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
November 9, 2023

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

Join on your computer, mobile app or room device
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+1 209-662-6676,,608202704# United States, Stockton
Phone Conference ID: 608 202 704#
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Learn More | Meeting options

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.** September 14, 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 No. 23-18, Habitat for Humanity (Eureka Oaks) Townhouse/Condominium Design Review
   - **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
   - **C.** Approval of Resolution No. 23-20, Finding of Architectural Conformity for Downtown Trash Cans
   - **D.** Discussion Item Neon Signs in and outside of the Historical Commercial District.

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 December 14, 2023

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

DATE: November 9, 2023

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: **RESOLUTION 23-18 APPROVING THE CONCEPTUAL TOWNHOUSE/CONDO DESIGN FOR HABITAT FOR HUMANITY**

RECOMMENDATION:
The Planning Commission may:

- Adopt Resolution 23-18 (Attachment A) for the revised plans as presented (Attachment C)
- Adopt Resolution 23-18 for the plans with changes (changes will be incorporated as conditions of approval for the plans)
- Refer the plans back to staff to continue working with the developer for significant changes.

STRATEGIC PLAN IMPLEMENTATION:

B2 Community Identity. Design new development to be compatible with the natural, scenic and cultural resources and rural character of Angels Camp. The proposed action requires review of the design of the townhouse/condos for Habitat for Humanity to ensure that the new development is consistent with the rural character of Angels Camp.

BACKGROUND:
This project was presented at the September 14, 2023, Planning Commission meeting. The commission made the following recommendations and observations:

- Covered areas for shade (small, covered porches) are good
- Reduce the amount of stucco, use of board and batten or clapboard fits best
- Use different materials on the bottom and top to break up building bulk with a foothill type design
- Add texture to the walls
- Use differing colors to reduce building mass

Attachment B shows the design presented September 14, 2023, and **Attachment C** is the revised design incorporating Planning Commission recommendations.

The project includes: 107-unit affordable housing project on 16.9± acres with:

a) 37 detached homes
b) 28 attached homes
c) 42 condominium units (in seven, 6-plexes)

Project entitlements include:

- Tentative Subdivision Map creating 66 lots: 65 single-family lots plus one condominium lot,
- Conditional Use Permit for multi-family housing in the Business Attraction and Expansion (BAE) zoning district and to allow more than three incentives per Section 17.09.160 of the AMC,
- Site Plan Review,
- Development Agreement for affordable housing and project phasing (if necessary)

On January 21, 2021, the City of Angels Planning Commission approved the project's tentative subdivision map and site plan review and recommended approval of the mitigated negative declaration, conditional use permit and development agreement to the City Council. The City Council certified the initial study/mitigated negative declaration and approved the conditional use permit and development agreement for the project on February 16, 2021. Since that time, the Planning Commission has extended the expiration date for the tentative subdivision map through February 16, 2024.

Conditions of project approval requiring Planning Commission review and approval are:

- Condition #29: Landscaping Plan
- Condition #30: Landscaping Maintenance Plan
- Condition #31: Fencing Plan
- Condition #50: Planning Commission Townhouse/Condominium Design Review
- Condition #51: Covenants, Conditions, and Restrictions (CC&Rs); Homeowner's Association, and Planning Commission Review and Approval

Condition #31 (Fencing Plan) was reviewed and approved at the July 2023, Planning Commission meeting.

Condition #29 and #30 (Landscaping Plan and proposed Landscaping Maintenance Plan) were considered at the August 10, 2023, Planning Commission meeting and revised landscaping plans are pending.

This item considers Condition #50, the conceptual townhouse/condominium plan design (attached).

Condition #50 states:

50. Planning Commission Townhouse/Condominium Design Review.
Prior to constructing the proposed townhouses/condominiums, the Project Proponent shall submit exterior elevations to the Planning Commission for review and approval. The design shall be consistent with and reflect the Craftsman style of architecture used in the original project design for

single-family residences (attached and detached). Height shall not exceed two stories unless an addendum (or equivalent) to this environmental evaluation is completed. [Mitigation Measure AES-1]

ANALYSIS

The primary purpose of this condition is aesthetics as this portion of the project, while not highly visible, will be somewhat visible from SR 49. As stated in the adopted initial study/mitigated negative declaration for the project:

Building Design

The proposed building designs (for the single-family residences) reflect a Craftsman "cottage" or bungalow design. That design is similar to many of the older homes in the City. Given the consistency of single-family residence design with existing City character, residences are not anticipated to substantially degrade views.

No design has been submitted for the proposed six-plex townhouses/condominiums which are anticipated for construction more than five years in the future. The townhouses/condominiums will be the most visible portion of the project site viewable from SR 49 unless additional development occurs first on the intervening 9.1± acre vacant parcel. Due to the potential visibility of the buildings, the [proposed mitigation] measure is required to ensure consistency with project and City character and to ensure that the resulting structures will not substantially degrade views from public rights-of-way.

The proposed townhouse/condominium design does not duplicate the craftsman "cottage" bungalow appearance of the homes. Instead, the design does provide a transition between the simple design of the adjacent Copello apartments and the single-family craftsman style residences at Eureka Oaks (Habitat for Humanity). The building roofline is broken into sections to avoid bulk, and elements such as standing (metal) seam and timber overhangs and dormers with O-vents and shake siding (a nod to Craftsman style), provide architectural detail lending character to the structures. While not a strict craftsman/bungalow design, the transitional style appears appropriate to the location on site and association with surrounding structures.

ENVIRONMENTAL FINDINGS:

Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed fencing is exempt from additional CEQA review, because the proposed fencing is consistent with, and is within the scope of, the certified initial study/mitigated negative declaration certified for the proposed project February 16, 2021.

