



CITY OF ANGELS
CITY HALL

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

DATE: August 4, 2026
TO: City of Angels City Council
FROM: Amy Augustine, AICP – City Planner
RE: Public Hearing: Introduce, Waive Second Reading by Substitution of Title, and Consider adopting Ordinance 555, Amending Section 17.06.060 of the City of Angels Municipal Code Adding Barbering and Cosmetology to Allowable Home Occupations with Development Standards

RECOMMENDATION:

The City Council may do one of the following or an alternative to one of the following:

A. Adopt Ordinance 555 Option A or Option B as presented:

1. **Option A** – Does not permit the use of Recreational Vehicles
2. **Option B** – Allows the use of Recreational Vehicles under certain circumstances. This Option includes a sunset clause of December 31, 2028.

OR

B. Adopt Option A or Option B with *minor* amendments;

OR

C. Return Option A or Option B to staff for *major* amendments;

OR

D. Recommend denial of the proposed ordinance stating which Finding (see Discussion, Findings A, B and C below) cannot be made and why.

BACKGROUND:

The Planning Commission held a public hearing on June 11, 2026, and considered this item. On a vote of 4-1 (Stammerjohan dissenting), the Commission recommended to the City Council approval of the proposed code amendment pursuant to Resolution 26-08 (**Attachment 1**).

On July 7, 2026, the City Council held a public hearing to consider the ordinance and directed staff to consider allowing home occupation businesses in recreational vehicles subject to

acquiring a conditional use permit. On July 21, 2026, the item was continued to August 4, 2026.

Home occupations are allowed in residential districts with acquisition of a business license and Home Occupation Permit throughout the City in residential zoning districts. Home occupations generally include businesses operated entirely within a residence that do not generate additional traffic and do not invite clients or customers to the home. Common examples include: accounting, bookkeeping, landscaping services and handyman services (with no storage of vehicles or equipment outside), and internet sales.

The primary development standards for Home Occupations emphasize retaining the residential character of the home and neighborhood as follows:

17.06.060 Home occupation criteria.

An occupation conducted in a dwelling unit is allowed in the R-1, R-1:GHC, R-2, R-3, RE-1, and RE-5 zones, provided:

- A. No person, other than members of the immediate family residing on the premises, shall be engaged in such occupation;*
- B. The home occupation shall be clearly incidental and subordinate to its use for residential purposes, and not more than twenty-five percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation;*
- C. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation;*
- D. No home occupation shall be conducted in more than one existing accessory building;*
- E. There shall be no sale of products other than products handcrafted by the occupants or products which are related and incidental to a service provided;*
- F. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;*
- G. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.*
- H. The city may include additional conditions as necessary to ensure the health, safety, general welfare, and maintenance of the residential character of the neighborhood in which the home occupation is located.*
- I. A violation of this section shall be a public nuisance subject to the remedies and procedures provided in Chapters [1.16](#), [1.17](#), [1.18](#) and [1.19](#). (Ord. 536, Att. A, 2023; Ord. 270 (part), 1984)*

In 2012, through Assembly Bill 1616, the state expanded the types of business allowed in single family residences (i.e., Home Occupations) to include Cottage Food Operations (CFOs). CFOs, unlike other Home Occupation-type uses, allow one employee and direct sales to customers visiting the home by appointment (one customer per hour). The City permits CFOs through a combination Home Occupation/Cottage Food Operation Permit.

Requirements for Cottage Food Operations (in summary) are:

