



HISTORIC PRESERVATION REVIEW COMMISSION



TERRY BREJLA, CHAIR
LISA DEHART, VICE CHAIR

SEPCIAL AGENDA HISTORIC PRESERVATION REVIEW COMMISSION OCTOBER 3, 2022 VIA ZOOM 4:00 p.m.

IMPORTANT PUBLIC NOTICE: Under the Governor's Executive Order N-25-20, this meeting will allow members to participate by teleconference.

PUBLIC PARTICIPATION PROCEDURES

In order to protect public health and the safety of Tuolumne County citizens, this meeting will be physically closed to the public. Public Comment will be opened and closed individually for each agenda item listed below, excluding Reports. To observe or participate in this meeting, please use the following link: <https://us02web.zoom.us/j/81976669212>. For detailed Zoom instructions go to the Agenda Packet at <https://www.tuolumnecounty.ca.gov/140/Historic-Preservation-Review-Commission>.

You also may submit written comments by U.S. Mail to 2 South Green Street, Sonora, CA 95370 or email (DRuby@co.tuolumne.ca.us) for retention as part of the administrative record. Comments will not be read during the meeting.

PUBLIC FORUM: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

COMMISSION BUSINESS:

- A. Adopting Resolution HPRC2022-002 authorizing remote teleconference meetings of HPRC for the period of October 3, 2022, to November 4, 2022
- B. Minutes of the meeting of September 12, 2022
- C. Reports from Staff and Commissioners

PUBLIC HEARINGS:

Project Review

1. **JOHNSON**, Historic Conditional Use Permit CUPH21-003 to allow development of a Single Family Dwelling (SFD), and Accessory Dwelling Unit (ADU), a shed and a fence on a 2.85± acre parcel zoned M-U:D:H:MX (Mixed Use: Design Review: Historic: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code.

The project site is located at 10269 Donovan Street, approximately 254± feet east of the intersection of Main Street and Donovan Street in the community of Jamestown. The project site

is located within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 5. Assessor's Parcel Number 003-210-031.

COMMITTEE REPORTS:

1. **Demolition Review Committee** – Committee report; take action as necessary.
2. **Grant Committee** – Committee report; take action as necessary
3. **“Preserve America” Committee** – Committee report; take action as necessary.

ADJOURNMENT

The Minutes, Staff Reports, and other documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov. Any other materials related to the items referenced in this Agenda that are provided by the County to the HPRC Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department, 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR 35.102-35.104 ADA



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

TO: Tuolumne County Committee and Commission Members

FROM: Quincy Yaley, AICP Community Development Department Director

RE: COVID-19 Meeting Procedures

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

In response to increasing risks of exposure to the coronavirus (COVID-19), all the Committee and Commission meetings will be conducted and participated via Zoom. Video conferencing via Zoom will allow the Commission/Committees and County to adhere to social distancing requirements of the Brown Act and provide a way for the public to provide public comment live during the meeting.

Due to the modified meeting format and tele-conferencing meeting procedures, the Chair may choose to allow public comment on the project in an alternative fashion, rather than calling for those in favor, those in opposition, those neutral, and then any rebuttals or surrebuttals. The Chair may take public comment on the project in any order in lieu of the calling for those in favor, opposition, neutral, rebuttals, and then surrebuttals.

The Committee and Commission may elect to allow the applicant or applicant representative a specific time to speak on the project prior to taking public comments on the item. This opportunity could have a specific time length allotted, such as five or ten minutes.

As a reminder, those who wish to provide information during the public comment are not required to provide their name. County staff will notify the Chair of any individuals who wish to provide testimony and will limit the testimony to the time limit identified by the Chair.

If an item on the agenda is not identified as a “public hearing”, public comment is still required and can be conducted in a similar format to the modified procedures above.

All votes require a roll call with each Committee and Commission member to be named by County Staff prior to stating their vote. The Chair shall also identify by name the commissioner who initiated the motion and the name of the commissioner who seconds the motion. After a second is named, the Chair must allow County staff to complete a roll call vote.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the zoom meeting. It is recommended that the Chair pause for 60-90 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 90 seconds has elapsed County staff will notify the Chair that there is no further public comment.

Staff may need to respond to emails or phone calls from members of the public during the meeting to provide assistance to the public if they encounter problems using the Zoom platform. Staff requests that the Chair allow additional time as needed to ensure that members of the public can engage in the meeting.

Zoom Instructions

Zoom links can be found in the agenda for each meeting. The public can view the meeting from their smartphone, on their computer browser, or listen on their telephone. Zoom does not require an account to attend the meeting, but if the public wishes to create one, their basic accounts are free.

It is possible that a delay may occur from the time the Chair calls for public comment on a project and when County staff can connect them into the Zoom meeting. The Chair will pause for 60 seconds after calling for public comment to allow for any connections to occur. If there are no individuals in the queue for commenting on a specific item, after 60 seconds has elapsed county staff will notify the Chair that there is no public comment.

Members of the public can also choose to watch the meeting and do not have to comment during the meeting. If a member of the public does not want to provide public comment live, they can provide public comment prior to the meeting via email to the Community Development Department Planning manager at OYaley@co.tuolumne.ca.us. If you would like your comments to be included in the record, please send comments to the above email address by 9:00 a.m. of the day of the noticed meeting.

If anyone is having technical difficulties with Zoom, they can visit Zoom's support page for helpful tips: <https://support.zoom.us/hc/en-us/categories/201146643>.

Below are step by step instructions on how to join and interact as an attendee via Zoom.

JOINING A WEBINAR BY LINK

- To join the webinar, click the link that we provided in the agenda.
- If you are signed in, change your name if you do not want your default name to appear.
- If you are not signed in, enter a display name.

MANUALLY JOINING A WEBINAR

- Use the 9-digit meeting ID/webinar ID provided in the agenda.
- Sign in to the Zoom Desktop or Mobile App
- Click or tap **Join a Meeting**
- Enter the 9-digit webinar ID, and click **Join** or tap **Join Meeting**
- If prompted, enter your name and email, then click **Join Webinar** or tap **Join**.
- You may change your name if you do not want your default name to appear, as you are not required to state your name.

WAITING FOR HOST TO START THE WEBINAR

- If the host has not started broadcasting the webinar, you'll receive a message letting you know to "Please wait for the host to start the meeting".

PUBLIC COMMENT

- During the public comment period you will have the option to "raise your hand" if you would like to comment on a proposed project or during the public comment portion of the meeting.
- Once you have clicked the "raise your hand" option, please wait until a staff unmutes your microphone.
- Once staff has unmuted you will have three minutes to speak.

- A staff member will verbally communicate to you and the Commissioners when you have 30 seconds remaining and then when your time is up.
- Once your allotted time is up, a staff member will mute and “lower your hand”.
- If you are participating from your smartphone, you will also have a “raise their hand” feature.
- When you are unmuted a prompt will appear to confirm you would like to be unmuted.
- Once you confirm you will be able to provide public comment.
- If you are participating via telephone call, you will need to press *9 (star 9) to “raise their hand”, and when you are unmuted you will hear “you are unmuted” allowing you to provide public comment.

