CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

CITY OF ANGELS
PLANNING COMMISION AGENDA
December 14, 2023

THIS MEETING WILL BE HELD AT ANGELS FIRE HOUSE, 1404 VALLECITO ROAD AND WILL BE OPEN TO THE PUBLIC.

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:

Microsoft Teams meeting

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The Planning Commission appreciates your interest and encourages your participation. Regularly scheduled meetings are 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 Commission Members. All questions shall be directed to the Chair who, at his/her discretion, will refer to Staff.

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.

CHAIR John Broeder **VICE CHAIR** Gary Gordon

Commissioners: Kristopher Klerk, Joseph Whittle, Matthew Stammerjohan
Planning Director Amy Augustine **Deputy City Clerk** Caytlyn Schaner

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

6:00 p.m. REGULAR MEETING

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)**
4. **APPROVAL OF MINUTES**
   - **A.** November 9, 2023, Draft Minutes, Caytlyn Schaner, Deputy City Clerk

5. **PUBLIC COMMENT**
   Any land use item of interest to the public that is within the subject matter jurisdiction of the Commission and is not posted on the Consent or Regular agendas may be addressed during the Public Comment period. California law prohibits the Commission from taking action on any matter which is not posted on the agenda unless it is determined to be an emergency by the Commission. Five minutes per person.

6. **PLANNING COMMISSION BUSINESS**
   - **A.** Approval of Resolution of Intent No 23-19, Thrifty Bees Conditional Use Permit for outdoor sales of golf carts, gifts, thrift; outdoor vendors, and a food truck at 82 North Main Street, Angels Camp, CA.
   - **B.** Draft neon sign ordinance

7. **COMMITTEE REPORTS**

8. **ADJOURNMENT**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Deputy City Clerk at City Hall 209-736-2181. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II) Materials related to an item on this Agenda submitted to the City Council after distribution of the Agenda packet are available for public inspection at City Hall at 200 Monte Verda Street Ste. B, Angels Camp, CA 95222 during normal business hours. The agenda is also available on line at www.angelscamp.gov.

The next regularly scheduled meeting of the Planning Commission is January 11, 2024

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

DRAFT CITY OF ANGELS

PLANNING COMMISION MINTUES
November 9, 2023

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Microsoft Teams meeting

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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.

CHAIR John Broeder(**PRESENT**) **VICE CHAIR** Gary Gordon(**PRESENT**)

Commissioners Kristopher Klerk (**PRESENT**), Joseph Whittle (**ABSENT**), Matthew Stammerjohan (**ABSENT**)
Planning Director Amy Augustine (**PRESENT**) **Deputy City Clerk** Caytlyn Schaner (**PRESENT**)

CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-2181

6:00 p.m. REGULAR MEETING

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

4. **ACTION: MOTION TO APPROVE BY VICE CHAIR GORDON, SECONDED BY COMMISSIONER KLERK, AND PASSED 3 YES, 2 ABSENT**

5. APPROVAL OF MINUTES
   - **A.** September 14, 2023, Draft Minutes, Caytlyn Schaner, Deputy City Clerk

ACTION: MOTION TO APPROVE BY COMMISSIONER KLERK, SECONDED BY, VICE CHAIR GORDON AND PASSED 3 YES, 2 ABSENT

6. PUBLIC COMMENT

NONE

7. PLANNING COMMISSION BUSINESS
   - **A.** Approval of Resolution No. 23-18, Habitat for Humanity (Eureka Oaks) Townhouse/Condominium Design Review

ROUND TABLE DISCUSSION OF TOWNHOUSE/CONDOMINIUM DESIGNS. PRESENTATION FROM ROB WESTEROFF. ACTION: MOTION TO APPROVE BY VICE CHAIR GORDON, SECONDED BY COMMISSIONER KLERK, AND PASSED 3 YES, 2 ABSENT

   - **B.** Approval of Resolution of Intent No 23-19, Adding 1177 South Main, Assessor's Parcel 062-004-064 to the City of Angels Register of Cultural Resources

ACTION: MOTION TO APPROVE BY COMMISSIONER KLERK, SECONDED BY, VICE CHAIR GORDON AND PASSED 3 YES, 2 ABSENT

   - **C.** Approval of Resolution No. 23-20, Finding of Architectural Conformity for Downtown Trash Cans

ACTION: MOTION TO APPROVE OPTION C, BY VICE CHAIR GORDON, SECONDED BY COMMISSIONER KLERK, AND PASSED 3 YES, 2 ABSENT

   - **D.** Discussion Item Neon Signs in and outside of the Historical Commercial District.

ROUND TABLE DISCUSSION OF NEON SIGNS

7. COMMITTEE REPORTS

REPORTED OUT

8. ADJOURNMENT **ACTION MOTION TO ADJOURN THE MEETING AT 6:49PM BY COMMISSIONER WHITTLE, SECONDED BY, COMMISSIONER KLERK PASSED 5 YES**

_____
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: December 14, 2023

TO: Planning Commission

FROM: Amy Augustine, City Planner

RE: **RESOLUTION 23-21** Conditional Use Permit for Jose and Melissa Barajas for Thrifty Bee's outdoor sales of golf carts, gifts, thrift; outdoor vendors, and a food truck at 82 North Main Street, Angels Camp, CA. The site carries a Shopping Center Commercial (SC) general plan and zoning. Assessor's Parcels: 058-010-021, 058-017-001.