ATTACHMENT:

A. Planning Commission Resolution 23-18
B. First Draft Townhouse Condo Plans
C. Second Draft Townhouse Condo Plans incorporating Commission recommendations

Attachment A
Resolution 23-18

CITY OF ANGELS
PLANNING COMMISSION

RESOLUTION 23-18
APPROVING THE LANDSCAPING DESIGN FOR HABITAT FOR HUMANITY

WHEREAS, the City of Angels City Council approved the Habitat for Humanity project on Copello Lane on February 16, 2021;

WHEREAS, Condition #50 of the adopted Development Agreement requires that the Planning Commission review and approve the townhouse/condominium plans; and

WHEREAS, on September 14, 2023, the Planning Commission, at a regularly scheduled meeting, did review and consider the proposed townhouse/condominium plans;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approves the proposed townhouse/condominium plans based on the following findings and subject to the attached conditions:

1. The proposal is consistent with the findings of the approved project; and
2. Pursuant to the state guidelines for implementing the California Environmental Quality Act (CEQA), the proposed fencing is exempt from additional CEQA review, because the proposed design is consistent with, and is within the scope of, the certified initial study/mitigated negative declaration certified for the proposed project February 16, 2021.

The foregoing resolution was introduced and moved for adoption November 7, 2023, by _____and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 7th day of November, by the following vote:

AYES:

NOES:

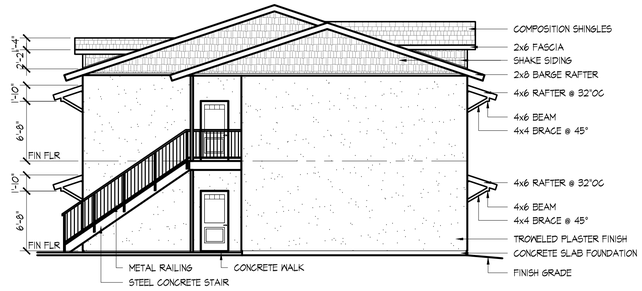
ABSTAIN:

ABSENT:

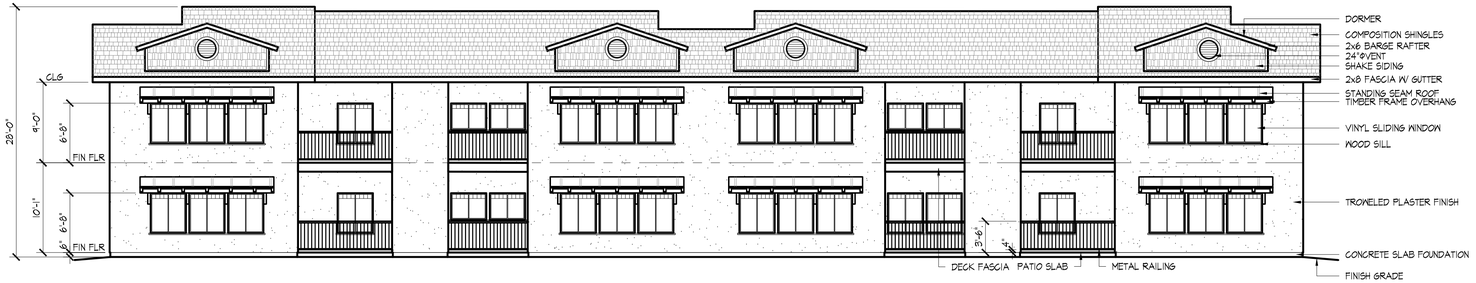
_____
John Broeder, Chair

ATTEST:

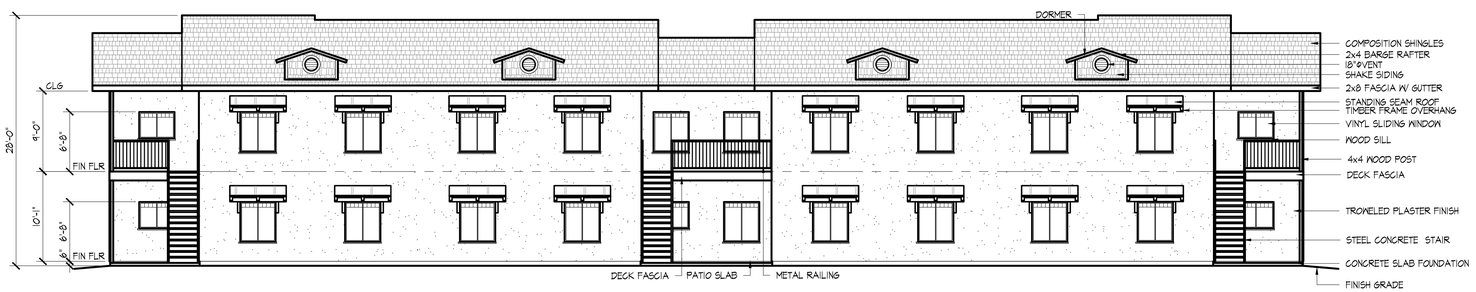
_____
Caytlyn Schaner, Deputy City Clerk



3 SIDE ELEVATION BUILDING A
1/8" = 1'-0"



2 REAR ELEVATION BUILDING A
1/8" = 1'-0"



1 FRONT ELEVATION BUILDING A
1/8" = 1'-0"

#	REVISIONS	DATE
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ROB WESTERHOFF ARCHITECT
P.O. BOX 1046
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CELL 209-768-6085 PH 209-728-9045
rob@rwarc.com

