applicable (N/A)
Minimum lot area for new lots, twenty-five hundred square feet;	N/A – no new lot is proposed.
Building coverage, fifty percent maximum	N/A No changes to existing building coverage are proposed.
Maximum building height, forty feet	N/A No changes to existing building height are proposed.
Lot width, reviewed by planning commission on a case-by-case basis;	N/A - No changes to existing lot width are proposed.
Lot depth, reviewed by planning commission on a case-by-case basis;	N/A - No changes to existing lot depth are proposed.
Front, yard and side setbacks – reviewed by planning commission on a case-by-case basis	N/A No changes in existing setbacks are proposed.

Most of the adjacent historical buildings in the HC zone lack fencing, on-site landscaping, on-site parking and are constructed to zero or near zero setbacks. No changes to the existing building footprint are proposed.

Parking/loading

Pursuant to AMC Section 17.69.110 (Parking in the Historical Commercial District),

Change of Use with No Physical Expansion of the Existing Building Footprint. Where the change of use results in no exterior change or exterior changes consistent with the Secretary of the Interior Standards including the following:

> *2. Changing a commercial use to a residential or partially residential use (e.g., retail to offices with upstairs apartments) requires no additional parking.*

Because the project does not involve any change in use and the existing use is a commercial use mixed with residential uses and no change in use is occurring, no additional parking is required.

Administration reviewed the project's existing water and wastewater accounts and determined that only 4 water services, rather than six, currently exist. Therefore, as a condition of project approval, two additional water services (one for each rental unit) shall be added.

Based on a site inspection by staff, the following code violation was observed:

> **Blastronix Banner** Sign. Banners are, by Code definition, temporary signs. They may not be used as a permanent sign. The existing banner has been in place since the business opened. Per AMC Section 15.12.120, no person shall erect any sign over four square feet as defined in this chapter without first obtaining a sign permit from the city except that per AMC Section 17.26.090, on the historical commercial district, all signs, regardless of size, require a permit, review and approval by the Planning Commission. The Planning Commission has a subcommittee to expedite sign permits. No sign permit has been secured by Blastronix.

Based on the preceding, a condition of project approval will require that the tenant apply for, receive Planning Commission approval for, and install a permanent sign prior to the City issuing a final building permit for any work undertaken on the parcel including remodeling rental units.

Finding B: The proposed use complies with the general plan
Per AMC Section 17.26.010, one of the stated purposes of the Historical Commercial District is:

> *The district will also maintain the character and integrity of the city's designated historic district and provide live-work opportunities by allowing upper level residential uses above commercial establishments.*

The existing use of the building, a former boarding house, is consistent with this provision.

Pursuant to General Plan Housing Element, Goal 2A-1, the City intends to:

> *Provide for adequate sites to accommodate the housing needs of a variety of households of all income levels with a particular emphasis on providing rental housing.*

The proposed project will retain existing rental housing, consistent with general plan goals.

General Plan Housing Element Policy 2.A.4 states:

Encourage the location of residential development for very low, low- and moderate-income housing near the City's Commercial Centers.

The proposed project is in the City's Historical Commercial center is consistent with this general plan policy.

General Plan Implementation Program 2.B.k states:

Allow Second-floor Housing Units in Commercial Buildings

Amend the municipal code to clarify that second-floor housing units are allowed within the commercial zoning districts (i.e., above commercial establishments)

The adoption and revision of AMC Chapter 17.34, Section 17.34.080 pursuant to Ordinances 473 and 484 in 2015 and 2018, respectively, partially implemented the preceding program. Similarly, the adoption of Ordinance 460 in 2012 (Historical Commercial) further implemented this Housing Element program. The proposed project will allow for retaining second story housing units (and one on the first floor at the rear) above planned commercial and office uses in a commercial building implementing this general plan program.

Based on the preceding, the proposal is consistent with the General Plan, and finding B can be made.