END OF MEETING

- If you would like to leave the meeting before it ends, click **Leave meeting**. If you leave, you can rejoin if the webinar is still in progress, as long as the host has not locked the webinar.

Hi there,

You are invited to a Zoom webinar.

When: Oct 3, 2022 04:00 PM Pacific Time (US and Canada)

Topic: Historic Preservation Review Commission

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81976669212>

Or One tap mobile :

US: +16694449171,,81976669212# or +16699006833,,81976669212#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 386 347 5053 or +1 564 217 2000 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799

Webinar ID: 819 7666 9212

International numbers available: <https://us02web.zoom.us/j/81976669212>

Tuolumne County Historic Preservation Review Commission (HPRC)

County of Tuolumne

**FINDINGS OF THE TUOLUMNE COUNTY HISTORIC PRESERVATION REVIEW
COMMISSION (HPRC)
AUTHORIZING REMOTE TELECONFERENCE MEETINGS
OF THE
TUOLUMNE COUNTY HISTORIC PRESERVATION REVIEW COMMISSION (HPRC)
FOR THE PERIOD OCTOBER 3, 2022 TO NOVEMBER 4, 2022
PURSUANT TO THE RALPH M. BROWN ACT.**

WHEREAS, all meetings of Tuolumne County Historic Preservation Commission (HPRC) and its legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code §§ 54950 – 54963), so that any member of the public may attend, participate, and view the legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions and requirements; and

WHEREAS, a required condition of Government Code section 54953(e) is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558(b); and

WHEREAS, a further required condition of Government Code section 54953(e) is that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body holds a meeting to determine or has determined by a majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of a State of Emergency

1 declaring a state of emergency exists in California due to the threat of COVID-19, pursuant to the California
2 Emergency Services Act (Government Code section 8625); and,

3 **WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-07-21, which
4 formally rescinded the Stay-at-Home Order (Executive Order N-33-20), as well as the framework for a
5 gradual, risk-based reopening of the economy (Executive Order N-60-20, issued on May 4, 2020) but did
6 not rescind the proclaimed state of emergency; and,

7 **WHEREAS**, on June 11, 2021, Governor Newsom also issued Executive Order N-08-21, which set
8 expiration dates for certain paragraphs of the State of Emergency Proclamation dated March 4, 2020 and
9 other Executive Orders but did not rescind the proclaimed state of emergency; and,

10 **WHEREAS**, as of the date of this Findings, neither the Governor nor the state Legislature have
11 exercised their respective powers pursuant to Government Code section 8629 to lift the state of emergency
12 either by proclamation or by concurrent Findings the state Legislature; and,

13 **WHEREAS**, the California Department of Industrial Relations has issued regulations related to
14 COVID-19 Prevention for employees and places of employment. Title 8 of the California Code of
15 Regulations, Section 3205(5)(D) specifically recommends physical (social) distancing as one of the
16 measures to decrease the spread of COVID-19 based on the fact that particles containing the virus can travel
17 more than six feet, especially indoors; and,

18 **WHEREAS**, the Tuolumne County Historic Preservation Review Commission (HPRC) finds that
19 state or local officials have imposed or recommended measures to promote social distancing, based on the
20 California Department of Industrial Relations' issuance of regulations related to COVID-19 Prevention
21 through Title 8 of the California Code of Regulations, Section 3205(5)(D); and,

22 **WHEREAS**, as a consequence, the Tuolumne County Historic Preservation Review Commission
23 (HPRC) does hereby find that it shall conduct its meetings by teleconferencing without compliance with
24 Government Code section 54953 (b)(3), pursuant to Section 54953(e), and that such legislative bodies shall
25 comply with the requirements to provide the public with access to the meetings as prescribed by
26 Government Code section 54953(e)(2).

27 ///

28 ///

1 **NOW, THEREFORE, BE IT RESOLVED, FOUND AND ORDERED** by the Tuolumne County
2 Historic Preservation Review Commission (HPRC) , County of Tuolumne, State of California, in regular
3 session assembled on October 3, 2022 does hereby resolve as follows:

4 Section 1. Recitals. All of the above recitals are true and correct and are incorporated into this
5 Findings by this reference.

6 Section 2. State or Local Officials Have Imposed or Recommended Measures to Promote Social
7 Distancing. The Tuolumne County Historic Preservation Review Commission (HPRC) hereby proclaims
8 that state officials have imposed or recommended measures to promote social (physical) distancing based
9 on the California Department of Industrial Relations' issuance of regulations related to COVID-19
10 Prevention through Title 8 of the California Code of Regulations, Section 3205(5)(D).

11 Section 3. Remote Teleconference Meetings. The Tuolumne County Historic Preservation
12 Review Commission (HPRC) is hereby authorized and directed to take all actions necessary to carry out
13 the intent and purpose of these Findings including, conducting open and public meetings in accordance with
14 Government Code section 54953(e) and other applicable provisions of the Brown Act.

15 Section 4. Effective Date. These Findings shall take effect immediately upon its adoption and
16 shall be effective until the earlier of (i) December 13, 2021, or (ii) such time the Tuolumne County Historic
17 Preservation Review Commission (HPRC) adopts a subsequent Findings in accordance with Government
18 Code section 54953(e)(3) to extend the time during which its legislative bodies may continue to
19 teleconference without compliance with Section 54953(b)(3).

20 ADOPTED this 3rd day of October, 2022 by Tuolumne County Historic Preservation Review
21 Commission (HPRC), by the following vote:

22
23 YES:

24 NO:

25 ABSENT:

26 ABSTAIN:

DATE: September 21, 2022

**SURFACE/MINERAL
RIGHTS OWNER:** Paul Johnson

APPLICANT: Paul Johnson

PROJECT AND LOCATION

**PROJECT
DESCRIPTION:** Historic Conditional Use Permit CUPH21-003 to allow development of a Single Family Dwelling (SFD), a shed and a fence on a 2.85± acre parcel zoned M-U:D:H:MX (Mixed Use:Design Review:Historic:Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located at 10269 Donovan Street, approximately 254± feet east of the intersection of Main Street and Donovan Street in the community of Jamestown. The project site is located within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, and within Supervisorial District 5. Assessor's Parcel Number 003-210-031.

GENERAL PLAN: The General Plan land use designation for the site is MU (Mixed Use). Table 1.3 of the General Plan indicates that the M-U zoning district and all combining districts are compatible with the MU land use designation. The H overlay districts are compatible with all land use designations. Therefore, the requested Historic Conditional Use Permit may be found consistent with the Tuolumne County General Plan.

ENVIRONMENTAL EVALUATION

After reviewing the project and its setting, the Environmental Coordinator for the County of Tuolumne has determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the *State CEQA Guidelines*. The project consists of a single-family dwelling (SFD) and an accessory dwelling unit (ADU). One single-family residence, or a second dwelling unit in a residential zone and in an urbanized area, up to three single-family residences may be constructed or converted under this exemption. The MU zoning district is considered an urban designation in the Tuolumne County General Plan. All public services are readily available to serve the project. None of the exceptions to the use of a categorical exemption found in Section 15300.2 of the *State CEQA Guidelines* apply to this project.