17.06.190 D. CFOs shall comply with the following:

- 1. Obtain a business license from the city prior to commencing operations.*
- 2. Provide proof, where applicable, of landlord permission to operate a CFO on the premises.*
- 3. CFOs may have one full-time equivalent employee (not counting family members).*
- 4. All parking associated with the CFO shall be on site (i.e., off street). No more than one visitor's vehicle and one nonresident employee's vehicle shall be parked on the site at any time in addition to those off-street parking spaces required for the subject dwelling as prescribed in Chapter [17.69](#) (unless otherwise specified in a city-issued entitlement). All on-site vehicle parking shall be designed and constructed in accordance with Chapter [17.69](#).*
- 5. Direct sales from the site of the **cottage food** operation shall be by prior appointment only and limited to one customer per hour per day. All sales shall occur between seven a.m. and eight p.m. Mondays through Fridays, eight a.m. to eight p.m. on Saturdays, and ten a.m. to three p.m. on Sundays and federal holidays.*
- 6. All commercial deliveries shall occur between eight a.m. and six p.m. Monday through Saturday. Commercial deliveries are prohibited on Sundays and federal holidays.*
- 7. Noise levels generated by the CFO shall comply with the exterior noise limits as prescribed in Figure 5-1 of Angels Camp General Plan 2020, or as may be amended.*
- 8. Signage is prohibited.*
- 9. No outside storage of materials or supplies is permitted.*
- 10. There shall be no change in the outside appearance of the dwelling unit or premises or other visible evidence of the conduct of the CFO.*
- 11. Except for vehicle parking, no outdoor portions of the premises shall be used for **cottage food** operations including outdoor sales and visitation.*
- 12. Customers cannot dine at the CFO.*
- 13. CFOs may not exceed gross sales levels as established by the state of California for CFOs. The city may request a copy of the CFO operator's most recent income tax return to verify gross sales receipts.*
- 14. CFOs shall provide a copy to the city of the approved CFO registration or permit as required by the Calaveras County Environmental Management Agency.*
- 15. Other measures as may be determined necessary by the city planner for compliance with this section, the Government Code, and the health and safety of the community in which the CFO is being conducted.*

A member of the public requested a home makeup business be allowed as a home occupation. The request further asks to allow operation out of a recreational vehicle on the site. (**Attachment 2**). In evaluating the proposal, staff considered the similar effects on adjoining property owners of a home makeup business (classified as barbering / cosmetology) versus a Cottage Food Operation (CFO).

DISCUSSION:

Pursuant to Angels Municipal Code Section 17.90.040, decisions pertaining to code amendments shall be made upon the following findings of fact:

- A. The proposed change or amendment is consistent with the City of Angels Municipal Code; and
- B. The proposed change or amendment is consistent with the City of Angels General Plan; and
- C. The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Finding A – Consistency with the Angels Camp Municipal Code

Stated purposes of residential zones applicable to home occupations are summarized in the following table:

Zoning District	Section	Stated purpose applicable to home occupations
RE-1	17.13.010	This land use designation is intended to accommodate residential developments for landowners desiring a more rural setting than may be available within a small-lot single-family residential (SFR) subdivision....
RE-5	17.15.010	To provide a buffer between potentially incompatible land uses (e.g., between the sewer treatment plant and high-density residential uses, between mineral extraction activities and residential uses, or between industrial and residential uses).
R-1	17.18.010	To preserve the integrity of existing single-family residential neighborhoods.
R-1:GHC	17.19.010	It is intended to implement the Greenhorn Creek planned development.
R-2	17.21.020	To provide for a variety of housing needs throughout the city
R-3	17.24.010	To provide for a wide variety of housing needs and choices at all income levels

Based on the stated purposes in the preceding table, the proposed code amendments are:

- A. **Consistent with RE-1 zoning.** The addition of the proposed use as a home occupation, given the limitation on traffic generation in a rural setting is unlikely to alter the rural setting of this zoning district.
- B. **Consistent with RE-5 zoning.** The stated purpose emphasizes buffering between potential incompatible land uses. Incompatible land uses are identified that include relative large-scale development such as industrial, mineral extraction, sewer treatment. The proposed home occupation, given the limitations to the number of potential clients and limitations on additional trips, are unlikely to represent an incompatible use given the size of parcels in this zone.

- C. **May be consistent with the R-1 zoning district.** The associated increase in traffic (up to 7.5 average daily trips) expected to be necessary to generate income from the proposed home occupation has the potential to alter the character of the neighborhood where lots are small and located in close proximity (i.e., limited available parking, traffic is likely already near maximum levels). On larger lots (e.g., one acre or larger), such an increase in traffic is less likely to disturb residences which are not in close proximity.
- D. **Inconsistent with R-2 and R-3: Given** the relatively high density of residences in this zoning district, the addition of more traffic to the neighborhood has a high likelihood of altering the character of the neighborhood. Similarly, parking generally is limited in such neighborhoods and added pressures on available parking spaces are likely to occur.

