

AMADOR CITY
AGENDA OF THE CLOSED SESSION OF THE CITY COUNCIL MEETING
THURSDAY May 20, 2021 – 6:00 p.m.

SPECIAL NOTICE

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the May 20, 2021, Closed Session of the meeting of the City Council of Amador City, California.

Zoom information on next page.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**
- 5. Failed Retaining Wall -School House Park/ Lyon's residence**

AMADOR CITY
AGENDA OF THE REGULAR MEETING OF THE CITY COUNCIL
THURSDAY May 20, 2021 – 7:00 p.m.

SPECIAL NOTICE

Pursuant to Paragraph 11 of Executive Order N-25-20, executed by the Governor of California on March 12, 2020, as a response to mitigating the spread of coronavirus known as COVID-19, during the May 20, 2021, meeting of the City Council of Amador City, California members of the public will be allowed to join Zoom Meeting.

Zoom information – see bottom of this page.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Public Matters Not on the Agenda – Discussion items only, no action to be taken. Any person may address the council at this time on any subject matter within the jurisdiction of the Amador City Council. Any item that requires action will be deferred to a subsequent council meeting. Five minute time limit.
Members of the public wanting to address the Council, either during public comment or for a specific agenda item, or both, are requested to send an email notification no later than 6:00 p.m. on the day of the meeting to city.clerk@amador-city.com. Public comment should identify the agenda item it seeks to address, and be limited to 300 words or less. Public comment will be read at the time such agenda item it references is called.
6. Public Comment
7. Public Hearing
 - A. Ordinance #180 – Adopting 2019 Building Code, second hearing
 - B. Ordinance #169 - Design Review Revision
 - C. ACBCA
 - D. Parking Deck
 - E. Resolution #583 Accepting Powder House
 - F. Resolution #584 Establishing New Meeting the 3rd Tuesday of the month
 - G. Discuss inviting Lance Jagers to discuss his plans for development

Join Zoom Meeting

<https://us02web.zoom.us/j/89495909312?pwd=YTRuRIY2MjZ5VTRaTnMwd1JJJaTh2UT09>

Meeting ID: 894 9590 9312

Passcode: 475956

One tap mobile

+16699006833,,89495909312#,,, *475956# US (San Jose)

Dial by your location

+1 669 900 6833 US (San Jose)

Meeting ID: 894 9590 9312

Passcode: 475956

ORDINANCE NO. 180

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY, CALIFORNIA, AMENDING CHAPTER 15.04 OF THE AMADOR CITY MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2019 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), CONSISTING OF: PART 1 - THE 2019 CALIFORNIA ADMINISTRATIVE CODE, PART 2 - THE 2019 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL BUILDING CODE), PART 2.5 - THE 2019 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2018 INTERNATIONAL RESIDENTIAL CODE), PART 3 - THE 2019 CALIFORNIA ELECTRICAL CODE (INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE), PART 4 - THE 2019 CALIFORNIA MECHANICAL CODE (INCORPORATING THE 2018 UNIFORM MECHANICAL CODE), PART 5 - THE 2019 CALIFORNIA PLUMBING CODE (INCORPORATING THE 2018 UNIFORM PLUMBING CODE), PART 6 - THE 2019 CALIFORNIA ENERGY CODE, PART 8 - THE 2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 9 - THE 2019 CALIFORNIA FIRE CODE, PART 10 - THE 2019 CALIFORNIA EXISTING BUILDING CODE, PART 11 - THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 12 - THE 2019 CALIFORNIA REFERENCED STANDARDS CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; THE 1997 EDITION OF THE UNIFORM HOUSING CODE; THE 1997 EDITION OF THE UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS; THE 1997 EDITION OF THE UNIFORM BUILDING SECURITY CODE; THE 2018 EDITION OF THE UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE AND THE 2018 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

WHEREAS, pursuant to Government Code section 50022.1 et seq., the City of Amador City ("City") may adopt by reference the California Building Standards Code, 2019 Edition as provided in Title 24 of the California Code of Regulations and other codes, including, without limitation, the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Housing Code, the Uniform Building Security Code, the Uniform Swimming Pool, Spa and Hot Tub Code, and the International Property Maintenance Code (collectively, the "Uniform Codes").

