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AGENDA ITEM: 2

Lone Pine Architectural Design Review
Board: LPADRB 2021-01/Shrawder:
Review of a building permit to construct a
new dwelling unit

MEETING DATE:

June 9, 2021

EXECUTIVE SUMMARY

The applicant, Carl Shrawder, is proposing to build a 600 square foot dwelling unit located at 126 N Washington Street in Lone Pine, one block northwest of the Lone Pine Market. The parcel currently has one dwelling unit used for lodging and the applicant is proposing to add an additional unit that matches the existing construction for additional lodging.

PROJECT INFORMATION

Applicant: Carl Shrawder

**Address/
Community:** 126 N Washington Street, Lone Pine

A.P.N.: 005-104-07

General Plan: Central Business District (CBD)

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

Surrounding Land Use:

Location	Use	General Plan Designation	Zone
Site	Lodging	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
North	Unknown Residential?	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
East	Commercial Businesses on Hy. 395	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
South	Residential	Residential Medium-high Density (RMH)	(R2) Multiple Residential
West	Residential	Residential Medium-high Density (RMH)	(R2-6,500) Multiple Residential

Recommended Action: **Approve the construction of the new dwelling unit**

- Alternatives:**
- 1.) Do not approve the proposed new dwelling unit 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: Graham Meese

STAFF ANALYSIS

Scope of Proposed Project

The applicant is proposing to build a 600 square foot dwelling unit located at 126 N Washington Street in Lone Pine, one block northwest of the Lone Pine Market. The parcel is zoned CB-D and currently has one dwelling unit that is used for lodging. The applicant is proposing to add an additional dwelling unit that matches the existing construction, except that the layout will mirror that of the existing dwelling unit. The proposed construction meets all yard setback and height requirements.

Design Review Criteria - Design Review Guidelines

- Building Height: The proposed dwelling unit will be 12'6" tall.
- Proportion, Scale & Spacing: The proposed new dwelling unit will match the existing unit on the property, but will be mirrored in its orientation and located at the opposite side of the lot. Both structures meet setback and parking requirements and are similar in scale to the adjacent residential structures on N Washington Street.
- Materials & Colors: The proposed new dwelling unit will match the materials and colors of the existing unit on the property (see attached photos). The exterior will be painted a light sand color with dark brown trim. The gables will be painted light tan and the door will be unpainted wood. The exterior of the building will be made with Cal Fire approved engineered exterior siding, and the roof will be asphalt fiberglass shingles similarly colored to the existing dwelling unit's roof.
- Building Projections & Canopies: The side of the building will project 1 foot on either side of the building and the entrance will have a 6' by 15' covered canopy.
- Roofs & Parapets: The roof will be shingled using a similar color to that of the existing dwelling unit.
- Lighting: The proposed construction will have an exterior light under the front canopy at the front door similar to the lighting on the existing dwelling unit.
- Signage: The only signage is the Street Address on the front of the building.
- Landscaping & Irrigation: Drought tolerant shrubs will be planted along the west and south side of the new dwelling unit to match the landscaping on the rest of the property.
- Parking: Each dwelling unit on this property provides two off-street parking spots.
- Architectural Details: The architectural features of the proposed dwelling unit will match that of the existing building on the parcel and will blend in with the residential character of N Washington Street.

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 proposed new dwelling unit will match the existing dwelling unit on the property, but will be mirrored in its orientation and located at the opposite side of the lot (see site map). The project will not create an abnormal or unorthodox character relative to its surroundings. Both structures meet setback and parking requirements and are similar in scale and character to the adjacent residential structures on N Washington Street.

- 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, dwelling unit groupings, or commercial and industrial centers, the overall composition and aesthetic effect shall be considered.

Evidence: The parcel currently has one dwelling unit used as lodging. The applicant is proposing to add an additional dwelling unit that matches the existing construction and together is considered a dwelling unit grouping. The matching design of the additional dwelling unit will provide cohesion between the two structures on this parcel and will help to improve the overall appearance of this neighborhood. None of the surroundings, or surrounding uses, look identical to the proposed dwelling unit grouping 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 that is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

Evidence: The new dwelling unit will match the color and materials of the existing dwelling unit. The materials and color blend with the surrounding buildings and keep them 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 project is located in a commercial and residential area of Lone Pine. 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 dwelling unit will match that of the existing dwelling unit, both of which are 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 exterior will be painted a light sand color with dark brown trim. The gables will be painted light tan and the door will be unpainted wood.

Consistency with Zoning

The parcel with the proposed addition of a 600 square foot dwelling unit is zoned as Central Business District (CBD), as described in Inyo County Code Chapter 18.44. The purpose of the CBD zoning district is to designate areas for a variety of small commercial retail, service, and office uses, mixed-use, as well as multi-family. This zoning district implements the general plan central business district land use designation. This includes a variety of uses from restaurants and banks to hotels and motels, and businesses generally useful to people traveling to the area for recreation.

Evidence: The proposed additional 600 square foot dwelling unit to be used for lodging is a permitted use under the Central Business district zoning 18.44.020).

Development standards

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

- Height of buildings: Principle building: forty feet, Accessory buildings: twenty-five feet
- Minimum parcel size, ten thousand square feet
- Parcel width: fifty feet
- Front yard: zero
- Rear yard: zero
- Side yard: zero
- Density: 7.6—24.0 dwelling units/acre
- Maximum floor area ratio: 1.0 with a conditional use permit

1. Maximum building height of 40 feet.

Evidence: The proposed dwelling unit will be 12’6” tall, well within the maximum building height of 40 feet.

2. Minimum parcel size of 10,000-sqft, with a parcel width of 50 feet.

Evidence: The parcel area of the proposed additional dwelling unit is 5,002 square feet and the narrowest side is 50 feet. This lot was established prior to the adoption of 18.44 and is therefore compliant by 18.44.050 (J) Existing Parcel Size. Notwithstanding subsection B of this section, parcels with an area of less than ten thousand square feet that exist on creation of this Chapter 18.44 comply with the minimum parcel size standard of this chapter. (Ord. 1128 § 3, 2007.)

3. The setback requirements for the CBD zone are zero feet for the front, rear, and side yards. Where a parcel abuts a residentially zoned parcel and no public right-of-way for a street or alleyway lies between the central business and residentially zoned parcels, the following standards apply to the lot line that is common to the central

business and the residentially zoned parcel. The property to the south is zoned multiple residential (R2) and the side yard setback for the common lot line is 5 feet. *Evidence: The setback requirements are zero feet for the front, rear, and north side yard, and five feet on the south side yard of the parcel. The proposed new construction is 25'6" from the required 5-foot south side yard setback.*

4. Off-street parking requirements call for one parking space for every 400-square feet of usable floor area. *Evidence: Each dwelling unit on this property provides two off-street parking spots, for a total of four spots, fulfilling the requirement of one space for every 400 square feet. The applicant is required to meet this parking requirement as part of obtaining a building permit.*

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 does not intend to erect any signs associated with this dwelling unit.*
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:
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 does not intend to erect any signs associated with this dwelling unit.*
3. 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: The applicant does not intend to erect any signs associated with this dwelling unit.*

ENVIRONMENTAL REVIEW

No environmental review was required for this application.

RECOMMENDATIONS

Staff recommends approval of the additional dwelling unit building.

ATTACHMENTS

- A.) Site map, site plan, and pictures of the existing dwelling unit.