

1 MARIPOSA COUNTY RESOLUTION NO. 90-264

2 A RESOLUTION APPROVING MODIFICATIONS AND ADDITIONS TO THE DEVELOPMENT  
3 STANDARDS OF THE MARIPOSA TOWN PLANNING AREA SPECIFIC PLAN

4 WHEREAS, the Mariposa County Board of Supervisors has initiated text  
5 amendments to establish design review standards and modify the Historic  
6 Design Standards of the Mariposa Town Planning Area Specific Plan; and

7 WHEREAS, the Planning Director has reviewed the proposed amendment and  
8 determined that they have no potential to create environmental impacts and a  
9 notice of exemption has been filed thereto; and

10 WHEREAS, the Mariposa County Planning Commission and Board of Supervisors  
11 have held duly noticed public hearings on the amendments and reviewed the  
12 amendments in accordance with State Law and County Code.

13 NOW THEREFORE BE IT RESOLVED that Section VII E.3 of the Mariposa Town  
14 Planning Area Specific Plan is hereby rescinded and replaced with the  
15 language contained in Exhibit A attached hereto.

16 BE IT FURTHER RESOLVED that this action of the Board of Supervisors  
17 is based upon the findings contained in Planning Commission Resolution No. 90-8.


18 PASSED AND ADOPTED this 22nd day of May, 1990 by the following vote:


19 AYES: Baggett, Taber, Radanovich and Punte

20 NOES: Erickson

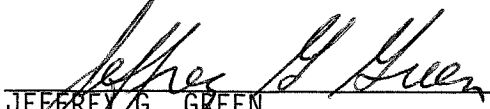
21 NOT VOTING: None

22 EXCUSED: None

23   
24 ARTHUR G. BAGGETT, Jr., Chairman  
Mariposa County Board of Supervisors

25   
26 MARGIE WILLIAMS  
Clerk of the Board

27 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

28   
JEFFREY G. GREEN  
County Counsel

## EXHIBIT A

### 3. COMMUNITY DESIGN

Community design has been established as the central portion of the development standards and policies in the Community of Mariposa. The following sections are intended to serve as a guide to preserving, protecting, and enhancing the overall character of the community of Mariposa while permitting development that will enhance the community as a residential center, service provider for residents of the community and the County and a tourist service provider.

#### I. PURPOSE AND INTENT OF STANDARDS

The general purpose and intent of these standards is to promote the public health, safety, and welfare of residents and visitors to the community and Mariposa County by accomplishing the following:

- A. Enhance the community as a residential center and local service provider;
  1. Ensure safe and convenient access (all modes) and adequate parking for all commercial development to facilitate utilization by the resident population.
  2. Encourage amenities directed to the local consumer such as shaded parking areas, weather protection, diversity of services, pedestrian circulation and informative signs.
  3. Maintaining a high level of aesthetic quality in the community by promoting harmony, balance, order, contrast and interest.
- B. Stabilizing and enhancing property values;
  1. Ensure compatible architectural design with existing and future development.
  2. Maintaining appropriate transitions between different uses.
- C. Promoting tourism;
  1. Enhance the historical character and tradition of the community.
  2. Create a harmonious, comfortable and interesting

environment that appeals to the needs of tourists.

3. Provide areas and services attractive to the touring public such as shade, open space, parking areas, restrooms, interpretive and information displays and picnic areas.

## II. ARCHITECTURAL THEME AND DEVELOPMENT GUIDELINES FOR THE MARIPOSA TOWN PLANNING AREA DESIGN REVIEW DISTRICT

These standards shall apply to multi-family residential, commercial and industrial development within the Mariposa Town Planning Area and shall be applied to all new construction and building modifications/renovations requiring a building permit.

### A. Site Development Standards

1. Minimize grading by utilization of multiple or stepped buildings conforming with the natural topography. On-site grading shall not be allowed until a development plan for the site is approved.

2. Maximum building area for development shall be determined by appropriate building scale and landscaping.

3. Require desirable and appropriate transition from street to building including landscaping, pedestrian access and parking.