Findings C: Will not require grading on land with an average slope of ten percent or greater; and D. Will not require a new or improved encroachment permit for access onto a state highway

No changes to the existing structure requiring grading are proposed. The parcel generally is flat.

The building driveway is accessed off Rasberry Lane and will not require a new or improved encroachment permit onto SR 49.

Based on the preceding, Findings C and D can be made.

Adjoining Landowners/Advisory Agencies

In accordance with Site Plan Review procedures, adjoining landowners within 300 feet and advisory agencies were notified of the proposed project. No responses were received as of November 3, 2022.

FINDING E: The project is categorically or statutorily exempt from further environmental review pursuant to the state guidelines for the implementation of the California Environmental Quality Act.

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is categorically exempt from CEQA pursuant to Section 15301. Class 1, Existing Facilities which allows for maintenance or minor alterations of existing structures with negligible or no expansion. The proposed project will allow for minor maintenance of existing rental units with no expansion. Therefore, the project is exempt.

The Project does not involve any of the exceptions to this categorical exemption as established in Section 15300.2(b-f) of the guidelines (i.e., 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).

Based on the preceding, Finding E can be made.

FINDING OF ARCHITECTURAL CONFORMITY

Per the AMC, *the determination of whether a building conforms with the Mother Lode architectural style shall include all factors which affect the external appearance of the building, including, without limitation, architectural elevations, building materials, colors, finish, lighting, ornamental devices and signs as described in the Secretary of the Interior's Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings manual with corresponding color charts.*

Figure 3 identifies the screen security door proposed by the applicant in the location shown in **Figure 2.** The proposed door materials are black metal with screen. The door material resembles wrought iron and has some decoration; although given its required function, the appearance is somewhat modern for the building's era.

Metal security doors of the Gold Rush period generally incorporated heavy iron bars. For the 1930s, ornate Art Deco was the style. The building itself as originally constructed and as it exists today has some Queen Anne details. Therefore, staff recommends that the use of black metal resembling wrought iron as proposed be permitted; however, staff is providing an alternative for Planning Commission consideration: the addition of ornamentation incorporating the Queen Anne details on the building as included in **Attachment B**.

Planning Commission may approve one or none of the following:

A. Security door design as submitted
B. Security door design incorporating building's Queen Anne detail (Attachment B)
C. Alternative security door design

ATTACHMENT:

A. Planning Commission Resolution 22-26 with Conditions of Project Approval
B. Screen door design incorporating building's Queen Anne detail

CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 22-26

RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR
SITE PLAN REVIEW
RESIDENTIAL HOTEL 1197/1201 South Main
AND
FINDING OF ARCHITECTURAL CONFORMITY FOR A SECURITY DOOR AT THE STAIRCASE BETWEEN THE TWO BUILDINGS ON APN: 062-004-008

WHEREAS, the City received an application to bring six rental units at the above location into compliance with the Angels Municipal Code and included installing an exterior security door; and

WHEREAS, the City of Angels Municipal Code allows that a site plan review may be referred to the Planning Commission and that a Finding of Architectural Conformity will be referred to the Planning Commission;

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

WHEREAS, the project will not require grading on a parcel in excess of 10% slope and no new encroachment permit onto a state highway is required; 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 15301, Class 1; 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 approves the Site Plan Review and makes a finding of Architectural Conformity based on the following findings A through F and subject to the attached conditions. The project:

A. Meets all development standards for the zoning district in which it is located; and

B. Is consistent with the city of Angels general plan; and

C. Will not require grading on land with an average slope of ten percent or greater; and

D. Will not require a new or improved encroachment permit for access onto a state highway; 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.

F. The proposed screen security door as adopted by the Planning Commission is consistent with the Mother Lode Style of Architecture.