RECOMMENDATION

Community Development Department Staff recommends approval of Conditional Use Permit CUPH21-003 based upon the following findings and subject to Conditions 1 through 27:

A. The proposed project is consistent with the Tuolumne County General Plan.

- B. The proposed project is in accordance with the Tuolumne County Ordinance Code.
- C. The proposed use will not overburden existing municipal facilities.
- D. The size and terrain of the project site are suitable for the proposed use.
- E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety or general welfare of the persons residing or working in the neighborhood of such proposed use, or be substantially detrimental or injurious to property and improvements in the area.
- F. The project conforms to the Jamestown Design Guidelines and to the principles in Section 17.46.070.
- G. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(a) of the State CEQA Guidelines.

GENERAL INFORMATION

Site Description

1. The project site is located at 10269 Donovan Street in the community of Jamestown. The subject property is undeveloped with a gravel driveway going from the base of the property at road level to the top of the parcel.
2. The Tuolumne County Wildlife Habitat Maps indicate that the project site contains residential park (rsp) habitat. The residential park habitat type is the designation for urbanized areas, including residential, commercial, and industrial developments, as well as landscaped parks and gardens. The Tuolumne County Wildlife Handbook indicates that the rsp habitat type is considered a fourth priority habitat. Fourth priority habitats are areas of relatively low value to wildlife. Most uses would be allowed within the rsp habitat without wildlife mitigation. There is no plant or animal species of concern observed in habitation at the site, confirmed by staff on a site visit; therefore, no mitigation for cumulative impacts to wildlife are required for Historic Conditional Use Permit CUPH21-003.

Project Description

3. Historic Conditional Use Permit CUPH21-003 is an application to develop a SFD, a fence, a shed and a fence within a Historic (:H) district. Applications in the (:H) overlay district requires review by the Historic Preservation Review Commission, with the Board of Supervisors making the final determination on the project. The applicants intend to also construct an accessory dwelling unit on the property. An ADU is considered a by right use and is not subject to the Historic Conditional Use Permit.
4. The project site is located within an area subject to the Jamestown Design Review guidelines, which can be found at the below link: <https://www.tuolumnecounty.ca.gov/182/Design-Review>.
5. The proposed site plan indicates that a manufactured home (1,440 square feet) is

proposed in the center of the property, and an accessory dwelling unit is proposed in the western portion of the site. The plans indicate a future garage and workshop; those are not a part of this application and will require a CUPH when proposed in the future. The elevations of the larger SFD show a gabled roof on the ends of the structure, and a dormer over the entry. Paint colors selected for the main house are a darker grey body, with putty fascia and off-white trim, and a dark gray shingled roof. The elevations for the ADU indicate a gable roof, inset and pillared front porch on one end of the structure, pale yellow vertical siding, off-white trim, and light grey accent color. The proposed shed features a gabled roof, accent window, decorative door trim, and will match the color scheme of the main house.

6. There are existing fences along portions of the southern and western property lines. One is an existing ornamental iron fence, and the other is a chain link fence with slats. The new fence will be constructed along the Seco Street frontage and part of the Donovan Street frontage, encompassing the proposed house site on the northeast half of the parcel, using 6-foot tall, black painted ornamental iron panels, between 7-foot tall 6"x6" pressure-treated wood posts. Panels will be racked to conform to existing slopes, as necessary, and will generally sit approximately 6 inches above existing grade. A 16-foot wide double-swing gate is proposed to be incorporated, at a location approximately halfway up the lot's driveway from Donovan Street, and will fasten to 30-inch square masonry pilasters with pyramidal stone caps and architectural finish. The gates will also be made of ornamental iron, featuring vintage-style trim, and will be painted black.

General Plan

7. The project site is designated Mixed Use (MU) by the Tuolumne County General Plan land use diagrams. The MU designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services. SFD and ADUs are permitted land uses under this designation. Table 1.3 of the Community Development and Design Element in Volume II of the 2018 General Plan indicates that the MU zoning district is compatible with the MU General Plan land use designation. Therefore, the proposed project is consistent with the Tuolumne County General Plan.

Jamestown Community Plan

8. The project site is within the area that is subject to the Jamestown Community Plan found in Volume III of the 2018 Tuolumne County General Plan. The proposed project is consistent with the following Goals, Policies, and Implementation Programs of the Jamestown Community Plan:

Policy JT-A.2: *Encourage all new development in the Design Review and Historic Design Preservation Combining Districts and along the State Highway 49/108 corridor to be designed in a manner that is compatible with Jamestown's historic character.*

Policy JT-A.3: *Require new development within the Design Review Combining District and encourage new development within the Historic Design Preservation Combining*

District to be compatible with the Jamestown Design Guidelines in order to preserve the historic character of Jamestown.

The project has been designed in accordance with the Jamestown Design Guidelines and incorporates historic design features, in accordance with Policies JT-A.2 and JT-A.3. Please see the “Jamestown Design” Section below in this report for specific ways in which the project meets these design criteria.

Tuolumne County Ordinance Code

9. The purpose of the mixed use (MU) district is to provide for a mixture of residential, commercial and recreational facilities in an urban setting. It is intended that this district be established within urban areas, where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services. This district is not intended to provide shopping centers or major commercial developments of a community or regional nature. Development within this district shall be served with public water, public sewer, paved streets and adequate police and fire protection according to the policies of the general plan. The applicant has proposed development of a SFD and an ADU, both of which would be served by public utilities and are permitted uses within the MU zoning district.
10. The Project site contains an Historic Combining District (H) overlay. Pursuant to Tuolumne County Ordinance Code 17.44.060, a Use Permit must first be obtained before the construction or alteration of any building within this district, therefore the applicant applied for CUPH21-003.
11. The project site contains the Design Review Combining district. The :D district is intended to be combined with any other district in which it is desired to protect the overall appearance of the district. The purpose of design review is to ensure that in making changes to the appearance of a parcel, consideration will be given to the community context in which they take place and conscientious effort will be taken to develop a compatible relationship to the existing setting, neighboring properties and community design goals. The project site is located within an area subject to the Jamestown Design Guidelines and was therefore reviewed for consistency with the design criteria. Please see the “Jamestown Design” Section in this report for evidence as to how the project complies with the Jamestown Design Guidelines.