LICENSED ARCHITECT
ROBERT WESTERHOFF
REN. 4/23
C-20439
STATE OF CALIFORNIA

EUREKA OAKS CONDOMINUMS
HABITAT CALAVERAS
COPELLO DRIVE ANGELS CAMP

EXTERIOR ELEVATIONS BUILDING A

JOB # 23-09
DATE 6/12/23

A20

2 REAR ELEVATION BUILDING A
1/8" = 1'-0"

KELLEY-MOORE COLORS

LIGHT PAINT SCHEME
BODY - KM5822 SAN FRANCISCO FOG -ALL SIDING
TRIM - 417 OXFORD BROWN INCLUDING BRACKETS

DARK PAINT SCHEME
BODY - KM5823 CITY TOWER - ALL SIDING
TRIM - 36 NAVAJO WHITE INCLUDING BRACKETS

SHINGLE ROOF - TIMBERLINE HDZ - BIRCHWOOD
METAL ROOFING - ASC - TAHOE BLUE INCLUDES METAL VENTS

FRONT ELEVATION BUILDING A
1/8" = 1'-0"

#	REVISIONS	DATE
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C-20439
REN 4/25
STATE OF CALIFORNIA

EUREKA OAKS CONDOMINUMS
HABITAT CALAVERAS
COPELLO DRIVE ANGELS CAMP

EXTERIOR ELEVATIONS BUILDING A

JOB # 23-09

DATE 10/20/23

A20

1 SIDE ELEVATION BUILDING A
1/8" = 1'-0"

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REN 4/25
STATE OF CALIFORNIA

#	REVISIONS	DATE
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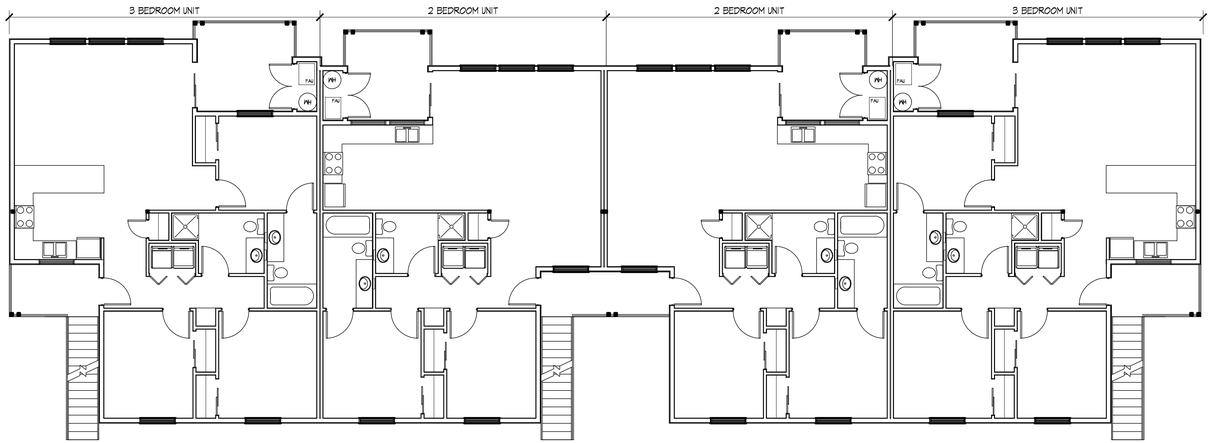
EUREKA OAKS CONDOMINIUMS
HABITAT CALAVERAS
COPELLO DRIVE ANGELS CAMP

EXTERIOR ELEVATION BUILDING A

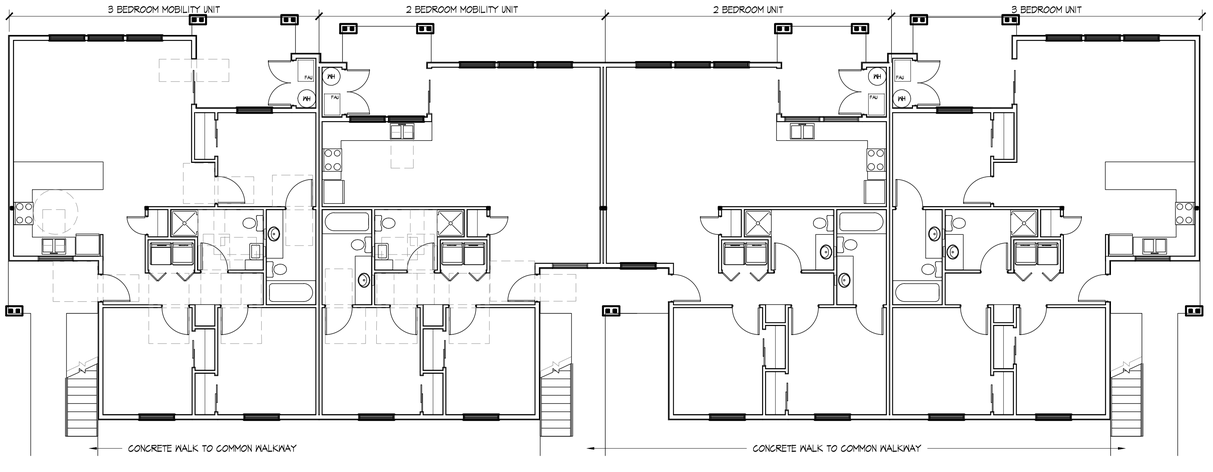
JOB # 23-09

DATE 10/20/23

A21



2 BUILDING A UPPER FLOOR PLAN
1/8" = 1'-0"



1 BUILDING A LOWER FLOOR PLAN
1/8" = 1'-0"

N

#	REVISIONS	DATE
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STATE OF CALIFORNIA

EUREKA OAKS CONDOMINUMS
HABITAT CALAVERAS
COPELLO DRIVE ANGELS CAMP

BUILDING A PLANS

JOB # 23-09
DATE 10/20/23

A|2

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

DATE: November 9, 2023

TO: City of Angels Planning Commissioners

FROM: Amy Augustine, AICP – City Planner

RE: Resolution of Intent 23-19, recommending to the City Council adding 1177 South Main, Assessor's Parcel 062-004-064 to the City of Angels Register of Cultural Resources.

