CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Meeting of Thursday July 8, 2010
City Fire House 1404 Vallecito Road
Angels Camp, California

CALL TO ORDER
The meeting was called to order by Chairman Gary Croletto at 6:01 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL
Commissioners Present: Chair Croletto, Commissioner Cullick, Commissioner Griffin, and at 6:03 p.m. Commissioner Rowe arrived

Commissioner Absent:

Staff Present: Planning Director David Hanham, and Deputy City Clerk Jennifer Preston

APPROVAL OF MINUTES
1. Approval of the May 21, 2010 Planning Commission Minutes.
Page 2, 1st paragraph "and the Utica Hotel" should be "and the Angels Hotel".
Page 3, 7th paragraph, "drive way" should be "driveway".
Page 3, 8th paragraph, "Public Works, etc. in the packet" should be "Public Works, etc. written review comments in the packet".
Same paragraph, "comment was" should be "comments were".
Page 5, 1st paragraph, "License Plan Surveyor" should be "Licensed Land Surveyor".
Page 5, 2nd paragraph, "Cullick questioned" should be "Cullick questions".
Page 5, 4th paragraph, last sentence should be "Chair Croletto stated that he is concerned about storm drainage getting into parcels A & B".
Page 5, 7th paragraph, should be "Planning Director Hanham stated that it's the project area".

MOTION BY COMMISSIONER GRIFFIN AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO APPROVE THE MAY 21, 2010 PLANNING COMMISSION MEETING MINUTES AS AMENDED.

VERIFICATION OF RESOLUTIONS

2. Resolution 2010-04 McDonald's Conditional Use Permit.
Planning Director Hanham presented the changes made to the CUP resolution 2010-04.

Commissioner Cullick asked if the applicant submitted anything new regarding the burial of the propane tank.

Planning Director Hanham stated that the applicant has not at this time.

Chair Croletto stated that on condition number 7 it states "all landscape plans" and it should be "all landscaping". On condition number 15 it states "There shall be no storage of the" and it should be "There shall be no storage, parking or unloading, of the". Then please add condition 22 that states "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department Conditions of Approval Sign Off List".

MOTION BY COMMISSIONER CULLICK AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 4-0 TO APPROVE RESOLUTION 2010-04 A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT AND SITE PLAN FOR PROJECT 2010-01, MCDONALDS LOCATED AT 33 N. MAIN STREET (APN 058-074-002) AS AMENDED.

3. Resolution 2010-05 Heintz Parcel Map.
Planning Director Hanham presented the changes made to the parcel map resolution 2010-05.

Chair Croletto stated that under the findings, number 1, should state "The proposed map is consistent with the City of Angels 2020 General Plan". Please add condition number 20 as "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list".

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER CULLICK AND CARRIED 4-0 TO APPROVE RESOLUTION 2010-05 A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR A VESTING TENTATIVE PARCEL MAP FOR JERRY HEINTZ FOR THE CREATION OF 3 PARCELS AND A REMAINDER APN 062-014-046 AS AMENDED WITH OPTION A.

PUBLIC COMMENTS

OPENED 6:13 P.M.

CLOSED 6:14 P.M.

COMMUNICATIONS AND PETITIONS
None

PUBLIC HEARING
4. Resolution of Zoning Ordinance Text Amendment to Title 17.30 SC (Suburban Commercial District).
Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-09.

PUBLIC HEARING OPENED 6:20PM

Steve Difu – 576 Sasa Place.
Mr. Difu requested to know the acreage needed for 80,000 square feet building. If you have 2 buildings of 80,000 square feet what acreage then would be needed and could they be next to each other.

Planning Director Hanham stated that for an 80,000 square foot building 5 acres is needed. For two buildings of 80,000 square foot they would need 10 acres. They can be next to each other as long as they are separated by 10 feet.

Mr. Difu requested to know what part of town could comply with the requirements for a large store.

Planning Director Hanham stated that the SC district would be the district that it would comply with and those properties are north of highway 4 along the highway 49 corridor. Areas adjacent to Frog Jump Plaza could be annexed into the city to build a store on.

Mr. Difu asked if the existing access on highway 49 for the Frog Jump Plaza would still be the only access for the whole property.

Planning Director Hanham stated that there would have to be a secondary access on highway 4 and that would include Cal Trans approval and an EIR. The current access would not be adequate for adding a large format retail store.

Mr. Difu stated that the maximum square footage would be 80,000 square feet and there would not be any outside storage.

Planning Director Hanham stated that the ordinance allows up to 20% of the floor area for outside storage.

Mr. Difu asked what stores would be interested in only having an 80,000 square foot building when a lot of the big stores are averaging 200,000 square feet.

Planning Director Hanham stated that some of the stores have noticed that communities do not want the large stores, such as Target and Wal-mart, and they have come up with 80,000 square foot plans in other cities.

Mr. Difu asked if there would be protection for our community merchants such as not letting these stores sell groceries or appliances.

Planning Director Hanham stated at this point there is not a regulation of what stores can sale. Most cities just regulate that the large stores can only have a small percentage of nondurable goods compared to the durable goods sold.

Mr. Difu stated that Target sells TV's and other appliances, shouldn't we have something in place to protect our local merchants stating that the Target could not sell those items. So that the store would be compatible with what we already have in Angels Camp.

Planning Director Hanham stated that would be up to the Commission if they believe that would be necessary. Most of these stores sell a multitude of items, sporting goods, electronics, and clothing, etc. This ordinance would not limit what they can sell.

Mr. Difu stated that I thought that this ordinance was supposed to protect the whole town. So should the Planning Commission pass this considering that this doesn't protect the merchants already here? Right now there are about 3,000 law suits against Wal-mart about putting small retailers out of business in small communities.

Planning Director Hanham stated that Wal-mart could come in right now and we could not stop them from building a 200,000 square foot store and that is what this ordinance will prevent if it is adopted.

Mr. Difu stated so we adopt the limit of 80,000 and will that just create more problems for the city without adding more language for preventing them of selling items that we already have here.

Planning Director Hanham stated that most of those stores caused problems because they were the super stores of 200,000 square feet or more.

Craig Turco – 244 El Dorado Court.
Mr. Turco stated that he wanted to thank the commission for all the work they have put into the issue of the big box stores. When I ran for City Council there were a lot of people that were concerned about this issue and I believe that having some type of limitations is good. To Mr. Difu, we can always increase the limitations later and pass this now to protect the city. I am concerned about how big this would be to begin with if Savemart is at 40,000 and you put two of those side by side and then add another 20 percent outside that is going to be huge. What was the logic behind using the 20% for outside storage?

Planning Director Hanham stated that we saw this 20% used in other cities. The commission or the council can choose to adjust the percentage.

Chair Croletto stated many issues would be covered under the developer's agreement.

Mr. Turco stated that if we limit to less than 20% that would discourage stores from coming here.

Chair Croletto stated that the 20% came from 3 cities comparable to us and they range from 20% to 60% and the commission chose 20%.

Mr. Turco asked if current retailers that are already in the city, would they be grandfathered in or would they have to comply with the ordinance.

Planning Director Hanham stated that the current businesses would be grandfathered in and considered a legal non-conforming use and if and when they decided to change anything they would have to comply with the new ordinance.

Mr. Turco stated as a private citizen I am not in favor of big box and would like to see a smaller number.

Commissioner Cullick stated that even with the outside storage being 20% we have limited the height of storage to 15 feet and most of the big boxes store items up to 26 feet in height.

Mr. Difu – 576 Sasa Place.
Mr. Difu stated that you just used the word assume when asked about where you got the 20% from. I am uncomfortable you using the term assume. I think that you should have got something concrete, with something this important I don't think that we should assume anything as far as using criteria with assumptions.

Planning Director Hanham stated that I am assuming that the cities using the 20% were those cities commission and Large Format Committee felt were the right choice.

Mr. Difu stated that you need to get a couple of concrete examples so we don't have to assume.

Rick Downey – 581 Stone Corral Court.
Mr. Downey stated that he wanted to commend the commission of taking this issue on, better late than never. I know there is a lot of work that goes along with these ordinances and a lot of homework. If I were to get into my car today, where would I have to go to find a similar ordinance?

Planning Director Hanham stated Turlock, Manteca, and another city that I can't recall.

Mr. Downey stated that Turlock is much larger than Angels Camp.

Chair Croletto stated that we used cities between 20 and 30 thousand which are hard to find. These large stores are not going to go into a small city, because it isn't what the community wants, it is how much the store can sell in that area.

Mr. Downey stated that I just wanted to know where the homework was done. You stated that you found similar cities in regards to our city.

Chair Croletto stated we have been reviewing this issue for almost 2 years now.

Mr. Downey stated that I know that a lot of work has been done but my point is, are we looking at this as a county issue or a city issue.

Chair Croletto stated the difficult thing is to even find cities that are 10,000 or less. Sonora, Jackson, and Amador do not have this type of ordinance.

