

Historic Sites and Records Preservation Commission

MEETING AGENDA

June 14, 2021

The following public comment options continue to be offered during the pandemic pursuant to the Governor's Executive Order N-29-20, which relaxed certain provisions of the Brown Act to allow public meetings accessible telephonically to all public members seeking to observe and address that committee/council/commission and or working group.

Members of the public who wish to participate in the meeting are invited to do so by submitting written comments (instructions follow), by attending the meeting in person or by joining the teleconference by:

To join meeting by dialing in on phone, call this number:

United States: +1 (786) 535-3211 Access Code: 135-062-653

****Please note that all callers will be limited on their speaking time, and will be muted before and after public comment periods****

Planning Advisory Committee written commenting processes are as follows

WRITTEN COMMENTS: Written comments may be submitted via U.S. Postal Service, email or may be dropped off at the Planning Department. In your written communication please note in the subject line: Which Planning Advisory Committee you are commenting to and indicate which "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT NON-AGENDA ITEM" that you are commenting on.

1) Mail • Send written communication to:

Mariposa County Planning Department
PO Box 2039
Mariposa CA 95338

2) Email • Send an email to the planningdept@mariposacounty.org

3) Drop Off:• Written communication can be dropped off at:

Mariposa County Planning Department
5100 Bullion Street, 1st Floor
Mariposa, CA 95338

No matter which of these formats you choose to use for written communication (Mail, Email or Drop Off) please know that in order to ensure distribution to the committee prior to their consideration of the agenda, and in order for your written comments to be placed into the record it must be received no later than 8:00 a.m. on the day of the meeting.

Historic Sites and Records Preservation Commission

MEETING AGENDA

DATE: Monday, June 14, 2021
TIME: 10:00 a.m.
LOCATION: Government Center Upper Floor
Board of Supervisors Chambers
5100 Bullion Street, Mariposa

- 1. Call to Order and Roll Call**
- 2. Officer Elections**
- 3. Approval of Minutes:** Meeting of June 14, 2021
- 4. Review and Recommendation to Planning Director for Action:**
 - a. Historic Design Review Application No. 2021-091; 5047 5006 A&B 5th Street, Mariposa; APN 013-184-006; Marc Farias Jones/Claire Scherf, applicants, Su Carney, owner; Duplex Remodel.
 - b. Historic Design Review Application No. 2021-022 REVISED SUBMITTAL; 5059 Highway 140, Mariposa; APN 013-144-002; Monarch Inn (Ambrish Patel), applicant; Jag One, owner.
- 5. Non-agenda items (for discussion only, no action),** including persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda
- 6. Adjourn**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the Planning Department at 209-966-5151.

Historic Sites and Records Preservation Commission

MEETING Minutes- DRAFT

DATE: Monday, April 12, 2021

TIME: 10:00 a.m.

LOCATION: Government Center Upper Floor
Board of Supervisors Chambers
5100 Bullion Street, Mariposa

1. Call to Order and Roll Call

Chair Phillips called the meeting to order at approximately 10:00 a.m.

Commissioners Present: Jeanetta Phillips (Chair), Burt Collins, Ed Drechsler and Ruth Sellers.

Commissioners Absent: Kathleen Leavitt

County Staff/Departments Present: Steve Engfer, Kaitlyn Casner from the Planning

Applicants/Members of the Public Present: Tom & Lori Ritter (applicants)
Applicant team including-

2. Officer Elections

3. Approval of Minutes: Meeting of February 8, 2021 & Meeting of March 8, 2021

February 8: Corrections to the minutes are noted as: Page 2, first paragraph, correct spelling Dreschler to Drechsler and Collisn to Collins.

By Motion of Drechsler, seconded by Collins, the Historic Sites and Records Preservation Commission approved the minutes February 8 as corrected. Motion approved.

RESULTS: ADOPTED [4 to 0]

AYES: 4 Collins, Drechsler, Sellers and Phillips

March 8:

By Motion of Sellers, seconded by Drechsler, the Historic Sites and Records Preservation Commission approved the minutes March 8.

RESULTS: ADOPTED [4 to 0]

AYES: 4 Collins, Drechsler, Phillips and Sellers

4. Review and Recommendation to Planning Director for Action:

- a. Historic Design Review Application No. 2021-028; 5047 Stroming Rd, Mariposa; APN 013-131-0140; Thomas and Lori Ritter, applicants; Creekside Nursery.

Staff presented the item. Committee discussion occurred. Tom and Lori Ritter, applicants were present.

By Motion of Drechsler, seconded by, the Historic Sites and Records Preservation Commission approved the item as presented.

RESULTS: ADOPTED [4 to 0]

AYES: 4 Collins, Drechsler, Phillips and Sellers

- b. Historic Design Review Application No. 2021-022; 5059 Highway 140, Mariposa; APN 013-144-002; Monarch Inn (Ambrish Patel), applicant; Jag One, owner.

Staff presented the item. Discussion and questions regarding the exterior color scheme, sign, gabion walls and the application in general being too contemporary. On motion of Ed Dreschler, seconded by Burt Collins, the Historic Sites and Records Preservation Commission recommended to the Planning Director to continue this item to the June 14th, 2021 meeting provided the applicant provides an updated set of plans that conforms better to the Mariposa County Gold Rush Design Review Guidelines.

RESULTS: ADOPTED [4 to 0]

AYES: 4 Collins, Drechsler, Phillips and Sellers

- 5. Non-agenda items (for discussion only, no action)**, including persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda

- 6. Adjourn Meeting** *Adjourned by Chair*

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the Planning Department at 209-966-5151.

Mariposa County

SARAH WILLIAMS

Planning Director

Steve Engfer

Senior Planner



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MEMORANDUM

Date: June 14, 2021

To: Historic Sites and Records Preservation Commission

From: Steve Engfer, Senior Planner

Topic: Agenda Item 4.a.: Recommendation to Planning Director- Historic Design Review Application No. 2021-091; Marc Farias Jones/Claire Scherf, applicants, Su Carney, owner

Project and Background

The Mariposa County Planning Department has received Historic Design Review Application No. 2021-091 for a proposed exterior remodel of an existing two-unit residential structure located within the Historic Design Review Overlay Zone.

Location: The project site is located at 5006 A&B, 5th Street, APN 013-184-0060. (Attachment A - Vicinity Map). The structure is situated on 5th street behind the Gold Coin commercial building and across 5th Street from the Pizza Factory restaurant.

Zoning: General Commercial, Historic Design Review Overlay (HDRO)

Land Use: General Commercial within the Mariposa Town Planning Area Specific Plan

Proposed Work

Remodel exterior of an existing two-unit residential structure of 868 square feet with a 223 sq. ft. porch. (Attachment B – Application Materials). Proposed work includes:

- Exterior siding– siding change to horizontal lap siding with 9” reveal; James Hardie or equivalent product to manufacturer specifications. The siding will match the siding on the structure directly across the street from the subject structure.
- Replace existing steel guard rail on porch with black steel with vertical balusters to match the railing along the front of the Pizza Factory and other businesses below Pizza Factory along 5th Street toward Mariposa Creek.
- Change exterior colors from gray siding and white trim to green (“four leaf clover”) siding with a lighter green (“praying mantis”) trim. Siding color will match that of a portion of the structure across 5th Street from the subject structure. Paint to be used is Dunn Edwards product.
- Existing asphalt shingle roofing and color to remain.
- Existing windows, lighting and doors to remain.

- Interior remodeling will occur. However, general exterior structure and porch elements will remain. There are no proposed plumbing, electrical, or structural changes, with the exception of the porch guard rail.