RECOMMENDATION:
The Planning Commission may:

1. Approve the Resolution of Intent as provided
2. Approve Resolution of Intent with changes
3. Return the item to staff for additional research
4. Recommend to the City Council denial of the request

STRATEGIC PLAN IMPLEMENTATION:
VISION: Dedicated to preserving our rich history and providing a safe and thriving community that is devoted to families, businesses, and visitors. The Angels Camp Register of Cultural Resources provides a tool for preserving the City's history by recognizing important historical structures and encouraging their use of the State Historical Building Code to maintain those structures.

A4 Economic Development. Promote a wide variety of economic opportunities consistent with the city's social, cultural, environmental, and aesthetic resources. The Angels Camp Register of Cultural Resources provides a tool for preserving the City's history by encouraging their use of the State Historical Building Code to maintain the aesthetics of the structures and their continued economic use.

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 Parcel 062-004-064 (1177 South Main) has 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.

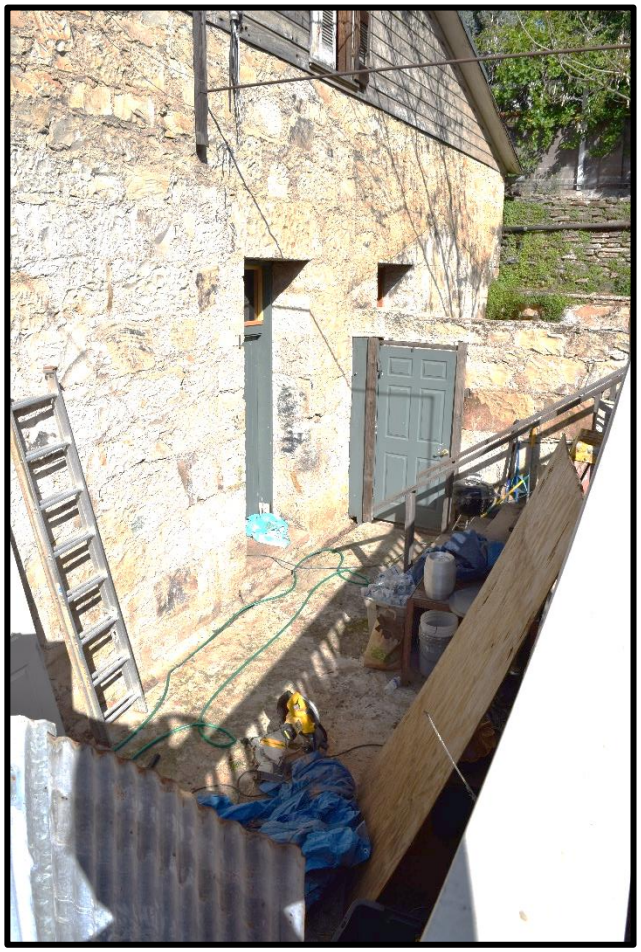
Per the PCR, qualifications for inclusion in the City of Angels RCR include resources that have:

> … 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.

Figure 1: Project Location

Figure 2: Subject Building

Figure 3: Structure Proposed for Inclusion in the Angels Camp Register of Cultural Resources



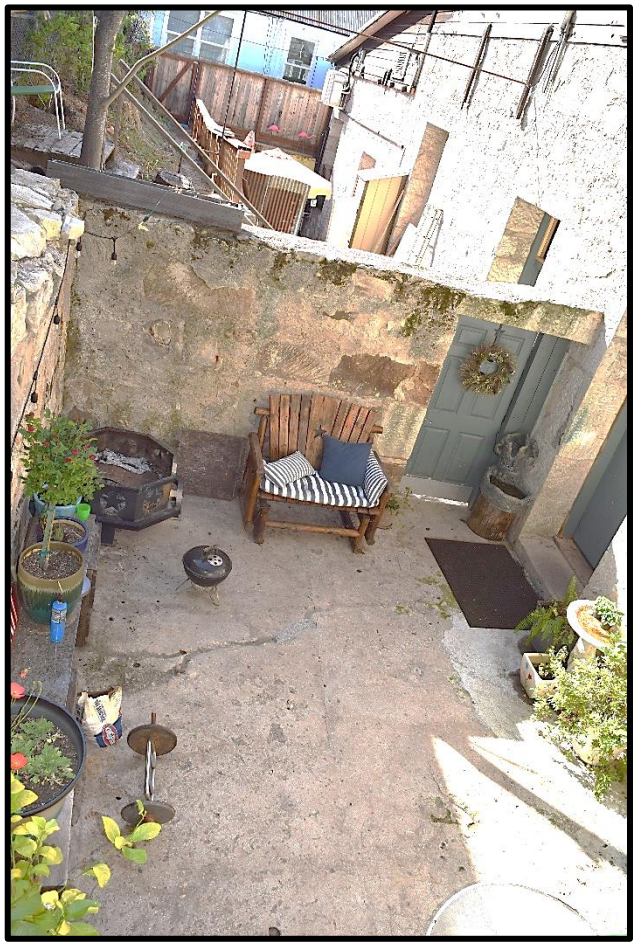


Figure 4: Photos showing Rhyolite Construction

The building located at 1177 South Main Street carries a general plan land use and zoning of Historical Commercial (HC).

