

DEPARTMENT: Planning

By: Skip Strathearn
Assistant Planner

Phone: 966-5151

RECOMMENDED ACTION AND JUSTIFICATION: Policy Item: Yes ___ No X

Terminate Specific Plan Amendment #98-3, a text amendment to the Coulterville TPA Specific Plan to establish standards for junkyards. On December 7, 1999, the Coulterville Planning Advisory Committee voted to terminate further consideration of the text amendment because the committee determined that the additional language is not necessary due to existing Design Review standards contained in the community's Specific Plan prohibiting refuse storage areas and junk materials from being visible to the public.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

The Board of Supervisors held a public hearing on the proposed standards on June 22, 1999 and considered the Planning Commission's recommendation to approve the standards. Due to opposition to the proposed standards voiced at the hearing, the Board took no action on the issue and referred the matter back to the community to arrive at a consensus on language for the proposed amendment.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

None.

COSTS: (X) Not Applicable	
A. Budgeted Current FY	\$ _____
B. Total anticipated Costs	\$ _____
C. Required additional funding	\$ _____
D. Internal transfers	\$ _____
COSTS: () 4/5th Vote Required	
A. Unanticipated revenues	\$ _____
B. Reserve for Contingencies	\$ _____
C. Source Description	\$ _____
Balance in Reserve Contingencies, If Approved:	
\$	_____

SPECIAL INSTRUCTIONS	
List the attachments and number the pages consecutively:	
Attachment 1	Minutes of December 7, 1999 meeting of the Coulterville Planning Advisory Committee
Attachment 2	Existing Specific Plan standards on junk
Attachment 3	Proposed standards
Attachment 4	Minute Order 6/22/99 Board public hearing

CLERK'S USE ONLY

Res. No.: 00-19 Ord. No.: _____
 Vote - Ayes: 4 Noes: _____
 Absent: Reilly Abstained: _____
 Approved Denied
 Minute Order Attached No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.

Date: _____
 ATTEST: _____
 MARGIE WILLIAMS, Clerk of the Board

By: _____
 Deputy

ADMINISTRATIVE OFFICER'S RECOMMENDATION:

This item on agenda as:

Recommended
 Not Recommended
 For Policy Determination
 Submitted for Comment
 Returned for Further Action

Comment: _____

A.O. Initials: [Signature]

ATTACHMENT 1

**Coulterville Planning Advisory Committee
Minutes for December 7, 1999**

COULTERVILLE PLANNING ADVISORY COMMITTEE**MINUTES**

December 7, 1999

The Coulterville Planning Advisory Committee met on December 7, 1999 at Old School, Coulterville, California. J. Shannon, Chairman, called the meeting to order at 6:38 P.M.. Committee members Rick Roesch, F. Eggers, J. Shannon and J. Loeser were present. M. Robinson was excused. Don Pucilowski (County Planning Commissioner) and Rich Begley (Deputy Director Parks & Rec.) were also present.

The minutes of November 2, 1999 meeting were approved. F. Egger made the motion to accept the minutes as written and J. Shannon seconded.

Next J. Shannon asked if anyone had anything to bring up that was not on the agenda. No one brought up anything.

Rich Begley then did his presentation on the playground equipment proposed for the Park. The playground equipment comes in various sizes and shapes but what was important to the TPA members was the colors (they should be earth tones to match the TPA rules) and the actual placement. J. Shannon was concerned that they should be placed properly so that the equipment would not interfere with concerts on the bandstand.

R. Roesch moved that we accept the earthtone colors for the playground equipment and that J. Shannon, F. Eggers and J. Loeser would meet at the park on 1-13-00 at 10:00AM with Wayne Bullis and Rich Begley to go over the placement of the equipment. F. Eggers seconded.

Next J. Shannon brought up the junkyard issue. J. Shannon brought up a section of the current TPA that stated that any junk may not be visible. Since this section was found it was not considered necessary to change the TPA. R. Roesch moved that no further changes to the junkyard ordinance needed to be made. This was seconded by J. Loeser and all approved.