Please See Attachment B - Application Materials, for plans, elevations, colors, and additional design details.

APPLICABLE DEVELOPMENT STANDARDS

The project is subject to the following HDRO development standards:

- **Zoning Ordinance §17.336.060.B.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.
- **Zoning Ordinance §17.336.060.B.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.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to California Environmental Quality Act per Section 15301, CEQA Guidelines, Existing Facilities.

RECOMMENDATIONS FOR CONDITIONS TO THE PLANNING DIRECTOR

1. All exterior lighting shall be directional lighting and shall not create off-site impacts.
2. Color scheme shall be as proposed (Attachment B – Application Materials, OR as amended by the Commission*). Green (“four leaf clover”) siding with a lighter green (“praying mantis”) trim as shown on page A1.3 of application materials Dunn-Edwards paint to be used as indicated on page A1.3 of application materials or similar color from another paint manufacturer.

*(*The Commission may consider recommending reversing the proposed color scheme so that the lighter green [“praying mantis”] is the base siding color and the darker green [“four leaf clover”] is the trim color.)*

3. Siding shall be horizontal lap with 9” reveal; James Hardie or equivalent product to manufacturer specifications. The siding to match the siding on the structure directly across the street from the subject structure as noted on page A1.3 of application materials.
4. The new steel guard rail on porch shall be black steel with vertical balusters to match the railing along the front of the Pizza Factory and other businesses below Pizza Factory along 5th Street toward Mariposa Creek as shown on page A1.3 of the application materials.
5. All HVAC equipment shall be screened and/or painted to match the house or roofing colors

6. Building Permit shall be required prior to any work. Planning Director approval of the building permit plans is required prior to building permit issuance.
7. Final approval of this design review is subject to a final Planning Department inspection of the completed project.

PROCESSING

The Planning Director is the final approval authority for this historic design review application.

RECOMMENDATION

Staff recommends that the Historic Sites and Records Preservation Commission review the project and provide a recommendation to the Planning Director.

ATTACHMENTS:

- A. Vicinity Map
- B. Application Materials

Attachment A



June 14, 2021

Attachment B
(Exterior color scheme as submitted by applicants)



Mariposa County

SARAH WILLIAMS

Planning Director

Kaitlyn Casner

Planner II



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MEMORANDUM

Date: June 14, 2021
To: Historic Sites and Records Preservation Commission
From: Kaitlyn Casner, Planner II
Topic: Agenda Item 4.b: Recommendation to Planning Director for Action on Historic Design Review Application No. 2021-022, 5059 Highway 140, Mariposa; APN 013-144-002; Applicant: Monarch Inn (Ambrish Patel); Owner: Jag One; exterior remodel, **amended plans**.

Background

This project proposes an exterior remodel of the Monarch Hotel. The project is subject to a Historic Design Review (HDR) Application because the site is within the Historic Design Review Overlay Zone of the Mariposa Town Planning Area. The project must comply with the requirements established by the Architectural Theme and Development Guidelines for the Mariposa Town Planning Area Design Review Overlay Zone and the Historic Design Review Overlay Zone.

The project site is zoned:

- General Commercial Zone (GC),
- Design Review Overlay Zone (DRO),
- Historic Design Review Overlay Zone (HDRO).

Hotels are listed as permitted uses in the GC zone pursuant to Chapter 17.320 – General Commercial Zone of the Mariposa County Title 17, Zoning.

The Monarch Hotel is not listed on the Historic Structures and Sites Historical Inventory or within the boundary of the Mariposa Town Historic District for the National Register of Historic Places.

This item was first heard on April 12, 2021. In that meeting, there was discussion and concern regarding the exterior paint color, the gabion walls, signage, and the wooden accents (planter boxes, etc.).

On motion of Ed Dreschler, seconded by Burt Collins, the Historic Sites and Records Preservation Commission recommended to the Planning Director to continue this item to the June 14th, 2021 meeting provided the applicant provide an updated set of plans that complies with the Mariposa County Gold Rush Design Review Guidelines.

UPDATES TO PROJECT

1. New plan sets received June 4, 2021.
2. New plans propose the following changes.

- a. Gabion walls have been changed to “locally sourced schist and concrete” planters. Location remains the same.
- b. Stucco wall trim color has been changed from “Kelly Moore- Stocking White” to “Kelly Moore- Hammered Pewter”. Stucco exterior wall – main and metal roof to stay original proposed colors.
- c. Exterior concrete patio to be painted Kelly Moore – Parisian Cashmere (KM5787).

Approval Process

The Mariposa County Planning Director is the approval authority for Historic Design Review Applications. However, before the Planning Director can take action on the application, the Historic Sites and Records Preservation Commission’s review and recommendation to the Planning Director for action is required. The Planning Director may take action as recommended by the Commission or she may modify the recommended action.

Project Analysis

Proposed Work

The proposed remodel includes upgrades to the exterior finishes, new hardscape and landscaping along Highway 140 frontage, new signage, new exterior lighting, and a new striped check-in area. Please refer to the included site plans for detailed drawings of the proposed upgrades to the site (Attachment B- Monarch Inn HDRO Set, dated 6/4/2021).

Building Remodel

Exterior Finishes

Proposed upgrades to exterior finishes include new paint for the existing stucco walls (main) in Kelly Moore – Snow Globe (HLS4304) and the stucco trim in Kelly Moore – Hammered Pewter (HLS4263). The existing metal roof will stay the existing color, Kelly Moore – Seville Scarlet (HLS4284). Existing mechanical features on the front of the building will be enclosed with a wooden movable screen.

See Attachment B – Monarch Inn HDRO Set, Sheets 1 to 8 for detailed information on proposed exterior upgrades.

Lighting

Decorative lighting upgrades are proposed for the exterior of the building. The lighting plan and layout can be reviewed in Attachment B – Monarch Inn HDRO Set, Sheet 08.

The selection of decorative, hanging, wall mounted, and bollard style lighting fixtures are inspired by Gold Rush Guidelines and designed to harmonize with the other site and façade features. The proposed lighting along with application of International Dark Sky Association compliant lighting requirements will meet Historic Design Review requirements, apart from the LX-05, Bistro String Lights. Before installation of the Bistro lights, verification of low voltage will be required or shielded lights may be necessary to meet requirements of the International Dark Sky Association.

New Hardscape and Landscape

The landscaping and hardscape upgrades propose using natural materials for hardscape finishes and water conserving plant species for all proposed landscape areas. Landscaping and hardscape improvements are proposed along the Highway 140 frontage. The applicant is also proposing new

landscaping throughout the rest of the property. A new striped check-in area (2 parking spaces) is proposed along the south portion of the driveway. Landscaping details can be reviewed in Attachment B – Monarch Inn HDRO Set, Sheet 1 & Sheet 3.

The proposed natural finished hardscape combined with the landscaping create an attractive transition from CA Highway 140 to the building. Proposed materials are stone and will complement the proposed color scheme and Gold Rush era look, complying with the landscaping requirements for the Historic Design Review district as stated in the following excerpts:

Section 17.336.060.C.3 states “*Landscaping is necessary to enhance architectural features, screen unsightly areas and provide an attractive transition from street to building and between adjacent developments.*”

Section 17.336.060.C.3 states “*Utilization of indigenous and/or water conserving plants shall be required.*”

New Signage

The proposed 6’ x 2’ corten steel sign, with Gold Rush style fonts, will be pin mounted on a rock monument wall. Signage details can be reviewed in Attachment B – Monarch Inn HDRO Set, Sheet 09.

