



PLANNING COMMISSION MEETING

August 13, 2026 at 5:00 PM

Angels Fire House – 1404 Vallecito Road

MINUTES

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Phone Conference ID: 253 817 460#

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.

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 Matthew Stammerjohan, Clavey Wendt, Gretel Tiscornia

Planning Director Amy Augustine | **Deputy City Clerk** Caytlyn Schaner

INFORMATION REGARDING PLANNING COMMISSION MEMBER ATTENDANCE VIA TELECONFERENCE

Planning Commissioner member Gretel Tiscornia will be attending via teleconference at the following location: 250 Commercial St. Wellfleet, MA. 02667.

5:00 PM REGULAR MEETING

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF THE AGENDA AS POSTED (OR AMENDED)**

Motion made to approve agenda as amended by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt, Commissioner Tiscornia

4. APPROVAL OF MINUTES

A. Approval of Minutes from July 09, 2026

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt, Commissioner Tiscornia

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.

None

6. PLANNING COMMISSION BUSINESS

A. Public Hearing: Resolution of Intent 26-12 for a Rezone and General Plan Amendment on a 0.4± acre parcel, Assessor's Parcel Number 057-022-055, from a Right-of-Way (ROW) general plan land use and zoning designation to Single-Family Residential (SFR) general plan and Single-Family Residential, one-acre minimum (R-1) zoning.

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt, Commissioner Tiscornia

B. Resolution 26-10 for a Finding of General Plan Conformity pursuant to Government Code Section 65402(a) to abandon a portion of the alley between Mark Twain Elementary School and 784 Stanislaus Avenue (APN 060-004-032, Rose Subdivision Lot 7) and 786 Stanislaus Avenue (APN 060-004-028 and 060-004-032, Rose Subdivision Lots 8 and 9) off Stanislaus Avenue retaining a sewerline easement

Motion made by Commissioner Stammerjohan, Seconded by Vice Chair Gordon.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt, Commissioner Tiscornia

C. Public Hearing: Resolution of Intent 26-11 recommending to the City Council adding 1141 South Main Street, Assessor's Parcel Number 062-003-033, to the City of Angels Register of Cultural Resources (RCR)

Continued to September 10th meeting

D. Resolution of Intent 26-13 to consider recommending adoption of a mitigated negative declaration to the City Council for the City's Greenhouse Gas Reduction Plan and Resolution of Intent to consider recommending adoption of the City's Greenhouse Gas Reduction Plan

Continued to September 10th.

Continued to September 10th meeting

7. COMMITTEE REPORTS

Foundry Update

8. ADJOURNMENT

Motion to adjourn at 5:18pm made by Commissioner Stammerjohan, Seconded by Commissioner Tiscornia.

Voting Yea: Chair Broeder, Vice Chair Gordon, Commissioner Stammerjohan, Commissioner Wendt, Commissioner Tiscornia

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the 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.

John Broeder, Chair

Caytlyn Schaner, Deputy Clerk