HISTORY

The building is listed in the City of Angels 1981 Historic Resources Inventory (Leslie Crow, October 1981, Central Sierra Planning Council) and was evaluated as ineligible for individual listing on the National Register of Historic Places, but was determined to be of local interest and may be eligible for special consideration in local planning. It is identified as Carpenter's Union Local 386 Hall constructed in 1907 by Bert Gazzola. Per the 1981 inventory:

> *"The historically significant section of this building is the first floor, made of locally quarried rhyolite stone. This has been faced with slump stone, making the rhyolite serve as exposed corners of the first-floor elevation. The center of the façade has modern fenestration, and a second story balcony over the sidewalk. The second story is wooden, and is of modern construction.*
>
> *The Baratano family purchased this site from Amelia Meyers and had Bert Gazzola build a lava stone building in 1907. The rhyolite was locally quarried by the builder. The building was occupied by the Lo(a)gomarsino and Bacigalupi Grocery store, then Hickman sporting goods, a dry goods store and most recently, the Calaveras Press. In 1970 the balcony was added to the front of the building, and large display windows were replaced with somewhat smaller ones."*

Largely because of the building's alterations (second story addition, balcony, and display windows), the building was determined ineligible for listing on the National Register of Historic Places. However, given the documented history of the structure, the building's association with the Lagomarsino and Bacigalupi families and the location's prior association with the Gazzola, Baratano, and Hickman families; the building's role in local history as a grocery and dry goods store, the use of locally quarried rhyolite, and preservation of that rhyolite on the first floor; the structure may be determined locally significant and a local contributor to the overall historical streetscape.

The evaluation is not from the City's "official" 2011 inventory. However, individual cultural resource evaluations by qualified individuals may be substituted for structures not included in that inventory. Because the 1981 Survey was an officially recognized inventory, the use of the 1981 survey evaluation is acceptable.

Based on the preceding, the Planning Commission may find that the building qualifies for and should be added to the City of Angels Register of Cultural Resources based on local significance.

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 structure 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 23-19
B. Department of Parks and Recreation Form 523 (DPR 523) for the property (1981 Survey)
C. Historical photo

CITY OF ANGELS PLANNING COMMISSION

Resolution of Intent No. 23-19

RESOLUTION PASSED AND ADOPTED BY THE

CITY OF ANGELS PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADDING

1177 South Main, Assessor's Parcel 062-004-064 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 9, 2023; and

WHEREAS, the building at 1177 South Main Street on Assessor's Parcel 062-004-064 have been determined to be a contributor to the City's historic district at the local level due to its association with the Lagomarsino and Bacigalupi families, the location's prior association with the Gazzola, Baratano, and Hickman families; the building's role in local history as a grocery and dry goods store, the use of locally quarried rhyolite with preservation of that rhyolite on the first floor; and as an aesthetic contributor to the overall historical streetscape.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Angels recommends to the City Council, the addition of the building at 1177 South Main on Assessor's Parcel 062-004-064 to the City of Angels Register of Cultural Resources.

The foregoing resolution was introduced and moved for adoption on November 9, 2022, by Commissioner _____ and duly seconded by Commissioner _____.

PASSED AND ADOPTED November 9, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
John Broeder, Chairman

Attest:

_____
Caytlyn Schaner, Deputy City Clerk

Attachment B

DPR 523

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. 5222 - 23
HABS ___ HAER ___ NR ___ SHL ___ Loc ___
UTM: A10/42163-10/4715840 B ___
C ___ D ___

IDENTIFICATION

1. Common name: Carpenter's Union Local 386 Hall
2. Historic name: ___
3. Street or rural address: 1177 1291 Main Street
   City Angel's Camp Zip 95222 County Calaveras
4. Parcel number: 62 - 004 - 64
5. Present Owner: ___ Address: Box 192
   City ANGELS CAMP Zip 95222 Ownership is: Public ___ Private X
6. Present Use: Union Hall Original use: Grocery store

DESCRIPTION

7a. Architectural style: Vernacular stone
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

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

8. Construction date: Estimated ___ Factual 1907
9. Architect ___
10. Builder Bert Gazzola
11. Approx. property size (in feet) Frontage ___ Depth ___ or approx. acreage ___
12. Date(s) of enclosed photograph(s) 10/81

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

Alterations: Little of the original structure is visible, however, some of the rhyolite stonework remains exposed.

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: ____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The Baratano family purchased this site from Amelia Meyers and had Bert Gazzola build a lava stone building in 1907. The rhyolite was locally quarried by the builder. The building was occupied by the Logomarsino and Bacigalupi Grocery store, then Hickman sporting goods, a dry goods store and most recently, the Calaveras Press. In 1970 the balcony was added to the front of the building, and large display windows were replaced with somewhat smaller ones.

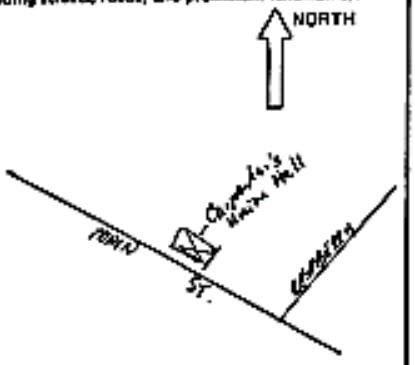
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Calaveras Historical Society

22. Date form prepared 10/81
By (name) Leslie Crow
Organization CSPC
Address: Box 696
City San Andreas Zip 95249
Phone: 754-1811