Mr. Turco stated that I just wanted to make a comment about hubs, Angels Camp is the hub of the county, with highway 4 and 49 crossing within the city. As a city, do we want to be the hub of the county? That is a question that will come out at the council meetings. I presented a packet about a year ago to the Planning Commission about what happens when a big box store comes in. There will be many impacts on the city if a big box comes in.

PUBLIC HEARING CLOSED 6:46PM

Commissioner Cullick stated to recap the concerns of the public is size of the building and the outside storage size.

Commissioner Rowe stated that as we were developing the outside storage part of the ordinance, I thought that we were saying that the total space was 80,000 square feet including the outside and inside.

Planning Director Hanham stated no it was always in addition to the 80,000 square feet.

Commissioner Griffin stated that Angels Camp has changed already so much from when I was younger, it isn't the same City. There are a lot of complaints about Frog Jump Plaza, but on the

other hand we have people that want a big box store because they rather buy things in their own town instead somewhere else.

Chair Croletto stated that in the two years that we have been going through this there have been a lot of comments for both sides and what the commission has done has tried to satisfy both sides of the issue.

Chair Croletto stated that on the staff report on page 3 on section A & B we need to add all the standards. Then on Resolution under the second Whereas it states "Planning Commission is preparing" and it should be "Planning Commission has prepared", and also delete comprehensive and update.

MOTION BY COMMISSIONER CULLICK AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO APPROVE RESOLUTION 2010-09 A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL TO APPROVE AN AMENDMENT TO TITLE 17, CHAPTER 30, SUBURBAN COMMERCIAL AS AMENDED.

5. CUP for Bunkhouse at Greenhorn, location at 674 McCauley Ranch Rd.
Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-08.

PUBLIC HEARING OPENED 7:05PM

Mike Kristoff – General Manager of Greenhorn Creek.
Mr. Kristoff presented a power point slide show of what they would like to do with the Bunkhouse. (Attachment 1).

Rick Downey – 817 Smith Flat Road.
Mr. Downey stated that his property is at the corner of the access road and Smith Flat Road, so there will be an impact to my property. I agree that it would be a great addition to Greenhorn Creek but in the current form it will have too much impact to my property and I would like to see some of the problems mitigated. You mentioned the maintenance facility, will all the tractors and other equipment remain the same? What are the operation hours? How will the maintenance crew leave the yard in the morning and return in the afternoon?

Mr. Kristoff stated that the maintenance facility will still be the same. The operation hours will still be the same at 5:30am to 3:00pm. The crew will leave to the north and return in to the south of the property. The people that rent the facility will be coming and going from the McCauley Ranch Road.

Mr. Downey stated that in the pictures that were presented were from the street level and not from my kitchen window or the deck which has more of a view of that area. If the modular buildings are allowed and moved to the south then you will be able to see them from my property. I really have trouble with the modular buildings, I would much rather see a building there. The modular buildings would not be allowed anywhere else within Greenhorn Creek because they are considered a temporary building. Nothing was clear about the phasing process, in phase one will that only be the ranch house and phase two being the modular buildings.

Planning Director Hanham stated that phase one will be the ranch house and one modular.

Mr. Downey stated that there is one modular there now that is a double wide so will the other be a new modular building?

Planning Director Hanham stated that there will be a new modular building brought in.

Mr. Downey stated that those are his concerns and the law states that notices have to be sent out 300 feet from the property, has anyone checked to see how many structures are within 300 feet of the ranch house? Were the cottages within 300 feet?

Planning Director Hanham stated that we sent out around 20 notices. The cottages are within the 300 feet of the property.

Steve Difu – 576 Sasa Place.
Mr. Difu stated that the 11 golf cart parking spaces, will the carts be there over night?

Mr. Kristoff stated that it would be like Saddle Creek and we would take the golf carts down to them in the morning.

Mr. Difu stated that he approves of the project but Mr. Downey has legitimate concerns. The modular buildings are a concern and would Greenhorn Creek be willing to just use the building and not the modular buildings? Also we need to really make sure the issue with the access road is clear on when and how it will be used.

Mr. Kristoff stated that the one modular building already exists and we would like to incorporate it into the project.

Buck Reed – lives in the cottages and works for Greenhorn Creek.
I am in favor of the project because at this time of year Worldmark is booked and we have no where for our golfers to stay. I live in the cottages and the swimming pool is right next to me, I am in charge of monitoring noise at the pool and I would also do that for the Bunkhouse. I believe that we keep the noise levels under control now, and the people that rent the Bunkhouse will be duly notified about noise levels and times.

Chair Croletto stated that in the presentation the noise ordinance and Greenhorn Creek rules will be covered prior to the arrival of the guest. I have seen late arrivals and I am not clear how you will let them know about the noise ordinance when they arrive late at night.

Mr. Reed stated that golf groups are checking in with the pro shop before they close. Also once the reservation is completed staff will be sending out communications regarding rules and regulations.

Bob Holston – 576 Springhouse Road.
Mr. Holston stated that he approves of the project, however I understand the concerns of the modular building, can they modify the exterior to make it look more like it belongs there and landscaping to hide them.

Mr. Downey stated that the large truck that fills the propane and trucks that bring sand come off of Smith Flat Road, and my understanding is that the trucks do that because they have to because of their size.

Mr. Kristoff stated that Campora has an easement to use that access because they can't turn around there at that site.

Mr. Downey stated that he thinks it is great that people come to Angels Camp and want to play golf at Greenhorn Creek. I have been with a group of men when we go to other golf facilities and we would be naïve to think that 12 to 18 men coming in from the Bay Area and they will be quiet. There will be a lot of noise, but it has to stop at some point at night. We already have problems with people following the dress ordinance when playing golf. I am concerned that issues won't be controlled.

Greg Skinner – lives in cottages.
Mr. Skinner stated that he would like to address the noise issue, I own 2 short term rentals on both sides of me now. Greenhorn has wedding functions and people rent the cottages for the weekend. It has been my experience that the noise issue has not been a problem after 10:00 pm. I believe that we shouldn't stop a facility like the Bunkhouse from coming in because of noise. I live with the noise issue year round and I believe that this project would benefit the area. As far as the noise issue is concerned, it could happen now without the Bunkhouse.

Gene Deaver – 1875 Centennial Drive.
Mr. Deaver stated that he is with Motherlode Engineering and he is here to help Mr. Kristoff with the project. There are 31 conditions recommended for approval and we don't have a problem with most of them, only 3 we would like to see changed. I want to make sure that everyone knows that the project proposed here will not change anything with the maintenance. There will be a problem if we try to tell Campora that they can't use the access road to fill the propane tank. When Stevenot started this project in the 90's his company ran Campora an easement from McCauley Ranch Road to Smith Flat Road for the right to drive through there to fill the tanks.

Chair Croletto asked if the easement was shown on the site plan map.

Mr. Deaver stated that it is not on the map but we can get you the easement. Campora will have a problem if they have to open and lock a gate back up when they go through there. The maintenance crew will not be used to having to use the gate.

Chair Croletto stated that the small maintenance equipment will be able to go around the gate because it will just be across the road section.

Mr. Deaver stated that it will still have a large effect on Campora because they come twice a week.

Planning Director Hanham stated that this project is a significant change in use in terms of the amount of people that will be using the area. Greenhorn Creek personnel could open and close the gate for Campora if they would schedule when they will be there.

Mr. Deaver stated that his understanding of the law is that if you block an easement you have to give all that use the easement a key.

Chair Croletto stated that we need to see the easement on the site plan so that we know where it is and then we can accommodate the needs of the easement.

Mr. Deaver stated that the other concern is condition number 2. We don't want to have to separate water services for each building. It is one owner and we believe that we can service the buildings off of the one meter. I believe that the meter is 1 ½ inches. The other concern is condition number 1. We do not want to have to have 3 different laterals to the main sewer line. We already have 1 sewer line that serves the maintenance building and in runs along the front of where the modular buildings will be. We would like to just tie into the one lateral, it is a private sewer line and they will be responsible for it. At this point the sewer pipe is a 6" lateral.

Chair Croletto stated that you and the City Engineer can debate those issues about the water and sewer. That is not the Planning Commission's decision, we just follow the city engineer's proposed conditions. On the site plan that was submitted there are 2 laterals coming down. I tend to concur with what you are saying about items 1 and 2 but again that is up to the city engineer.

Cheri Smith – 772 Live Oak Drive.
Ms. Smith stated that she is here on behalf of Camps Restaurant and we are very excited about the Bunkhouse. I might be sharing the responsibilities of checking in the golf groups that rent the Bunkhouse. We are very good about monitoring the noise ordinance by 10:00 pm. I would like to add that we respect the property owner's rights and the restrictions of selling or buying property within the area. I also own property next to Mr. Downey's property and I don't believe that it is a hindrance to the property and I hope to sell to some of the people that will be going to the Bunkhouse. I believe that in our small community that these concerns can be addressed and avoided. The decisions that the commissions and councils make need to support the community as a whole.

PUBLIC HEARING CLOSED 7:55PM

Commissioner Cullick stated that I think I should abstain from voting on this because of how close it is to my house.