The foregoing resolution was introduced and moved for adoption November 10, 2022, by

_____and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 10th day of November, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
John Broeder, Chair

ATTEST:

_____
Caytlyn Schaner, Deputy City Clerk
City of Angels

CONDITIONS OF PROJECT APPROVAL

SITE PLAN REVIEW AND
FINDING OF ARCHITECTURAL CONFORMITY
6 RENTAL UNITS/SECURITY DOOR
1197/1201 SOUTH MAIN STREET
APN: 062-004-008

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. Prior to proceeding with any interior or exterior alterations, the Applicant shall submit and receive approval for a building permit from the City of Angels.

3. Prior to issuance of a building permit, the Applicant shall apply to the City for 2 additional water hookups, or a waiver from the City.

4. **Prior to installing the screen security door, submit to the Community Development Department for review and approval, a revised design incorporating a design similar to the Queen Anne details on the building (Attachment B).**

   Note: Condition may change based upon Planning Commission decision

5. Prior to commencing this or any project on the site, all outstanding code violations shall be brought into compliance to the satisfaction of the City of Angels. This includes, but is not limited to:

   A. The Blastronix temporary banner shall be removed, or the tenant shall apply for, receive Planning Commission approval for, and install a permanent sign prior to the City issuing a final building permit for any work undertaken on the parcel including remodeling rental units.

6. Prior to commencing any exterior alterations in the future, except for those approved herein, the Applicant shall submit elevation plans, including materials and colors, to the City of Angels Planning Commission for review.

7. The Project shall comply with all provisions of the Project Description as approved November 10, 2022, by the City of Angels Planning Commission.

8. There shall be no outdoor storage on the premises visible from any public road.

9. The Project Proponent shall maintain a valid City business license throughout the life of the project. The business license shall include the name of a 24-hour contact to be provided to the City Police and City Fire Departments as an emergency contact for the building.

10. Prior to installing any new sign at the site, the Project Proponent shall secure a sign permit from the City.

11. Prior to undertaking demolition of any on-site structures, the Applicant shall obtain a demolition permit from the City. Demolition may require that the structure be photo-documented and/or evaluated pursuant to the State and National Registers of Historic Places, and recorded prior to removal.

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

13. Significant changes to the above conditions shall require an amendment to this Permit by the City Planning Commission.

###

ATTACHMENT B
Queen Anne detail on Subject Project Site

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

ITEM: **3**

DATE: November 10, 2022

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP – City Planner

RE: Resolution of Intent 22-27, recommending to the City Council adding the three buildings located on Assessor's Parcels 062-004-008 and 062-004-009 to the City of Angels Register of Cultural Resources.

RECOMMENDATION:
Approve Resolution of Intent 22-27.

BACKGROUND:
The City of Angels Register of Cultural Resources (City of Angels RCR) was adopted by the City Council on October 18, 2022.

The owners of Assessor's Parcels 062-004-008 (1195, 1197, and 1201 South Main Street) and 062-004-009 (1200 Rasberry Lane) have requested inclusion on the City of Angels RCR.

Pursuant to 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 PCR, 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.

Mayor Alvin Broglio • Vice Mayor Jennifer Davis-Herndon • Council Members Caroline Schirato, Gretel Tiscornia, Isabel Moncada
City Administrator Rebecca Callen • City Attorney Doug White, Churchwell White, LLP

The two buildings located at 1195, 1197, and 1201 South Main Street were evaluated pursuant to the referenced inventory as Resource #3, the Gottfrey Reber Saloon and Lodging House (aka Smith's Apartments) on Assessor's Parcel 64-004-008 and determined eligible for listing on the National Register of Historic Places as a contributor to a National Register district due to its association with the City's mining history and the building's embodiment of the style known as "Mother Lode Architecture" that lined main streets throughout the Mother Lode.