Section 17.336.070.A.4 states “*[Signs] shall be constructed of natural materials such as wood, brick, adobe, stone, or other historic materials...The maximum signage area for any business (within the Historic District) shall be 32 square feet...All signs shall be designed utilizing the lettering types and techniques of the historic period.*”

Final sign details require Planning Director review and approval prior to building permit issuance.

Environmental Determination

This project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

This project is for a remodel and rebranding of an existing hotel site proposing landscaping upgrades and exterior finished upgrades involving no expansion of the existing use. No expansion of the number of units is proposed or approved by this action.

Conformity with Historic Design Review Requirements

This project is an exterior remodel of a non-contributing historic structure and will not result in changes to nearby contributing historic structures. The site has all services available to support the structures, including community sewer and community water services. The development complies with all applicable zoning standards.

Section 17.336.070.A.1 states “*... construction within the historic overlay zone shall comply with historical Mariposa architecture defined as architecture generally utilized in the region from the years 1850 to 1920...*”

This project complies with Sections 17.366.060 and 17.366.070 of the Zoning Ordinance and conforms to applicable Design Review and Historic Design Review Overlay Zones by proposing

color schemes and materials as suggested in the Design Review Guidelines and applicable color pallets.

This project complies with Section 17.320 of the Zoning Ordinance and conforms to applicable zoning and land use requirements. The property is zoned General Commercial and operates as a hotel. This is a permitted use for General Commercial zoning. There are no proposed changes to existing use.

Recommendation

Staff recommends that the Historic Sites and Records Preservation Commission review the project based on the points and authority raised in this memorandum and recommended conditional approval of this project as proposed or provide direction and input to the Planning Director on any recommended changes.

The Planning Director finds that this project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA), Section 15061, CEQA Guidelines.

Conditions

The following are the recommended project conditions:

General Conditions

1. Design Review Application No. 2021-022 is approved for a remodel of the existing Monarch Hotel. Project consists of new exterior finishes, new hardscape and landscaping along CA Highway 140, new signage, and new exterior lighting as shown on plans (see Attachment B – Monarch Inn HDRO Set)
2. No changes to the approved site plan, exterior design, color, or materials of any structure or landscaping shall be permitted without review by and written approval of the Planning Director pursuant to applicable conditions for the project.
3. Upon approval the applicant has three (3) years to complete the proposed upgrades, the applicant may request one or more time extensions of up to eighteen (18) months. The Design Review shall be activated by the issuance of the first building or grading permit within 36 months from the effective date of Planning Director approval of the project.
4. You may opt to have our office file the Notice of Exemption (NOE). This filing notifies the public that Mariposa County has determined that your project is exempt from the California Environmental Quality Act (CEQA). While filing is not required, it is advisable if you want to minimize legal exposure to your project, since the action of filing shortens the statute of limitations on appeals from 180-days to 35-days. If you opt to file, then the NOE must be posted within five days of Planning Director Approval date. The County Clerk's Office requires a fee of \$50.00 for the filing of the NOE for your project. If you opt to file, please submit cash or a money order made payable to the Mariposa County Clerk's Office to our office for that amount within 4-days of the approval of your Major Design Review Application. A cashier's check or money order shall be made out to the Mariposa County Clerk in the amount of fifty (\$50) dollars. The Mariposa County Clerk will not accept a personal check for purposes of filing this document.
5. The proposed "movable planters on castor wheels" for mechanical systems access shall be designed to be movable by one person. Prior to construction or Building Permit issuance, verification this condition has been met will be required from Mariposa Public Utilities District.

Construction

6. No site disturbance activities shall commence without the issuance of a building or grading permit. Should there be no code requirement for such a permit, a letter authorizing site disturbance activities shall be issued by the Planning Director upon request and upon proof of condition completion.
7. Prior to the issuance of any building or grading permits, (or site construction activities) the applicant shall submit final site plans, landscape/hardscape plans, elevations, signage plans, and lighting plans with construction details for approval by the Planning Director. The final site plans shall clearly be labeled to match the approved site plans. All physical construction for the project shall be in substantial conformance with the approved plans.
8. Prior to issuance of a Certificate of Occupancy or commencement of project construction, the Planning Director shall verify that all applicable conditions have been satisfied.
9. Prior to the issuance of a building or grading permit and prior to issuance of a Certificate of Occupancy, all fees associated with the County's processing of this project and filing of associated documents shall be paid.

Frontage Improvements

10. Plans for any required or proposed frontage improvements shall require Mariposa Public Utility District (MPUD), California Department of Transportation (Caltrans) (if required) and County Engineer approval as applicable prior to issuance of a grading or building permit.
11. If required, an encroachment permit for frontage improvements shall be obtained from both the County Public Works Department as well as CalTrans. Verification this condition has been met shall be required prior to Building Permit issuance.

Exterior Finishes

12. Prior to building permit issuance, project plans must be submitted and approved by the Planning Director that include the architectural elevations, color types and materials of the proposed hotel structure. (Any changes to the HVAC grills visible from the exterior of the building must be screened, made decorative or painted to match the color of the building siding on which it is to be mounted). Attachment B – Monarch Inn HDRO Set.
13. Prior to building permit issuance, material boards and/or manufacturer cut sheets shall be required for all upgrades to exterior finishes, windows and doors as may be needed.

Landscaping/Hardscaping

14. Final landscaping plans shall be required and approved by the Planning Director prior to Building Permit issuance. The landscaping plan shall conform to Section 17.336.060.C of County Code, delineating the size, type, and location of landscape plantings as well as proposed irrigation methods. All landscaping shall be maintained in good condition in order to present a healthy and neat appearance for the life of the development. Dead or diseased plants shall be immediately replaced. If plantings die, they shall be replaced on a one-to-one ratio until established. Irrigation shall meet the 2015 Model Water Efficient Landscape Ordinance (CCR Title 23, Chapter 2.7), as verified by Mariposa County. On-site landscaping shall meet requirements for fire safe design and requires approval of County Fire Chief prior to grading or building permit issuance. This plan must be approved by the Planning Director prior to the issuance of a grading or building permit. Landscaping must be installed prior to the issuance of a Certificate of Occupancy.

Signage

15. Prior to building permit issuance, the applicant shall submit a final Sign Design Review Plan for the proposed sign, delineating the location, size, materials, colors, lettering, and lighting method for all on-site signage. The sign shall conform to those shown on the plans dated June 4, 2021. The proposed signage shall be in conformance with §17.336.070.D of County Code.