Planning Director Hanham stated that you were not on the 300 foot notices that we sent out.

Commissioner Rowe stated that she is unclear about the phasing, it has the middle building of the modular as phase 2. The one that would be in phase 1 is the one that is farther south.

Mr. Kristoff stated that is correct.

Commissioner Rowe stated that the access road is closer to Smith Flat Road than to McCauley Ranch Road so I can see Mr. Downey's concern.

Planning Director Hanham stated that there is a condition that they have to submit a plan on how they are going to control the access to that road that has to be approved by the Fire Marshal.

Commissioner Rowe stated that the modular buildings don't fit the area and there would have to be a lot done with them by design. They will have to improve the road going to McCauley Ranch Road. There are trees on both sides and I would hate to see any of them cut down.

Mr. Kristoff stated that I did meet with the fire marshal about that and he stated that the slurry seal is ok but there is some areas that need to be widen some, but not to where we would take out any trees.

Commissioner Rowe stated that the last item that is an issue is health and safety with the items used to take care of a golf course such as fertilizer and pesticides. They really need to be kept separated for health reasons. I think that this item needs to come back to the commission.

Commissioner Cullick asked where the property line was for the Bunkhouse because he believes that his property is within 300 feet.

Planning Director Hanham stated that the notice was done by our GIS consultant and she receives all of her information from the county on property owners.

Commissioner Griffin stated that she thinks it is a great project but when she looks at the modular buildings all she sees is ugly. It just doesn't fit the area and I can understand how the people that live in that area feel.

Chair Croletto stated that I tend to agree with the issues that have come up but I believe that they can be resolved. The modular buildings are going to be hard to deal with, but that can be overcome by landscaping. There is a berm there that can be built up and the buildings need to be completely hidden from view. The other concern is the noise issue. It is quiet in Greenhorn Creek and noise travels very easy across the land and you can hear things from far away. It will be the first responsibility of Greenhorn Creek to keep control of the noise, because we can't rely on the Police Department at night when they are busy, they only have one officer on at night and he might not be able to come out for a problem with noise. It is like a hotel, if there is a noise problem I don't call the police, I call the hotel manager. There is handicap parking at the modular but no handicap access to the modular.

Mr. Kristoff stated that the handicap access would be at the Bunkhouse.

Chair Croletto stated that I believe that this project should come back to us with regards to the concerns of the issues that have been brought up. On the Resolution the dates of the drawings is not consistent. The staff report date should be June 28, 2010 and then on B of findings the date should be June 28, 2010. On the conditions of approval item 1 and 2 needs to go back to the city engineer, item 24 can be deleted. Item 29 states "check and updated" and it should be "check and updated and approved by the City of Angels Fire Marshal". Item 31 should be "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department Conditions of Approval Sign Off List".

Commissioner Cullick stated that he questions the accuracy of the 300 foot notice.

Planning Director Hanham stated that staff will look into the notice.

Chair Croletto stated that he would like to ask each commissioner what they would like to do because there are some fire issues, engineer issues, and sound and sight issues.

Commissioner Griffin stated that there are a lot of issues but I believe it can be mitigated by the fire department etc. for the changes that need to be done.

Commissioner Rowe stated that there needs to be additional conditions of approval, and if that can be done administratively then ok.

Commissioner Cullick stated that the conditions of approval need to be relooked at.

Chair Croletto stated that my vote is that we have given the applicant direction and now they need to bring back something to us with the changes that where mentioned.

Planning Director Hanham stated that we can bring the item back to the commission with changes made, but before we do that I want to make sure that the materials that you saw here are adequate or do you want more detailed plans. Would you like to see more information about how to dress up the modular buildings so they would look better?

Chair Croletto stated does the applicant have enough information to make the changes needed.

Mr. Kristoff stated that they have enough information to address the issues.

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER CULLICK AND CARRIED 4-0 TO CONTINUE RESOLUTION 2010-08 A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT AND SITE PLAN FOR PROJECT 2010-05, BUNKHOUSE AT GREENHORN CREEK LOCATED AT 674 MCCAULEY RANCH ROAD (APN 058-047-012).

6. CUP for Sonora Regional Medical Center Clinic, location at 23 N. Main St.
Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-10. The Fire Department has problems with the access for emergency that they would have to respond to. What I would like to see is the project approved with conditions that they have a long term solution be worked out between the city, the owner and Cal Trans, because this property has always had access issues.

PUBLIC HEARING OPENED 8:55PM

Scott Patterson – 10884 Martin Terrace Court in Sonora.
Mr. Patterson stated that he is one of the owners of the building, I brought with me tonight my brother Mark Patterson and he is going to be responsible for the tenant improvement, and also Toni Emerald and Pauline Campbell to speak of behalf of Sonora Regional Medical Clinic operations. In Sonora they have a clinic that is comparable to the one they want here in Angels Camp. The building itself was built in 2006 and the access has always been a problem, we would love to have a left hand turn into there and also access to the main center. The owner of the property between us and the shopping center wants too much for an easement across his property. The use is consistent with the General Plan and the zoning. This clinic will employ around 10 to 15 new jobs and it will increase medical services that this community needs. We have done a quick study of how many times the fire department or ambulances have been to the clinic in Sonora. The fire department has not responded to a call at the clinic in Sonora for the last six months and the ambulance company has only been called out 3 times. I am not sure why there is such a large difference between Sonora and Angels Camp with the fire department going to the clinic in Angels Camp over 54 times within the last year. We are certainly willing to work with Cal Trans and the city to try and find a better way to access the property, but I would hope this won't hold up the project.

Nancy Whittle – 343 Bennett Street.
Ms. Whittle stated that her concern is not the emergency access but the extra traffic it will cause the shopping center because people will have to go into the shopping center if you are traveling north on highway 49 and turn around to be able to go into the clinic's parking area. I don't think it

is right that the city or Scott to ask Frog Jump Plaza to carry the traffic increase. The city has approved the McDonald's project which will add traffic and so will the clinic.

Mr. Patterson stated that he disagrees with the clinic increases traffic because the parking ratio is still the same, realtors come and go all day long, sometimes 3 and 4 times a day depending on what they are doing. I would ask the commission to approve the project tonight and we will work with anyone to make the access better.

PUBLIC HEARING CLOSED 9:04PM

Commissioner Cullick stated that I believe that it will increase traffic to the property. There is no good way into the property if you are going north.

Commissioner Rowe stated that the project itself is great but it is a bad corner. We just really need to find a good solution to the access problem. I also think that there will be an increase of traffic to the property because of the clinic.

Commissioner Griffin asked if there is enough room to make a left turn when you are traveling north.

Planning Director Hanham stated that the bollards would have to be taken out and that would be up to Cal Trans. The left hand turn would be only for emergency access only.

Mark Patterson – building contractor and live in Sonora.
Mr. Patterson stated that he called Cal Fire and received the same information that Mr. Hanham got about the calls between the two clinics from Sonora and the Mark Twain one here in Angels Camp. Cal Trans stated that it is how the clinics request the response, and in Sonora since we have doctors and nurses that have certain qualifications we only request an ambulance and not the fire department.

Chair Croletto stated that I have said at different meetings that it is not if there will be an accident at that intersection but when. There is Dogtown Road also trying to get across to go south on Highway 49 and the bollards I have seen people just cut across them to get to Starbucks. The issue has been always there and we just need to resolve it as soon as we can with a clinic going into there. So Planning Staff and the Fire Marshal can sit down and work through the access issue. On the resolution under resolved the date of the drawings should be dated May 20th, 2010. On the conditions of approval item number 3 it states "a minimum two" and it should be "a minimum of two". On item 9, change it to say "Applicant shall work with the City and Cal Trans on a long term solution on the access issue. Item 10 it states "All signs" and it should be "All exterior signs". After item 13 we need to add a new item 14 to say "All modifications and construction shall conform to the applicant drawings dated May 20, 2010". Add new item 15 to say "Any additional outside amenities or change to the site shall be reviewed and approved by the Planning Commission". Add new item 16 to say "The project is approved for 18 months and will be reviewed on a yearly basis by the Planning Commission". The old item 14 under engineering now becomes item 18. Add new item 19 to say "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list".

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 4-0 TO APPROVE RESOLUTION 2010-10 A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT FOR PROJECT 2010-14, ANGEL CORNER LCC LOCATED AT 23 N. MAIN STREET (APN 058-013-018) AS AMENDED.

7. Variance for 10' X 16' sign for Mark Twain Health Care, location 590 Stanislaus Ave.
Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-11.

PUBLIC HEARING OPENED 9:32PM

PUBLIC HEARING CLOSED 9:33PM

Commissioner Cullick asked if the new sign will replace the one that is there.

Planning Director Hanham stated yes it will.

Chair Croletto stated that on the staff report under recommendation put "Staff recommends the Planning Commission adopt Resolution 2010-11 approving the Temporary Sign Variance for Mark Twain Saint Joseph Hospital". On item 2 of the conditions of the resolution it states that the sign will be 15 feet from property line and Gateway stated that it would be 10 feet from the property line.

