

Attachment E:

City Council Resolution 25-87A denying the appeal, approving the project with

Conditions of project approval as approved by the Planning Commission

Conditions of project approval as Amended by the City Council

**CITY OF ANGELS
CITY COUNCIL
RESOLUTION No. 25-87A**

**A RESOLUTION OF THE CITY OF ANGELS CITY COUNCIL
DENYING THE APPEAL/UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF RESOLUTION 25-15
WITH THE CONDITIONS AS APPROVED BY THE PLANNING COMMISSION OR
WITH CHANGES TO THE CONDITIONS AS APPROVED BY THE PLANNING COMMISSION**

WHEREAS, the City received an application for pastoral offices, a community education center and school for high school students; and

WHEREAS, the City of Angels Municipal Code requires that such development requires a conditional use permit; and

WHEREAS, the City of Angels Municipal Code requires that such development requires a finding of Architectural Conformity; and

WHEREAS, at a duly noticed public hearing the Planning Commission heard and considered public input on the proposed project; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines section 15301 (Existing Facilities), as the project involves no expansion to the existing commercial structure or former use at the site; and

WHEREAS, pursuant to Planning Commission resolution 25-15, the Planning Commission approved the project on a vote of 4-0-1 (Stammerjohan absent); and

WHEREAS, pursuant to Angels Municipal Code Section 17.81.010, an appeal was filed challenging the Planning Commission's approval on October 17, 2025; and

WHEREAS, at a duly noticed public hearing, the City Council heard and considered public input on the proposed project appeal; and

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Angels hereby denies the appeal and upholds the Planning Commission's approval for a Finding of Architectural Conformity and Conditional Use Permit based on the following findings and subject to the attached conditions:

- A. The proposed use will involve no exterior alterations and is therefore consistent with the Mother Lode Style of Architecture and a Finding of Architectural Consistency can be made; and
- B. The proposed use is consistent with the City of Angels Municipal Code; and
- C. The proposed use is consistent with the City of Angels general plan; and
- D. The proposed use will not overburden existing municipal facilities; and
- E. The size and terrain of the parcel are suitable for the proposed use; and
- F. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood; and

- G. The proposed use and design are consistent with adopted city design standards, codes, adopted city short- and long-range plans, and accepted planning and engineering practices; and
- H. The Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the state and City guidelines for the implementation of CEQA Section 15301, Class 1 (Existing Structures).

Passed and adopted this 18th day of November 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Chimento, Mayor

Michelle Gonzalez, City Clerk



HOME OF THE JUMPING FROG