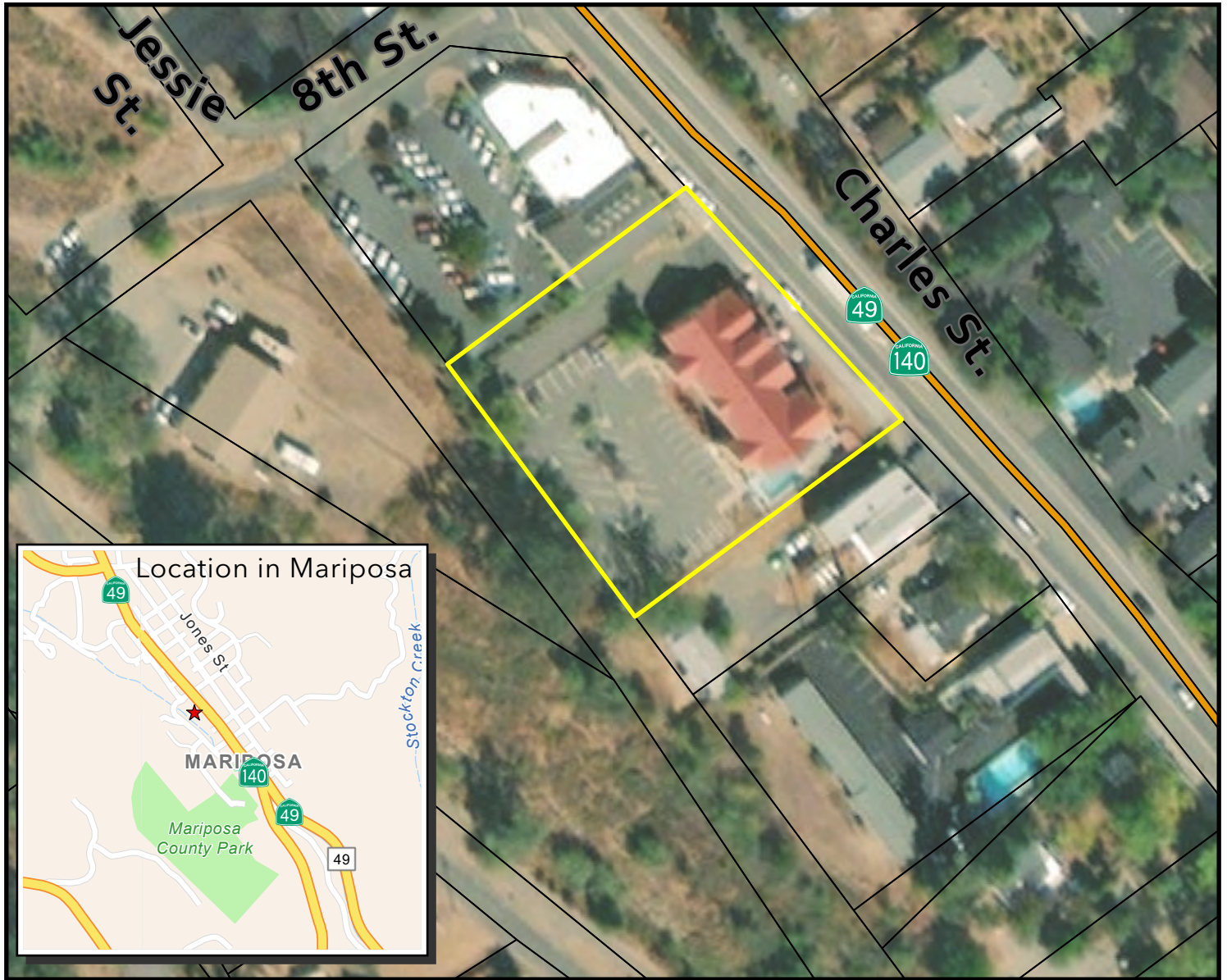
Lighting

16. All exterior lighting fixtures shall be of a hooded type and shall be designed and located to confine lighting directly on the premises. Lighting should be of minimum, but adequate, intensity. The light fixtures shall be a “full cutoff” fixture as listed on the International Dark Sky Standards website. Low light decorative fixtures may be exempt from this requirement. A lighting plan showing the design and location of all exterior lights, including any lighting at sidewalk level, shall be submitted. Exterior lighting fixtures shall not shine light upon or directly illuminate any surface other than the area required to be lighted. Building Inspectors from the Building Department shall verify the location of the lights during their regular inspections of the building construction. Before installation of the Bistro lights, verification of low voltage will be required or shielded lights may be necessary to meet requirements of the International Dark Sky Association.

ATTACHMENTS:

- A. Vicinity Map
- B. Monarch Inn HDRO Set Dated June 4, 2021
- C. NOE

Mariposa County Planning Department Project Vicinity Map



0 100 200 Feet

1:1,200

PROJECT TYPE: Design Review 2021-022

APPLICANT: Monarch Inn (Amrish Patel)

APN: 013-144-0020

SITE ADDRESS: 5059 Hwy 140, Mariposa

Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet

Date: Friday, February 05, 2021

Data Source: Mariposa County Planning Department GIS;

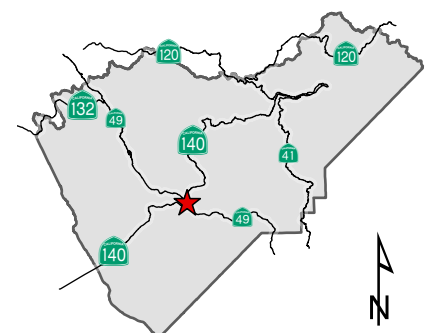
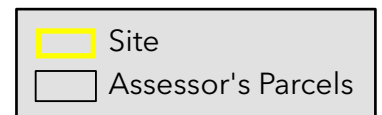
Assessor's Parcel Map Update: 02/2020

Map Credit: BEN OGREN, Sr. GIS Specialist



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<http://www.mariposacounty.org/planning>

Mariposa County makes no warranty regarding the accuracy of the GIS or the analysis and conclusions resulting from using our GIS data.



Location in Mariposa County



THE MONARCH INN HDRO SET

5050 CA-140, MARIPOSA, CA 95338
APN: 013-144-002

HDRO SET	
SHEET NUMBER	SHEET TITLE
0	COVER
1	SITE PLAN
2	SITE SURVEY
3	LANDSCAPE PLAN
4	EXISTING ELEVATIONS
5	ENL. ELEVATION PATIO
6	RENDERED ELEVATIONS
7	SIGN DETAILS
8	LIGHTING PLAN

General Notes

Designer:
Victoria Petrovsky
T: (973)641-5770
E: victoriapetrovsky@gmail.com

JAG One
dba The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

dba The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

COVER PAGE
Date: 6/4/2021
AS NOTED

- all changes are made within parcel boundary
- design inspired by Mariposa Creative Industries and Creek restoration project - "Seed Share" installation