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Attachment C

Historical Photo

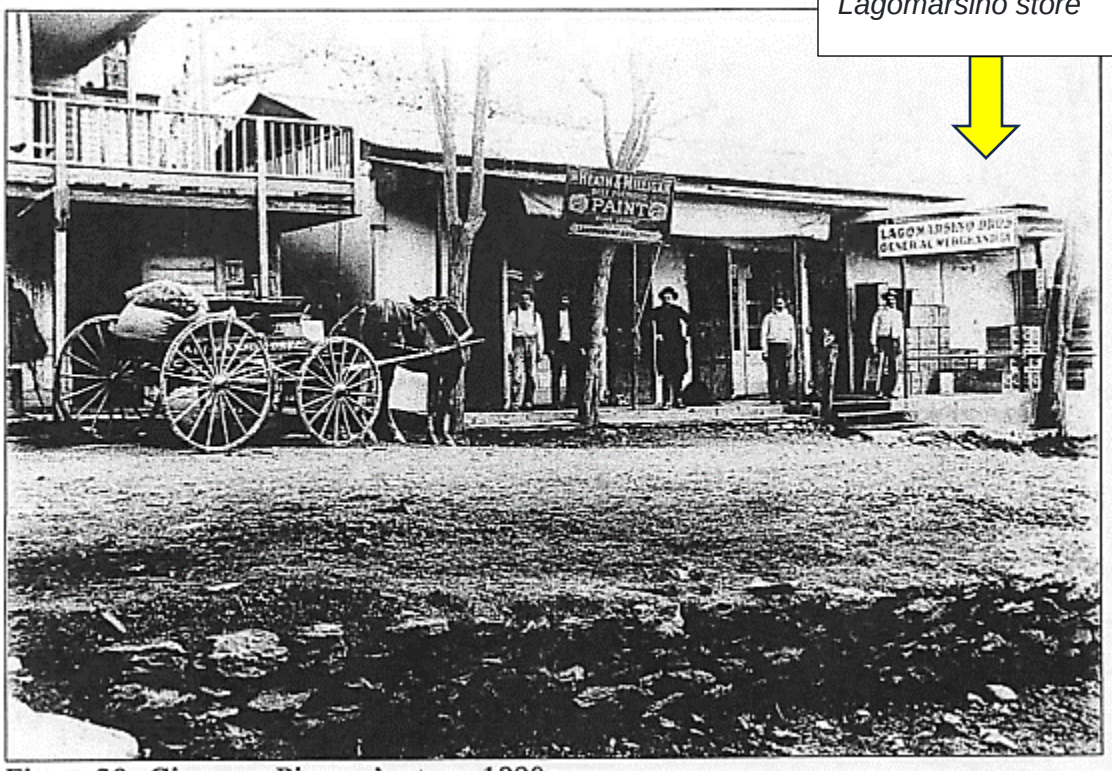


Figure 29. Giuseppe Pierano's store, 1890s.

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

DATE: November 9, 2023

TO: City of Angels Planning Commission

FROM: Amy Augustine, AICP – City Planner

RE: **RESOLUTION 23-20 FINDING OF ARCHITECTURAL CONFORMITY FOR DOWNTOWN TRASH CANS**

RECOMMENDATION:
Adopt Resolution 23-20 finding that the proposed downtown trash cans conform with the historical commercial district's Mother Lode architectural style. The Planning Commission may approve the design as proposed, recommend changes to the proposed design, or propose an alternate design.

STRATEGIC PLAN IMPLEMENTATION:
A1 Conservation and Open Space. Maintain and, where feasible, enhance the city's appearance.
Providing an integrated bench and trash can design will enhance the appearance of the historic downtown district.

BACKGROUND:
Recently, the Planning Commission approved benches for the downtown Historic Commercial District. Based on input from businesses in the HC District, the benches were changed from green to black. The benches have been purchased and the City is awaiting delivery.

The City is requesting that a complementary black trash can design of similar materials be identified. The design options provided here are based on the bench design and a review of trash cans in other outdoor locations.

Decals on trash cans will normally distinguish between trash receptacles for recyclables and non-recyclables. Size, appropriate opening size to reduce trash can use for household garbage, and ease of dumping have been considered and discussed with public works staff.

The Planning Commission is asked to address trash can design. Staff recommendations for consideration are on Page 3 with additional designs following. Costs and procurement shall be in conformance with the City budget and purchasing procedures.

ENVIRONMENTAL FINDINGS:
The project is categorically exempt from the state and city guidelines for implementing CEQA pursuant to Section 15303 of the guidelines which state that new construction of small structures is exempt. The project involves

installing new trash cans. None of the exceptions of 15300.2 apply, subject to review and approval of the Planning Commission to ensure that the design complies with the historical commercial district's Mother Lode architectural style. Therefore, the project is exempt from CEQA.

ATTACHMENTS:

A. Resolution 23-20
B. Bench design
C. Trash can options

Figure 1: Adopted Bench Design

City of Angels Trash Can Options – All will be Black (Staff Recommendation Options)

A

4′ Mountain Maple

D

B

C

Other Options

Metal Trash Receptacles

Fiberglass Trash Receptacles

Concrete Trash Receptacles

Plastic Trash Receptacles

Square Trash Receptacles

Stainless Steel Trash Receptacles

Recycled Plastic Trash Receptacles

Multi Receptacle Units / Recycling Centers

Steel Post Cigarette Receptacle

Round - Concrete - Trash Receptacle - w/

Square - Concrete - Trash Receptacle w/

Flat Steel - Round - Metal - Trash

Great Basin - Round - Receptacles

Classic Security - Receptacles

40 Gallon - Trash Indoor

Jackson Series - Trash Outdoor

Huntington Trash Receptacle - Hexagon - w/ Lid & Plastic Liner - Premium Collection
$1,692.00 – $2,031.00

Standard-duty Round Recycled Plastic Trash Receptacle
$573.00 – $1,156.00

Economizer Trash Receptacle - 22 Gallon - Square - Liner Included - Recycled Plastic
$491.00