Planning Director Hanham stated that I put it as 15 feet because the sign can be 13 feet tall so that way if it does happen to fall it will only fall on their property.

MOTION BY COMMISSIONER GRIFFIN AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO APPROVE RESOLUTION 2010-11 A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION FOR A SIGN ORDINANCE VARIANCE FOR PROJECT 2010-21, MARK TWAIN HEALTH CARE DISTRICT LOCATED AT 590 STANILAUS AVE (APN 058-024-016) AS AMENDED.

8. CUP for Sidewinders Restaurant for Dave Swarbrick, location at 1252 S. Main St.
Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-12.

PUBLIC HEARING OPENED 9:32PM

Dave Swarbrick – the owner of the building and partner in the restaurant.
Mr. Swarbrick stated that he appreciates what Dave and Jen did to get this project to the Commission for this meeting because we came in at the last minute but we are very eager to get started. At this point there are a few different things than the staff report. From the feed back that we are getting from the general public that we are going to combined phases and open both top and bottom floors together. Also the mention of the off site cooking, some of the food will be cooked there. These are prepared foods that do not require an ansul system. We are trying to keep the building as historical as possible; we believe that it is the most beautiful building down town.

PUBLIC HEARING CLOSED 9:36PM

Commissioner Griffin asked what hours you are going to be open and will you cater to the movies goers and be open later.

Mr. Swarbrick stated that their hours will be open from 11:00am to 9:00pm depending on the demand. We would like to keep it open as long as people want to come. My partner has 17 years of restaurant experience so we have some great ideas and we want people making it a place to visit and to stay awhile.

Commissioner Rowe asked if they were looking at a Chipotle-style restaurant. I am happy to see that you are keeping the historical aspect of the building.

Mr. Swarbrick stated yes, but not necessarily that type of food.

Chair Croletto stated that the Fire Marshal should know that they are going to be cooking on site.

Planning Director Hanham stated that we need to add some conditions about the cooking such as we will need the certificates from the environmental health department prior to occupancy. We will also need to see how the drainage problem got corrected.

Mr. Swarbrick stated by cooking on site I mean that we would have an electrical burner and a microwave.

Chair Croletto stated that in the staff report under parking you will need to switch the floor area to 2250 square feet. Then under findings item 3 last sentence it states "property is planning" and it should be "property is not planning". Under item 5 we need to add 2020 before the General Plan. On the resolution under resolved the date on the drawings should be June 22, 2010. Under conditions of approval make sure the occupancy stays under 49 persons. On item 9 it states that the exits doors must swing in the direction of travel, and the front doors swing in, so you need to discuss this with the fire marshal. Item 11 add "by the City of Angels fire marshal". Under General we need to add Item 13 to say "All modifications and construction shall conform to the applicant drawings dated June 22, 2010". Then 14 will say "Any additional on site amenity changes will be reviewed and approved by the Planning Commission". Item 15 will say "The project is approved for 18 months and will be reviewed on a yearly basis by the Planning Commission". Then under engineering item 13 will become item 16, and item 14 will be item 17.

Planning Director stated that item 18 will state "All environmental health certificates will be submitted prior to occupancy". Item 19 will state "Final inspection and/or occupancy permit will not be issued without the completed City of Angels Planning Department conditions of approval sign off list."

<u>MOTION</u> BY COMMISSIONER CULLICK AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 4-0 TO APPROVE A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT FOR PROJECT 2010-22, SIDEWINDERS RESTAURANT LOCATED AT 1252 S. MAIN STREET (APN 060-012-026) AS AMENDED.

<u>PLANNING COMMISSION MATTERS</u>

9. Sign for Calaveras Customs – 1277 S. Main Street.

Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-13.

Commissioner Rowe stated that there are three signs, there is one on the door, one hanging, and one on the window.

Chair Croletto stated that the oval in the big window is gone. The hanging sign that is perpendicular to the building is there and then the door sign. Then on the window there is a large Calaveras Customs sign that goes across the front window. I recommend that staff relooks the signs and go back to the applicant to resubmit what is there. They are reusing existing signs and one new sign so the fee that should be charged to them is $30.00 for each replaced sign and $80.00 for the new sign, to total $140.00. We need to make sure that the correct fee was charged.

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER CULLICK AND CARRIED 4-0 TO CONTINUE THIS ITEM TO THE NEXT MEETING.

10. Appointment of Planning Commissioner to the Traffic Circulation Committee.
Commissioner Griffin volunteers for the Traffic Circulation Committee. She is appointed to the Traffic Circulation Committee.

COMMITTEE REPORTS

11. Joint City Council/Planning Commission Workshops – Chairman Croletto.
Chair Croletto reported that there is none scheduled at this time.

12. Infrastructure Committee – Chairman Croletto
Chair Croletto reported that the items discussed were concerning Bret Harte Pool, downtown parking lot repaving project, water and wastewater projects are ongoing, smell on Finnegan Lane, Transit transfer station, repaving of Stockton Road, and access sidewalk.

13. Traffic Circulation Committee-
Planning Director reported that the items discussed were the parking study and the parking standards, and the life of the committee because there was a three year deadline.

14. General Plan Implementation-Commissioner Rowe
Commissioner Rowe reported that there was no meeting this last month.

15. BLT-Commissioner Rowe
Commissioner Rowe reported that the committee has been working on the website.

COMMISSIONER'S REPORTS

16. Action List-Chair Croletto
Chair Croletto handed out the Action List dated 7/8/10. (Attachment 2)

STAFF REPORTS

Planning Director Hanham reported that there are things that are starting to happen such as the Angels Hotel's escrow should be closing soon and that will boost downtown. There is just in general more interest out there for opening up stores and buildings.

MEETING WAS ADJOURNED AT 10:45PM.

Gary Croletto, Chairman

ATTEST:

Jennifer Preston, Deputy City Clerk

Attachment 1

Bunkhouse at Greenhorn Creek

July 2010

City of Angels

Planning Commission

RECEIVED
JUN 2 8 2010
CITY OF ANGELS

Bunkhouse Project Goals

- **Increase golf rounds**
- **Utilize existing building and modular**
- **Provide additional amenities for members of Greenhorn Creek**
- **Improve appearance of facility**
- **Attract more visitors to City and County**

Greenhorn Greek background

- **In business since 1996**
- **One of the largest employers in the City of Angels Camp**
- **Provides Quality Golf Facility**
  - **Regional accolades**
- **Attracts customers from Sacramento, Bay Area and San Joaquin Valley**

Reason for Bunkhouse

- **Stay Competitive**
- **Ability to book small groups of golfers**
  - **Target market is aged 50-65**
    - **Live in Sacramento, Valley and Bay Area**
- **Empty building due to reduction in management and staff**
- **Provide accommodations for our new Golf Academy**
- **Benefit to City and County**
  - **According to CA Tourism, the average daily spending from one visitor was $123 in 2008**

Solutions to issues about the Bunkhouse

- **Noise and lighting**
  - **Review noise ordinance and GHC rules with guests prior to arrival**
  - **On-site management available for any infractions**
  - **Signs on-site stating city ordinance**
  - **Project design to minimize impact of noise and lighting**
  - **Existing operation demonstrates ability to minimize noise disturbance on community**
  - **GHC management has excellent working relationship with local authorities**

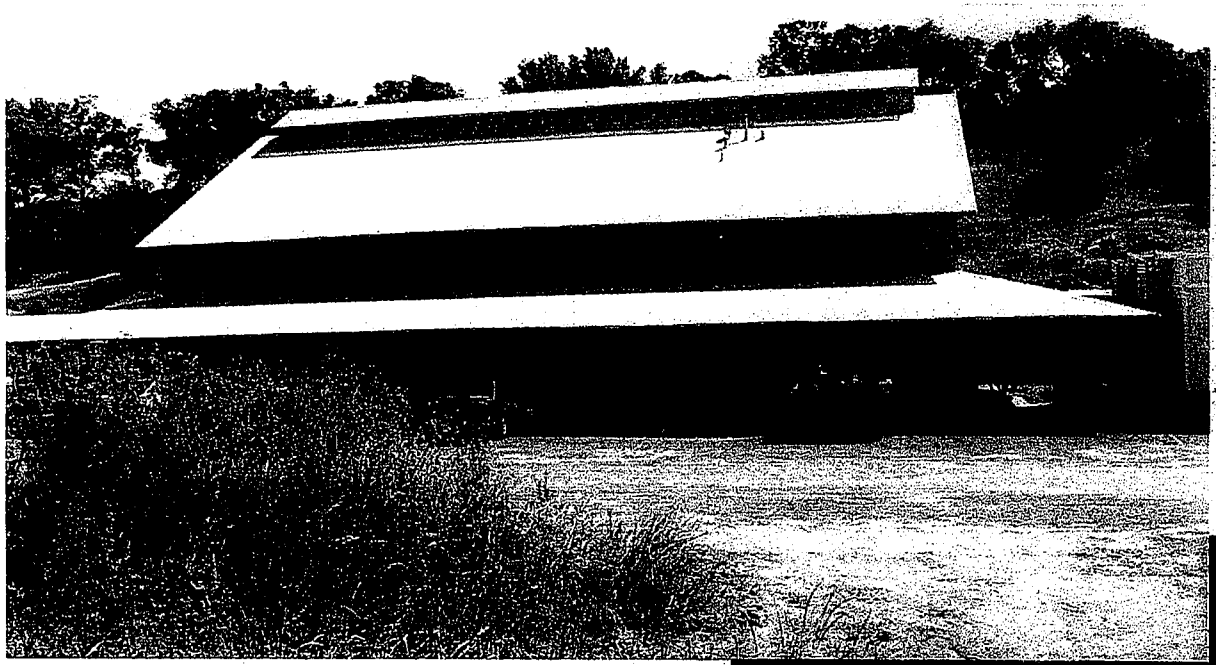
Solutions -(continued)