Jamestown Design

12. The project site contains the :D Combining zoning district and is therefore subject to the Jamestown Design Guidelines, even though a specific design review permit is not required. The project has been reviewed for consistency with the Jamestown Design Guidelines. Specifically, the following design criteria from the Jamestown Design Guidelines have been incorporated into the proposed project:

JAMESTOWN DESIGN GUIDELINE:	PROJECT FEATURE:
Using a variety of architectural design features, such as adding a second story porch or roof, or break up the roofline by adding a gable roof or dormers. The buildings in Jamestown have gabled, hip, or flat roofs.	The SFD and ADU feature covered porches. All of the structures have gable roofs. The pillars adjacent to the gate are stone and the gate and fence are black ornamental iron.
Three dimensional architectural features which project out from the façades of new or modified buildings should be compatible with similar projections already common to existing buildings.	The proposed buildings feature inset or protruding porches, generally similar to other houses in the vicinity.
Break up a large façade with a variety of historic colors and tone patterns. Brighter colors should be limited for use as accents.	The sides of the buildings contain multiple windows with shutters that break up the façades. Different color schemes are to be used on the SFD and ADU.
Use landscaping, such as trees and shrubs, to break up, screen and shade large parking areas.	There are existing trees along Donovan Street that will remain on the site which will help break up and screen the view of the property.
Construction materials used on the exterior of a new, modified or restored building should be compatible with the materials used on adjacent existing buildings and structures of the Design Review Area as a whole. One of the appropriate exterior materials is James Hardie siding.	The siding of the SFD structure is board-and-batten type with horizontally-running wainscoting, and architectural wainscoting is also proposed to be used on the SFH.
The colors and tones used on new, modified or restored buildings should relate to the historic color palettes already established by adjacent buildings.	The color of the buildings vary, but are in line with others in the neighborhood.
Utilize and incorporate a variety of textures, such as brick, stone, painted or natural wood. These textures should be used in-lieu of metal.	Siding will incorporate batten to add texture, and horizontal wainscoting for contrast. The windows have shutters, adding another visual accent in counterpoint to the siding. The proposed gate pilasters will be a stone texture.

Traffic and Access

- Access to the project site is to be from existing Donovan Street, an existing County maintained road, via a gravel driveway, and will require work within the existing County Road right-of-way. This work will require the owner to obtain a Public Works Encroachment Permit.

14. The Engineering Division of the Public Works Department did not require a traffic study for the project because the anticipated level of traffic resulting from the project was not large enough to warrant a traffic study. For a Traffic Study to be required by the Engineering Division, the peak afternoon trips would need to be greater than 50 vehicle trips per hour, or greater than 500 vehicle trips per day.
15. As determined by the Tuolumne County Board of Supervisors, the project proponent or subsequent developer is required to pay an appropriate Traffic Impact Mitigation Fee to mitigate the projects' impact on the County's circulation system, pursuant to Chapter 3.54 of the TCOC. The county traffic impact fees for single family detached dwellings on parcels that are over 2 gross acres is \$5,745 per dwelling unit. The fee for the ADU based on the size of the unit, which for this project is \$2,800.69. The total Traffic Impact Mitigation Fee is \$8,545.69. The payment of a County Service Impact Mitigation fee for emergency services which for this project is \$3,156.25. The Applicant will be conditioned to pay these fees prior to the issuance of a Certificate of Occupancy.

Utilities

16. The project site is located within the service boundaries of the Tuolumne Utilities District (TUD) for water services. TUD responded to the stakeholder letter, stating, "the provision of water service to the project requires sufficient water supply, treatment, storage, and distribution facilities. The District will collect capacity fees based on the project's estimated water demands. Those fees are intended to reimburse the District for the value of the water supply, treatment, and storage capacity that will be consumed by the project and will allow the District to fund improvements to increase capacity to be ready to serve future development. The cost to construct any pipelines necessary to connect the project to the District's existing water system, are the responsibility of the project proponent." Sewer would be provided by Jamestown Sanitary District (JSD). JSD did not provide a comment letter in response to the stakeholder notification they received.

Advisory Agency Responses

17. The proposed project has been reviewed by several State and County agencies. The responses from advisory agencies are addressed in this report below and the project Conditions of Approval.

Fire Prevention Division

The Tuolumne County Fire Prevention Division stated that the project needs to comply with Title 11 and 15 of Tuolumne County ordinance code.

Tuolumne Utilities District (TUD)

TUD's response was included in the utilities section above.

Adjoining Property Owners

18. A total of 63 property owners located within 500 feet of the project site were notified of the project via mail on June 1, 2022. The Community Development Department received one comment about the design, questions referring to the future use of the parcel, and questions about the driveway and garage.

Conditional Use Permit Findings

19. Section 17.68.050 of the TCOC requires that evidence be shown that the proposed project meets the necessary findings for a conditional use permit. Below are the required findings, and staff's responses to each point:

A. The proposed project is consistent with the Tuolumne County General Plan.

The MU land use designation allows the construction of residential structures, therefore the project is consistent with the General Plan.

B. The proposed project is in accordance with the Tuolumne County Ordinance Code.

The proposed project is consistent with the MU zoning district and is following the procedure to obtain a Historical Use Permit.

C. The proposed project will not overburden existing municipal facilities.

There are adequate facilities to serve the project, including water, sewer, and roads.

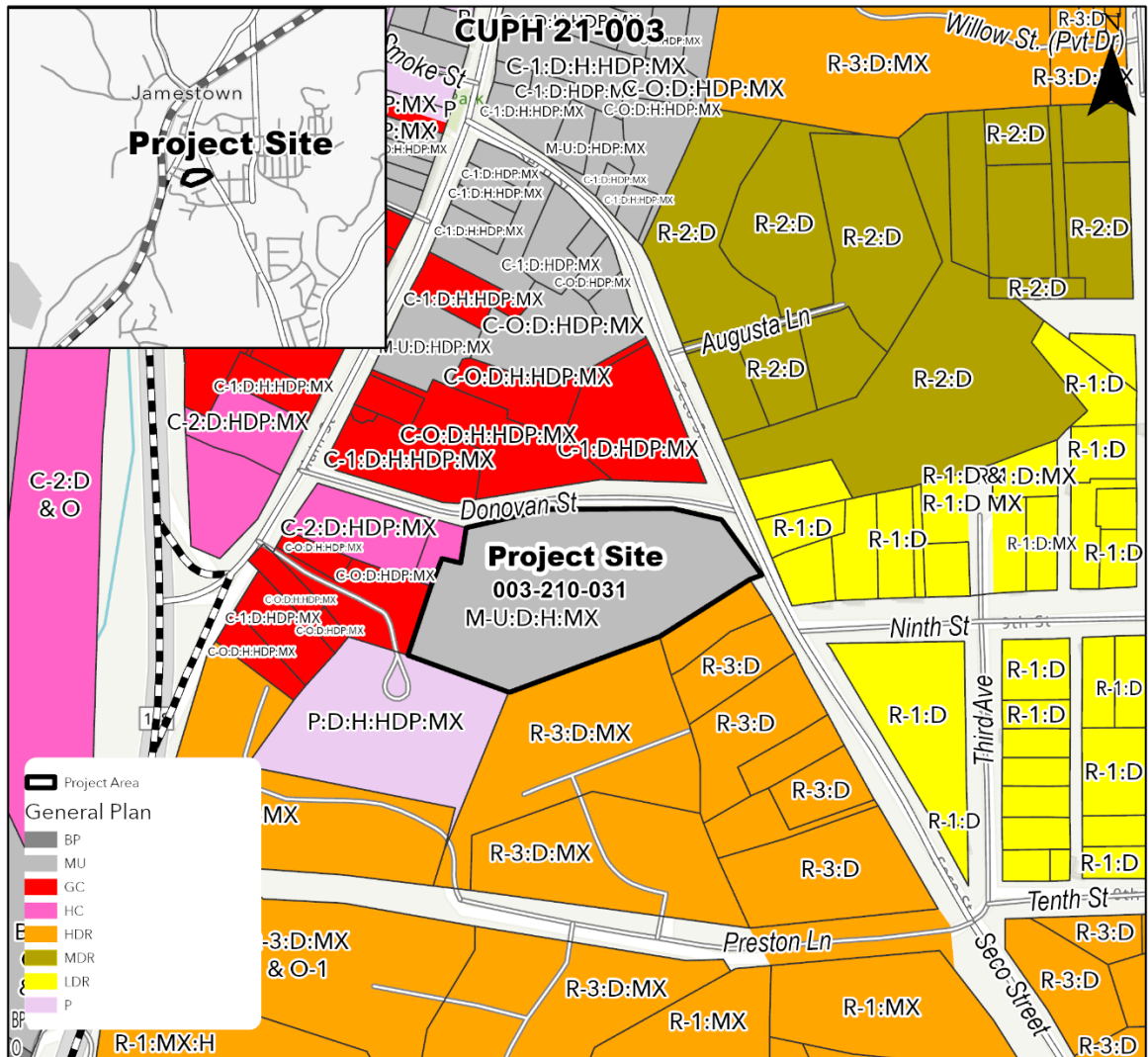
D. The size and terrain of the project site are suitable for the proposed use.