designer:
Victoria Petrovsky
T: (973)641-5770
Evictorlapetrovsky@gmail.com

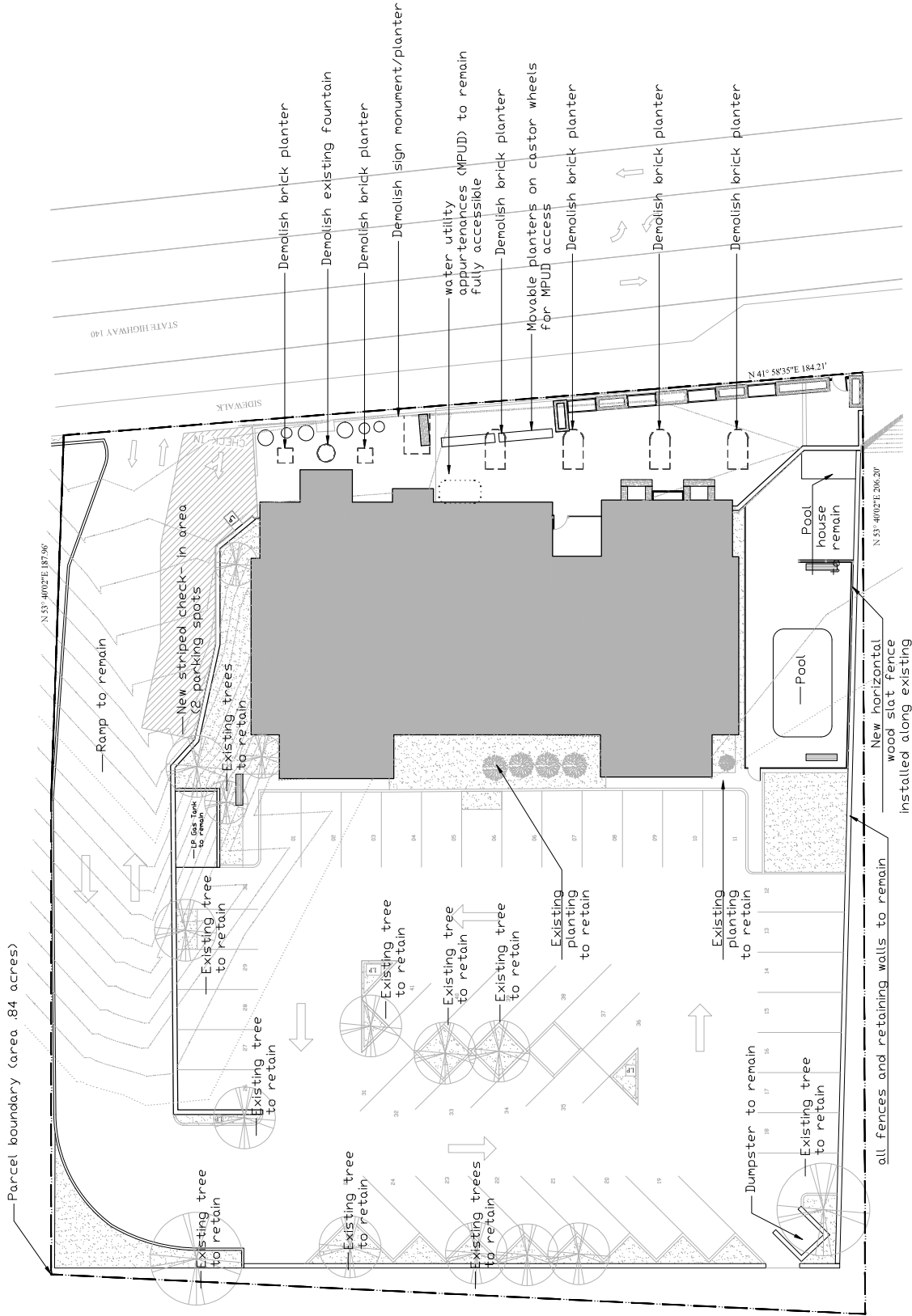
Project Name and Address

JAG One
aka The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

Project Name and Address

aka The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

SITE PLAN	01
Date	6/4/2021
Scale	AS NOTED



1 SITE PLAN
Scale: 1/32" = 1'

A PORTION OF BLOCK 29 OF THE TOWN OF MARIPOSA,
LOCATED IN PROJECTED SECTION 23,
TOWNSHIP 9 SOUTH, RANGE 18 EAST, M D B AM
APN 013-144-002
5019 HIGHWAY 140, MARIPOSA, CA 95338

A PORTION OF BLOCK 29 OF THE TOWN OF MARIPOSA,
LOCATED IN PROJECTED SECTION 23,
TOWNSHIP 9 SOUTH, RANGE 18 EAST, M D B AM
APN 013-144-002
5019 HIGHWAY 140, MARIPOSA, CA 95338



JONES SWYDER & ASSOCIATES
P.O. BOX 1249, OAKRUST, CALIF. 95631
CALLING THAT WWW.ISPRESSING.COM

1 SITE SURVEY
Scale: NTS

General Notes

Plan Name and Address

Physical Science and Technology

dba. The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

1

Date 6/4/2021

AS NOTED

— Plant selection guided by drought tolerance and drought tolerant plants for year round interest

— MWLD compliance
 - All plants will be prepared with 4 cu yards of compost / 1000 sq ft to a depth of 6 in.
 - Plants will be used and require occasional watering past establishment
 - In layer of mulch will be applied to the ground is exposed (mostly groundcover mass plantings)
 - Irrigation controllers will be used for evapotranspiration or soil moisture data and utilize a -Irrigation controller
 - programming data will be saved in event of power outages
 - areas less than 10 feet in any direction utilize sub-surface irrigation
 - Irrigation controllers prevent overspray or runoff
 - no planting beds of over 1000 sq ft on site

designer:
 Victoria Petrovsky
 T: (973)641-5770
 E: victoriapetrovsky@gmail.com

JAG Dne
 aka The Monarch Inn
 3059 Highway 140
 Morroessa, CA 95338

aka The Monarch Inn
 3059 Highway 140
 Morroessa, CA 95338

LANDSCAPING PLAN
 Date: 6/4/2021
 AS NOTED

LEGEND

A	Variegated Pachysandra
B	Pachysandra terminalis 'Variegata'
C	Wintercreeper Euonymus Fortunei
D	Madison Star Jasmine
E	Trachelospermum jasminoides 'Madison'
F	Evergreen Clematis
G	Karl Fuchs Himalayan Cedar
H	Cedrus deodara 'Karl Fuchs'
I	Juniperus procumbens 'Nana'
J	Feelin' Sunny Deciduous Cedar
K	Cedrus deodara 'Hankini'
L	Weeping Blue Atlas Cedar
M	Cedrus atlantica 'Glauca Pendula'
N	Green Columnar Juniper
O	Juniperus chinensis 'Hetzi Columnaris'
P	Robust Male Fern
Q	Dryopteris filix-mas 'Robusta'
R	Autumn Fern 'Dryopteris erythrosora'
S	Cedrus deodara 'Prostrate Beauty'
T	Blue Italian Cypress
U	Cupressus sempervirens 'Glauca'



General Notes

—no major changes to
building facades proposed

designer:
Victoria Petrovsky
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Project Name and Address

JAG One
aka The Monarch Inn
3059 Highway 140
Morriso, CA 95338

Project Name and Address

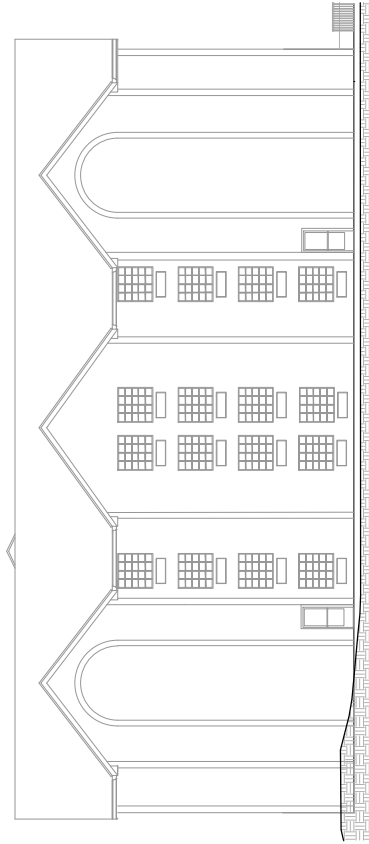
aka The Monarch Inn
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EXISTING ELEVATIONS