RECOMMENDATION
The Planning Commission may:

A. Approve Resolution 23-021 as presented

B. Approve Resolution 23-021 with changes

C. Return the project to staff for extensive changes

D. Deny Resolution 23 - 021

STRATEGIC PLAN IMPLEMENTATION
A4 Economic Development Promote a wide variety of economic opportunities consistent with the city's social, cultural, environmental, and aesthetic resources
The proposed retail sales will contribute to the city's economic development and, with the proposed conditions of project approval, will be consistent with the city's aesthetic resources.

BACKGROUND
Pursuant to the Angels Camp Municipal Code (AMC), Section 17.30.030, Retail sales including outdoor sales and/or outdoor display areas requires a conditional use permit in the Shopping Center Commercial (SC) zoning district and shall comply with the guidelines for outdoor sales provided in AMC Section 17.37.090.

AMC Section 17.78.027 was added to the AMC in October 2023 allowing the city planner to administratively approve conditional use permits for projects valued at less than $250,000. The subject proposal is valued at less than $250,000 and qualifies for an administrative conditional use permit. However, Section 17.78.027

also allows the city planner to refer the project to the planning commission at his or her discretion. Given the high visibility of the proposed project and the objections of two adjoining landowners, the city planner has referred this conditional use permit to the Planning Commission.

