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**AGENDA ITEM:** 4 Lone Pine Architectural Design Review Board: LPADR 2020-03/Joseph Engle-Lone Pine Market. Review of a proposal for a 4,097sq-ft addition to the south side of the Lone Pine market.

**MEETING DATE:** May 28, 2020

### **EXECUTIVE SUMMARY**

The applicant Joseph Engle is proposing to add 4,097sq-ft to the south side of the Lone Pine market located at 119 S. Main Street in Lone Pine. The market is currently 10,000sq-ft. The applicant wishes to extend the square-footage so that the market can carry additional grocery items. The exterior of the additional is being proposed to match what is currently on the existing market.

### **PROJECT INFORMATION**

**Applicant:** Joseph C. Engle

**Address/  
Community:** 119 S. Main Street, Lone Pine

**A.P.N.:** 005-105-16

**General Plan:** Central Business District (CBD)

**Zoning:** Central Business District - Architectural Design Control (CB-D)

**Surrounding Land Use:**

<b>Location</b>	<b>Use</b>	<b>General Plan Designation</b>	<b>Zone</b>
Site	Lone Pine Market	(CBD) Central Business District	(CB-D) Central Business - Architectural Design Control overlay
North	Commercial Retail	(CBD) Central Business District	(CB-D) Central Business - Architectural Design Control overlay
East	Highway, Retail	Highway-395 (CBD) Central Business District	(CB-D) Central Business - Architectural Design Control overlay
South	Commercial - Restaurant	(CBD) Central Business District	(CB-D) Central Business - Architectural Design Control overlay
West	Parking lot	(CBD) Central Business District	(CB-D) Central Business - Architectural Design Control overlay

**Recommended Action:** **Approve the addition to the Lone Pine Market**

- Alternatives:**
- 1.) Do not approve the proposed building addition and require the applicant to revise and resubmit changes specified by your Board.
  - 2.) Continue the meeting to a future date, providing specific direction to staff and/or the applicant regarding what additional information and/or analysis is needed for the project.

**Project Planner:** Cathreen Richards

**STAFF ANALYSIS**

Scope of Proposed Project

The 4,097sq-ft addition to the Lone Pine market is proposed to be constructed from a pre-fabricated steel framed building. The exterior will be finished with stucco and wood trim that are both consistent with the existing building. The addition is designed to meet the Lone Pine Architectural Design Guidelines.

Design Review Criteria - Design Review Guidelines

- Building Height: The proposed addition will be the same height as the existing building at 22-feet.

- Proportion, Scale & Spacing: The proposed addition to the building will not change the overall proportion, scale or spacing with regard to the surrounding buildings or the area in general. The change will include about 40-feet of additional length along and fronting Main Street (Hwy 395). The addition will be visible from Highway-395 and will not be in conflict with the overall proportion, scale or spacing with regard to the surrounding buildings or the area. To the north, south and east are retail establishments and a parking area for the Market is located to the west.
- Materials & Colors: The building addition will include exterior treatments that are identical to what is on the existing market. This includes cream colored stucco with earthy brown wood trim in a crisscross type pattern. These exterior façade materials and color scheme are already in compliance with the Lone Pine Architectural Design Guidelines and compatible with the colors on the existing surrounding buildings.
- Building Projections & Canopies: N/A
- Roofs & Parapets: N/A
- Lighting: the proposed building addition does not include additional lighting.
- Signage: the proposed building addition does not include additional signage.
- Landscaping & Irrigation: There are no landscaping or irrigation plans included in this project.
- Parking: Parking for the building is provided by the two parking lots located directly west of the Market, as well as by established on-street parking located to the north and west.
- Architectural Details: The architectural features of the proposed addition to the Market are in keeping with the Lone Pine design overlay’s western theme and will not change the current overall design; in fact it will duplicate it. The proposed design and color scheme conforms to the Lone Pine Design Guidelines.

Consistency with Design Review Guidelines

Section 18.69.030 of the Inyo County Zoning Ordinance “Architectural Design Control District” (D) states that the Lone Pine Architectural Design Review Board shall be guided by set criteria in determining whether a proposed project is architecturally acceptable. These criteria are listed below, followed by staff analysis:

- 1.) No building shall be permitted, the design or exterior appearance of which, is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.

*Evidence: The applicant is proposing a 4,097sq-ft addition to an existing building. The remodel will increase the size, but not the scale or the basic characteristics of the existing building. The addition fronts and will be highly visible from Main Street (Highway-395), but will meld with the existing Market building and fit in with the character and scale of the surrounding buildings in the area. It will also not change the overall look of the surrounding area to the point of being unorthodox or abnormal in character in relation to its surroundings.*

- 2.) No individual building shall be permitted, the design or exterior appearance of which, is so identical with those adjoining as to create excessive monotony and drabness. In applying this standard to attached or row buildings, to apartment groupings, or commercial and industrial centers, the overall composition and aesthetic effect shall be considered.