WHEREAS, On January 1, 2020, the California Building Standards Commission ("Commission") did adopt the 2019 Edition of the California Building Standards Code; and

WHEREAS, Health and Safety Code sections 17958.7 and 18941.5 authorize cities to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City desires to adopt the California Building Standards Code with the necessary amendments to assure the Uniform Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Amador City does hereby ordain as follows:

SECTION 1. Authority. The City Council enacts this Ordinance under the authority granted to the City as follows:

Government Code section 50022.1 et seq. authorizes the City to adopt by reference the California Building Standards Code and authorizes the City to adopt other uniform codes by reference;

Health & Safety Code sections 17958.7 and 18941.5 authorize the City to adopt the California Building Standards Code with modifications determined to be reasonably necessary because of local climatic, geological, or topographical conditions.

SECTION 2. Findings. To the extent the following changes and modifications to the 2019 California Building Standards Code are deemed more restrictive than the standards contained in the 2019 California Building Standards Code, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological and topographical conditions, and adopts the findings provided below to support the modifications to the 2019 California Building Standards Code.

SECTION 3. Amendment. Sections of the Amador City Municipal Code are amended to read in full as follows:

Section 15.04.010 Adoption of Codes and Related Appendices.

The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2, of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Building Code published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, including Chapter 1, is hereby adopted as the Plumbing Code of the City of Amador City;

The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

The 2019 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City ;

The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

The 2018 Edition of the Uniform Swimming Pool, Spa and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 14.04.010 (hereinafter collectively referred to as the “Uniform Codes”) are

adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

Section 15.04.020 Board of Appeals.

Section 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act a secretary to said board but shall have no vote upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

Section 15.05.030 Expiration.

Section 105.5 of the California Building Code (CBC) shall have the following added at the end of the first paragraph:

For the purpose of this section “suspended or abandoned” shall be determined based upon satisfactory completion of scheduled inspections.

Section 15.05.040 Roof Snow Load.

The provisions of this Section 15.04.040 shall constitute local amendments to the cross-referenced provisions of the 2019 Edition of the California Building Standards Code, Title 24 of the California Code of Regulations, and shall be deemed to amend the cross-referenced section in said Code with the respective provisions set forth in this Section 15.04.040.

(a) Section 1608.1 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

The snow load for the City of Amador City shall be 20 pounds per square foot.

(b) Section 2308.7.10 of the California Building Code is amended to add the following sentence at the end of the subsection as follows:

All roof sheathing shall be a minimum of 15/32” five ply.

Section 15.04.050 Foundation systems.

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19 and 21 of the California Building Code. This section shall supplement Chapters 18, 19 and 21 of the California Building Code. Said system shall require two No. 4 rebars three (3) inches from the top and bottom and a maximum of eighteen (18) inches apart.

Section 15.04.060 Interior wall and ceiling coverings.

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the California Building Code.

Section 15.04.070 Safety glazing.

This section is repealed in its entirety.

Section 15.04.080 Expanded use of plastic.

This section is repealed in its entirety.

Section 15.04.090 Violation of Codes – Penalties.

Violation of any provision of the Uniform Codes shall subject the violator to any or all of the following: suit for civil remedy or criminal penalty.

The criminal penalty for the first or second offense shall be punishable as an infraction as defined by the Penal Code, as amended from time to time. The criminal penalty for a third offense or more, shall be punishable as a misdemeanor as defined by the Penal Code, as amended from time to time.

Section 15.04.100 Notices of building code violations.

Whenever the department has knowledge of a violation of the provisions of the building codes, as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to

SECTION 4. Repeal of Conflicting Ordinances. All former ordinances or parts conflicting or inconsistent with the provisions of this Ordinance or of the Uniform Codes are hereby repealed.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences, clauses or phrases are declared unconstitutional, invalid or ineffective.