4. Preserve prominent or unique natural features including topographic features, rock formations, water courses and vegetation.

5. Encourage clusters of buildings which are in scale with the area in which they are located.

6. Allow designs incorporating passive and active solar design for both heating and cooling.

7. Establish Mariposa Creek as an open space area for flood control, recreation, pedestrian circulation and community enhancement purposes and require individual development to observe and enhance the open space area.

8. All utilities, with the exception of propane storage tanks, shall be underground within the project site.

## B. Building Design Standards

1. Diversity of architectural style is encouraged within the broad bounds of what is appropriate for Mariposa.
2. Buildings shall incorporate functional elements of the historic buildings of the region such as porches and roof overhangs for shade and weather protection, durable and fire resistant building materials and limited site excavation. The historic design review overlay architectural theme and development guidelines shall provide specific information regarding historical buildings.
3. Buildings shall have an appropriate scale which is harmonious with the neighborhood.
4. Building design and character should not conflict with adjoining development.
5. Monotony of design within the community should be avoided. Projects involving multiple buildings should include variation in building location and detail.
6. Base color for buildings (largest building surface) should generally be light colors in warm tones. Trim may be brighter or darker colors to compliment architectural features. Natural finishes such as stone, wood, brick, and tile are encouraged. Painted surfaces shall be harmonious with the natural finish. Quality and longevity of exterior finishes will be an important consideration in the design review.
7. All exterior mechanical equipment on roof, building and ground should be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Refuse storage areas, service yards and exterior work areas shall be screened from public areas such as streets, sidewalks and parks.

## C. Landscaping Standards

1. Landscaping shall include existing and planned vegetation, fences, walls, pedestrian ways, exterior furniture and patios, berms, and irrigation systems.
2. Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments.
3. Utilization of indigenous and/or water conserving plants

shall be strongly encouraged. Utilization of plants which are susceptible to insects and disease shall be strongly discouraged.

4. Natural topographic and vegetative elements should be incorporated into the project design when such elements contribute to the attractiveness of the development.

5. Trees and landscaping shall be included in all parking lot designs. A differentiation between perimeter landscaping and interior landscaping is made in these requirements. The purpose of perimeter landscaping is to screen parking areas from the street and/or adjacent residential uses. The purpose of interior landscaping is to provide shade within the parking area, reduce heat generated by paved parking areas, assist in on-site circulation and improve the general appearance of the site.

6. Planting areas for interior landscaping shall be designed so as to maximize provision of shade throughout the parking area during the summer months. For new construction or expansion of existing parking lots by 50% or more, the minimum area for interior landscaping shall be calculated as follows:

Option 1- Ten % of the total parking area, including drive aisles shall be landscaped. Generally a minimum of one tree shall be provided in the interior landscaping areas for every 5 parking spaces. Developments requiring less than 5 parking spaces are exempt from the interior landscaping standard. Perimeter landscaping may count for up to 50% of the required interior landscaping if site conditions dictate.

Option 2- Interior landscaping shall be provided so as to meet minimum shading requirements. Shading requirements shall be achieved by use of on-site shade trees placed so that the required percentage of the total parking area, including drive aisles, is shaded by tree canopies within 15 years of securing a building permit for the proposed development. Minimum shading requirements are established as follows:

Parking Spaces Required	% of total parking shaded
5 - 24 spaces	30% minimum
25 - 49 spaces	40% minimum
50 + spaces	50% minimum

Tree coverage shall be determined by the approximate

crown diameter of each tree at 15 years as estimated on the approved tree list. The percentage of area required to be shaded shall be based upon the number of above ground and uncovered parking spaces provided. Developments providing less than 5 parking spaces shall be exempt from the minimum shading requirements.

7. Planting areas for perimeter landscaping shall be designed so as to maximize effectiveness of the landscaping as a visual screen. Planting areas for perimeter landscaping shall be a minimum of 3 feet wide. Shrub materials used in perimeter landscaping areas shall be a minimum of 5 gallons in size at the time of planting. Perimeter planting areas shall only be required when screening of parking areas from the street or adjacent residential uses is necessary.