*Evidence: This project is an addition to a building that is already somewhat unique. None of the surroundings, or surrounding uses, look identical to the Market or the proposed addition and the design does not create excessive monotony or drabness in the area.*

- 3.) No building shall be permitted where any exposed façade is not constructed or faced with a finish which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

*Evidence: The addition to the Market will not change the overall façade in a way that makes it less compatible with the surrounding buildings; in fact the addition will replicate the existing Market. The addition will be finished with a color that matches the existing market and blends with the surrounding buildings, which will keep it from being overly noticeable to the public and surrounding properties.*

- 4.) No business shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly in so far as it would adversely affect values incident to ownership of land in that area, or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.

*Evidence: This addition will not affect the natural beauty of the area as it will not obstruct views and is not designed in a way that distracts from surrounding area. All of the surrounding land is built out with various commercial retail and service oriented businesses. None of the proposed project's elements would be damaging to property values or scenic resources in the area.*

- 5.) As used above, the terms “exterior appearance” and “exposed facades” include the colors of the building, structure, development, or modification under consideration by the Board.

*Evidence: The color scheme of the proposed updates to the building's façade will not change from the current color scheme currently on the existing Market that is compliant with the Lone Pine Architectural Design Guidelines (Section 4.5): “The predominant tones should tend toward the earth hues: various shades of brown, rust, tan, ocher, ivory, umber, sand, or various greens from sage to forest.” The addition*

*will look exactly like the existing Market and fits with the scale of the surrounding commercial buildings.*

#### Consistency with Zoning

The addition to the Lone Pine Market is on the same parcel as the existing building. It has a zoning designation of Central Business (CB), as described in Inyo County Code Chapter 18.44. The purpose of the CB zoning district is to designate areas for a variety of commercial retail, service, and offices uses, mixed use, as well as multi-family uses. This zoning district implements the general plan central business district land use designation

*Evidence: The proposed addition is to a permitted use in the CB Zone, under 18.44.020 (I), Food and beverage sales including liquor.*

Development standards include:

The following are minimum standards for development in the CB zone, except as otherwise provided in this title or as modified for conditional uses:

- A. Maximum height of buildings:
    1. Principle buildings: three stories or forty feet,
    2. Accessory buildings: two stories or twenty-five feet;
  - B. Minimum parcel size, ten thousand square feet;
  - C. Parcel width: fifty feet;
  - D. Front yard: zero;
  - E. Rear yard: zero;
  - F. Side yard: zero;
  - G. Density:
    1. 7.6—24.0 dwelling units/acre,
    2. Maximum floor area ratio: 1.0;
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1. Maximum building height of 40-feet.

*Evidence: the proposed addition and existing market are 22-feet in height, well within the 40-foot limit.*
  2. Minimum parcel size of 10,000-sqft, with a parcel width of 50-feet.

*Evidence: the parcel that the addition and existing market is being proposed on is approx. 15,000sq-ft and the narrowest side is 100-feet, both meet the minimum requirements.*
  3. The setback requirements are 0' for front, rear and side yards.

*Evidence: The setback requirements are 0' for each side of the parcel. The addition and existing market meet the minimum setback requirement.*
  4. Off street parking requirements call for one parking space for every 400-sqft of usable floor area.

*Evidence: The applicant will be using the already established parking lot located to west and the existing on street parking located on the north and east sides of the building. Inyo County Code (ICC) 18.44.050 requires one space for every*

*400-square feet usable space or as determined by the Planning Director. The building will be approximately 14,097-square-feet in area after the addition, requiring a total of thirty-five spaces. The applicant is required to meet this parking requirement as part of obtaining a building permit. The Planning Director has determined that number of existing spaces is adequate when included the established on-street parking for the market.*

Signs 18.75:

1. Sign illumination 18.75.090(C): Business signs may be illuminated only during the hours of operation of the business to which the sign refers.  
*Evidence: the applicant is not proposing new illuminated signs.*
2. Sign area 18.75.100(C) the amount of signage in a commercially zoned (CB, C1, C2, C3, C4 and C5 district) is permitted as follows:
  1. Advertising or business signs collectively totaling not more than three hundred square feet in area are permitted to be placed or erected on each lot containing ten thousand square feet or less; no individual sign, however, shall exceed fifty square feet in area.  
*Evidence: The applicant is not proposing additional signage. Current signage is compliant with 18.75.100.*

Advertising or business signs collectively totaling not more than three hundred square feet in area are permitted to be placed or erected on each lot exceeding ten thousand square feet in area at a density ratio of three hundred square feet of total collective sign area per ten thousand square feet of lot area, e.g., signs having a collective total area of four hundred fifty square feet may be erected or placed on a lot fifteen thousand square feet in area; no individual sign, however, shall exceed fifty square feet in area and the total collective area of signs upon any such a lot shall not exceed six hundred square feet.  
*Evidence: see 2 above.*

**ENVIRONMENTAL REVIEW**

Environmental review was not required for this application.

**RECOMMENDATIONS**

Staff recommends approval of the addition to the Lone Pine Market.

**ATTACHMENTS**

- A.) Site plan and visual renderings.