The proposed project is able to meet all of the required setbacks and the terrain, a sloped site, is suitable for the construction of the two dwelling units, shed, and fence.

E. The proposed project will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood.

The development of an SFD and an ADU will not involve the use of hazardous materials. People living or working near the facility will not experience a decrease in their health, safety or welfare and there would be no substantially detrimental or injurious results to property or improvements in the neighborhood as a result of this project.

Figure 1. Agenda Map



Project: CUPH 21-003

Owner: Paul Johnson

Applicant: Paul Johnson

APN: 003-210-031

Acres: $\pm$ 2.85 Acres

Current Zoning: M-U:D:H:MX

Current General Plan Designation: MU

Project Description: 1. Historic Conditional Use Permit CUPH21-003 to allow development of a Single Family Dwelling (SFD), an Accessory Dwelling Unit (ADU), a shed and a fence on a 2.85± acre parcel zoned M-U:D:H:MX (Mixed Use: Design Review: Historic: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code. 2. Notice of Exemption pursuant to Section 15303(a) of the State CEQA Guidelines.

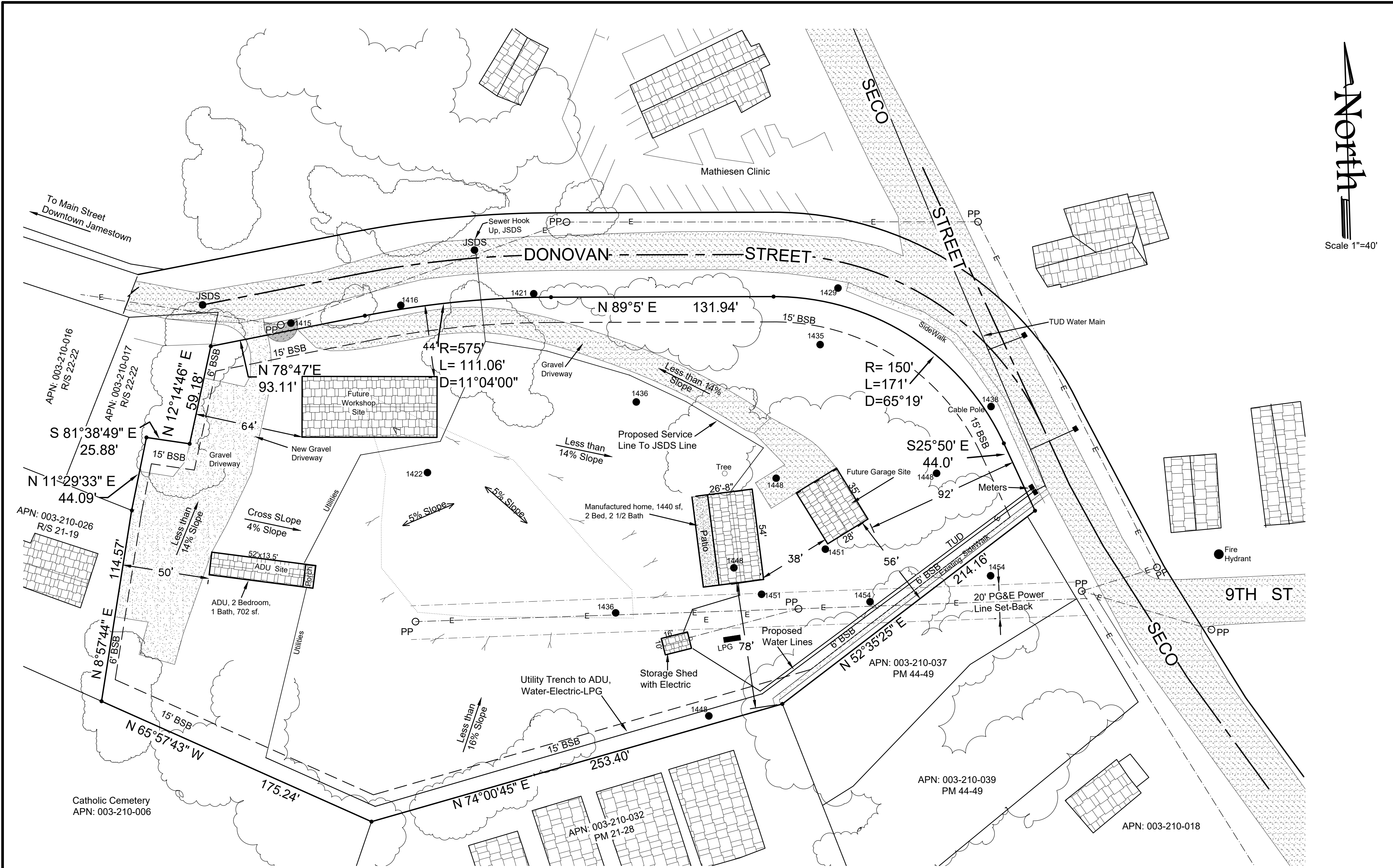
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Date Saved: 7/29/2022 3:20 PM

Figure 2. Site Plan



Plot Plan



THIS IS NOT A BOUNDARY SURVEY. PARCEL MAP 21-28, 29 WAS USED AS A REFERENCE FOR LOT LINE DIMENSIONS.