Based on the preceding, Finding A may be made for the proposed use in RE-1 and RE-5 zoning districts or on parcels greater than one acre in R-1 zoning districts. Finding A cannot be made for parcels of less than one acre in R-1, or for parcels zoned R-2, and R-3 regardless of parcel size due to the proximity of residences in these neighborhoods, the increased likelihood that added traffic will adversely affect or alter the character of the neighborhood where parking already is likely restricted and traffic levels already are near maximums.

Finding B – Consistency with the General Plan

Pertinent General Plan goals, policies, and programs include:

10.A.6 Encourage home occupations consistent with neighborhood character as a means of supporting start-up businesses.

Subject to the proposed development standards proposed, the code amendments will encourage home occupations consistent with neighborhood character as a means of supporting start-up businesses.

Based on the preceding, Finding B may be made.

Finding C - The proposed change or amendment will not be substantially detrimental to the health, safety, or general welfare of the city.

Traffic Generation

Angels Camp traditionally does not allow Home Occupations that generate customer/client visits to the home because it generates additional traffic. However, a review of other jurisdictions finds that some agencies allow in-home businesses including barbering and cosmetology or, alternatively, allow a limited increase in the number of vehicle trips allowed in conjunction with a home occupation sufficient to allow such uses (e.g., Calaveras County, Santa Cruz, Woodland).

However, jurisdictions allowing the use typically limit the number of clients per day, appointment-only, hours of operation, and overall traffic generation. Typical traffic generation for a single-family residence is 5-12 trips per day dependent on family size (and availability of alternative forms of transportation). In Calaveras County, home occupation standards limit traffic generation for home occupations to 7.5 vehicle trips per day. The proposed ordinance

amendment applies the same standards.

In addition, in 2016, the California Board of Barbering and Cosmetology (State Board) adopted regulations to allow these uses if a local jurisdiction allows them by ordinance and subject to obtaining permits from the Board regulating health and safety related aspects of the uses. These provisions are included in the proposed ordinance.

It is expected that the general welfare of the city would not be well served due to traffic increases and reduced available parking associated with the proposed use in small-lot neighborhoods (i.e., generally less than one acre). Therefore, finding C cannot be made for the use in the Single Family Residential (R-1), Medium Density Residential (R-2) and Multi-Family Residential (R-3) zoning districts on parcels of less than one acre. However, R-1 lots of one acre or greater, lots zoned Residential Estate, one acre minimum (RE-1) or Residential Estate, five acre minimum (RE-5)--all at least one acre in size--are expected to have reduced background traffic in a more rural setting compared to smaller lots in a more concentrated urban setting.

Coupled with ordinance requirements proposed to limit hours of operation, maximum traffic generation coupled with reduced background traffic, and conditions required by (State) Board of Barbering and Cosmetology in the RE-1, RE-5 and R-1 zoning districts (on lots greater than one acre in size); the health, safety and general welfare of the city would be preserved and Finding C can be made in the RE-1, RE-5 districts and on parcels one acre or larger in the R-1 zoning district.

Use of a Recreational Vehicle for a Home Occupation

In 2023, the City updated the Angels Municipal Code (AMC) to address chronic complaints of potential code violations related to living in RVs as follows:

Section 17.06.110 Recreational vehicle/trailer/boat use and storage.

- A. *Any **recreational vehicle**, trailer, or boat shall comply with all provisions of Section [1.17.110](#).*
- B. *A **recreational vehicle**, trailer, or boat may be stored on a parcel in a residential zone; provided, that:*
 - 1. *It is not connected to sewer, water, gas, electricity, telephone or other utilities;*
 - 2. *It is not used for human habitation;*
 - 3. *It is operative and licensed and located only in those areas allowed in Section [1.17.110](#).*
- C. *It is unlawful for any property owner to permit any person to park a **recreational vehicle**, trailer, or boat on the property owner's property for the purpose of using it as living quarters within the city.*
- D. ***Recreational vehicles** or trailers may be permitted as living quarters only in a trailer or **recreational vehicle** park duly permitted, approved and licensed by the state pursuant to the **Recreational Vehicle Park Occupancy Law** (California Civil*

Code Section [799.20](#) et seq.), and subject to issuance of applicable permits by the city in accordance with Title [17](#).