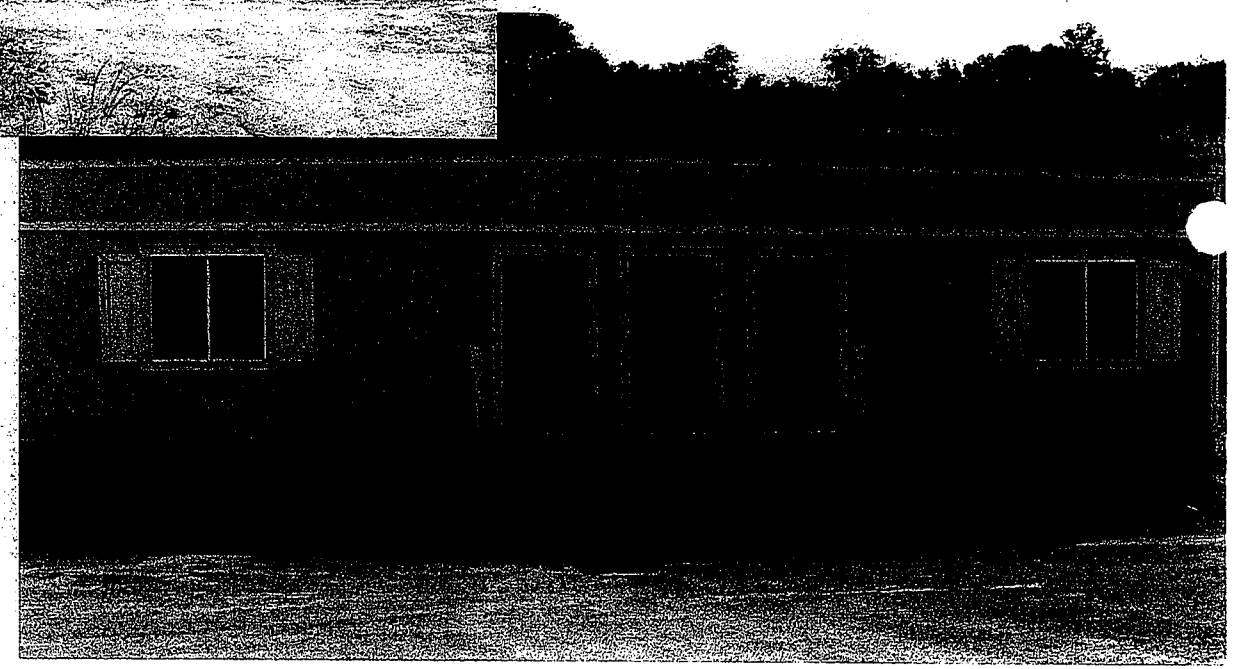
- **Design Review**
  - **We will work with Greenhorn's Design Review Committee to ensure the project meets the standards of community**
- **Traffic flow, Parking, and Entry / Exit**
  - **All have been reviewed and approved by City staff in staff report**

Current Photos

Existing building and modular

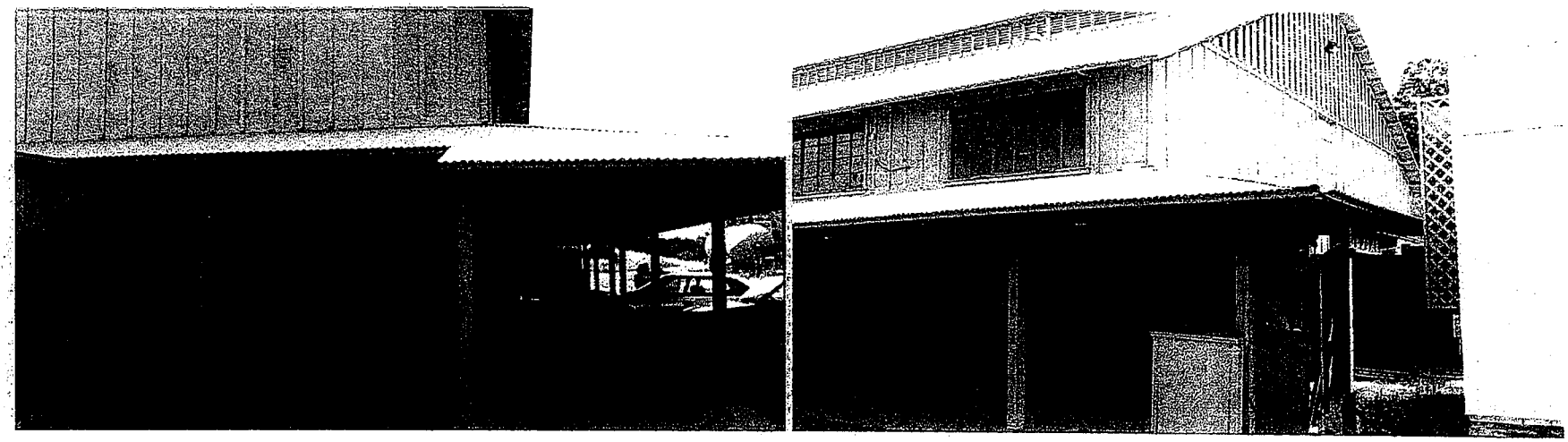
Front Views of Bunkhouse and existing double wide



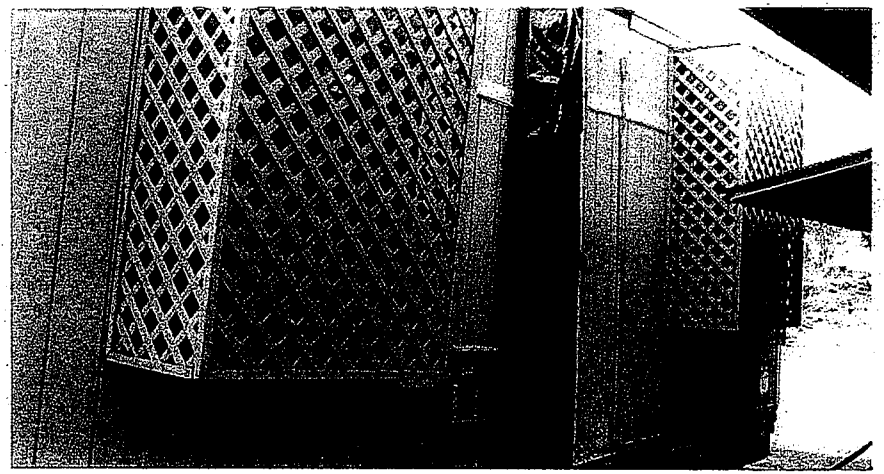


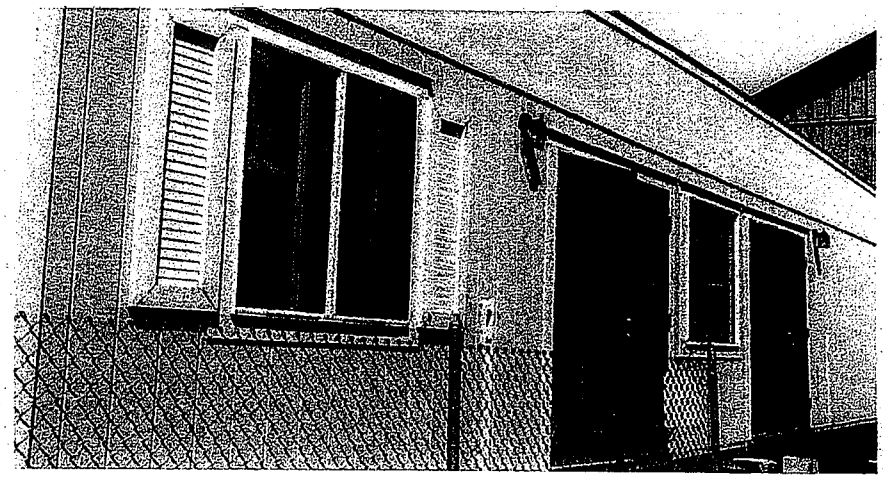
Other Views of Bunkhouse and Double Wide