Figure 1: Project Location

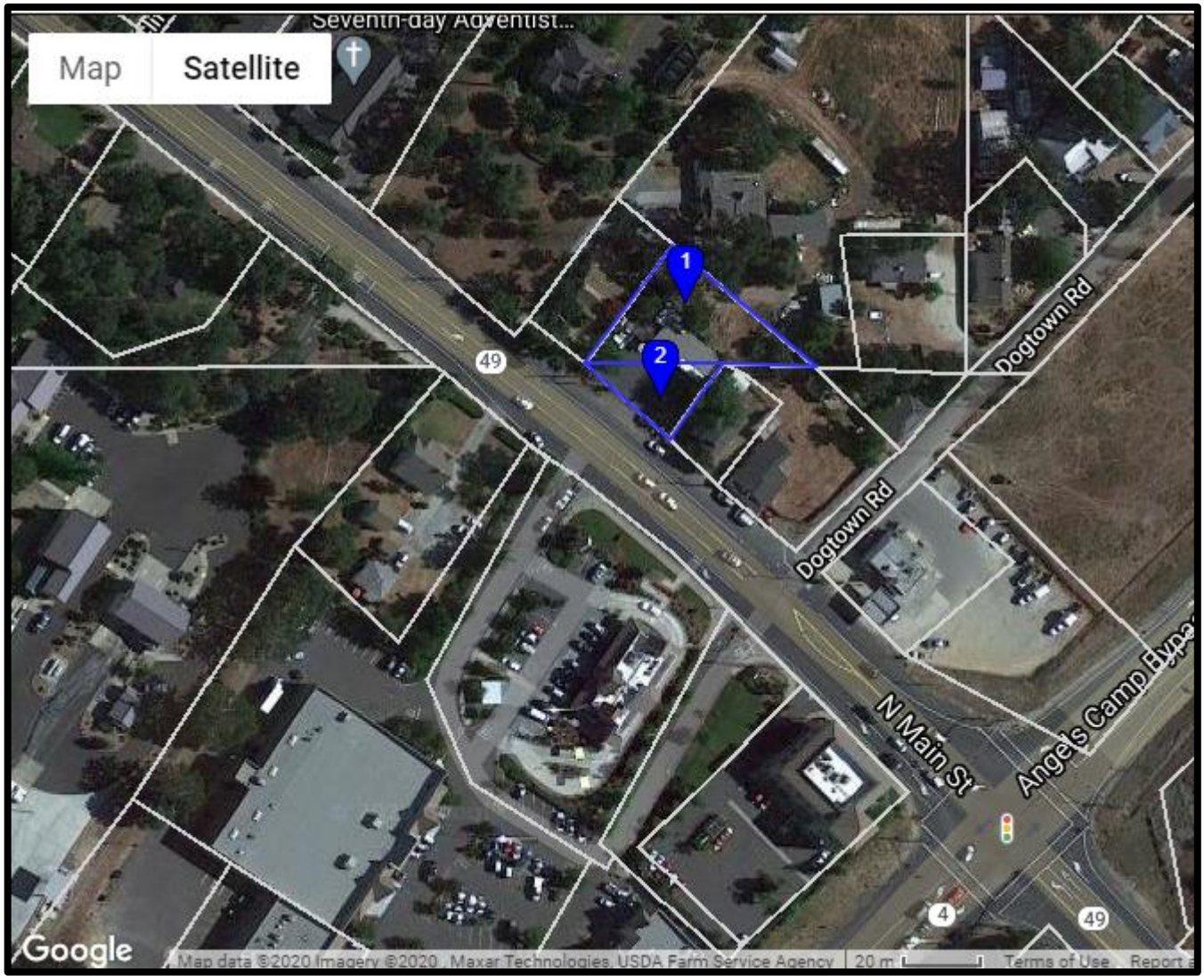
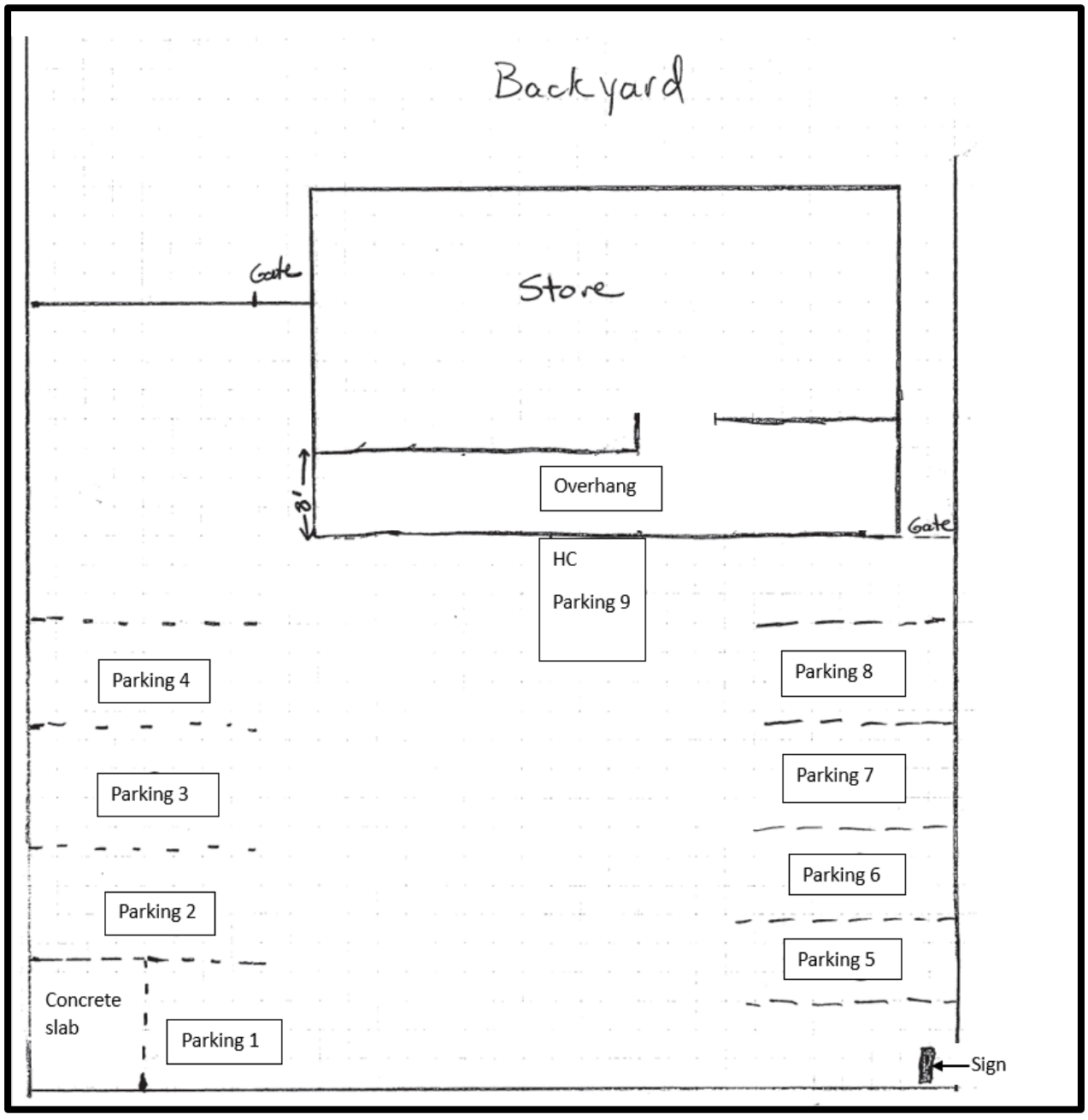
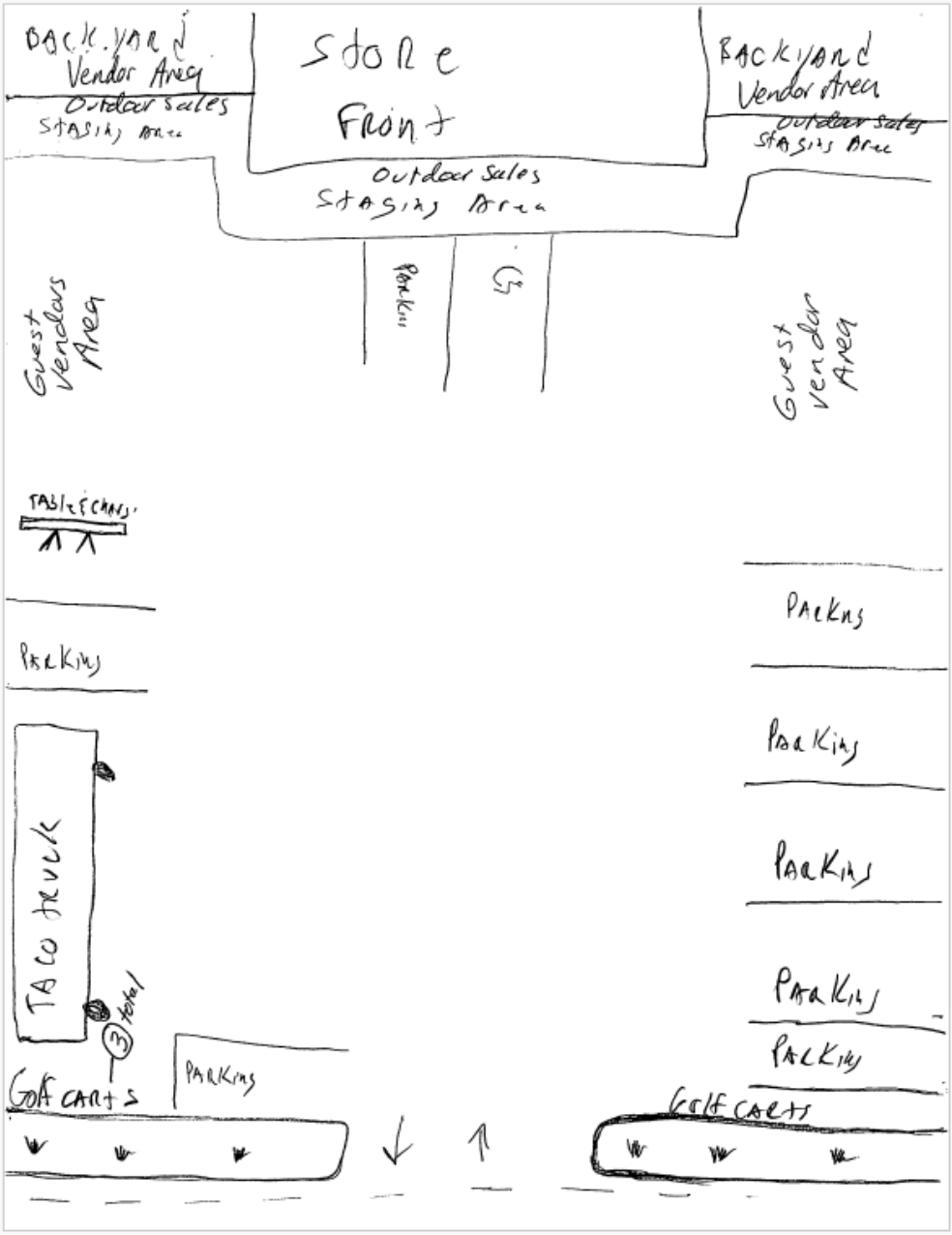


