



MEMORANDUM

City of Angels City Council

Date: December 16, 2025

To: City of Angels City Council

From: Amy Augustine, AICP - City Planner

Re: Resolution 25-102 to Reimbursement \$714 Appeal Fee for the October 9, 2025, Planning Commission decision Approving Resolution 25-15 Finding of Architectural Conformity and Conditional Use Permit for Pastoral Offices and Community Education Center, School

RECOMMENDATION:

The City Council may take one of the following actions:

1. Approve Resolution 25-102 and direct staff to reimburse \$714 to the appellant.
2. Approve Resolution 25-102 and direct staff to reimburse an alternative fee amount to the appellant.
3. Deny Resolution 25-102 with no fee reimbursement.

BACKGROUND/ANALYSIS:

On October 9, 2025, The City of Angels Planning Commission approved Resolution 25-15 Finding of Architectural Conformity and Conditional Use Permit for:

1. Pastoral Offices for Calaveras Presbyterian Church
2. Education Center (school) for Church members and the community at large
 - a. Classes for high school (none of the younger students will be at this location, therefore, no need for outdoor play area). May include music classes for violin, piano, music theory, senior citizen tai chi class, marriage or parenting classes, various bible studies, etc.
 - b. Building occupancy is not anticipated to exceed 25.

Location: 1250 South Main (Formerly Cascabel's), Assessor's Parcel Number 060-012-026.

The Planned Commission approved the use on a vote of 4-0, with Commissioner Stammerjohan absent.

On October 17, 2025, the Planning Commission's decision was appealed. The appellant paid the \$714.00 appeal fee established by the City Council.

On November 18, 2025, the City Council considered and denied the appeal.

On December 1, 2025, the appellant requested a reimbursement of the \$714.00 fee.

FISCAL IMPACT:

The following costs were incurred in processing the appeal (excluding costs of preparing request for reimbursement report):

CITY EXPENDITURES

Item	Detail	Cost
Legal Notice of Public Hearing	--	\$249.52
City Planner: Appeal review, prepare staff report, notices, research, revisions in response to legal review, attend City Council meeting	14 hrs. @ \$85/hr.	\$1,190.00
City Attorney research, prepare memorandum, review staff report, attend City Council meeting	15.6 hrs.	\$3,648.40
City Expenditures for Appeal -Total		\$5,087.92

All costs are from the City general fund. \$714.00 offsets a portion of those costs. A waiver of those fees would result in \$5,087.92 coming from the general fund. Not waiving \$714.00 would result in \$4,373.92 coming from the general fund.

ENVIRONMENTAL ANALYSIS:

The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state and City guidelines for the implementation of CEQA pursuant to Section 15378(b)(4) (Definition of a Project Subject to CEQA) because the reimbursement is not a project under CEQA and will not result in any physical change to the environment.

ATTACHMENT:

A. Resolution 25-102