Side views of Bunkhouse

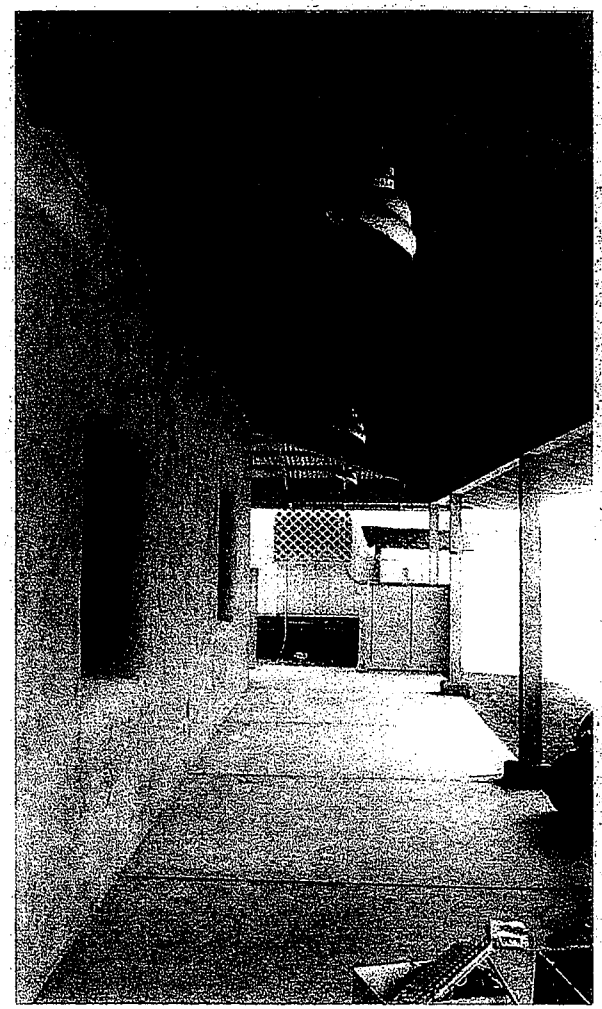


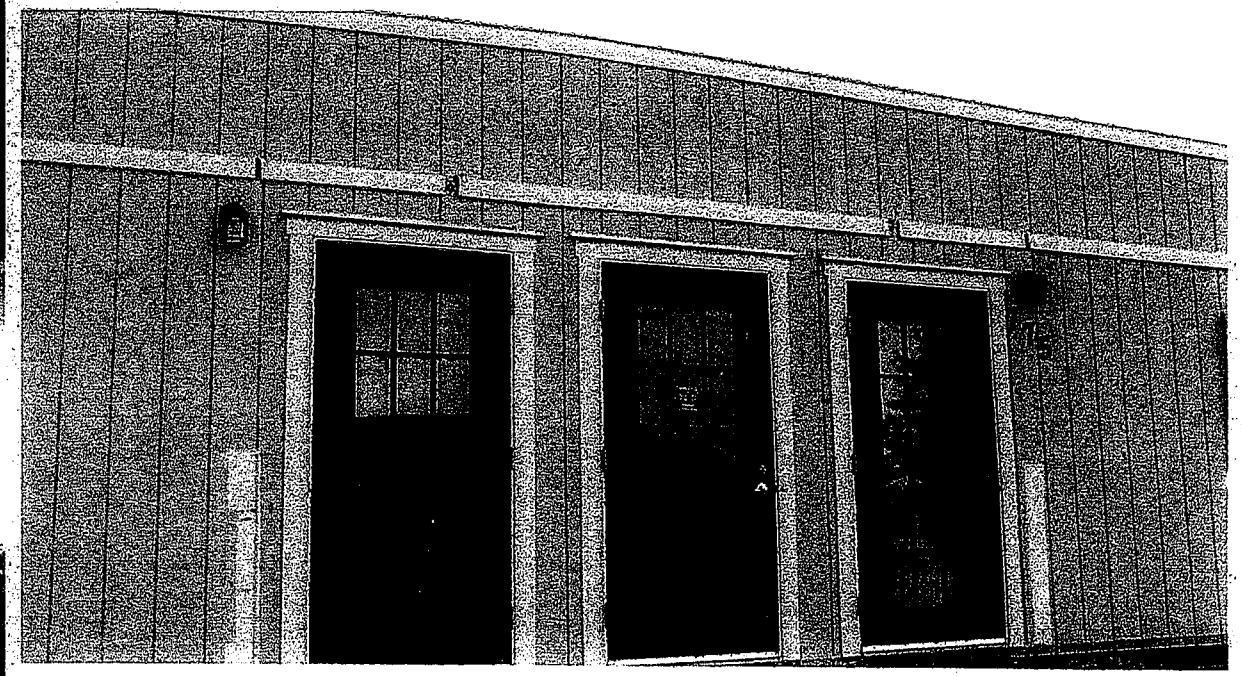
Side and back view of Double Wide





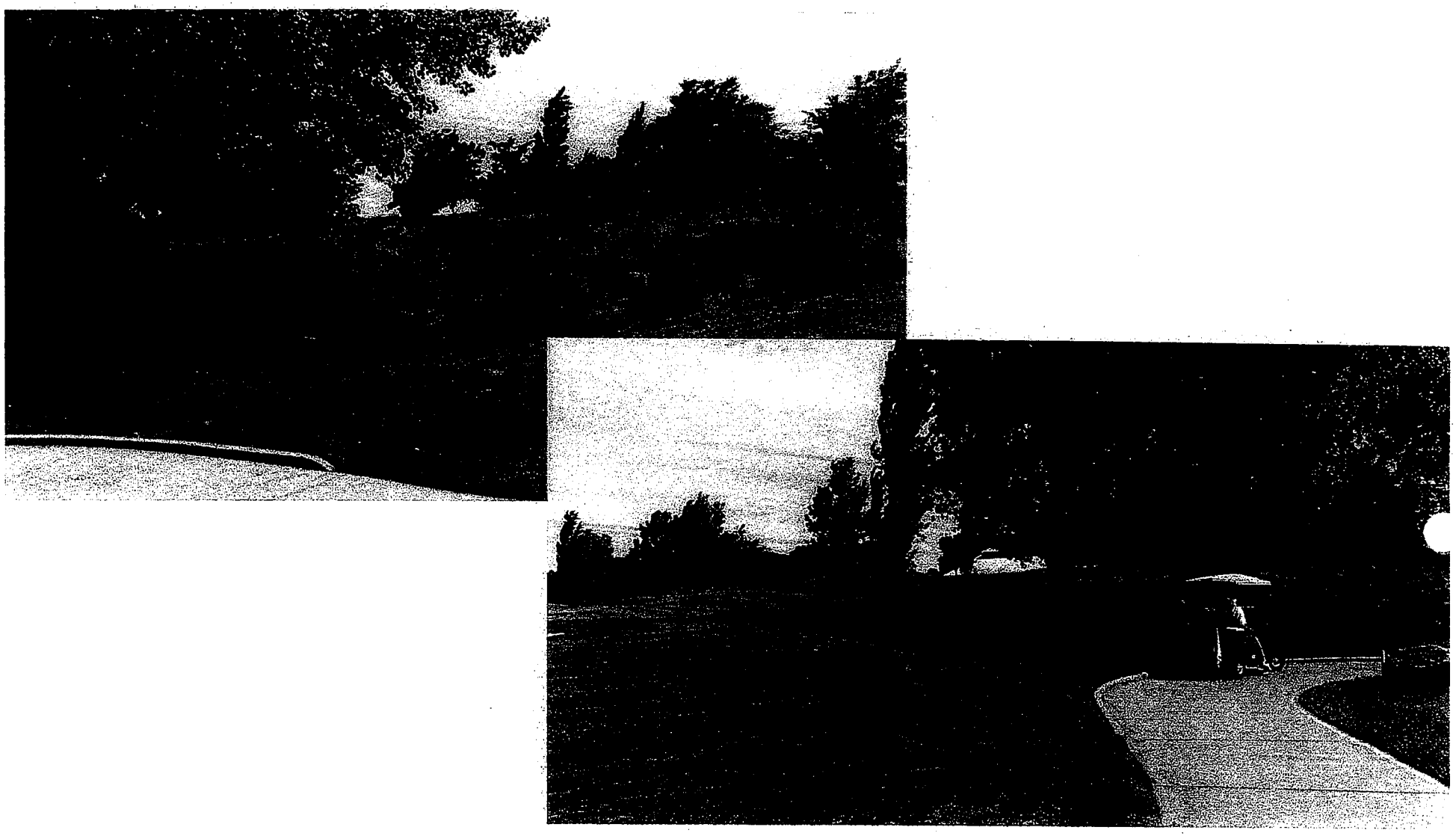
Existing Lighting around buildings



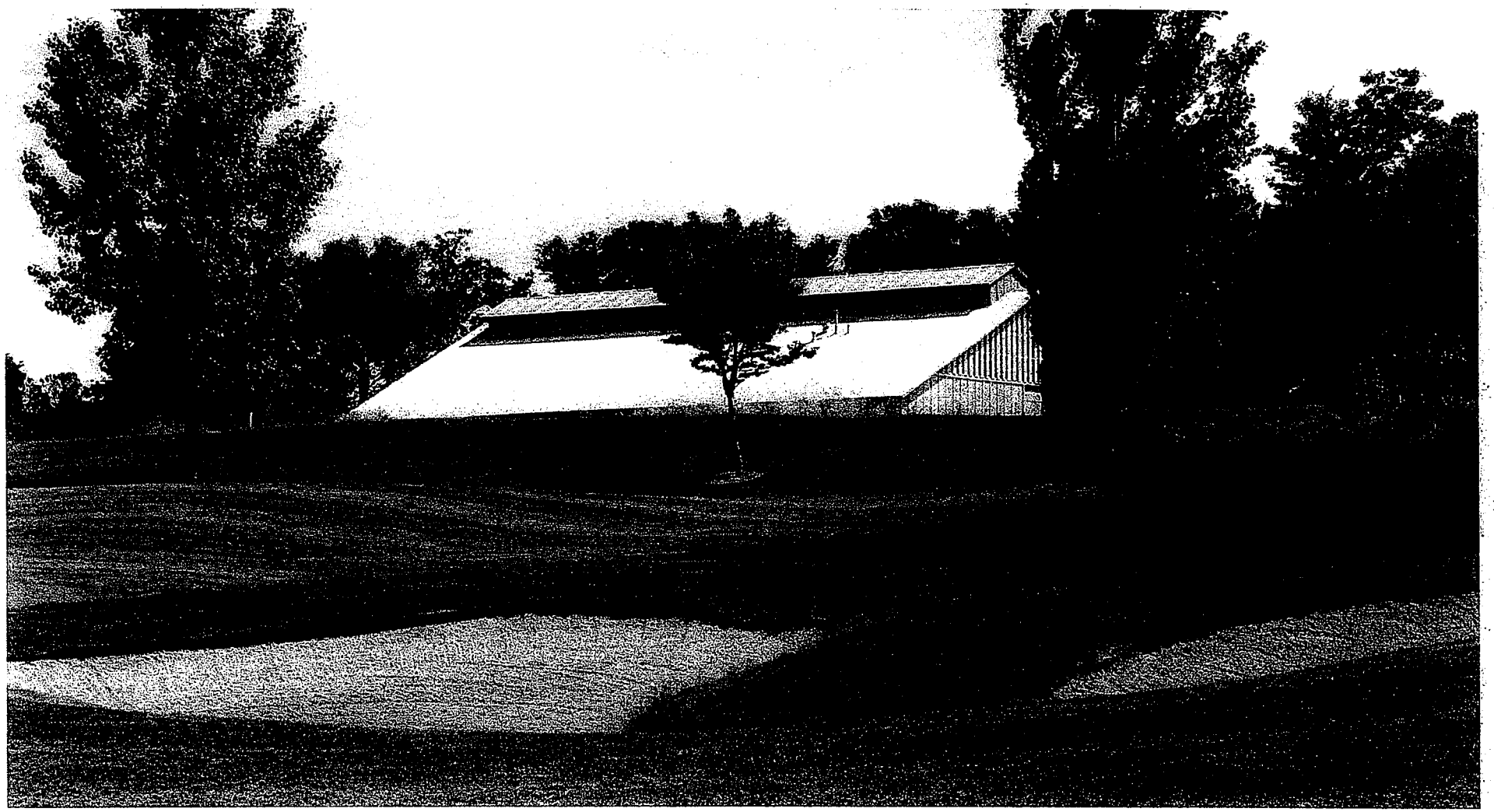