- E. A violation of this section shall be a public nuisance subject to the remedies and procedures provided in Chapters [1.16](#), [1.17](#), [1.18](#) and [1.19](#). (Ord. 536, Att. A, 2023)

1.17.110 Public nuisance--Vehicles, boats, trailers, campers, camper shells or similar vehicles.

Vehicles, boats, trailers, campers, camper shells or similar vehicles are considered public nuisances if they are:

- A. Connected to sewer, water, gas, electricity or telephone lines;
- B. Used for permanent habitation;
- C. Used for sleeping or cooking purposes in areas and at times where such use is not specifically authorized...

As noted, Council directed staff to consider allowing home occupations in recreational vehicles at the public hearing held July 7, 2026, for the first reading of Ordinance 555. The Council suggested allowing the use through the conditional use permit process. Staff recommended that, if pursued, the use be on a trial basis (i.e., with a sunset clause) in addition to requiring a conditional use permit. Based on additional research and review:

The State Board allows mobile units, including recreational vehicles, to be used for mobile uses licensed by the Board of Barbering and Cosmetology. While these units typically are expected to be driven to other locations to provide services, the Board allows recreational vehicles to operate from a fixed site (i.e., from a residential parcel). The use of a bathroom in the RV is allowed under the mobile permit¹. In addition, the Calaveras County Environmental Management Agency reviewed the proposal to use an RV for barbering and cosmetology and requires other conditions including, but not limited to:

- A plan check submittal to EH for the Mobile facility for review and approval for permitting is required.
- Compliance with state regulations for Mobile Body Art Facilities Act including
 - ✓ A fixed hand wash sink in the procedure area for the exclusive use of the practitioner that meets all of the following requirements: Availability of containerized liquid soap and single-use paper towels that are dispensed from a wall-mounted, touchless dispenser.
 - ✓ A pressurized supply of at least five gallons of potable water. Warm water.
 - ✓ The sink measures at least nine inches wide, nine inches long, and five inches deep.
 - ✓ All counter surfaces and service trays shall have a smooth, durable, and nonabsorbent finish.

¹ Personal communication, California Board of Barbering and Cosmetology, 7/14/26 – Inga Thomas and Marissa Villalobos (916) 575-7100

- ✓ Waste water tank sized to be a minimum of 1.5 times the size of the potable water tank.
- ✓ All body art procedures shall be completed inside the mobile body art facility.
- ✓ The mobile body art facility's doors and windows shall remain closed during procedures. except doors or windows may remain open during a procedure the openings are covered by a screen constructed to cover the entirety of the opening that is the equivalent of a 16 mesh per square inch screen or better.
- ✓ Use only purchased disposable, single-use, pre-sterilized instruments. 1
- ✓ A mobile body art facility shall only be operated within 200 feet of an accessible restroom.
- ✓ A mobile body art facility shall be used exclusively for performing body art and shall not be used as a living space or residence.

Staff reviewed the proposal to use recreational vehicles and offers the following:

Planning Commission and Planning Staff: Allowing the use of recreational vehicles for home occupations could result in conflicts with existing code requirements established to address community complaints related to persons living in recreational vehicles (i.e., would be substantially detrimental to the health, safety, or general welfare of the city).

Public Works: RVs collect water and wastewater in tanks that are oxygen poor (anaerobic). For that reason, RV tank waste cannot be dumped into the city's water or wastewater system without adversely impacting the city's system (which requires aeration/oxygen - aerobic). If RVs are used for Home Occupations, they would either have to be conditioned to regularly empty tanks at an approved clean-out /dump facility (the nearest one is Frogtown RV park, current fee \$25). Alternatively, the RV would have to connect directly to City's public water and public sewer systems. This alternative could be costly.