Originally a saloon and lodging house, the "structure" consists of a single-story building to the north and a two-story building on the south built in 1894 for Gottfrey Reber. The two-story building to the south, is a false-front commercial with Queen Anne Elements which served as a lodging house and saloon. It has an Italianate false front with a cornice, decorative brackets and finials on each end. Queen Anne elements include spindlework in the front gable and over the second story window heads. The original building had a two-story shed-roofed porch over the sidewalk that did not extend to the building on the north. Original to the building are the 1/1 light frame sash double-hung and paired windows on the front façade (but replaced with double-hung aluminum on side elevations). Storefront windows date to the 1930s. The single-story building to the north housed various businesses including a Chinese laundry and Reber's Jewelry Store.

By 1910, the buildings were owned by Mrs. Charles D. Smith, wife of a dentist, Dr. Charles Smith. The upper story of the two-story building has almost continuously been used for lodging. It housed miners in the 1890s and 1930s. In approximately the 1950s, the upstairs was converted to apartments, the "Smith's Apartments."

The building located at 1200 Rasberry Lane was evaluated pursuant to the referenced inventory as Resource #4, Siegal's Blacksmith Shop (aka Raggio's Stage Barn) on Assessor's Parcel 64-004-009 and determined eligible for listing on the National Register of Historic Places as a contributor to a National Register district.

The post and beam barn was constructed circa 1890 and originally used as a three-bayed stage barn run by the Raggio Brothers stage (a carriage shed to the west and an office to the east of the central bay). By 1922, the two side bays were removed and what remains is what is seen today. The structure was then used as a blacksmith shop. In the 1930s, metal siding replaced some of the board and batten as it became an auto storage garage. Due to its association with the industries of staging and blacksmithing and as the sole remaining barn of what were once numerous barns that once lined the commercial district streets, it is considered a contributor to the City's National Register eligible district.

Based on the preceding, the Planning Commission may find that the buildings are qualified for and should be added to 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 22-27
B. Department of Parks and Recreation Form 523 (DPR 523) for the property

CITY OF ANGELS PLANNING COMMISSION

Resolution of Intent No. 22-27

RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADDING THE BUILDINGS ON ASSESSOR'S PARCELS 062-004-008 AND 062-004-009 (1195, 1197, 1201 SOUTH MAIN STREET AND 1200 RASBERRY LANE) TO THE CITY OF ANGELS REGISTER OF CULTURAL RESOURCES

WHEREAS, the City of Angels Register of Cultural Resources was 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 Planning Commission is charged with determining whether the properties in question are qualified for inclusion on the City of Angels Register of Cultural Resources; and

WHEREAS, the Planning Commission considered the qualifications of the buildings at its meeting of November 10, 2022; and

WHEREAS, the two buildings at 1195, 1197, and 1201 South Main Street the Gottfrey Reber Saloon and Lodging House (aka Smith's Apartments) on Assessor's Parcel 64-004-008 have been determined eligible for listing on the National Register of Historic Places as a contributor to a National Register district due to its association with the City's mining history and the building's embodiment of the style known as "Mother Lode Architecture" that lined main streets throughout the Mother Lode; and

WHEREAS, the building located at 1200 Rasberry Lane, Siegal's Blacksmith Shop (aka Raggio's Stage Barn) on Assessor's Parcel 64-004-009 was determined eligible for listing on the National Register of Historic Places as a contributor to a National Register district due to its association with the industries of staging and blacksmithing and as the sole remaining barn of what were once numerous barns that once lined the commercial district streets;

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Angels recommends to the City Council, the addition of the buildings on Assessor's Parcels 062-004-008 and 062-004-009 to the City of Angels Register of Cultural Resources.