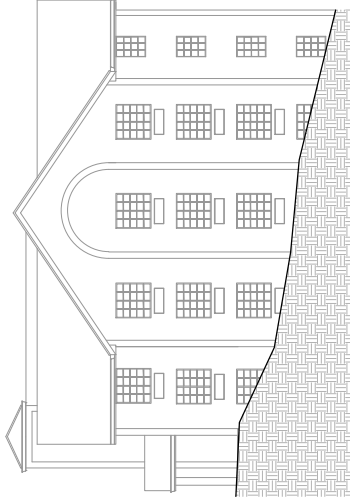
Date: 6/4/2021

Scale: AS NOTED

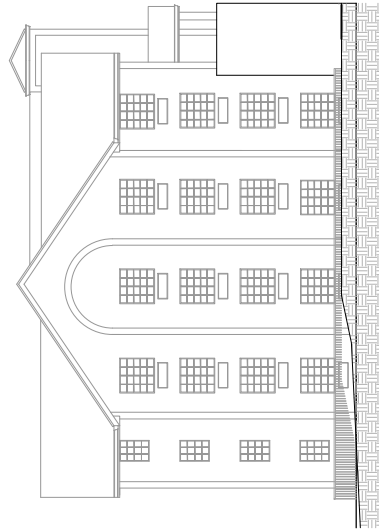
04



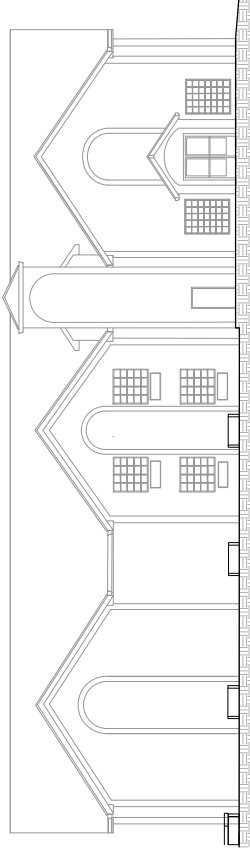
4 EXISTING SW ELEVATION
Scale: 1/8"=1'



3 EXISTING NW ELEVATION
Scale: 1/8"=1'



2 EXISTING SE ELEVATION
Scale: 1/8"=1'

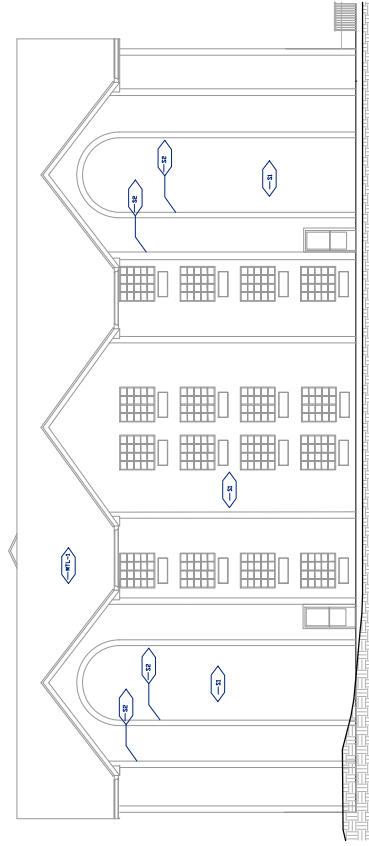


1 EXISTING NE ELEVATION
Scale: 1/8"=1'

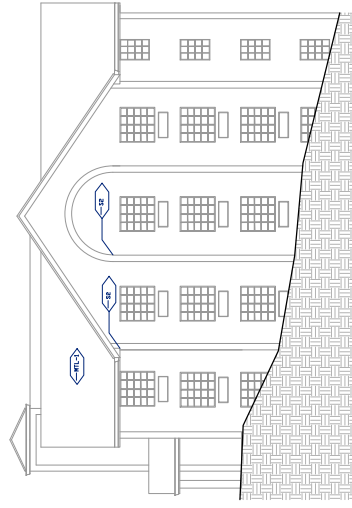
FINISH LEGEND

ABBR.	DESCRIPTION	COLOR / DESCRIPTION
S-1	Stucco exterior wall - main	Kelly Moore - Snow Globe (HLS4304)
S-2	Stucco wall - trim	Kelly Moore - Hammered Pewter (HLS4263)
MTL-1	Metal roof	Kelly Moore - Seville Scarlet (HLS4284)

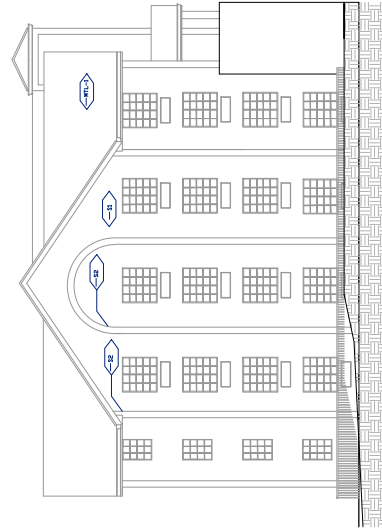
General Notes



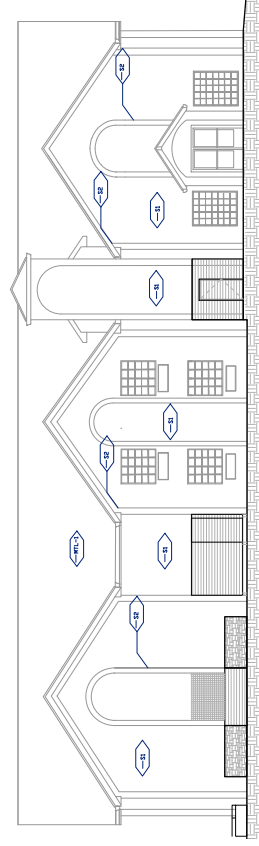
4 SW ELEVATION
Scale: 1/8"=1'



3 NW ELEVATION
Scale: 1/8"=1'



2 SE ELEVATION
Scale: 1/8"=1'



1 NE ELEVATION
Scale: 1/8"=1'

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ELEVATIONS

Date: 6/4/2021

AS NOTED

06

FINISH LEGEND

COLOR / DESCRIPTION

ABBR.	DESCRIPTION	COLOR / DESCRIPTION
C-1	Masonry paint - concrete patio paint	Kelly Moore - Parisian Cashmere (KW5787)
C-2	Check-in area stripping paint	Flat White Exterior Traffic Stripping Paint
F-1	Board on battens horizontal fence	Exterior fire retardant treated wood / redwood
P-1	Schist clad planter	Locally sourced schist and concrete planter
P-2	Movable planters with castor wheels	144" by 24" - California Redwood with castor wheel (to be moved when access is required to water utility appurtenances)
P-3	Built-in wood planter	Redwood or similar locally sourced wood planter (for size refer to elevation and plan)
T-1	Architectural wire mesh trellis	2 1/4" x 2 1/4" x 3" Deep 13 Gauge Pre-Galvanized welded wire, epoxy primed then powder coated to match facade

DOOR SCHEDULE

D-1	WOOD GATE WITH KEY LOCK AND STANDARD DOOR HANDLE/ - 35" x 5'
D-2	WOOD DOOR WITH KEY LOCK AND STANDARD DOOR HANDLE/ - 35" x 6'
D-3	WOOD DOOR WITH STANDARD OUTDOOR HANDLE AND LOCK/ - 35" x 75"

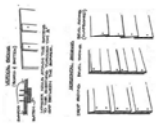


— Fully movable planters on castor wheels to screen water utility appurtenances (HPUD)