Police Department: The City's existing Home Occupation Ordinance appears to intentionally balance allowing home-based businesses while preserving the residential character of neighborhoods. Section 17.06.060 limits traffic, parking, and commercial impacts, requires home occupations to be conducted within the residence or an approved accessory structure, and specifically prohibits the use of recreational vehicles for home occupations. Those provisions appear to reflect a deliberate policy decision to distinguish traditional home occupations from uses that could create neighborhood impacts and additional enforcement challenges.

The Angels Camp Police Department is already responding to ongoing issues involving RVs on public property, private property, and commercial property throughout the City. These situations generate complaints from residents and property owners and require considerable enforcement resources. While we recognize that many individuals residing in RVs are doing so because of economic hardship and other difficult circumstances, we also encounter individuals who disregard municipal codes and state law, resulting in repeated calls for service and quality-of-life concerns.

My concern is that creating an exception for a commercial RV could unintentionally undermine the City's existing policy and make enforcement more difficult. Residents may reasonably question why one RV is permitted to remain on residential property while others are prohibited. Although the ordinance may distinguish between commercial use and residential occupancy, that distinction may not be apparent to the public and could lead to additional requests for exceptions, increased complaints, and allegations of inconsistent enforcement.

I also share Planning's concerns regarding utility connections, wastewater disposal, and ongoing compliance. These issues would require continued monitoring and enforcement to ensure permit conditions and municipal code requirements are maintained.

If the City ultimately chooses to move forward with this proposal, I recommend that any approval include clear eligibility criteria, objective operational standards, and enforceable permit conditions to preserve the intent of the Home Occupation Ordinance and minimize future enforcement issues.

Based on the preceding staff and Commission input, staff recommends the following **if** the City Council opts to allow recreational vehicles for home occupations:

1. Allow use of an RV for a home occupation only on parcels of one acre or larger
2. Require a conditional use permit
3. Prohibit connections to public water and public sewer – require home occupations in an RV to dump black and grey water at an approved clean-out facility
4. Include a sunset clause to sunset in 24 months unless extended by the City Council
5. Require and reference County environmental management agency requirements

With these provisions, Finding C could be made relative to using RVs for a home occupation.

FINANCIAL IMPACT:

City fees for a business license and issuing a home occupation permit will continue to be charged. Therefore, impacts to the General Fund are not anticipated. The potential exists for an increase in code compliance cases.

ENVIRONMENTAL FINDING:

The proposed amendment will allow for minor changes in the use of existing residences. Therefore, the proposed amendment is exempt from further environmental review pursuant Section 15301, Class 1 (Existing Facilities) of the State and City guidelines for the implementation of the California Environmental Quality Act (CEQA) which includes minor alterations of existing public or private structures. None of the exceptions of Section 15300.2 apply (i.e., no significant impacts are anticipated, indoor uses in an existing building that will have no exterior changes will not alter a scenic highway or cultural resource and known hazardous waste sites in the City are either associated with commercially-zoned property or a vacant lot—neither being used for residential uses).

ATTACHMENTS:

- 1) Planning Commission Resolution of Intent 26-08

- 2) Letter of Request for Change in Home Occupation Regulations
- 3) Ordinance 555 with
 - Option A – Does not permit the use of Recreational Vehicles
 - Option B – Allows the use of Recreational Vehicles under certain circumstances. This Option includes a sunset clause of December 31, 2028.

Attachment 1
Planning Commission Resolution of Intent 26-08

RESOLUTION OF INTENT NO. 26-08
A RESOLUTION OF INTENTION OF THE CITY OF ANGELS PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL AMENDING ANGELS
MUNICIPAL CODE SECTION 17.06.060 ADDING BARBERING AND
COSMETOLOGY TO ALLOWABLE HOME OCCUPATIONS WITH DEVELOPMENT
STANDARDS

WHEREAS, the City of Angels Planning Commission is authorized by City of Angels Municipal Code Section 17.85.020 generally to assist and advise the city council and the public in matters pertaining to planning so as to protect and promote the public health, safety, and general welfare; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 11, 2026, and received public input on the proposed code amendments and associated supporting documents; and