8. If landscaping is utilized for screening of mechanical or electrical equipment, or service areas including those which contain such items as trash dumpsters and propane tanks, vegetation used shall be equally effective at all times of the year.

9. Landscaping shall be designed so that it will not obstruct sightlines necessary for safe vehicular and pedestrian circulation, and will not interfere with public utilities.

10. Landscaping plans shall consider the full growth of the vegetation.

11. Parking lots shall contain plantings and walkways that help direct pedestrians safely and comfortably to their destinations.

12. Planting areas subject to damage from foot or vehicle traffic shall be protected by curbing, fencing or walls.

13. Parking areas and pedestrian ways shall be surfaced with A.C. paving, concrete or similar materials unless a determination is made that the traffic intensity of the use is low enough that such surfacing is not required.

14. All trees utilized in landscapes shall be from the approved tree list and a minimum of 15 gallons in size at the time of planting. Dwarf trees or unique specimens or species are exempted from this requirement when used as accents and not to meet shade requirements.

15. Provisions for irrigation shall be provided within all landscaped areas where necessary. Drip irrigation systems shall be encouraged as a water conservation measure.

16. The property owner shall be responsible for the maintenance of all landscaping in good condition so as to present a healthy, neat and orderly appearance for the life of the development. Dead or diseased plants shall be immediately replaced with plants which meet the size requirements established herein.

17. Grades for berms used in perimeter landscaping areas shall not exceed 33%.

18. All landscaped areas must incorporate use of ground cover. Use of vegetative ground cover is encouraged and use of gravel, rock or bark, may be allowed if determined appropriate based upon the proposed landscape theme.

#### D. Sign Standards

1. For the purpose of this policy, signs shall be defined as advertising displays visible from the exterior of a building.

2. Signs shall be integrated into the building design and harmonize with the overall site development. Signs on the face of the building or low lying monument signs are encouraged. Roof signs and perpendicular signs attached to the building, and extending more than 6 ft. from the face of the building, shall be strongly discouraged.

3. Signs constructed of natural materials (wood, stone, brick, etc.) shall be encouraged.

4. Overall sign size shall be related to the scale and type of development. Maximum area for sign(s) complying with paragraph No. 3 shall be 64 sq. ft. for each sign and the total aggregate area of all signs for each business. Internally lit signs shall have maximum area of 32 sq. ft. for each sign and the aggregate of all signs for each business. Businesses utilizing any internally lit signs shall be subject to the 32 sq. ft. maximum sign area. Larger signs for large scale tourist oriented development may be considered if they comply with the overall intent of these standards. Sign size shall be defined as the area of the smallest rectangle that wholly contains the sign.

5. Graphic elements on signs shall be limited to the minimum necessary to convey services offered and shall be proportional to the overall sign area.

6. On-site directional signs which are less than 10 sq. ft.

in size and do not advertise the business or contain the business logo or trademark shall not be included in calculating the overall sign area, however, such signs shall be reviewed as a part of the overall design plan.

7. In no instance shall it be appropriate for a sign to extend above the roofline of the building.

8. Temporary signs and banners for short-term sales and events shall not be regulated by these policies. Banners and signs displayed for longer than 21 days shall be subject to these regulations.

9. Community information boards, not exceeding 96 sq. ft. in area and constructed of natural materials, may be located within the Mariposa Town Planning Area. Such signs may include a map of the community, the location of groups, civic organizations, churches and matched business advertisements each of which may not exceed 2 sq. ft. in area.

### III. ARCHITECTURAL THEME AND DEVELOPMENT GUIDELINES FOR THE MARIPOSA TOWN PLANNING AREA HISTORIC DESIGN REVIEW DISTRICT

These standards shall apply to residential, commercial and industrial development within the Central Historic District of the Mariposa Town Planning Area as defined by Exhibit C contained herein.