SECTION 6. Filing of Findings. Staff is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

SECTION 7. Publication. The City Clerk shall certify to the adoption of this ordinance and shall cause a summary thereof to be published at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and with fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933.

SECTION 8. Effective Date. This ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect thirty (30) days from and after the date of its final passage and adoption.

SECTION 9. CEQA. The City Council finds that the changes made to the Uniform Codes are enacted to mitigate the threats posed to public peace, health and safety from snow and fire. Therefore, it can be seen with certainty that adoption of this Ordinance will not have a significant adverse effect on the environment and is therefore exempt from California Environmental Quality Act pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a notice of exemption within five (5) days of the adoption of this Ordinance.

AYES:

NOES:

ABSENT:

ABSTAIN:

Dave Groth
Mayor

ATTEST:

APPROVED AS TO FORM:

Joyce Davidson
City Clerk

City Attorney

15. BUILDING AND CONSTRUCTION

Title 15

BUILDINGS AND CONSTRUCTION

Chapters:

- 15.04 Uniform Construction Codes Adopted**
- 15.08 Property Numbering System**
- 15.12 State Historical Building Code Adopted**
- 15.20 In Lieu Parking Fees for Development Projects**

Chapter 15.04

UNIFORM CONSTRUCTION CODES ADOPTED

Sections:

- 15.04.010 Adoption of Uniform Codes.**
- 15.04.020 Board of appeals.**
- 15.04.030 Expiration**
- 15.04.040 Roof snow load.**
- 15.04.050 Foundation systems.**
- 15.04.060 Interior wall and ceiling coverings.**
- 15.04.070 Reserved.**
- 15.04.080 Reserved.**
- 15.04.090 Violations designated.**
- 15.04.100 Notices of building code violations.**
- 15.04.110 Temporary power permits.**
- 15.04.120 Utility company connections.**
- 15.04.130 Emergency repairs.**

15.04.010 Adoption of Uniform Codes.*

A. The following uniform codes are adopted by reference as the rules and regulations governing the construction, alteration, moving, demolition, repair, and use of any building or structure within the city; and additions, alterations, repairs, and changes of use or occupancy of all buildings and structures within the city. Work located primarily in a public way, public utility towers and poles, and mechanical equipment not specifically regulated in said codes, are excepted from provisions, rules, regulations, and requirements of this section.

1. The 2019 Edition of the California Administrative Code contained in Part 1 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Administrative Code of the City of Amador City;

2. The 2019 Edition of the California Building Code contained in Part 2, Volume 1 and Volume 2 of Title 24 of the California Code of Regulations which incorporates and amends the 2018 Edition of the International Code Council, including Chapter 1, is hereby adopted by reference as the Building Code of the City of Amador City;

3. The 2019 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Residential Code as published by the International Code Council, including Chapter 1, is hereby adopted by reference as the Residential Code of the City of Amador City;

4. The 2019 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, which incorporates and amends the 2017 Edition of the National Electric Code published by the National Fire Protection Association, including Chapter 1, is hereby adopted by reference as the Electrical Code of the City of Amador City;

5. The 2019 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials, including Chapter 1, is hereby adopted by reference as the Mechanical Code of the City of Amador City;

6. The 2019 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the Uniform Plumbing Code published by the International Association of Plumbing Officials, including Chapter 1, is hereby adopted by reference as the Plumbing Code of the City of Amador City;

7. The 2019 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Energy Code of the City of Amador City;

8. The 2019 Edition of the California Historical Building Code contained in Part 8 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Historical Building Code of the City of Amador City;

9. The 2019 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, which incorporates and amends the 2018 Edition of the International Fire Code as published by the International Code Council, including Chapter 1, is hereby adopted as the Fire Code of the City of Amador City;

10. The 2019 Edition of the California Existing Building Code contained in Part 10 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Existing Building Code of the City of Amador City;

11. The 2019 Edition of the Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Green Building Standards Code of the City of Amador City;