WHEREAS, the proposed code amendments and supporting documents are consistent with the City of Angels General Plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the City of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, pursuant to Section 15301, Class 1 (Existing Facilities) of the City and State Guidelines for the implementation of CEQA.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission hereby recommends to the City Council approval of amendments to City of Angels Municipal Code Section 17.06.060 adding barbering and cosmetology to allowable home occupations with development standards per Exhibit A; and directs staff to provide this recommendation of the planning commission and supporting findings to the City Council in writing within thirty days.

The foregoing resolution was introduced and moved for adoption on June 11, 2026, by Commissioner Wendt and being duly seconded by Commissioner Gordon. **PASSED AND ADOPTED THIS 11th day of June, by the following vote:**



Home of the Jumping Frog • Angelscamp.gov

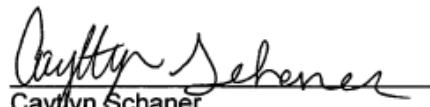
AYES: Broeder, Gordon, Wendt, Tiscornia

NOES: Stammerjohan

ABSTAIN: None

ABSENT: None

ATTEST:



Caylyn Schaner
Deputy City Clerk


John Broeder
Chairman



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Attachment 2
Public Request for Code Amendment

Sarah Reynolds

Angels Camp, CA 95222

November 10, 2025

Planning Department

City of Angels Camp

571 Stanislas Street, Suite C

Angels Camp, CA 95222

Subject: Request for Variance for Home-Based Business Operation

Dear Members of the Planning Department,

I hope this letter finds you well. My name is Sarah Reynolds, and I am writing to humbly request your consideration for a variance to the current zoning restrictions that limit home-based businesses to “mail order only.” I live at **XXXXX** with my six children and husband, and I would be deeply grateful for your support in allowing me to operate a small, state-licensed permanent makeup business from a private trailer on our 1.5-acre property.

This business is my way of providing for my family while balancing my responsibilities as a mother. Each appointment is personal, quiet, and carefully conducted in a way that ensures the highest standards of sanitation and safety. I only see one client at a time—typically three to four clients per week—and each visit is a peaceful, uplifting experience for both the client and myself.

For me, this work is not just a job; it’s a passion that allows me to help people feel confident and cared for. It’s also a lifeline for my family. Working from home provides me with the ability to support my children while staying present in their lives—something that is incredibly important to me. Without this business, I would not be able to continue providing for them in a way that allows me to be both a mother and a professional.

I understand that the City’s zoning regulations are in place to preserve the character and peace of our neighborhoods, and I fully respect that intention. I want to reassure you that I have taken every step to ensure that my business will have no impact on the surrounding area. There will be no signage, no external changes to the property, no added noise, and no increase in traffic. My property is large enough to offer ample parking on-site, so clients will never park on the street or disturb the quiet of the neighborhood.

Operating from home is the only way I can continue doing what I love without causing financial strain. The costs of renting commercial space—between the rent, utilities, and the required modifications—would make it impossible for me to continue supporting my family in this way.

I am asking for this variance not just for myself, but for my children. This business allows me to be a present, involved mother while also giving me the opportunity to provide for them with pride and dignity. Every day that I am able to do this work is a day I can show my children that with hard work and determination, we can build a better future, no matter the challenges we face.

By granting this variance, you would be helping a family financially and continue to contribute to our community in a meaningful way. Your decision would allow me to continue offering a service that is both personally fulfilling and deeply beneficial to my clients, all while respecting the values of our neighborhood.

I would be happy to provide any additional information you may need, whether it be a floor plan, neighbor approval, or further clarification. Please feel free to reach out to me with any questions.

Thank you for taking the time to consider my request. Your support would make an enormous difference to my family, and I would be deeply grateful for your understanding and compassion

**Sincerely,
Sarah Reynolds**

A handwritten signature in black ink that reads "Sarah Reynolds". The signature is written in a cursive, flowing style with a large initial "S" and a long, sweeping underline.