Figure 2: Existing Site Layout



SR 49

Figure 3: Applicant Proposal



Pursuant to 17.78.010 of the AMC, the purpose of a conditional use permit is to allow public review and City discretion in the control of certain uses which may be necessary, but which may cause public concern, affect property values or disturb the character of a neighborhood if they are not carefully located designed. The use permit process is necessary to carry out review and exercise discretion over this category of potentially inappropriate or incompatible uses. Conditional use permits may be approved or denied by the planning commission.

Finally, pursuant to AMC Section 17.78.030, the following findings are required for issuance of a conditional use permit:

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

B. The proposed use is consistent with the City of Angels general plan; and

C. The proposed use will not overburden existing municipal facilities; and

D. The size and terrain of the parcel are suitable for the proposed use; and

E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood;

F. 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.

ANALYSIS

Findings A/B: The proposed use is consistent with the Angels Municipal Code and General Plan

The project site carries a general plan land use designation of Shopping Center Commercial that is consistent with the Shopping Center Commercial zoning district per General Plan 2020 Table 1-5. Therefore, the project carries consistent general plan and zoning designations.

General Plan Goal 1B calls for minimizing conflicts between adjacent land uses as necessary to maintain quality of life in Angels Camp while recognizing the economic, social, health and safety needs of the community. Subject to proposed conditions to maintain a screen between the proposed use and the adjacent residences, the project is consistent with this general plan goal.

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 install new landscaping prior to commencing outdoor sales. This will further improve the appearance of the site.

Based on the preceding and subject to the identified conditions, Findings A and B can be made.

Finding C: The proposed use will not overburden existing municipal facilities
The proposed project, in an existing building that previously housed retail sales, is currently served by city water and city sewer. The city has reviewed the proposed project and finds that the ongoing use of the site for commercial purposes will not overburden existing municipal facilities. Therefore, Finding C can be made.

Finding D. The size and terrain of the parcel are suitable for the proposed use
No grading or alterations to the previously developed site is proposed. The addition of outdoor sales including displaying up to three golf carts, a food truck, and additional outdoor sales could conflict with the need for adequate parking on-site (parking along SR 49 is not permitted). However, limiting the areas where the food truck, golf cart, and outdoor sales occur while maintaining the minimal number of parking spaces (9) per the conditions of project approval would allow for Finding D to be made.

Finding E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood. Two landowners within 300 feet responded to project notifications—one by phone and one by mail (Attachment A). The phone response indicated that the landowner did not object to the use so long as it does not look like other thrift stores which accumulate "donations" that look like trash on site. The written response cited the potential for noise. Conditions of project approval have been added to address where outdoor sales can occur, prohibiting the accumulation of "donations" at the site, limiting hours of operation, and requiring conformance with the noise standards established in the City of Angels General Plan 2020. Proper implementation of those conditions would allow Finding E to be made.

Finding F. 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.
Caltrans 4/49 Intersection Improvements
Caltrans is finalizing plans for intersection improvements at 4/49 which include options for roundabouts or signal lights and a widened intersection at 4/49 and the same options at Francis to the North. A median would extend from 4/49 north to maintain Dogtown Road as a right-in, right-out turn movement.

Caltrans has reviewed the proposal and states that the City should continue coordination with that agency to identify potential impacts from this project on the forthcoming intersection improvement project to ensure that pedestrian and traffic safety are preserved under the existing conditions and future conditions. Conditions of project approval include no parking along SR 49 within the Caltrans ROW and no project activities within the SR 49 ROW. Caltrans further states that construction within the ROW will require an encroachment permit. No construction is proposed within the ROW. Finally, because of anticipated construction within the ROW, conditions of project approval state that the addition of landscaping along SR 49 frontage should not occur as it is likely to be removed with the addition of pedestrian and transportation improvements in the future.

The City Fire Department was notified of the proposed project. For safety and access purposes, the Fire Department has stated that the food truck shall be placed in the location in the attached resolution. That department has also included conditions for site maintenance, fire extinguishers, and safety measures addressing the food truck and potential outdoor vendors.