The foregoing resolution was introduced and moved for adoption on November 10, 2022, by Commissioner _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED November 10, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
John Broeder, Chairman

Attest:

_____
Caytlyn Schaner, Deputy City Clerk

Attachment B –DPR 523 forms

State of California–The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-05-0063
HRI #
Trinomial

Page 9 of 79 *Resource Name or #: (Assigned by recorder) No. 3 Gottfrey Reber Saloon and Lodging House
*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date April 2011 ☐ Continuation ☑ Update

P1. Other Identifier: Smith's Apartments

***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** 13E , SE ¼ **of** NE ¼ **of Sec.** 33; MD**BM**

c. Address 1195 and 1201 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 62-004-008 (Lots 1 and 2, Block 7 of Angels Camp Townsite)

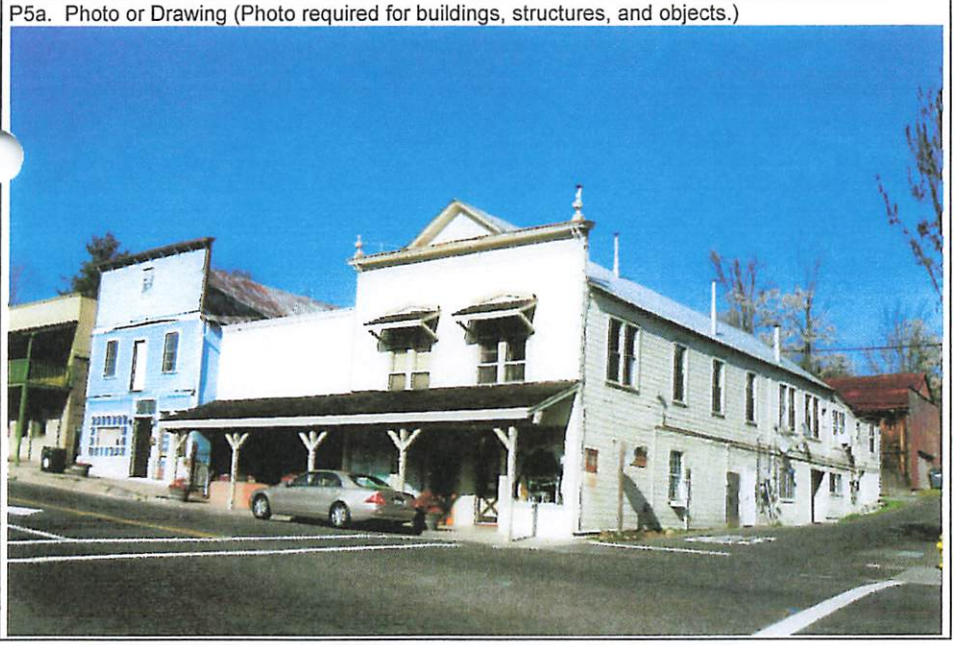
***P3a. Description:** Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This record updates that prepared in 1981 for the Central Sierra Planning Council. These architectural resources consist of a small one-story frame building on the north and a large two-story frame building on the south; both have rectangular masses and were built in 1894 by the same owner. The one-story building has a front gable roof, covered with corrugated metal, and a simple frame false front. The original walls are clad in board and batten siding, while the upper façade was covered with T-111 siding in a board and batten pattern in recent years. The lower story storefront windows, central door, and stucco façade are ca. 1930s alterations. A full-width porch, covered with wood shingles, is shared with the associated two-story building and was installed in the 1970s. (Continued on page XX.)