33 Gallon - Venue Collection - Waste & Recycling Receptacle - Stainless Steel
$617.00

Metro Collection - Trash Receptacle - Stainless Steel
$1,120.00 – $2,004.00

22 Gallon - Stainless Steel - ADA Compliant - Rectangular - Trash Receptacle / Waste Basket
$311.00 – $419.00

Era - Round - Concete - Trash Receptacle - w/ Metal Lid
$761.00

Novelty - Round - Concrete - Trash Receptacle - w/ Metal Lid
$798.00

Colorado - Round - Concrete - Trash Receptacle - 42 Gallons - w/ Plastic Lid
$732.00

32 Gallon - Trash Receptacle - Punched Steel - Personalizable
$659.00 – $960.00

Stadium Series - Round - Trash Receptacle - w/ Plastic Liner & Hood Top Lid - Stainless Steel
$1,217.00 – $1,666.00

EXP Collection - Round - Trash Receptacle - 48 Gallon - Expanded Metal - w/ Push Dome Top
$466.00

Waste Watchers Series - Square - Trash Receptacle with Hamper and Push Top - Stainless Steel
$390.00 – $605.00

Standard-duty Square Recycled Plastic Trash Receptacle
$607.00 – $987.00

Gibson - Round - Concrete - Trash Receptacle - 31 Gallon - w/ Plastic Lid
$645.00 – $711.00

Hilton Rectangle Concrete - Ash Urn & Trash Receptacle - w/ Plastic Lid
$677.00 – $760.00

Oakley Decorative - Round - Trash Receptacle - w/ Plastic Liner - 40 Gallon - Slatted Metal
$1,366.00 – $1,440.00

Oakley Square - Trash Receptacle with Flat Top Lid - w/ Plastic Liner - Slatted Metal - 36 Gallon
$1,470.00

Retriever - Round Drum - Steel Receptacle w/ Patterned Wall - (Designer Series)
$2,039.00

Shu - Round - Concrete - Receptacle w/ Cast-In Griddle Wall - (Designer Series)
$1,847.00

30 Gallon - Trash Receptacle - Concrete
~~$465.00~~ $390.00

Classic - Round - Metal - Trash Receptacle - w/ Plastic Lid
$637.00

35.5 Gallon - Streetscape - Recycling Receptacle - Recycle Blue
$1,091.00 – $1,315.00

Kaleidoscope XL 36 Gallon Series - Trash and Recycling Receptacle - Square
$459.00 – $595.00

Kaleidoscope 24-gallon Square Trash and Recycling Receptacle
$258.00 – $394.00

Westlake - Round - Patterned - Concrete - Trash Receptacle - w/ Metal Lid
$756.00 – $813.00

Simpson - Round - Concrete - Trash Receptacle - w/ Metal Lid
$745.00

Westlake - Round - Concrete - Ash Urn
$426.00 – $461.00

Westlake - Round - Patterned - Concrete - Ash Urn & Trash Receptacle - w/ Metal Lid
$703.00

Ashton Trace - Molded Fiberglass - Trash Receptacle - 18 - 60 Gallons
$409.00 – $722.00

Rayson - Molded Fiberglass - Trash Receptacle
$618.00

Oakley Standard - Round - Trash Receptacle - w/ Plastic Liner - Slatted Metal
$816.00 – $1,188.00

Wydman Collection -

Lexington Series -

Kensington Series

Stadium Series - Round

Stadium Series - Round - Trash Receptacle - w/ Plastic Liner & Hood Top Lid
$797.00 – $905.00

Stadium Series - Round - Recycling Receptacle w/ Flat Top Lid & Plastic Liner - 20 Gallon
$609.00

Concrete Hot Coal Disposal Outdoor Waste Receptacle
$894.00

Schaefer - Half-Round - Concrete - Ash Urn & Trash Receptacle - w/ Plastic Lid
$677.00

Neo - Round - Concrete - Trash Receptacle - w/ Metal Lid
$877.00

Steel Side Door - 45 Gallon - Square - Concrete - Trash Receptacle - w/ Plastic Lid
$1,216.00

Boca - Molded Fiberglass - Trash Receptacle - 47 Gallons
$747.00

Modern Classic - Round - Plastic - Trash Receptacle - w/ Plastic Lid - 26 Gallon
$426.00

Three-Tier - Square - Plastic - Trash Receptacle - w/ Metal Lid

Expanded Metal - Square - Metal - Recycler Receptacle - w/ Plastic Lid

Fellow - Round - Concrete Recycler - Trash Receptacle - w/ Plastic Lid

Three in One - Rectangular - Concrete - Trash Receptacle - w/ Plastic Lid

CITY OF ANGELS
PLANNING COMMISSION
RESOLUTION 23-20
APPROVING THE DOWNTOWN TRASH CAN DESIGN

WHEREAS, pursuant to Angels Municipal Code Section 17.26.080, the Planning Commission shall review the construction or alteration of buildings and structures in the Historical Commercial District to determine consistency with the Mother Lode architectural style; and

WHEREAS, the City, is presently updating existing and establishing new design guidelines for the city's commercial districts; and

WHEREAS, the City's strategic plan calls for maintaining and where, feasible enhancing the City's appearance; and

WHEREAS, the provision of durable trash cans and benches with complementary design will assist in enhancing the appearance of the downtown historical commercial district, and

WHEREAS, the city desires a materials requiring minimal maintenance; and

WHEREAS, on November 9, 2023, the Planning Commission, at a regularly scheduled meeting, did review and consider proposed trash can designs;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Angels hereby approves the proposed trash can design _____ based on the following findings and subject to the attached conditions:

1. The proposed design is consistent with the Mother Lode style of architecture; and
2. The project is categorically exempt from the state and city guidelines for implementing CEQA pursuant to Section 15303 of the guidelines which state that new construction of small structures is exempt.

The foregoing resolution was introduced and moved for adoption November 9, 2023, by _____and duly seconded by Commissioner _____.