Yards, spaces, walls, fences, landscaping

Pursuant to AMC 17.30.070 and General Plan 2020 Table 1-9, site development standards in the SC district are:

Development Standard	Complies, Does not Comply, Not Applicable (N/A)
Minimum lot area for new lots, 10,000 square feet	N/A - No new lot is proposed, total for both lots equals 8,276± square feet (0.19± acre), legal nonconforming, complies
Impervious surfaces, 80% maximum	Approximately 75% impervious surfacing existing, no changes to existing building coverage are proposed, complies
Maximum building height, 40 feet	N/A No changes to existing building height are proposed.
Lot width: 75 feet	Lot width is 80 feet, no changes to lot size proposed, Complies
Lot depth: 120 feet	Lot depth is 96 feet, no changes to lot size are proposed, legal non-conforming, complies
Front setback – 10 Rear setback - 20 Side setback – 5 feet	Front – Exceeds 10 feet, complies Rear – Exceeds 20 feet, complies Sides – 5 feet or more, complies

Parking/loading

Nine parking spaces exist on site (one of which is a handicapped parking space) as shown in Figure 2.

Pursuant to AMC Section 17.69.040 (Table 1), the following number of parking spaces are required for retail sales:

Parking requirement per code	Parking requirement for Project	# of parking spaces required
1 / 250 sq. ft. of gross floor area	Building is approximately 59' X 25' = 1,475 square feet = 6 Outdoor sales area is approximately 528 sq ft. = 2	8
Food Truck	1/250 s.f.	1
	Total	9

As noted, the site provides 9 parking spaces including one handicapped space. Therefore, adequate parking is provided if all 9 parking spaces remain unobstructed.

Landscaping and Fencing

Pursuant to General Plan 2020 Table 1-9, 20% of the parcel shall be landscaped. Existing landscaping has deteriorated, therefore, prior to commencing the outdoor uses, a landscaping plan shall be submitted for review and approval by the Community Development Department.

Adjoining parcels along SR 49 are zoned Shopping Center Commercial while the parcel behind the project site is zoned Multi-Family Residential. All three parcels are currently developed with single-family residences. Due to the adjoining residential zoning, the provisions of AMC

17.63.030, requiring planting a screen between outdoor merchandising areas, parking, trash collection and residentially zoned parcels applies to the parcel behind the business; however that residence is located relatively far from the proposed business with some existing landscaping in place already. The screening requirement is not mandated between the business and the residences at 96 and 68 N. Main Street as these are zoned commercial. However, as noted above, anticipated improvements along SR 49 within the next five years have a high potential to conflict with any landscaping along SR 49 frontage, therefore, landscaping should be concentrated along the side yards.

Based on the preceding and subject to the proposed conditions of project approval, Finding F can be made.

ENVIRONMENTAL FINDINGS:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed project is categorically exempt from CEQA pursuant to Section 15303, Class 3, Conversion of Small Structures. The proposed project will not involve the use of significant amounts of hazardous substances, does not exceed 2500 square feet in floor area, and all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The project is surrounded on all sides by urban uses, is consistent with the general plan land use and zoning, has no habitat for endangered, rare or threatened species, can be adequately served by public water and sewer and all required utilities, and would not result in significant effects related to traffic, noise, air or water quality provided the conditions contained herein are properly implemented and maintained.

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).

ATTACHMENT

A. Adjoining landowner response

B. Planning Commission Resolution 23-21 with Conditions of Project Approval and Approved Site Plan

Attachment A
Landowner Response

COMMUNITY DEVELOPMENT

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

PROJECT: ~~Savemart Christmas Tree Sales~~ Thrifty Bees Outdoor Sales, Vendors, Food Truck

Date: 11/22/23

Contact Person: KARALEE CANHAM

Contact Phone/E-mail 209-736-6892 karalee_canham@comcast.net

Comments: my home @ 73 Dogtown Rd is already subject to enormous amounts of noise pollution from Dogtown Rd and Hwy 49 traffic. This project sounds like it has the potential to greatly increase the noise and to add new elements of noise. I am vehemently against this project.

Karalee Canham

Please submit your comments by November 17, 2023, to the following:

Amy Augustine, AICP – Contract City Planner
City of Angels Camp
200 Monte Verda, Building B
P.O. Box 667
Angels Camp, CA 95222
planning@angelscamp.gov
(209) 736-1736 / (209) 743-2323 (cell)

No site plan was enclosed.

Attachment B
Resolution and Conditions of Project Approval

CITY OF ANGELS
PLANNING COMMISSION

Resolution No. 23-21

RESOLUTION PASSED AND ADOPTED BY THE CITY OF ANGELS PLANNING COMMISSION FOR
CONDITIONAL USE PERMIT
Thrifty Bee's Outdoor Sales, Food Truck, Golf Carts, Vendors
82 North Main Street
APN: **058-017-001 & 058-010-021**

WHEREAS, the city received an application for a Conditional Use Permit for Thrifty Bee's at 82 North Main; and

WHEREAS, the City of Angels Municipal Code requires that such development requires an Administrative Conditional Use Permit; and

WHEREAS, the City of Angels Municipal Code establishes that the City Planner may refer an administrative Conditional Use Permit to the City of Angels Planning Commission for review, 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 subject to the attached conditions; and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state and City 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 approves the Conditional Use Permit based on the following findings A through F and subject to the attached conditions:

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

B. The proposed use is consistent with the City of Angels general plan; and

C. The proposed use will not overburden existing municipal facilities; and

D. The size and terrain of the parcel are suitable for the proposed use; and

E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons in the

neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood; and

F. 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.

The foregoing resolution was introduced and moved for adoption December 13, 2023, by

_____and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 13th day of December, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
John Broeder, Chairman

ATTEST:

_____
Caytlyn Schaner, Deputy City Clerk
City of Angels

HOME OF THE JUMPING FROG

CONDITIONS OF PROJECT APPROVAL
CONDITIONAL USE PERMIT
Thrifty Bee's Outdoor Sales, Food Truck, Golf Carts, Vendors
82 North Main Street
APN: **058-017-001 & 058-010-021**

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. This conditional use permit allows for the following uses:

   A. Outdoor sales in the locations identified on the attached site plan
   B. One taco truck in the location identified on the attached site plan
   C. Display/sales of up to three golf carts in the locations identified on the attached site plan
   D. Craft vendor sales up to three days annually in the locations identified on the attached site plan
   E. Hours of operation shall be limited to 9 a.m. to 7 p.m., seven days per week.

Prior to and throughout the life of food truck operations:

3. The Fire department will conduct an occupancy fire/life safety inspection of the food truck.

4. A K rated fire extinguisher shall be provided within 30 feet of the Food Truck. Food truck hood, duct, and extinguishing system shall be kept clean and in working condition as well as serviced by a qualified person at the required intervals.

5. The food truck operator shall secure a business license from the City of Angels

6. The food truck operator shall submit a copy of the current Calaveras County food service operator permit.

Prior to commencing outdoor sales, operating a food truck, golf cart display, outdoor vendors:

7. Applicant shall erect signage stating the donations are not accepted at the site and dumping is prohibited.

8. Applicant shall install a security camera on the site to cover the outdoor area and visible to those who might attempt to drop off donations at the site to assist in code enforcement efforts should violations occur.

9. The project proponent shall submit a landscaping plan to the Community Development Department for review and approval and shall install approved landscaping prior to commencing outdoor sales and operating a food truck. Alternatively, the applicant may provide a bond (or similar as approved by the city) for the improvements in an amount equal to 1.5 times the cost of the landscaping and installation. The landscaping plan shall comply with AMC Chapter 17.69 and incorporate screening between the project site and adjoining residences to the north and south, to the extent deemed feasible by the City. Landscaping should be located along the side yard lines to the maximum extent feasible and avoid planting along SR 49 due to pending SR 49 road improvement plans where such landscaping will likely be removed.

10. A currently serviced portable fire extinguisher with a minimum rating of 2A10BC shall be provided and readily accessible on the lot for every 75 feet of travel distance and a K rated fire extinguisher shall be provided within 30 feet of the Food Truck.

11. Any outdoor electrical wiring shall be approved for such use and shall conform to the California Electrical Code.

Throughout the life of the project:

12. The Applicant shall maintain a valid business license from the City of Angels.

13. Outdoor areas must be kept in clean and orderly manner without of accumulations of rubbish, debris, or other accumulations of combustible materials.

14. A separate permit must be obtained from the Fire Department for erecting any tent or membrane structure in excess of 400 square feet, or any canopy in excess of 700 square feet. Note: This is particularly applicable to outdoor vendors.

15. All tents or similar fabric-type structures must be of an approved flame-retardant material. Note: This is particularly applicable to outdoor vendors.

16. Use of any open flame shall be prohibited, and the use of propane heating appliances and/or fuel fired generators shall be reviewed and approved by the Fire Department prior to use. Note: This is particularly applicable to outdoor vendors.

17. A clear and unobstructed space of at least 10 feet shall be maintained around the exterior of the lot.

18. Ample aisles and exit ways are to be maintained throughout the lot area.

19. The business shall operate as follows:

    A. All nine parking spaces shall be unobstructed by project activities at all times.

    B. No permanent or temporary banners (Permanent or temporary) or other temporary signs or flags shall be on site.

    C. The location of the food truck shall be in the space identified on the attached site plan, and in the orientation specified by the fire department.

    D. All outdoor sales of gifts and thrift items shall be in the location identified on the attached site plan. Outdoor sales items shall be moved indoors at the end of each business day and shall not be left outside overnight. This condition does not apply to golf carts.

    E. All golf carts displayed shall be in the two locations specified on the attached plan. Golf cart sales shall not block parking Space #1 (see site plan) or any other parking space. No more than three golf carts shall be displayed at any one time.

    F. Outdoor vendors shall be permitted a maximum of three days annually. Vendors shall not encroach into any of the nine required parking spaces. Vendors shall be restricted to the locations identified for outdoor sales or may be located in the rear yard. After one year of operations, the applicant may apply to the Planning Commission for consideration to increase the number of outdoor vendor events annually.

    Minor changes to the preceding may be approved by the City Planner upon the request of the project proponent in writing (or via e-mail) providing the applicant is in compliance with all conditions of project approval, no parking hazards (e.g., lack of available parking, parking within the Caltrans right-of-way or on adjacent property) have been observed, and there are no pending violations on the property.

20. All lighting shall be aimed downward, shielded, and shall not produce glare onto neighboring properties or distract or impair the vision of vehicles on SR 49.

21. A maximum of 9 parking spaces, including one handicapped parking space, shall be maintained on the site at all times in the locations shown on the attached plan. No obstructions of these parking spaces may occur.

22. Parking along SR 49 within the Caltrans right-of-way is prohibited.

23. The maximum occupancy load of the building shall not exceed 49 persons. This limit may be raised if renovations are undertaken consistent with the California Building Code, California Fire Code, and all zoning requirements in place at the time of renovation.