***P3b. Resource Attributes:** (List attributes and codes) HP5 two-story hotel, lodging house

***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 northeast, April 2011

***P6. Date Constructed/Age and Sources:** ☑ Historic ☐Prehistoric ☐ Both
1894

***P7. Owner and Address:**
49er Lease
P.O. Box 3
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)

***P3a. Description (continued):** The two-story lodging house has a front-gable roof covered with corrugated metal and an Italianate false front façade with a simple cornice and decorative brackets and finials on each end. Other Queen Anne elements include spindlework in the front gable and over the second story windowheads. The walls were originally clad in horizontal board California Rustic siding, covered on the primary façade with T-111 siding in a board and batten pattern on the second story and stucco on the first. There are three additions to the rear of the building, with shed roofs and horizontal board or board and batten siding. Original fenestration consists of 1/1 light frame sash, double-hung, and paired on the primary façade, but it has been replaced with double-hung aluminum sash on the side elevations. Original doors are frame, with four recessed panels. The primary entries are recessed and filled with modern doors; one a sawbuck door and the other a French door. Storefront windows on the first floor and the stucco cladding appear to date to the 1930s. The building originally had a two-story shed-roofed porch over the sidewalk; it now shares a full-width shed-roofed porch with the building to the north, supported with square wood posts and with a shingle roof. The porch and the shingled canopies over the windows on the primary façade were added in the 1970s. The buildings face southwest towards Main Street, on its southwest corner with Rasberry Lane.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 3D

***Resource Name or #** (Assigned by recorder) No. 3, Gottfrey Reber Saloon and Lodging House

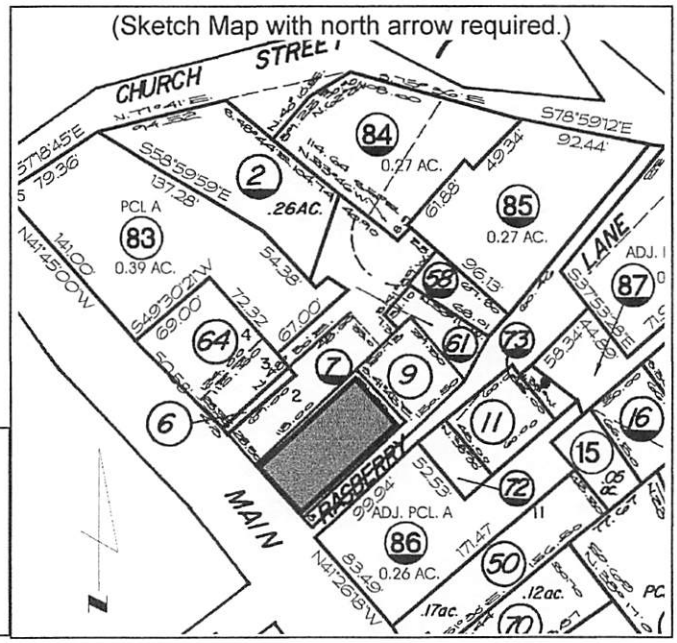
B1. Historic Name: Gottfrey Reber Saloon and Lodging House, Jewelry Store
B2. Common Name: Smith's Apartments
B3. Original Use: Saloon and Lodging House B4. Present Use: Commercial
***B5. Architectural Style:** False Front Commercial with Queen Anne Elements
***B6. Construction History:** (Construction date, alterations, and date of alterations) When originally constructed, the two-story corner building had a two-story front porch over the sidewalk, while the one story building had an Italianate cornice. The lower story facades on both buildings were clad in stucco, probably in the 1930s. The original siding on the second story primary facades was covered with board-and-batten siding, and a full-width shed-roofed porch constructed in the 1970s. Original frame fenestration on the side elevations was replaced with aluminum at an unknown date.
***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Settlement and Commercial Development **Area** Angels Camp
Period of Significance 1890s-1930s **Property Type** Commercial Building **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.) This architectural resource consists of two frame buildings, erected at the same time. The two-story building has a false front with minimal Queen Anne elements, while the one-story property has a simple false front. The structures were built for Gottfrey Reber in 1894, as a lodging house and saloon in the two-story building, with various businesses, including a Chinese laundry, and Reber's Jewelry Store, in the one-story building. By 1910 the buildings were owned by Mrs. Charles D. Smith, the wife of Dentist Dr. Charles Smith. The upper story continued to be utilized for lodgings, while the lower was occupied by offices and a barber shop at times. Occupied as a miners lodging house in the 1890s and 1930s hard rock mining years, the miners "hot-bedded," sleeping in eight-hour shifts and sharing the same beds. In the middle of the 20th century, the upper story was converted to apartments and known as "Smith's Apartments." The lodging house appears eligible for listing on the NRHP under Criteria A and C. Under Criterion A, it was built during the 1890s Second Gold Rush hard rock mining boom in Angels Camp, a period important in the history of the Mother Lode and California, and provided lodgings and a saloon for many of the local miners. The lower story façade was altered in the 1930s, when the mines reopened and a new boom occurred in the town, again providing lodgings for miners. Under Criterion B, it is not associated with any persons important in history. Under Criterion C, the building embodies the distinctive characteristics of the type, period, and method of construction when two-story frame buildings (sometimes identified as "Mother Lode Architecture") lined the main streets of California's Mother Lode region. Although board and batten siding covers the original California Rustic siding on the primary facade, the original siding is retained on the side elevations, and the second story Queen Anne elements are intact on the primary façade. The two-story porch has been replaced with a one story porch, but could be restored to its original appearance. The lower story façade was coated in stucco in the 1930s, another period of significance for Angels Camp.