#### A. Historic Preservation Goals and Objectives

It is recognized that there is an inherent tendency to interpret historical design control as a rigid standardization of architectural styles. Historically, "Gold Rush" styles were diverse, functional and utilized natural or readily available materials. These factors are intended to serve as an overall standard for applying architectural standards that are included in this section. It is intended that modern materials and technology can be used effectively to accomplish:

1. A diversity of architectural styles conforming with the 1850-1920 theme of the community.
2. A functional structural design that serves the purpose for which it was designed.
3. Maximum utilization of natural materials (native wood and stone) while taking advantage of current technologies and materials.



4. Integration of modern "necessities" such as automobiles and electrification in site layout and structural design in keeping with the historical theme.

#### B. DEVELOPMENT STANDARDS

All standards of the Mariposa Town Planning Area Design Review District shall apply within the Central Historic District except as modified by the following specific standards:

1. All construction within the historical district shall comply with historical Mariposa Architecture defined as architecture generally utilized in the region from 1850 to 1920 and which is exemplified by the buildings outlined in the list of historical resources in Mariposa contained in the specific plan. Spanish style construction is included as historically significant.

2. Buildings within the district shall be constructed of wood, brick, adobe or stone. Modern materials which closely resemble the historic materials are allowable. Examples of the desired surface and texture of the historic material are provided as an appendix to this document.

3. All buildings constructed within the district shall comply with the style of architecture typical to the region in the period identified above. Such architecture typically included design features such as gabled or shed roofs, tall narrow windows and doors, dormer windows, functional iron or wood shutters, balconies, porches, awnings, detailed scroll work, ornate functional elements such as vents, railings, support posts, etc. Examples of the desirable architectural elements are contained in the Mariposa County Gold Rush Design Review Guidelines, Mariposa County Planning Department.

4. Signs shall be constructed of natural materials consistent with No. 2 above. The maximum sign area for any business shall be 32 sq. ft.. Graphic elements on the signs shall be designed utilizing the lettering types and techniques of the historic period. Lighting equipment for signs shall not be visible from public view. Sign standards shall be constructed of materials consistent with the historic architecture. Internally lit signs shall be prohibited within the district.

5. New structures within the district shall not be

significantly larger in size and scale than existing buildings within the district.

6. New development within the historical district shall be designed to promote foot traffic throughout the historical district. Signs within the district shall be designed to provide information to the pedestrian as well as the automobile.

7. Screening of parking areas from public view within the historical district shall be strongly encouraged. This can be accomplished by locating the parking behind buildings or by utilizing landscaping.

8. Exposure and renovation of original building surfaces on historical structures shall be encouraged.

### C. SPECIAL USE PROVISIONS FOR HISTORICAL STRUCTURES

All uses may be considered for structures or buildings on the List of Historical Resources in Mariposa with the exception of permitted uses, subject to special use provisions regardless of the primary land use within which they are located as follows:

1. The Planning Commission may approve a conditional use permit on designated historic structures where it is demonstrated that the special conditional use will be of benefit to the Community by requiring the restoration and preservation of an historic structure to reflect its original state.

2. All exterior modifications, alterations or reconstruction to take place on the structure are to be described as part of the special use permit application and if approved by the Planning Commission are to be made part of the conditions granting the permit.

3. The Planning Commission shall follow standard use permit procedures in reviewing special historic structure uses and shall not approve uses which have the potential for creating a public nuisance or have substantial detrimental effect on adjacent property. In reviewing such matters, the Commission must consider the advantages of preserving a historic structure to the benefit of the community versus the possible negative effects of permitting a normally incompatible use in an area. Such review and deliberation may encompass alternative uses which may be of a lesser negative impact yet achieve the

primary purpose of feasible historic preservation and restoration of historic structures.

4. The special use provisions of this section shall only apply to existing historic structures. A building or structure which has been demolished, destroyed or otherwise rendered unusable shall not be subject to these provisions nor shall these provisions apply to proposals which will result in such alterations or remodeling of the historic structure as to cause the structure to lose its original historic character and/or significance.

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