24. There shall be no outdoor storage or dumping of used furniture, clothing or other items on the premises visible from State Route 49/Main Street at any time. Applicant is

responsible for removing any items left on the premises by close of business the same day the item is left on site.

25. Hours of operation shall not extend beyond 10 p.m. evenings. Deliveries will not occur before 7 a.m.

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

27. The Project shall conform with the noise standards established in General Plan 2020, attached hereto.

28. Significant changes to the above conditions shall require an amendment to this Conditional Use Permit by the City Planning Commission. The City Planner may make minor amendments.

29. The Project shall comply with all provisions of the Project Description as approved December 13, 2023, by the City of Angels Planning Commission.

SEE ATTACHED SITE PLAN

Figure 4: Noise Standards General Plan 2020

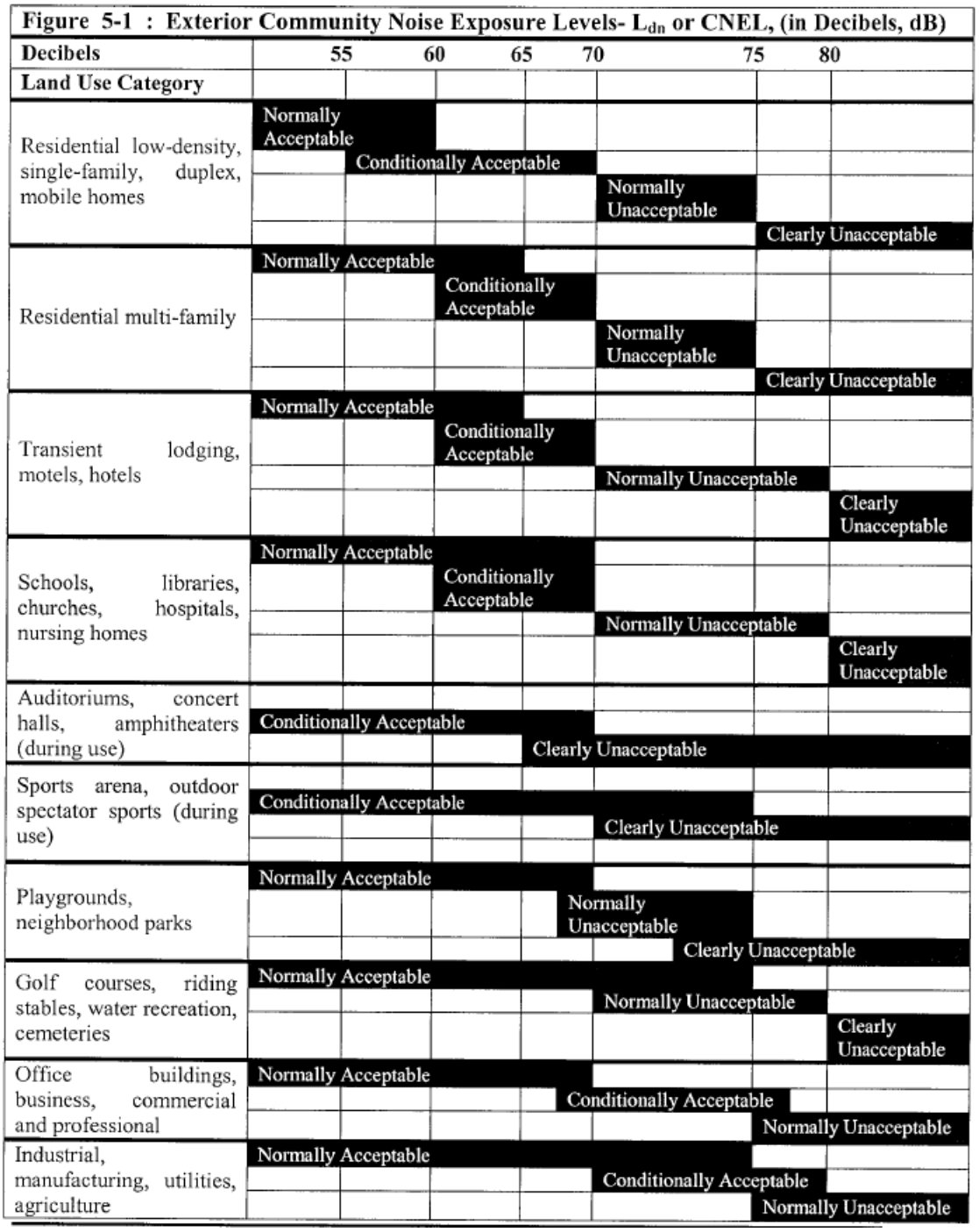


Figure 5-1 : Exterior Community Noise Exposure Levels- L_{dn} or CNEL, (in Decibels, dB)

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:

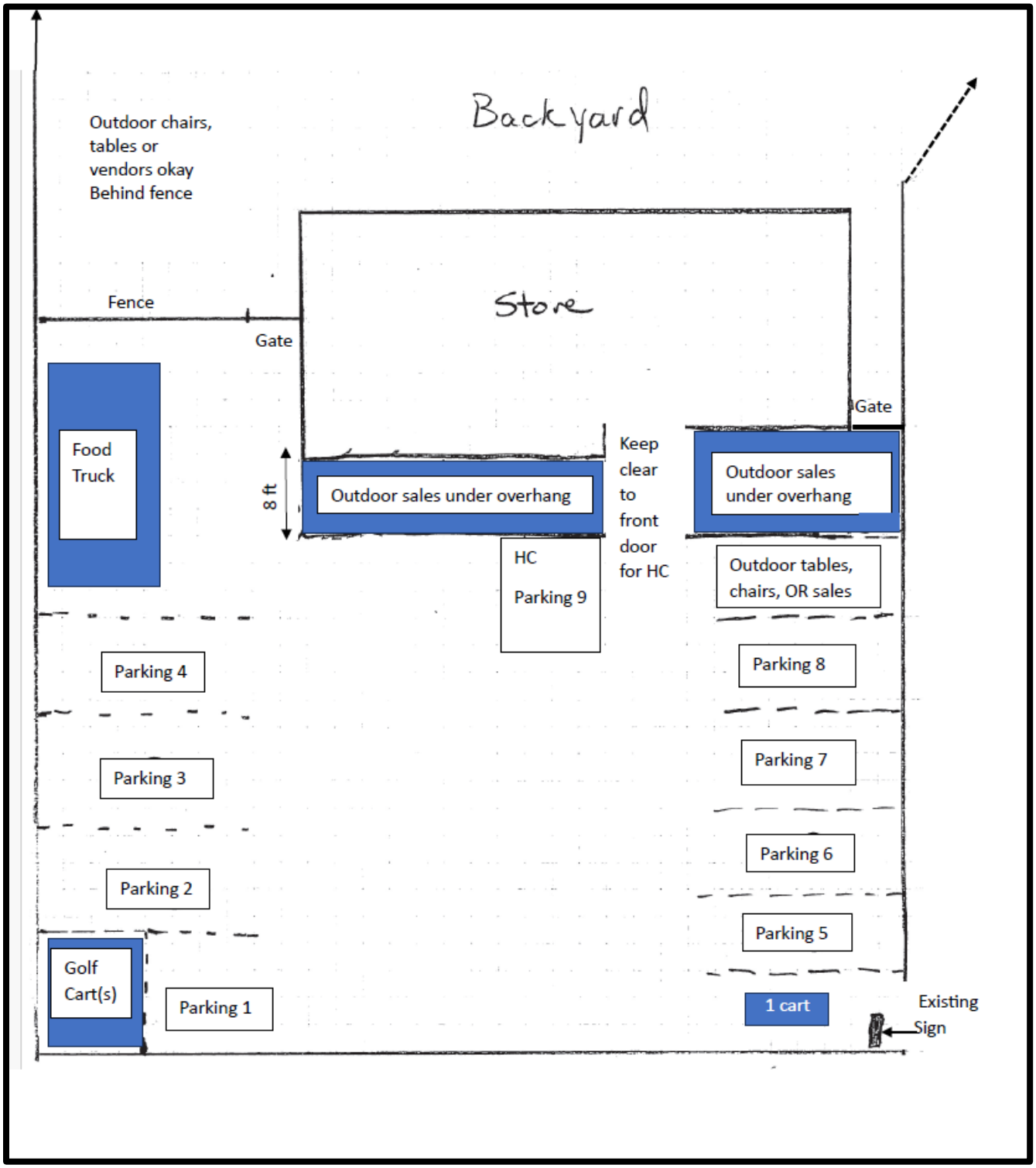
Normally Acceptable:
Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

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.

Staff Recommended Site Plan



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

MEMORANDUM

DATE: December 14, 2023

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP – Contract City Planner

RE: Neon Sign Proposed Code Amendments

RECOMMENDATION
Provide input on draft language.

BACKGROUND
The Angels Municipal Code (AMC) currently prohibits the use of neon signs in all zoning districts. Neon signs are defined as neon and LED signage. Numerous businesses use neon or LED "Open" signs. At its November meeting, the Planning Commission reviewed various code options used in other jurisdictions to allow an exception for "Open" signs.

The Planning Commissioners agreed that the Cascabel's "Open" sign represented a standard that should be acceptable in all zoning districts.

The attached draft language is provided to address this code amendment.

The amendment also addresses the ongoing use of neon on buildings in the historical commercial zoning district that originally used neon as architectural accents.

15.12 (Signs)

15.12.20 Definitions

47. "Neon" shall mean illumination affected by a light source consisting of a LED or neon or other gas tube which is bent to form letters, symbols or other shapes.

15.12.175 Pole signs--On-premises.

E. Lighting. Pole signs shall not use reflective coatings, neon, flashing or moveable copy. Signs shall be indirectly lit or internally lit. Internally lit signs shall display sign copy and logos exclusively illuminated with translucent materials and the balance of the advertising surface shall be made of dark or earth-tone nontranslucent materials. (Ord. 377 §4, 2000)

15.12.240 Lights.

Signs shall have no flashing or blinking lights; lighting shall be arranged so that visibility of vehicular traffic is not impaired, and objectionable glare is shielded from adjoining residential zones. No neon-type lighting will be allowed without prior approval of the planning commission except for the following:

A. Each business may have one LED or neon "Open" sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The "Open" sign shall be non-blinking with steady light.

Any sign in violation of this subsection shall be removed immediately.

.(Ord. 280 §10(A)(2), 1986)

17.26 Historical Commercial

17.26.090 Signs

J. 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 except for the following:.

A. Each business may have one LED or neon "Open" sign not exceeding two square feet as measured along the outside perimeter (frame) of the sign. The "Open" sign shall be non-blinking with steady light.

B. Buildings originally constructed in the Art Deco style using neon (e.g., the Angels Theatre) may continue use of neon where neon originally was used on the building.

Any sign in violation of this subsection shall be removed immediately. (Ord. 486 §3(part), 2019: Ord. 460 §9, 2012)