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)

State of California–The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # P-05-0068
HRI #
Trinomial

 *Resource Name or #: (Assigned by recorder) No. 4, Siegal's Blacksmith Shop
*Recorded by: Judith Marvin, Foothill Resources, Ltd. *Date April 2011 ☐ Continuation ☑ Update

sP1. Other Identifier: Raggio's Stage Barn

*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, SE ¼ of NE ¼ of Sec. 33; MDBM

c. Address 1200 Rasberry Lane 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 62-004-009 (Portion of Myers Quartz Claim, Block 7 of Angels Camp Townsite)

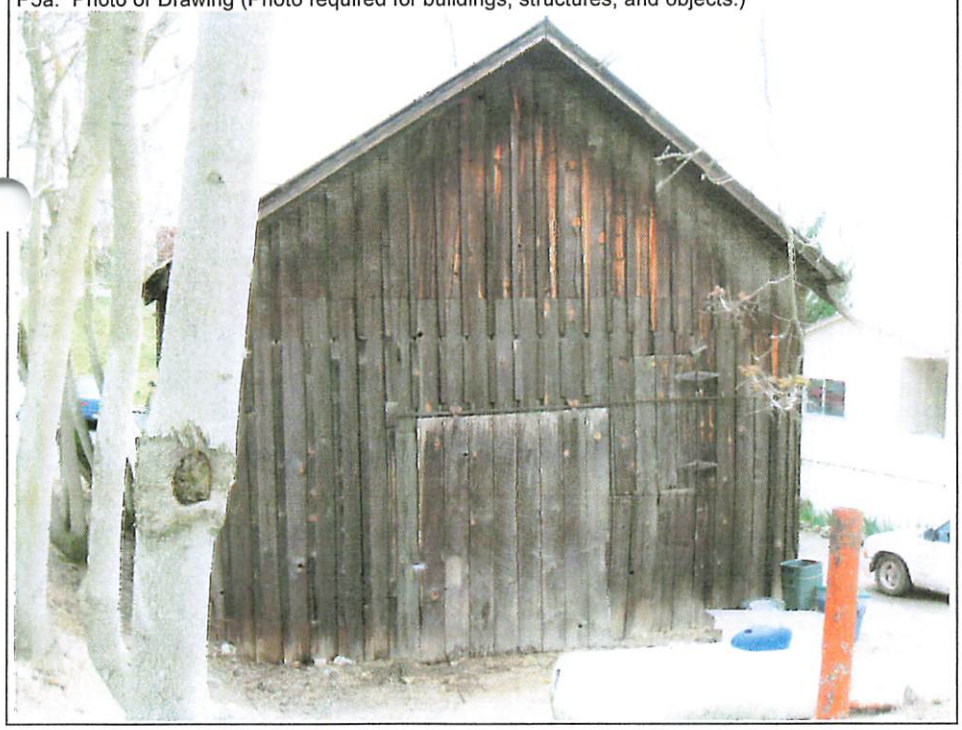
*P3a. Description: Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries).