NOTE:
VERIFY LOCATION OF
EXISTING UTILITIES;
ELECTRIC, WATER AND
SEWER BEFORE
DIGGING

LEGEND
OPP POWER POLE
E OVERHEAD ELEC.
TREE LINE (BRUSH/BUSH)
1448 ● Spot Elevation

Owner:: Paul Johnson
Mail Add:: 1436 Papoose Drive
Copperopolis, CA 95228
Phone: 209-822-0082
Site Add: 10269 Donovan Street,
Jamestown, CA 95327
APN: 003-210-031, 03.1 Ac.Gross, 2.8 Ac.Net
M.O.R. Parcel Map BK 21-PG 28 2.83AC Parcel A
Sewer: JSD
Water: TUDL
Schools: Jamestown Elementary, Sonora Union

REVISIONS	DATE

PLOT PLAN

OWNER:
Paul Johnson
1436 Papoose Drive, Copperopolis
Calaveras County, CA
Site APN: 003-210-310
PHONE: CONTRACTOR 209-984-5331

DRAWN:	PJ
DATE:	NOV. 2021
SCALE	as shown
JOB#:	2021-P.Johnson
SHEET	1
	OF 1

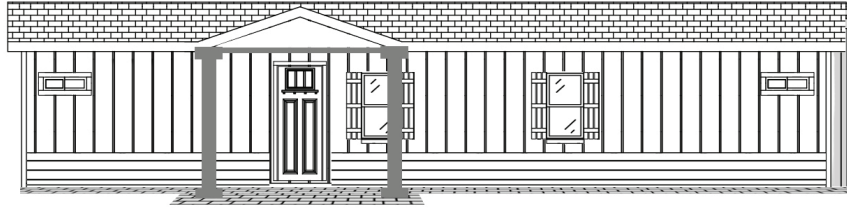
Figure 3. Site Photos





Figure 5. Building Renderings

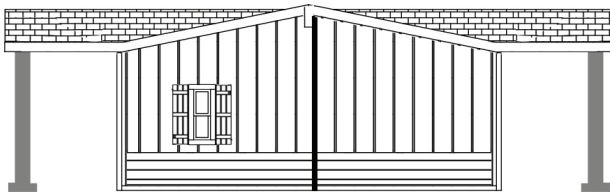
SFD Renderings



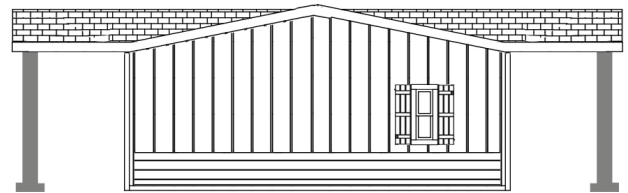
FRONT ELEVATION



BACK ELEVATION



REAR ELEVATION



FRONT END ELEVATION

Paul Johnson
10269 Donovan St, Jamestown

PROJECT: **09-CM-3443R**

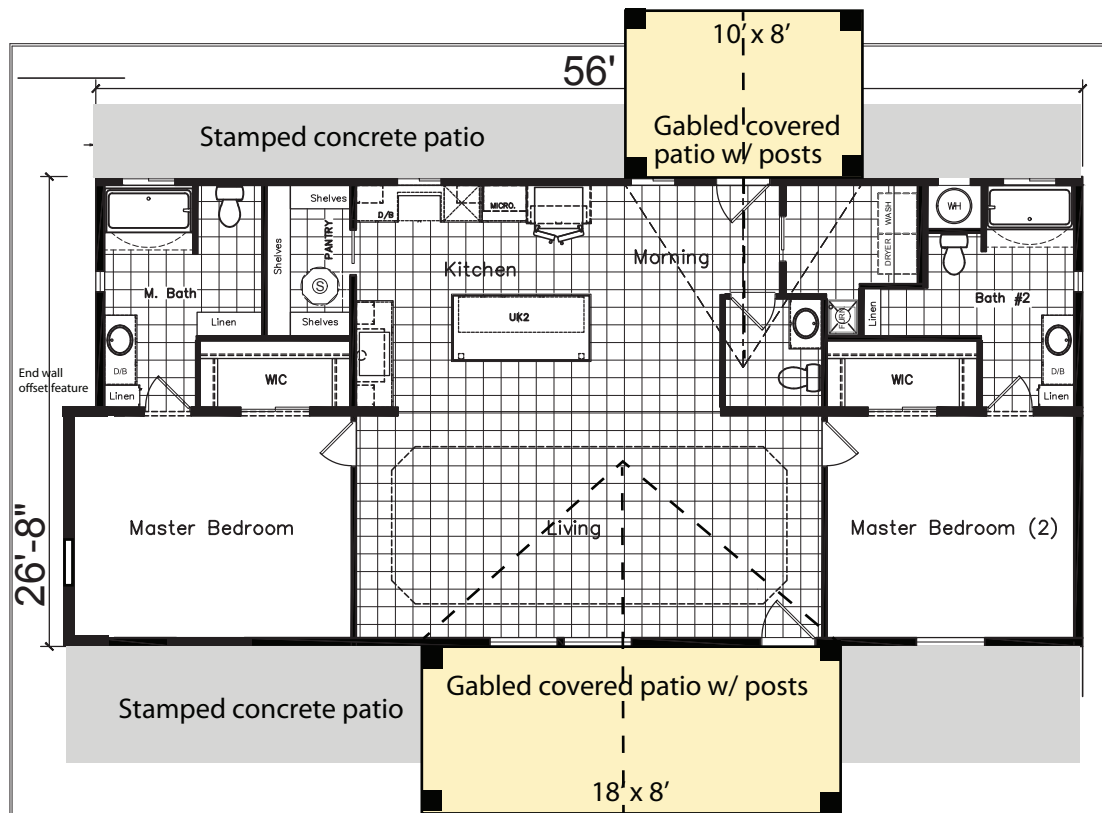
DRAWN BY: **M ALLISON**
DATE: **01-05-2022**
SCALE: **N.T.S.**

TITLE: **ELEVATION
PLAN**

FILENAME	Q7 31403 DRAFT 2
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SHEET: EL-101

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MODIFICATIONS

PROJECT: **09-CM-3443R**

DRAWN BY: J. J. J. J.
DATE: 10-10-2002
SCALE: 1:1

TITLE:	LITERATURE PLAN
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FILENAME: [REDACTED]

	SHEET:
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L-101

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JOHNSON Home Architectural Details
10269 Donovan St, Jamestown

Shutters (sample)



Lap wainscoting (sample)



10' dormer (by Yosemite Homes contractor, similar finish)



Sample of 18' dormer off back patio (different aesthetic, but similar proportions)