View from the Cottages

View from around 8th Green



View from the 8th Green



View from 9th Fairway

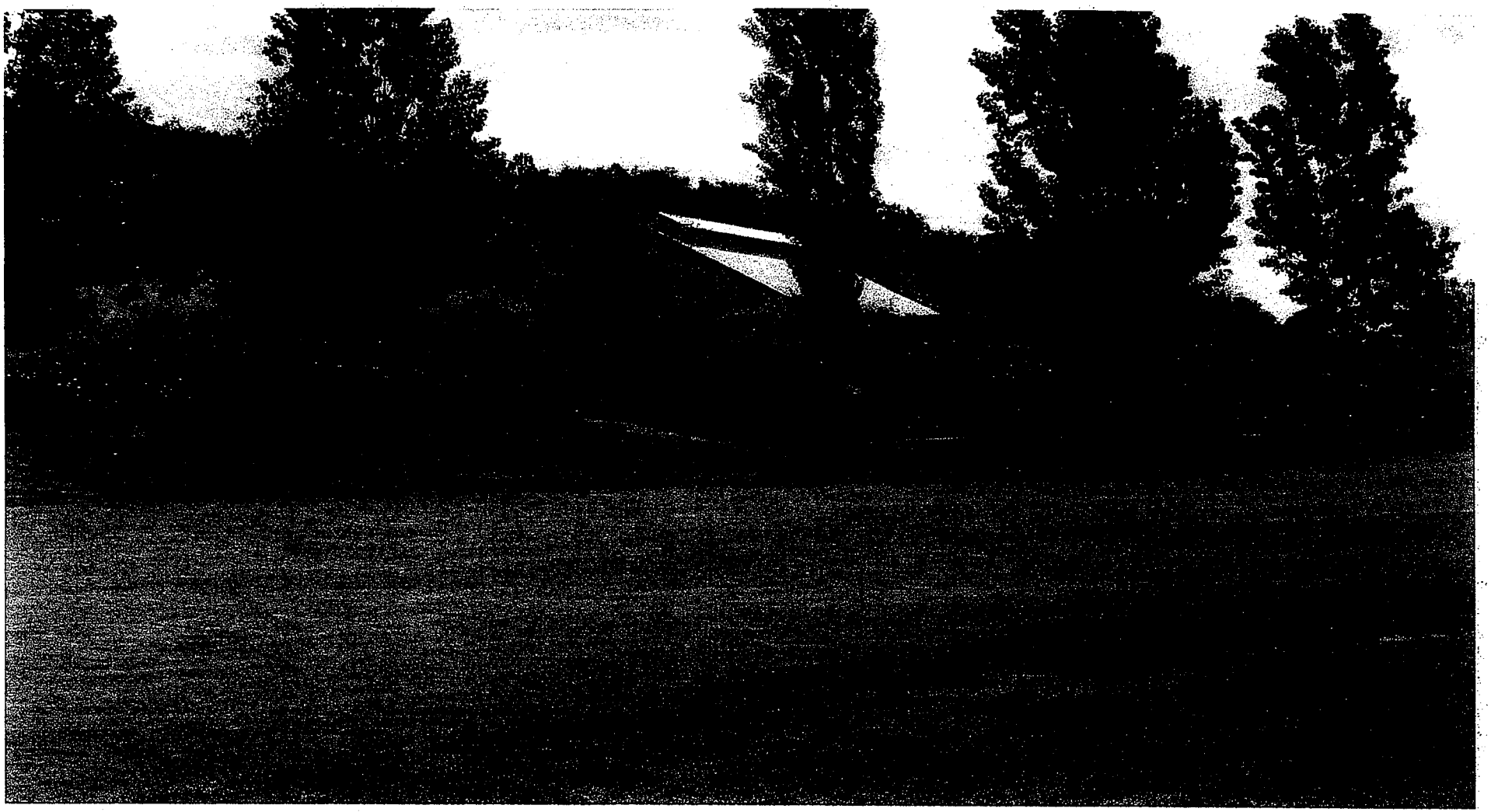
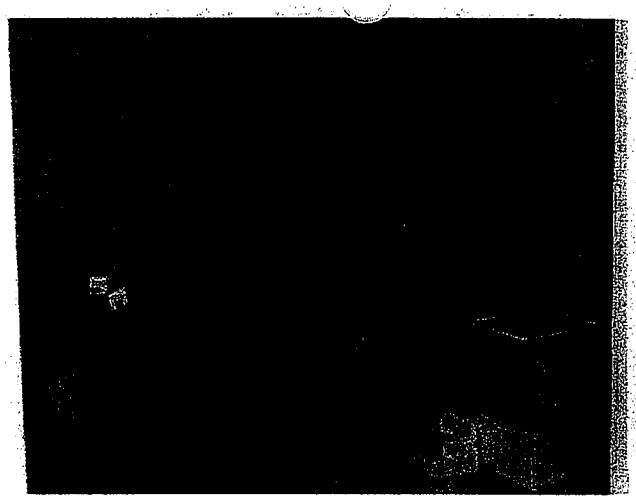
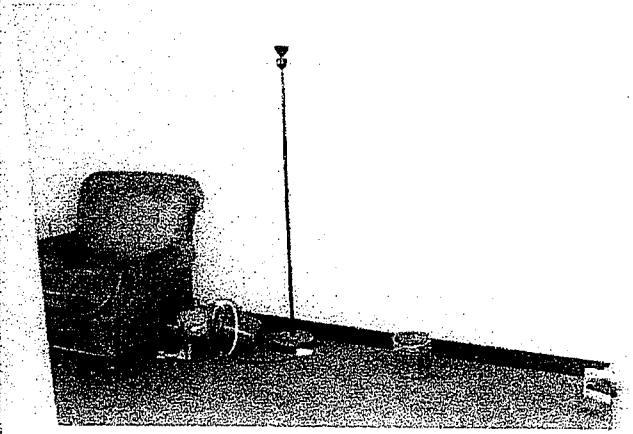
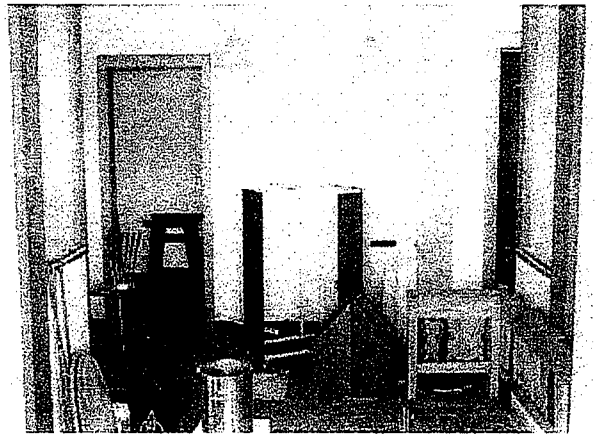