12. The 2019 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is hereby adopted by reference as the Referenced Standards Code of the City of Amador City;

13. The 2018 Edition of the International Property Maintenance Code as published by the International Code Council is hereby adopted by reference as the Property Maintenance Code of the City of Amador City;

14. The 2018 Edition of the Uniform Swimming Pool, Spa, and Hot Tub Code as published by the International Association of Plumbing and Mechanical Officials is hereby adopted by reference as the Swimming Pool Code of the City of Amador City;

15. The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, published by the International Conference of Building Officials, is hereby adopted by reference as the Dangerous Buildings Code of the City of Amador City;

16. The 1997 Edition of the Uniform Housing Code, published by the International Conference of Building Officials, as referenced and adopted by the California Department of Housing and Community Development in Title 25 of the California Code of Regulations pursuant to Sections 17958, 17958.5, 17958.7, 17958.9, and 17959 of the Health & Safety Code is hereby adopted by reference as the Housing Code of the City of Amador City;

17. The 1997 Edition of the Uniform Building Security Code, published by the International Conference of Building Officials, is hereby adopted by reference as the Security Building Code of the City of Amador City;

B. Permit fees shall be established by Resolution of the City Council.

The above-identified codes in this Section 15.04.010 (hereinafter collectively referred to as the "Uniform Codes") are adopted for the purpose of prescribing regulations for the erection, construction, modification, repair, maintenance, demolition, use and occupancy of buildings and structures. One copy of each of the Uniform Codes shall be maintained for use and examination of the public in the Office of the Building Official.

*For statutory provisions which apply throughout the State of California, see various state regulations as applicable. For provisions regulating housing construction throughout the State of California, see Health and Safety Code 17922.

(Ord. _____ § _____, 2020)

15.04.020 Board of appeals.

Section 1.8.8 and 113 of the California Building Code (CBC) shall be amended to read:

General. In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretations of the technical code, there shall be and is hereby created a Board of Appeals which shall consist of the City Council. The Building Official shall be an exofficio member and shall act as secretary to said board but shall have not vote

upon any matter before the board. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Building Official.

(Ord. _____ § _____, 2020)

1504.030 Expiration.

Section 105.5 of the California Building Code (CBC) Section R105.5 of the California Residential Code (CRC) shall have the following added at the end of the first paragraph:

For the purpose of this section, "suspended or abandoned" shall be determined based upon satisfactory completion of scheduled inspections.

(Ord. _____ § _____, 2020)

15.04.040 Roof snow load.

The roof snow load for the City of Amador City shall be 20 pounds per square foot.

(Ord. _____ § _____, 2020)

15.04.050 Foundation systems.

All foundation systems shall consist of reinforced concrete or reinforced masonry construction in conformance with Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Residential Code (CRC). This section shall supplement Chapters 18, 19, and 21 of the California Building Code (CBC) and Chapter 4 of the California Building Code (CRC). Said system will require one No. 4 rebar three inches from the top and three inches from the bottom and maximum eighteen (18) inches apart.

(Ord. _____ § _____, 2020)

15.04.060 Interior wall and ceiling coverings.

All interior wall and ceiling coverings for structures intended for human occupancy shall consist of minimum one-half inch gypsum wallboard or plaster pursuant to Chapter 25 of the California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC), or wood products of equal thickness, but not a combination of those materials. The coverings shall be applied in conformance with Chapter 25 of the

California Building Code (CBC) and Chapter 7 of the California Residential Code (CRC).

(Ord. _____ § _____, 2020)

15.04.070 Reserved.

(Ord. _____ § _____, 2020)

15.04.080 Reserved.

(Ord. _____ § _____, 2020)

15.04.090 Violations designated.

It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building or structure in the city or cause the same to be done, contrary to or in violation of any of the provisions of this chapter.