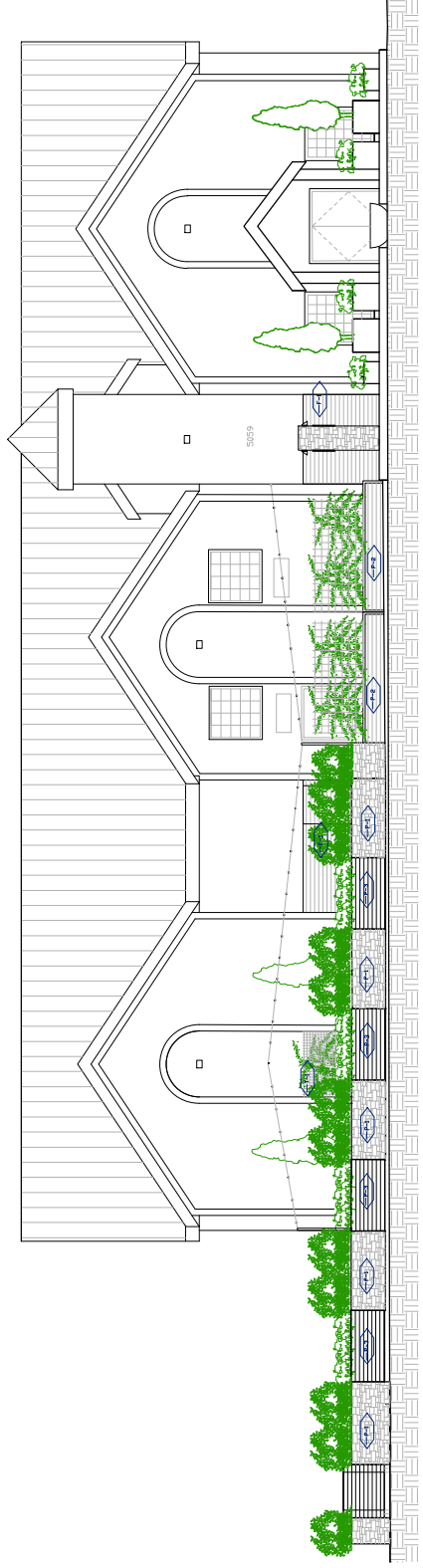
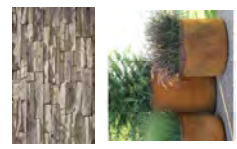
Materials selected based on reference to historical landscape; natural textures and colors, attractive walkable environment from main strip in town

— All materials sourced locally with exception of castor wheels. Material may not be found in town

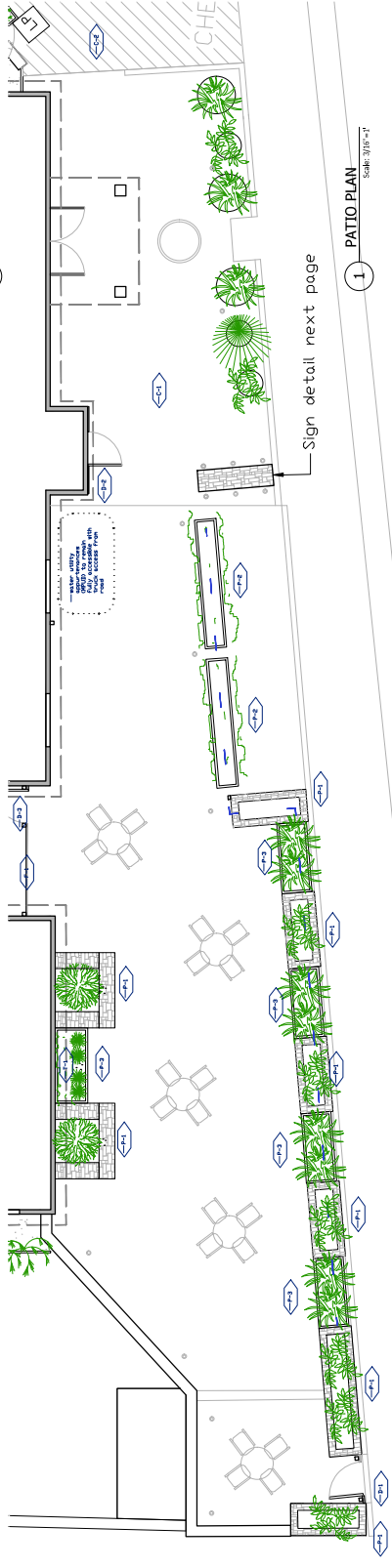
— Design reference (fence) to screen water utility appurtenances (HPUD) Design review guidelines



Material texture samples



1 PATIO ELEVATION
Scale: 3/16" = 1'



1 PATIO PLAN
Scale: 3/16" = 1'

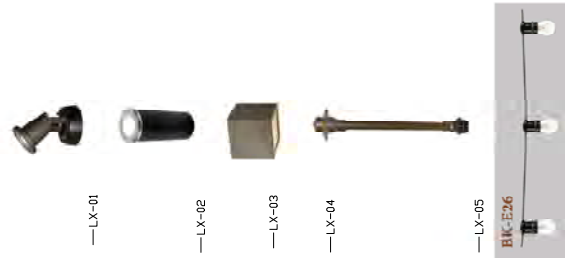
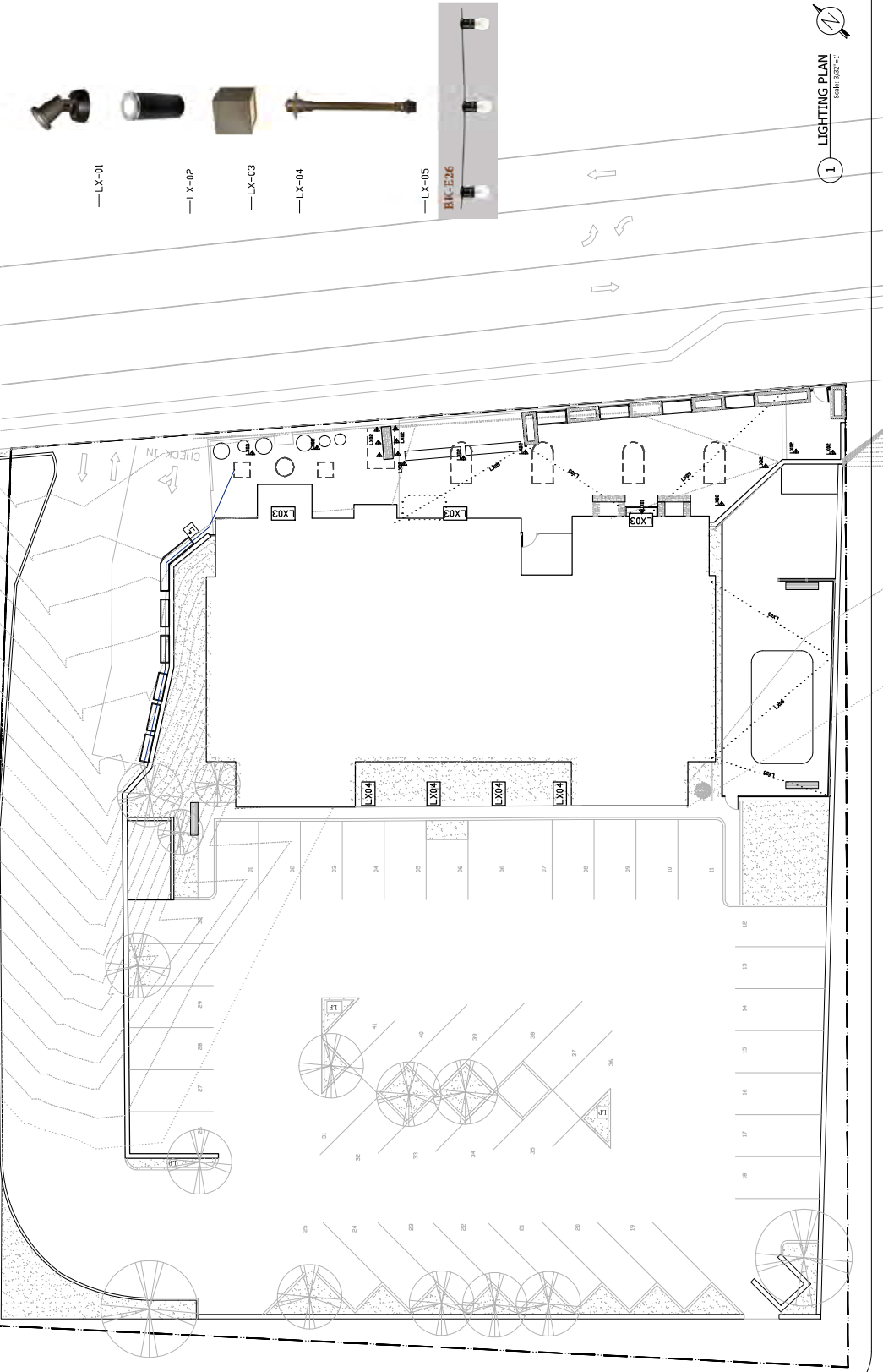
JAG One
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05
PATIO EL AND PLAN
6/4/2021
AS NOTED