PASSED AND ADOPTED THIS 9th day of November, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
John Broeder, Chair

ATTEST:

_____
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 9, 2023

TO: City of Angels City Council

FROM: Amy Augustine, AICP – City Planner

RE: Discussion Item: Neon Signs in and outside of the Historical Commercial District.

RECOMMENDATION:
Provide direction to staff for code revisions addressing neon signs inside and outside of the Historical Commercial District.

STRATEGIC PLAN IMPLEMENTATION:
A1 Conservation and Open Space. Maintain, and where feasible, enhance the city's appearance. Regulating the use of neon signs may be used to enhance the city's appearance.

A5 Economic Development. Maintain and enhance the city's economic vitality while conserving the city's social, cultural, environmental, and aesthetic resources. Regulating the use of neon signs allows for their use in manner that is consistent with the city's cultural and aesthetic resources.

B3 Community Identity. Design new commercial and industrial development to be compatible with the natural, scenic, and cultural resources and rural character of Angels Camp
Regulating the use of neon signs within the historical commercial district ensures that new development is compatible with the cultural (historical) resources of Angels Camp. Regulating the use of neon signs outside the historical commercial district ensures that the rural character of Angels Camp is maintained.

BACKGROUND:
"Neon" often evokes visions of Las Vegas. The historical and rural character of Angels Camp is inconsistent with the excessive use of neon. However, under some conditions, the use of neon may be appropriate.

The Angels Municipal Code 15.12.020(47) defines neon as:

> *"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.*

Historical Commercial District.
Neon signs are prohibited within the Historical Commercial Zoning District (HC) on both the exterior and interior of buildings pursuant to Angels Municipal Code (AMC) Section 17.26.090(J):

> *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. Any sign in*

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

Outside Historical Commercial District.
The AMC allows neon signs outside the Historical Commercial Zoning District only with Planning Commission approval pursuant to AMC Section 15.12.240:

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. (Ord. 280 §10(A)(2), 1986)

Code conflicts include:

- Neon "Open" signs both in and out of the HC District.
- Neon beer signs in bars
- Use of neon on Art Deco buildings in the HC District where neon is a common and historically appropriate design element
- Use of alternative light sources that mimic neon as a mechanism to circumvent the code

A summary of some nationwide code provisions for neon sign use is attached and provides a starting point for the commission's discussion.

Staff recommends that commissioners review the list and evaluate which provisions appear appropriate for use in the City of Angels outside the historical commercial district and within the historical commercial district.

Historic Districts	
Fontana	Neon tubing used as an architectural detail is prohibited in the historic district.
Trinity County	May allow neon lights on a historic, contributing building (built post-1910) that had neon as part of the exterior lighting when it was originally constructed.
Yreka	A sign or elements thereof shall not be self-illuminating by neon light or otherwise, except neon signs shall be limited to structures restored to the art deco period with street frontages on Minor Street between Broadway and Main Streets and on Main Street. Any such neon sign shall be constructed and lighted in a manner appropriate to the art deco style; and No sign shall contain any outline lighted tubing.
Maysville, KY	Signs which can be proven to have historic and/or nostalgic value, including but not limited to those that utilize neon, shall be allowed upon approval of a sign permit. Sign permits will be issued for such signs in historic districts only after a Certificate of Appropriateness is granted by the Maysville/Washington Board of Architectural Review. See Chapter 409.60 for more information on historic district sign regulations and Certificates of Appropriateness.
Mesa, AZ	If the sign uses exposed neon lighting, electrified glass tubes, bulbs that contain rarefied neon, or another means of illumination, it shall be from the time-period in which it was constructed. Neon signage in the historical district combining zone (H) should be limited to replacements, maintenance and/or enhancement to existing signs. Neon on historical buildings is generally prohibited unless the building period and/or styling are designed to accommodate neon features.
Nevada City	Prohibited

NON HISTORIC DISTRICTS	
Montclair	No more than 25% window area or 8 square feet whichever is less (within three feet of the pane) Size limit includes graphics and words for sign limitation
Fillmore, Pasadena, Fontana	No more than 25% window area When used as an architectural element, neon tubing shall be used only to reinforce specific architectural elements of the structure and shall be concealed from view through the use of parapets, cornices, ledges or similar devices Commercial only ½" max Sign permit Cannot be used in combination with any reflective material Adjacent to residential uses shall not exceed on one-half foot candle measured at the commercial property line
Lomita	Designed to accommodate a dimmer Cannot be used in combination with any reflective material Requires an electrical permit Colors used should be compatible with the colors of the building, signs and other elements of the subject property and properties adjacent thereto
Laguna Woods	Light-emitting diode (LED) or neon signs (plug-in, nonstructural), such as "open" and "closed" signs, shall be permitted as part of the total allowable permanent window signage, not to exceed a combined total of six square feet or 25 percent of the window area on each tenant frontage, whichever is less. LED or neon signs shall be located inside, behind closed windows, doors or walls, at all times.
New Market, NH	One neon/LED-style window sign shall be permitted in each business in the business and industrial districts. Message area shall not exceed four square feet. Neon/LED-style signs shall be prohibited in all other districts. Such signs shall not blink or flash.

NON HISTORIC DISTRICTS	
Los Altos	Neon and Other Fluorescing Gases. Exposed tube neon signs shall not exceed two square feet per lot or establishment.
Victor, CO	Neon signs with exposed neon tubing may only be attached to the inside of a window, may only be illuminated during business hours and may each only be four square feet in size and limited to two signs per 25 linear feet of building frontage, not including open or closed signs which may be illuminated after business hours. Neon signs are only permitted in the Commercial Zone District.

Other Specifications:

UL (Underwriters Laboratories) listed, maximum twenty amps for each circuit (Fillmore, Fontana)

Use of red, yellow or green neon is discouraged where these colors could be confused with traffic signals.