(Ord. 106 §92.04.050, 1992)

15.04.100 Notices of building code violations.

A. Whenever the department has knowledge of a violation of the provisions of the building codes as referenced in this title, it may provide a notice of intent to record a notice of building code violation to the owner or reported owner of the property upon which the violation exists. Notice shall be given by posting a copy of the notice of intent to record a notice of building code violation in a conspicuous place on the affected property, and by mailing a copy thereof to the owner of the property as shown on the most recent assessment roll, or at such other more current address as may be known to the building department. Such notice shall state that the building department intends to record a notice of building code violation in the office of the County Recorder thirty (30) days from the date of the original notice of intention, and that the property owner shall have the right to a hearing before the city building official or his or her qualified designated representative on the issue whether a violation exists. A request for such hearing must be made in writing by the property owner and delivered to the building department within thirty (30) days from the date of the notice of intention.

B. In the event a hearing is not requested within the time specified, or if after a hearing of determination is made by the building official or his or her representative that one or more violations of building codes exist on the property, and such violation(s) have not been corrected, the building department may record a notice of building code violation which:

1. Contains a description of the property affected sufficient to identify it with particularity; and

2. States with particularity the violation(s) of the building codes found to exist on the property.

C. If the violation(s) of building codes have been corrected, and evidence thereof satisfactory to the building department has been presented to said department, the department shall issue a notice of expungement of the building codes violation to the property owner. The property owner may record such expungement at the property owner's expense.

D. Neither the building department nor any official or employee thereof shall be liable to any person for the recording of or failure to record such a notice of violation, as provided for in this section.

(Ord. 106 §92.047.051, 1992)

15.04.110 Temporary power permits.

It is unlawful for any person to use electric power in any building or structure for which a building permit is required by this chapter prior to final inspection and approval thereof by the building department, except in strict conformance with all of the provisions and conditions of an unrevoked and unexpired temporary power permit issued therefor by the building department. Such temporary power permit shall contain provisions with respect to the nature, location, and duration of use, load, and circuit limitations, fuse or circuit breaker requirements, and such other conditions as the building department determines are necessary to eliminate any hazard which might result from the use of such power. The building department may revoke any such temporary power permit for violation of any provision or condition contained therein, or for any practice in the use of such power which causes fire or safety hazard, by posting written notice of revocation of such permit in a conspicuous place on such building or structures.

(Ord. 106 §92.04.060, 1992)

15.04.120 Utility company connections.

It is unlawful for any person or utility company to supply electric power to any building or structure for which a building permit is required by this chapter prior to the final inspection and approval thereof by the building department unless a temporary power permit has been issued therefore, to continue supplying electric power to such building or structure after such temporary power permit has expired, or after receipt of a written notice of revocation of such permit.

(Ord. 106 §92.04.070, 1992)

15.04.130 Emergency repairs.

Where emergency repair work for which a permit is required by this chapter is made necessary by storm, flood, fire, explosion, earthquake, or similar calamity, such work may be done without first obtaining the required permit therefor, providing an application for such permit is filed with the building department before 5 p.m. of the next business day following commencement of such work. In such case, the permit requirements of this chapter shall not be deemed to have been violated, and the fee for such permit shall not be doubled.

(Ord. 106 §92.04.080, 1992)

DESIGN REVIEW ORDINANCE
#169 – Revised March 18, 2021

WHEREAS, Amador City Ordinance # 163 previously adopted by the City of Amador City provided that the City of Amador City by resolution, a set of specific Design Review guidelines enumerating the elements of Design Review considerations, presentation requirements, and the application process, and

WHEREAS, The City Council of Amador City has determined, after considerable input from its Citizens, and a committee formed thereof, that specific guidelines concerning Design Review should be established by Ordinance, rather than by resolution; and

WHEREAS, the purpose of this Ordinance is to establish design review specifics which apply to all new buildings and exterior remodeling. The within Ordinance is devoted to identifying a specifying characteristics of Amador City's historic building stock which the City of Amador City and its citizens wish to protect and promote, and

WHEREAS, the within ordinance is ordained and in place to ensure that all applicants for building permits for new construction and exterior remodeling early in the design process of these important historic patterns, as well as to provide specific guidelines which said applicants must follow, and