This record updates one prepared for the Central Sierra Planning Council in 1981. This is a simple rectangular frame barn with a front gable roof covered with corrugated metal. The walls are clad in vertical board and batten siding; replaced with metal on the primary southeast façade. The rear elevation features the original wide board and batten door affixed with strap hinges, while the façade has a metal door. The building is the extant central bay of the original three-bayed stage barn, erected ca, 1890. It faces southeast towards Rasberry Lane, with Barden Street to the north.

*P3b. Resource Attributes: (List attributes and codes) HP4, Barn

*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 South, April 2011

*P6. Date Constructed/Age and Sources: ☑ Historic ☐Prehistoric ☐ Both
ca. 1890

*P7. Owner and Address:
49er Lease
P.O. Box 3
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
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

***NRHP Status Code** 3D

***Resource Name or #** (Assigned by recorder) No. 4, Siegal's Blacksmith Shop

B1. Historic Name: Raggio's Stage Barn
B2. Common Name: Siegal's Blacksmith Shop
B3. Original Use: Stage Barn B4. Present Use: Vacant
***B5. Architectural Style:** Post and Beam Barn
***B6. Construction History:** (Construction date, alterations, and date of alterations) The original barn had three bays; with a carriage shed on the west and an office on the east; this central bay is the only one extant. The board and batten siding on the primary south façade was replaced with metal in the 1930s when it became an auto storage garage.
***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**
***B8. Related Features:** None.

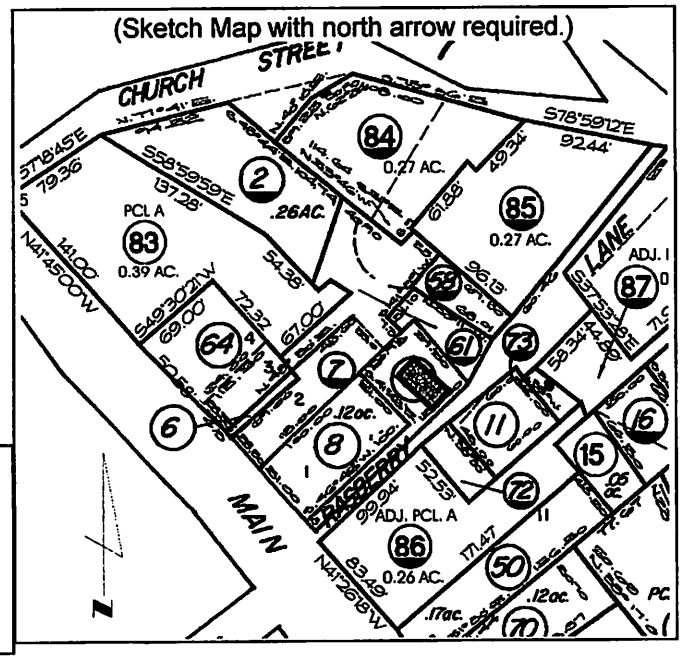
B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** Settlement and Commercial Development **Area** Angels Camp
Period of Significance 1890s-1930s **Property Type** Commercial Building **Applicable Criteria** A and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This one-story frame barn with board and batten siding was originally part of the three-bayed Raggio Brothers stage barn, built ca. 1890. By 1922 the flanking two bays had been removed and the central one converted to a blacksmith shop. It has been vacant for many years. It appears eligible for listing on the NRHP as a contributor to the Angels Camp Historic District, as the sole remaining barn of the numerous ones that once lined the back streets of the commercial district. Under Criterion A, it is associated with the staging and blacksmithing business in Angels Camp, important industries in the community from the 1850s through the advent of the automobile in the 1910s. Under Criterion B, it is not associated with any persons important in history. Under Criterion C, although architecturally an undistinguished structure, never the less, it is a rare surviving example of its type, period, and method of construction.

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.)



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