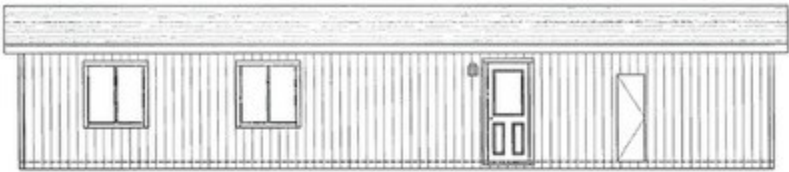


JOHNSON Home
10269 Donovan St, Jamestown

Closest adjacent structures



ADU Renderrings



SIDEWALL ELEVATION STD



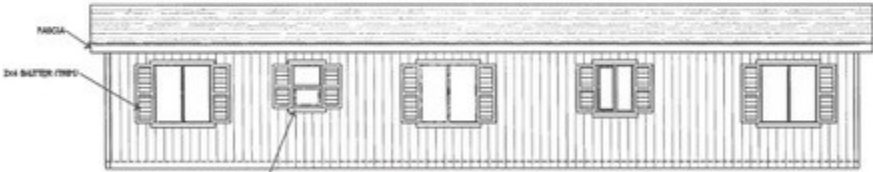
REAR ENDWALL ELEVATION



FRONT ENDWALL ELEVATION - STD

BODY: BANANA	BRULEE
ACCENT: GRAY STONE	
TRIM: WINTER MOOD	

PPG BRAND



SIDEWALL ELEVATION - STD

(BRICK WITH OPT. BATH SHOWER)

STANDARD EXTERIOR ELEVATIONS

Fairpoint and Rockport JOHNSON DONOVAN ST ADU

revised: 04-28-17

Shed Rendering

Job Photos

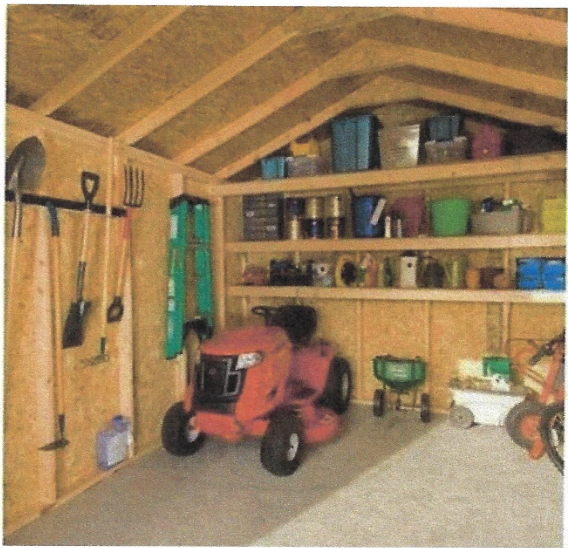
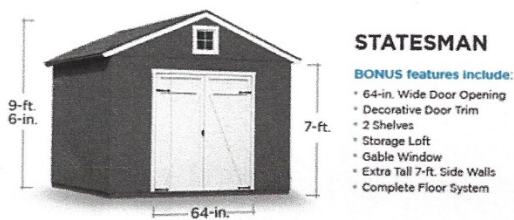


Figure 6. Fence Plan



DONOVAN-SECO PROJECT

10269 DONOVAN STREET
JAMESTOWN, CALIFORNIA 95327
APN # 003-210-30

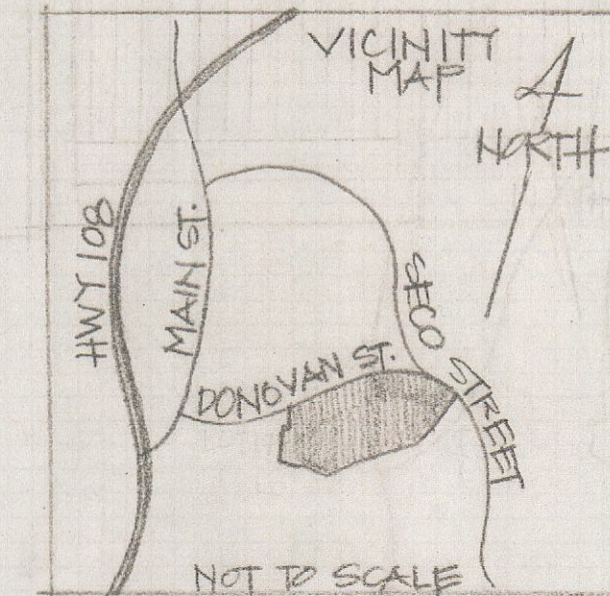
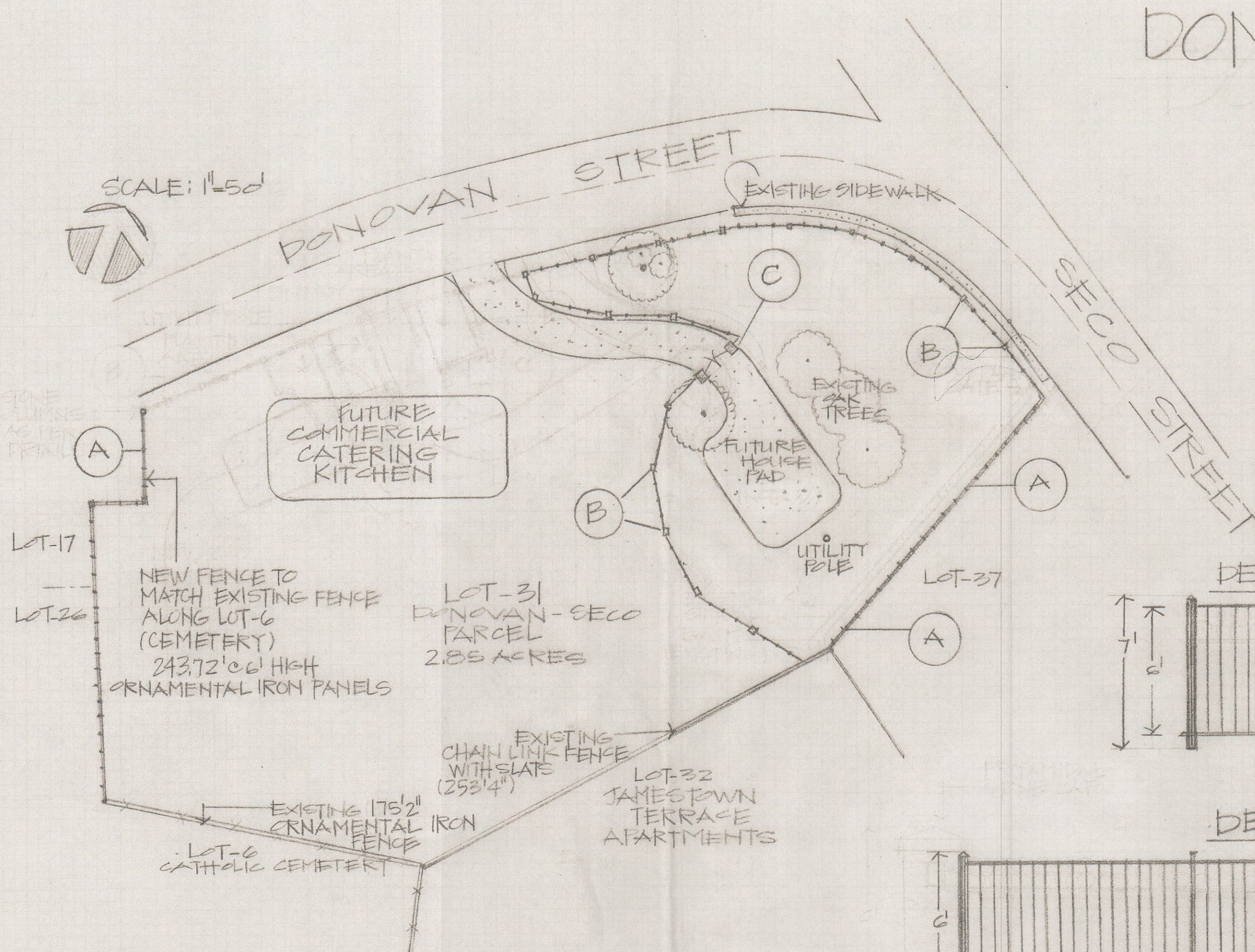
PAUL JOHNSON
1436 PAPOOSE DRIVE
COPPERPOOLS, CA. 95228