WHEREAS, the ordinance has been established because of the fact the residents and property owners of Amador city are concerned about preserving and enhancing both the beauty and the natural environment of the community of Amador City. Further, the community of Amador City is proud of its heritage, and the economy is dependent on the tourism industry. Recognizing that the atmosphere and values of the community can be protected through management of exterior building appearance of its new construction and exterior remodeling, the City has established and implemented various design guidelines, while also preserving flexibility for property owners to build and or remodel according to their individual needs, and

WHEREAS, the object of this Ordinance is:

- to preserve the character of existing historic structures
- to encourage the use of forms and materials which are consistent and compatible with Amador City's pattern of existing historical structures
- And to expedite the design review process

THE CITY COUNCIL OF THE CITY OF AMADOR CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Repeal of Ordinance No.163

Previously adopted Ordinance No. 163 is repealed. Resolution #453 is superseded and replaced by this Ordinance. Amador Municipal Code Section 17.72.060, to the extent it is in conflict with this ordinance, is herein amended to conform to this Ordinance. Changes to design review standards and procedures may hereafter be enacted by means of resolution.

Section 2. Application of Ordinance to all construction and alterations

The provisions of this ordinance apply to all construction and alteration work within the City of Amador City which affect the exterior appearance of a structure or property. No construction or exterior alteration of any property within Amador City, with or without required permits, shall be approved until the plans for said construction or alteration have been reviewed by the Design Review committee and approved by the City Council.

Additionally, no presently existing building situated within the city limits of Amador City shall be torn down, demolished, partially demolished or otherwise destroyed except upon review of the Design Review Committee and final action by the City Council.

Section 3. Design Review Process

To expedite the Design Review Process, it is highly recommended that the applicant obtain a copy, and follow, the Design Review Ordinance before consulting an architect. Upon request an application form is available from the Amador City Clerk at the Amador City Hall to prepare a presentation for the Design Review Committee (DRC) in accordance with the form.

The meeting with the Design Review Committee will be recorded for future reference. The DRC will meet as a group and go over all the issues on the application form with the applicant. Where issues do not comply with the application's requirements, the applicant must make any additions, corrections or modifications to the project. Then, when the applicant has made the project compliant with all items on the application, the DRC will then recommend to the Amador City Council: "approve as submitted or denied because of specifically stated reasons. If denied, the applicant will receive a written copy of the reasons for denial. The applicant does have the right to appeal the denied application to the Amador City Council and ask for variances to the specifically stated DRC reasons for denial.

Further, once the plans have been approved, if there are any changes which occur during the construction process, or alterations during or after construction which change the use or design of the building or vary from the applicable ordinances in the Amador City Municipal Code as referred to in this Ordinance, further review and approval will be required by the DRC as well as the Amador City Council.

Section 4. Design Review Considerations.

A. Every plan submitted to the DRC must be in accord with the following:

Uniform Building Codes as set forth in the Amador City Municipal Code Chapter 15.04.

State Historical Preservation Code as set forth in the Amador City Municipal Code Chapter 15.12.

Historical Building Preservation as applicable as set forth in the Amador City Municipal Code Chapter 15.16.

Landscape Ordinance as set forth in the Amador City Municipal Code.

Zoning Requirements as applicable as set forth in the Amador City Municipal Code Chapter 17.

B. Location On Site

All structures, driveways and retaining walls should be positioned as to minimize the removal of mature trees and preserve the natural topography. Installation of underground utilities is encouraged.

C. Building Requirements

All structures follow the Uniform Building codes as set forth in the Amador City Municipal Code 15.04 and the Amador City Zoning Ordinance as set forth in the Amador City Municipal Code Chapter 17 and be compliant with the Amador City Design Review Ordinance herein.

D. Exterior Materials

Modern or engineered that meet the architectural and design criteria are appropriate.