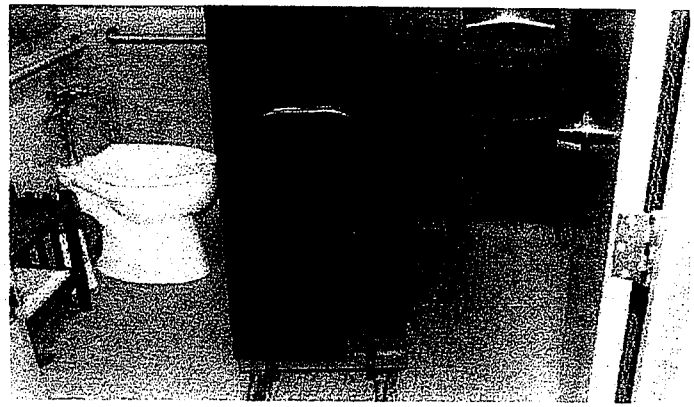
Photo of entry/exit on McCauley Ranch Road

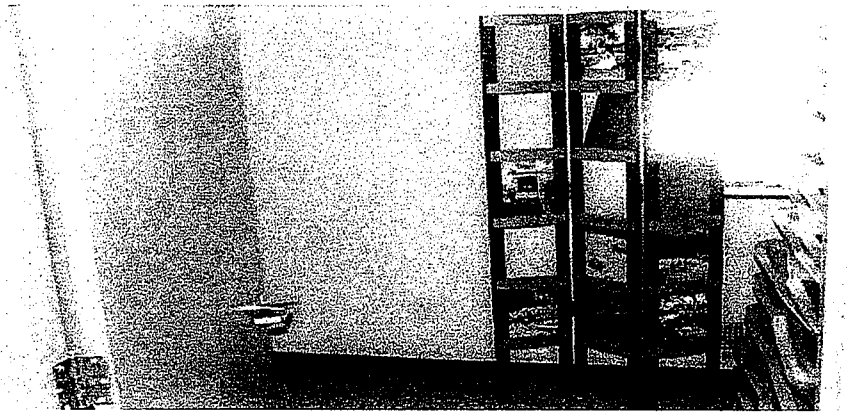
Current Interior Photos



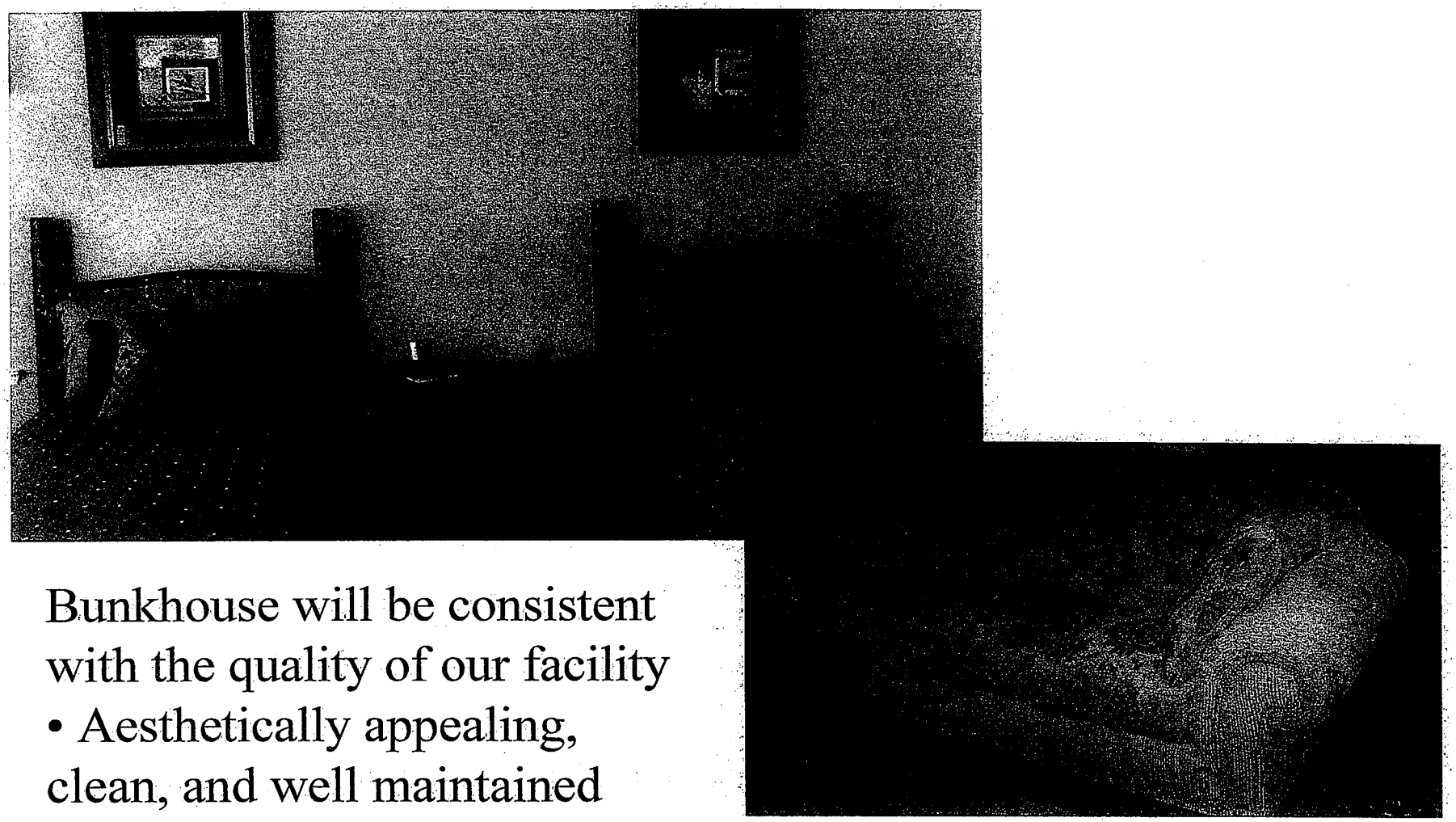








What the rooms will look like



Bunkhouse will be consistent with the quality of our facility

- Aesthetically appealing, clean, and well maintained

Closing thoughts

- **Greenhorn's expectations:**
  - **Add accommodations for small groups**
    - **Increase Golf Rounds**
    - **Market with our new Golf Academy**
- **Results of successful project**
    - **Benefit to members of Greenhorn Creek**
    - **Improve an area that is underutilized**
    - **Utilize existing empty space**
    - **Keeps us competitive in a competitive market**
    - **Attracts more visitors to our City and County**

Attachment
2

City of Angels Planning Commission Action List
7/8/2010

#	Date	Discussion Topic	Action	Commission/Staff/City	Comp/Cont
1	1/08	Visitor Accommodations (VA) Combining Zone Chapter 17.57	Finalize Resolution & send to C.C. after the G.P. is adopted. ***See #5 on 6/12/08 minutes in 3/11 packet***	Staff/ Comm.	Cont.
2	1/08	C.O.A. Design Guidelines	Submit to Staff & Commission for review & comment	G. Croletto	Cont.
3	8/08	Preservation Ordinance	***Will be on August 12th Agenda***	Staff	Cont.
4	9/09 2/11	Heritage Oak & Tree Cutting Ordinances	***Will be on August 12th Agenda***	***Staff***	***Cont.***
5	4/8,5/21	Large Format Retail Ordinance	Back to P.C. for final verification ***to P.H. 7/8***	Staff completed	
6	5/21	Copy of PowerPoint ACMPT	Email to Commissioners except Chair	Staff need to email to commissioner	