

Diane Severud

From: Amy Augustine <tuolandplanner@gmail.com>
Sent: Tuesday, February 12, 2019 11:27 AM
To: Gina Kathan
Subject: FW: RE: Humane Society /Kennel outside Angels Camp

Amy Augustine, AICP
Augustine Planning Associates, Inc.
270 S. Barretta, Suite C
P.O. Box 3117
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From: landplan@mlode.com [mailto:landplan@mlode.com]
Sent: Saturday, February 9, 2019 8:54 AM
To: gkathan@calaveras.ca.us; tuolandplanner@gmail.com
Subject: Fwd: RE: Humane Society /Kennel outside Angels Camp

And this...if necessary

----- Original Message -----

Subject: RE: Humane Society /Kennel outside Angels Camp
Date: Thu, 14 Jun 2018 22:46:07 +0000
From: Gina Kathan <GKathan@co.calaveras.ca.us>
To: "landplan@mlode.com" <landplan@mlode.com>

It doesn't. If uses are permitted, absent the PD combining zone, we have no discretion.

From: landplan@mlode.com [mailto:landplan@mlode.com]
Sent: Thursday, June 14, 2018 3:34 PM
To: Gina Kathan
Subject: RE: Humane Society /Kennel outside Angels Camp

I doubt the City will ask for it so long as the proposed zoning district requires a discretionary action for outdoor sales/storage.

On Thu, 14 Jun 2018 21:13:11 +0000, Gina Kathan wrote:

I have to re-circulate anyway, so you will get one. They can comment, or not. I would like to have something officially requesting the retention of the PD combining zone as we were considering removing it.

From: landplan@mlode.com [<mailto:landplan@mlode.com>]

Sent: Thursday, June 14, 2018 2:08 PM

To: Gina Kathan

Cc: Peter Maurer; melissaeads@angelscamp.gov

Subject: RE: Humane Society /Kennel outside Angels Camp

Don't re-circulate on the City's behalf. The City wants to ensure that there will be an opportunity for input to give the City the opportunity for input on the *appearance* of anything that goes there. If C-R will do that, then we're good.

On Thu, 14 Jun 2018 20:56:08 +0000, Gina Kathan wrote:

Amy,

The property is currently zoned C2-PD (General Commercial – Planned Development). Initially, the application circulated to the City did not include a request to re-zone the parcel. We discovered the inconsistency with the proposed use and the current zoning subsequent to the initial routing. We have suggested to the applicant that the RC (Rural Commercial) zoning would be an appropriate zoning specific to their use and the surrounding area; however, the RC zone district is inconsistent with the existing Sphere of Influence's R-S (Residential Suburban) land use designation. As a matter of fact, the existing C2 zone is inconsistent as well. So, our solution is to process a GPA, amending the land use designation from R-S to C-R (Commercial Recreation), so that the proposed RC zone is consistent. A commercial kennel is still a conditional use in the RC zone, so the application still includes a CUP. We can maintain the PD combining zone if this is preferred by the City. The PD combining zone allows the County to regulate site development and aesthetics, not the type of use. The land uses permitted or conditionally permitted within the base zoning district are not affected by the inclusion of the parcel within the planned development combining district. The PD will allow the County (and City) additional input on future development plans for that specific site. I will revise the application and re-circulate it for comments. This will allow the City to comment on the new application relative to the request for GPA, ZA, CUP & PD.

Gina

From: landplan@mlode.com [<mailto:landplan@mlode.com>]

Sent: Thursday, June 14, 2018 1:16 PM

To: Gina Kathan

Cc: Peter Maurer; melissaeads@angelscamp.gov

Subject: Humane Society /Kennel outside Angels Camp

Gina:

After talking with you this a.m., Angels Planning does have a recommendation for the project.

Due to the addition of a proposed rezoning to C-2 that wasn't initially contemplated, the City

requests that the zoning be approved WITH either a planned development combining district, PD Permit, or a development agreement restricting the uses in the C-2 zone at the gateway to the City of Angels.

Specifically, the City asks that any use permitted in C-2 that allows outdoor sales or storage (e.g., RV sales, boat sales, auto shops, rentals--all of which currently appear to be permitted uses in that district), require a conditional use or related *discretionary* permit that would allow input from the City. AND, that any development on that site that allows for outdoor sales or storage will include landscaping (or landscaping and fencing) that fully screens the outdoor sales and storage area from SR 49.

Please notify Angels Camp Planning when the item goes before the Planning Commission and Board. Feel free to call me with any questions.

Thank you for your consideration.

Amy Augustine, AICP
Interim Contract Planner
City of Angels Camp
(209) 532-7376

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