	APPROVED	NOT APPROVED
Roofs:	Plain or corrugated metal 40-year composition Solar Tiles	Tile
Siding:	Board and batten Horizontal siding Corrugated metal Brick or Stone Steel troweled plaster	Vinyl or aluminum Concrete block. slump-stone or stucco
Doors & windows:	Vertically rectangular, proportional scale Single or double hung	
Color;	Exterior colors of the structure, as well as retaining and garden walls and fences should blend with, and/or compliment their surroundings. Pallets should be simple	

E. Landscaping

See and follow, as closely as possible, Ordinance # 168, available from the city clerk.

F. Retaining walls:

Exposed aggregate lightly Allen blocks
tinted to look aged (black or dark
gray) Stacked stone walls
Stone walls
Plastered block

G. Fences
:

Front yards and views to the front of the house should maintain a sense of openness.

H. Lighting:

Exterior lighting should be designed without creating unnecessary glare: Lighting to face downward

I. Porches:

A porch is stylistically with the structure to which it is associated. For specifications see section 4.J., Roof Pitch, Porches

J. Roof Pitch:

Nothing in this section shall be interpreted as to discourage use of "false front" on commercial buildings in the business district.

All roofs except for porches, shed roofs as a part of the main building, and roofs of minor out-buildings shall not exceed 12 in 12 nor be less than 6 in 12.

Porch roofs should either closely match, or be obviously less than that of the structure's main roof. They shall not exceed 4 ½ by 12 nor be less than 1 in 12.

Shed roofs attached to the main building should either closely match or be obviously less than that of the main roof of the building. They should not exceed 6 in 12 nor be less than 1 in 12.

Roofs of minor out-buildings (free-standing), not including garages, shall not exceed 8 in 12 nor be less than 2 ½ in 12.

K. Building Height:

Building height is limited to 30 feet for residential and 35 feet for commercial.

Section 5. Timing : Design Review approval shall be valid for 24 months. If construction has not begun prior to the 24th month, reapplication for design review is required.

Section 6. Validity: If any part of this Ordinance is found for any reason to be invalid, it shall not affect the remaining parts of the ordinance

Section 7. This Ordinance shall be effective (30) days from and after the date of its final passage

ADOPTION: The foregoing Ordinance of the city of Amador City was duly passed and adopted by the Council of the City of Amador on the day of by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY CLERK

MAYOR

From:

Amador City Business & Community Association (ACBCA)
Amador City, California

May 17, 2021

Amador City Mayor and Council Members,

Recognising that our organizations share overlapping goals and interests, we at the Amador City Business & Community Association (ACBCA) would like to work towards a tighter partnership with the Amador City Council. Below we include some general ideas on how to grow this partnership; but we are also interested in hearing from the Council regarding what they would like to see from our organization. We see this partnership as growing organically, and reaching towards a more cohesive strategy on projects and events that benefit our entire community.

On our end, ACBCA is able to provide manpower for various tasks such as putting on community events, beautifying the town, researching and obtaining permits for activities, and working on upkeep and repairs around our community. We see our members as volunteering on committees that are relevant to our interests, and we invite the City Council to communicate to us when such opportunities arise. Although there are some restrictions regarding our allocated grant monies, we are able to financially contribute to relevant projects, and would be interested in identifying areas that would benefit both the local community and attracting newcomers to our wonderful little town.

We are currently working on a number of project proposals that we plan to bring before the City Council for funding and cooperative considerations. These generally fall under the category of community beautification and upkeep of existing and outdated infrastructure. Each will be accompanied by a proposed budget (that includes a detail of ACBCA's contribution), a project leader introduction, and proposed project scope. These will be submitted to Joyce minimally two weeks in advance of City Council meetings, with the intent of obtaining a ruling vote at the Council general session. We do understand that this timeline will not always be feasible, but also hope that we can work together to develop the most efficient process possible.

We will also be working to identify community projects that we as the local business organization would like the City Council to address and take action on. While these projects would affect us as members of the community of Amador City, we believe that these

initiatives are more in line with municipal leadership than with our organization. That said, we are willing to discuss contributions from our coffers and our membership where relevant. Please recognize that these requests are made with all respect to the amount of time and work that the council donates to the city -- we truly appreciate each members' contributions to improving our community!