LANDSCAPE LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	DESCRIPTION	MANUFACTURER	LAMP TYPE	LAMPS/FIXTURE	WATTS	COLOR TEMPERATURE	CIRCUIT VOLTAGE	NOTES
LX01	Bronze Outdoor Integrated LED Landscape Well Light	Home Decorators Collection	LED	3	2	2700	12 V	40" wide beam angle, 300 L for BS compliance, mounted in gableon
LX02	1-Volt Stainless Steel Outdoor Integrated LED 3000K In-Ground Landscape Path Light	VDNN Lighting	LED	1	1	3000	12 V	40 Lx ETL Certified ETL Classified ETL Listed Title 20-cETLus (EAVG = 0.5 fci) EAVG VERT = 10 fci) in ground mounted
LX03	Kuba Outdoor Wall Light	Hinkley Lighting	LED	1	8	3000	120 V	Dark Sky Compliant by manufacturer to replace conventional outdoor lights) in plate mounted
LX04	RX LED Outdoor Path Light	Focus Industries	LED	1	3	300	12 V	300 L (EAVG = 5.0 fci) in ground mounted
LX05	BK-E26 Commercial Grade Bistro String Lighting	Lightcraft Outdoor Lighting	LED	120			12 V	260 string, lights spaced 24" apart (EAVG = 3.0 fci) cable color, string, wall hooks



Notes:

- Fixtures selected to comply with recommended illuminance for main exterior lighting (per ASHRAE 90.1-2010 compliance). Facilitate wayfinding, safety and create the sense of active and well-lit illuminated open spaces.
- LUX - 6 pedestrian LUX - 50 building entry (urban situation)

Designer: Petrovsky
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Project Name and Address

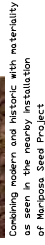
aka The Monarch Inn
3059 Highway 140
Morris, CA 95338

DATE: 6/4/2021

Scale: AS NOTED

08

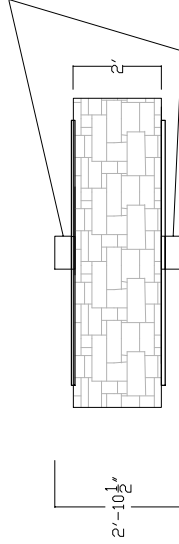
1 LIGHTING PLAN
Scale: 1/8"=1'-0"



Corten sign and stone wall
example, the natural, soft and
rustic look of the proposed sign.

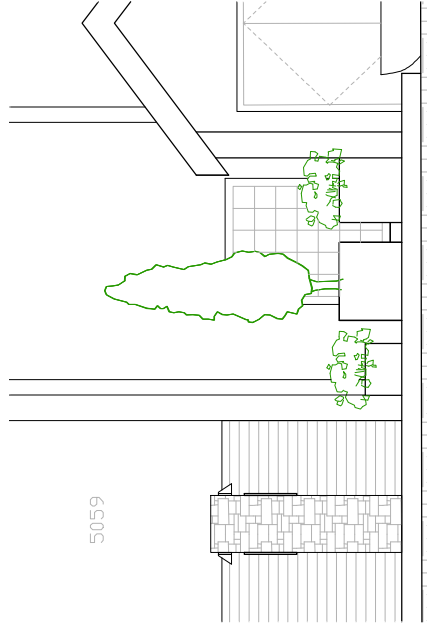
Sign is to be made out of 1/8" thick corten with hidden fixed mount sign brackets. The letters will be cut out of corten sheet, with light plexi backing, illuminated by a Dark Sky compliant light fixture - integration to be coordinated with fabricator (Rusted Bull).

HINKLEY LIGHTING
ATLANTIS OUTDOOR MINI DOWNLIGHT
LED: 1 x 120V/ 600 Lumens/ 96 CRI/ 3000K
9" Width x 6" Height
Backplate 4.5" Width x 4.5" Height
Material: Extruded Aluminum
UL Listed for Wet locations
Dark Sky Compliant



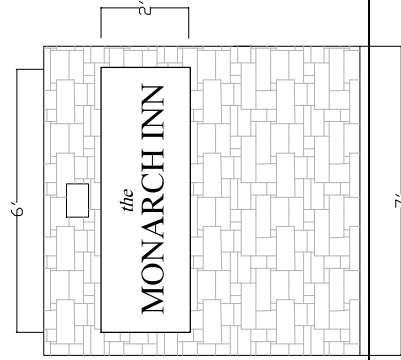
./../Desktop/Monarch Products/sign light.jpg

5 ELEVATION OF SIGN
Scale: NTS



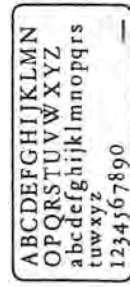
Note: sign is to be located within the footprint of current sign and same height

3 PLAN VIEW
Scale: 3/4" = 1'



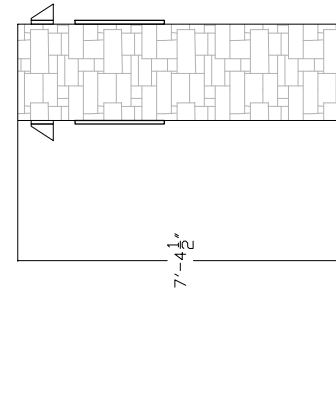
1 FRONT ELEVATION
Scale: 3/4" = 1'

2 SIDE ELEVATION
Scale: 3/4" = 1'



Note: reference pg. 30 'MARIPOSA COUNTRY HISTORIC DESIGN REVIEW GUIDELINES'

4 FONT REFERENCE
Scale: NTS



7'-4 $\frac{1}{2}$ "



designer:
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Firm Name and Address
JAG One
dba The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

Project Name and Address
8 dba The Monarch Inn
5059 Highway 140
Mariposa, CA 95338

SHEET NAME	SIGN DETAILS	
Date	6/4/2021	
Scale	AS NOTED	

MARIPOSA COUNTY NOTICE OF EXEMPTION

TO: County Clerk
County of Mariposa
P.O. Box 247
Mariposa, CA 95338

FROM:

Sarah Williams
Planning Director
5100 Bullion Street
Mariposa, CA 95338

Project Title: Historic Design Review Application 2021 – 022

Project Location: Project is located at 5059 Highway 140, Mariposa; APN 013-144-002

Description of Project: Historic Design Review of the Monarch Hotel exterior remodel

Name of Public Agency Approving Project: Mariposa County Planning Department

Name of Person Carrying Out Project: Monarch Inn (Ambrish Patel), Applicant

Exempt Status: General Rule Exemption Section 15061, CEQA Guidelines

Reason Why Project Is Exempt: This project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project is only for changes to existing landscaping and exterior finishes no expansion of the existing use is approved.

Lead Agency Contact Person: Kaitlyn Casner, Assistant Planner (CEQA Determination)

Phone Number: (209) 966-5151

Sarah Williams
Planning Director

Date