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AGENDA ITEM: 2

Lone Pine Architectural Design Review
Board: LPADRB 2025-01/Castro: Review
of a building permit to construct a restaurant
and single family dwelling with garage

MEETING DATE:

March 4, 2025

EXECUTIVE SUMMARY

The applicant is proposing the construction of a 1,515 square foot restaurant with a 900 square foot covered patio, a 550 square foot garage, with a 560 square foot residence above the garage, located at 243 N. Main Street in Lone Pine. The property currently has an unpermitted building shell intended for the restaurant. The owner, Godoy Castro, plans to finish the restaurant with the appropriate permits and add the garage and residential unit.

PROJECT INFORMATION

Applicant: Godoy Castro

**Address/
Community:** 243 N. Main Street, Lone Pine

A.P.N.: 005-065-01

General Plan: Central Business District (CBD)

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

Surrounding Land Use:

Location	Use	General Plan Designa- tion	Zone
Site	Restaurant/dwelling unit/garage	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
North	Motel 28 Units & MGR	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
East	DWP Land Commercial	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
South	Multi Commercial	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control
West	Motel 16 Units	Central Business District (CBD)	(CB-D) Central Business District - Architectural Design Control

Recommended Action:**Approve the proposed project****Alternatives:**

- 1.) Do not approve the proposed new restaurant, dwelling unit and garage 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:

Cynthia Draper

STAFF ANALYSISScope of Proposed Project

The applicant is proposing the construction of a 1,515 square foot restaurant, with a 900 square foot covered patio, a 550 square foot garage, and a 560 square foot residence above the garage, located at 243 N. Main Street in Lone Pine. The parcel is zoned CB-D and currently contains an unpermitted building shell that was initially intended for the proposed restaurant. The owner, Godoy Castro, plans to bring the structure up to code, complete the restaurant, and construct the attached residence and garage, which will be occupied by the own-

er. The proposed construction complies with all setback and height requirements for the CB-D zoning district. This property was previously approved by this board on March 27, 2019, for an alternate design that was not finalized.

Design Review Criteria - Design Review Guidelines

- **Building Height:** The proposed restaurant will have a height of 17 ½ feet, while the stacked garage and residential unit will have a total height of 25 feet.
- **Proportion, Scale & Spacing:** The restaurant will be located along the Main Street frontage, with off-street parking available at the neighboring Budget Inn Hotel, located behind the property on Willow St. At the rear of the parcel, a two-bedroom, one-bath residence will be situated above a two-car garage, which is attached to the restaurant and will be occupied by the owner. Access to both the garage and residence will be from Willow St. All proposed structures comply with setback, height, and parking requirements and are designed to align with the scale of surrounding buildings in the CB-D (Central Business District) zone.
- **Materials & Colors:** The exterior of the restaurant, garage, and residence will be painted in Rare Wood (BEHR: MQ2-39) and Polar Bear (BEHR: 75) colors. The buildings will feature T1-11 siding, sand-finish stucco, and Royal Sovereign Autumn Brown asphalt shingles.
- **Building Projections & Canopies:** The restaurant's covered patio will extend 20 feet , 7 inches from the front of the building and 7 feet, 6 inches from the western side along Willow Street. The total area of the covered patio is 900 square feet.
- **Roofs & Parapets:** The roof will be shingled using asphalt shingles in Royal Sovereign Autumn Brown
- **Lighting:** The proposed restaurant will feature nine 11-watt exterior down-facing lights along the patio areas and four 5-watt down-facing sconces on the residential dwelling and garage. All lighting complies with Inyo County's lighting ordinance.
- **Signage:** The only signage proposed is located on the front face of the restaurant, above the patio, and measures 29.86 square feet. This complies with the Inyo County sign ordinance, which stipulates that no single sign in the CB zone can exceed 50 square feet. The sign will be made of Corten steel over a white-painted Backer Board and reads “Castro’s Tacos. The existing Motel pole sign will not be changed.
- **Landscaping & Irrigation:** No landscaping or irrigation will be a part of this project. Instead the owner will have a few potted plants on the patio for decoration.

- Parking: Inyo County Code 18.44.050, Development Standards, states “Off-Street Parking Required. One parking space for each four hundred square feet of usable floor area, or as determined by the Planning Director. Parking will be located on-site, except as approved by the Planning Director”. Due to the lack of off-street parking available space, The Planning Director determined that the applicant satisfies this requirement by securing a perpetual covenant for two parking spaces with the Budget Inn, which has been arranged.
- Architectural Details: The architectural features of the proposed restaurant, garage and dwelling unit follow the “western” desired motif using earthtone colors and rustic style materials.

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 building design follows rustic-style guidelines that contribute to a cohesive aesthetic. The design enhances the western theme through the use of building materials and earth-tone paint. The project will not introduce an abnormal or unorthodox character in relation to its surroundings. Additionally, both structures meet setback and parking requirements.
- 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 proposed project is located in the Central Business District (CBD). The restaurant, garage, and dwelling unit will incorporate T1-11 siding, sand-finish stucco, and asphalt shingles in Royal Sovereign Autumn Brown. The paint colors, Behr Polar Bear and Rare Wood are earth tones that will create a varied and distinctive look, avoiding repetitiveness with the surrounding retail stores and motels.
- 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 proposed design will enhance the existing western motif. 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, particu-

larly 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 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 and rustic style of the proposed restaurant, garage, and dwelling unit will complement each other and align with the Lone Pine Architectural Design Guidelines (Section 4.5). These guidelines recommend that the predominant tones should reflect earth hues, including shades of brown, rust, tan, ocher, ivory, umber, sand, or greens ranging from sage to forest. The exterior will feature a brown hue with off-white trim, in keeping with these recommendations.

Consistency with Zoning

The parcel with the proposed restaurant, garage and 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 restaurant, garage and dwelling unit 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 Principle building height is 40 feet. Maximum Accessory Building height is 25 feet.

Evidence:.

The proposed restaurant, considered the principal structure, will be 17'5" in height. The stacked garage and dwelling unit, classified as accessory structures, will reach 25', all of which are well within the allowable height limits of 40 feet and 25 feet, respectively.

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

Evidence: *The parcel area of the proposed project is 3,959 square feet and the parcel width is apx 39 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 CB-D 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.

Evidence: *The setback requirements for this property are zero feet for the front, rear, and side yards as it does not abut a residentially zoned parcel. The proposed project complies with all of its setback requirements.*

- 1) Off-street parking requirements call for one parking space for every 400-square feet of usable floor area.

Evidence: *The project is required to provide two off-street parking spaces. The applicant has met this requirement by securing a perpetual covenant for two parking spaces with the Budget Inn, located behind the property on Willow St.*

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 illuminated signs associated with this project*

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 proposed signage will be placed on the front face of the restaurant, above the patio, and will measure 29.86 square feet. This size is well within the allowable limit of 50 square feet per individual sign. No other signage is proposed.*

ENVIRONMENTAL REVIEW

No environmental review was required for this application.

CONDITIONS OF APPROVAL

The applicant/owner shall display a sign located on the front of the restaurant providing directions to the off-street parking spaces located at the Budget Inn. Additionally, the applicant/owner shall install markers to designate these parking spaces for the restaurant's use.

RECOMMENDATIONS

Staff recommends approval of the restaurant, garage and dwelling unit.

ATTACHMENTS

- A.) Vicinity Map
- B.) Design plans
- C.) Photos