This letter is intended to be an introduction to a longer conversation that we hope will ultimately grow into a relationship that will benefit our small town at large. We do see our current post-COVID moment as one of opportunity to bring newcomers to town while also preserving and celebrating the history, artifacts, and people of Amador City. As individuals and families that continue to invest time and money in this community, we are excited by the prospect of working with our neighbors to strengthen and invigorate the place we live and work.

Thank you for your time and consideration --

Presented on behalf of ACBCA by Aaron Wittman,
In consultation with President Amy Clingan
contact: amy@madeinamador.com or (949) 293-8600



CITY OF AMADOR CITY
INCORPORATED JUNE 2, 1915
California

April 29, 2021

Mr. John Gedney

Director

Amador County Transportation Commission

Dear Mr. Gedney:

Amador City has been asked by our Fire District to post "No Parking" signs on our narrowest streets so that fire engines can travel through to emergency locations.

Some of our streets will need to prohibit parking for homes without garages and we would like to provide public parking in those areas.

We would like to apply for a grant of approximately \$25,000 to \$30,000 to build a two-space parking deck on city owned land on upper Church Street. We hope there are available LTF funds for this project. We can provide drawings and estimates if required.

Thanks,

Susan Bragstad

Cc: Anne Kel-Artinian

Gregg Wayland

Resolution No.: 583

**A RESOLUTION OF THE CITY COUNCIL OF AMADOR CITY ACCEPTING
INTEREST IN THAT REAL PROPERTY COMMONLY KNOWN AS THE
"POWDERHOUSE"**

Whereas, pursuant to Government Code §27281, a local agency including the City of Amador City must accept interest in real property, if at all, by resolution of acceptance or certificate of acceptance:

Whereas, the Council has been offered the opportunity to accept title to a historical building commonly known as the "Powderhouse" together with .02 acres of land having Assessor Parcel Number 008-250-029-000, unencumbered and without restriction;

NOW THEREFORE, BE IT RESOLVED:

(1) The City Council of Amador City, a general law incorporated City of the State of California, hereby accepts the quitclaim deed accompanying this resolution and the fee title interest in the Powderhouse therein conveyed to the City:

(2) The Mayor, or designee officer of the City, is authorized to record the deed accompanying this resolution together with this resolution accepting title interest in the Powderhouse and is authorized to perform such other clerical and ministerial acts necessary to accomplish said recordation;

Duly passed this ____ day of May, 2021, at a special meeting of the City Council of Amador City by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Hon. Mayor Anne Kel-Artenian
Amador City, California

Attested: _____
Joyce Davidson
City Clerk
Amador City, California

Resolution No.: 584

**A RESOLUTION OF THE CITY COUNCIL OF AMADOR CITY CHANGING THE
DATE OF THE REGULAR MONTHLY MEETING OF THE CITY COUNCIL FROM
THE THIRD THURSDAY OF EACH MONTH TO THE THIRD
TUESDAY OF EACH MONTH**

Whereas, the City Council has inherent authority to control its own proceedings under and within the Brown Act;

Whereas, the Council believes that when the City's agenda is published and available over the weekend prior to its regular meeting, the opportunity for public notice and participation will be enhanced;

NOW THEREFORE, BE IT RESOLVED:

(1) The Regular Meeting of the City Council of Amador City, California is hereby rescheduled from the third Thursday of every month to the third Tuesday of every month, which date shall henceforward serve as the regular City Council meeting;

(2) The Council finds that rescheduling the regular Council meetings to the third Tuesday of every month will better serve the interests of the public, and is also preferred as a convenience to the City Council members and the City staff;

(3) The City Clerk is hereby instructed to provide notice of the new regular meeting date in accordance with law and in a manner most likely to notify the public of the decision herein memorialized.

Duly passed this ____ day of May, 2021, at a regular meeting of the City Council of Amador City by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Hon. Mayor Anne Kel-Artenian
Amador City, California

Attested: _____
Joyce Davidson
City Clerk
Amador City, California