RECEIVED

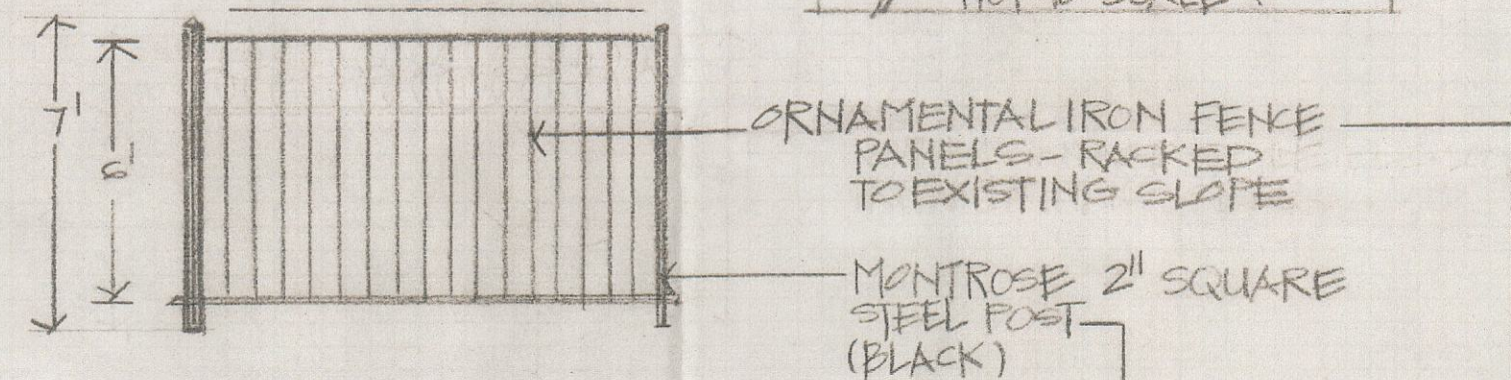
OCT 25 2021

Community Development
Department

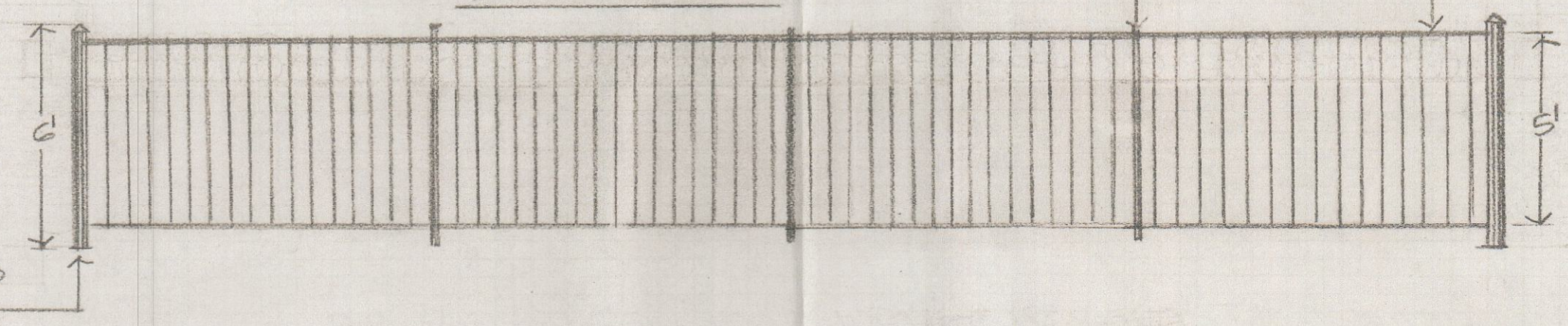
REVISED



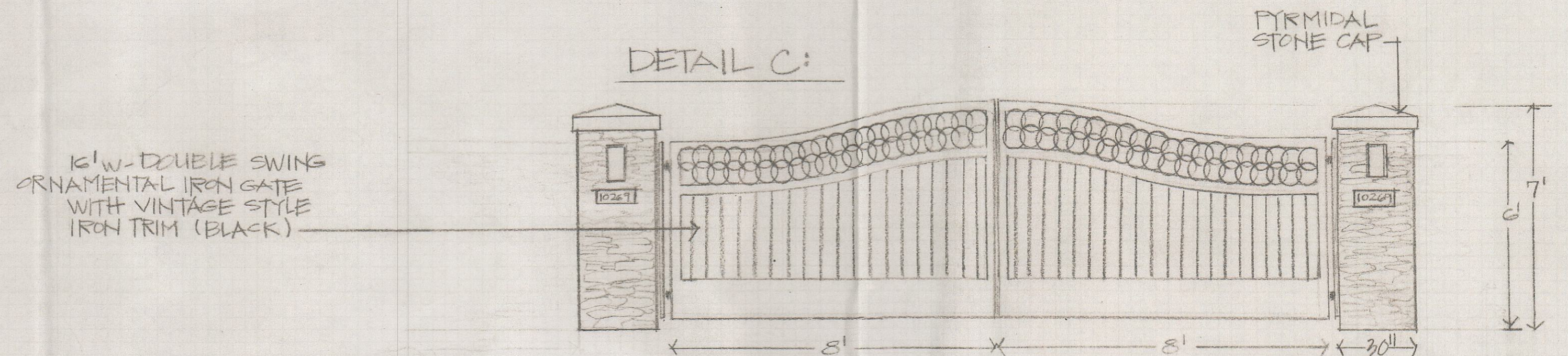
DETAIL A:



DETAIL B:



DETAIL C:



HISTORICAL SOCIETY REVIEW NOTES:

1. ALL COUNTY REQUIRED PERMITS WILL BE OBTAINED BEFORE CONSTRUCTION.
2. PARCEL ZONING M-UID:HM-X
3. FUTURE PLANS-
3. SINGLE FAMILY RESIDENCE (2022)
4. COMMERCIAL CATERING KITCHEN (2023)

PAUL JOHNSON- OWNER
(209) 822-0082
PAULEDDWARDJOHNSON@ME.COM

REVISION A 10-22-21