On the next agenda it was agreed that we would have the review of the location of the new playground equipment.

Adjourn 7:44. R. Roesch made the motion and it was 2ND by J. Loeser. Next meeting February 1, 2000 at 6:30PM at the old school house.

ATTACHMENT 2

Existing Coulterville TPA standards on junk

Design Review standards

tanks, shall be underground within the project site.

B. Building Design Standards

1. Diversity of architectural style is encouraged within the broad bounds of what is appropriate for Coulterville.
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 and shall be compatible with historic buildings in the Historic Design Review Overlay District. The historic design review overlay architectural theme and development guidelines shall provide specific information regarding historical buildings.
3. Buildings shall have an appropriate scale which is harmonious with the neighborhood.
4. Building design and character should not conflict with adjoining development.
5. Monotony of design within the community should be avoided. Projects involving multiple buildings should include variation in building location and detail.
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.
7. All exterior mechanical equipment on roof, building and ground shall be enclosed or screened from public view either by utilizing materials compatible with the building or locating them away from public view. Refuse storage areas, service yards and exterior work areas shall be screened from public areas such as streets, sidewalks and parks.
8. All mobile homes, manufactured homes, and commercial structures shall be installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code. Architectural requirements imposed on a mobile home or manufactured home itself shall be limited to roof overhang, roofing material, and siding material.

Historic District Design Review Standards

closely resemble the historic materials are allowable. Examples of the desired surface and texture of the historic materials are provided as an appendix to the Mariposa County Gold Rush Design Review Guidelines.

3. All buildings constructed within the district shall comply with the style of architecture typical to the region in the period identified above. Such architecture typically included design features such as gabled or shed roofs, tall narrow windows and doors, dormer windows, functional iron or wood shutters, balconies, porches, awnings, detailed scroll work, ornate functional elements such as vents, railings, support posts, etc. Examples of the desirable architectural elements are contained in the Mariposa County Gold Rush Design Review Guidelines, Mariposa County Planning Department.

4. Signs shall be constructed of natural materials consistent with No. 2 above. The maximum sign area for any business shall be 32 sq. ft.. Graphic elements on the signs shall be designed utilizing the lettering types and techniques of the historic period. Lighting equipment for signs shall not be visible from public view. Sign standards shall be constructed of materials consistent with the historic architecture. Internally lit signs including but not limited to neon signs shall be prohibited within the district. Any sign which is altered, relocated, or replaced shall comply with the design guidelines of this district.

5. New structures within the district shall not be significantly larger in size and scale than existing buildings within the district.

6. New development within the historical district shall be designed to promote foot traffic throughout the historical district. Signs within the district shall be designed to provide information to the pedestrian as well as the automobile.

7. Screening of parking areas from public view within the historical district shall be strongly encouraged. This can be accomplished by locating the parking behind buildings or by utilizing landscaping.

8. Exposure and renovation of original building surfaces on historical structures shall be encouraged.

9. Satellite dishes and junk materials shall be enclosed or screened from public view either by utilizing

materials compatible with adjacent buildings and these guidelines or landscaping or locating them away from public view.

10. All fences within public view shall be subject to these standards and comply with historical Coulterville architecture as exemplified in the Mariposa County Gold Rush Design Review Guidelines. Temporary fences not complying with these standards may be allowed during construction periods upon approval through the design review process.

E. GENERAL POLICIES ON THE KEEPING OF SMALL ANIMALS.

The raising and maintenance of small livestock, small animals, birds or fowl for domestic use of the resident or property owner of the community provided that such small livestock, small animals, birds or fowl are maintained on the subject property in such a manner as to not create a public nuisance or public health or safety hazard. The keeping and raising of domestic bees is expressly prohibited in the community of Coulterville.

ATTACHMENT 3

**Proposed junkyard standards,
Specific Plan Amendment #98-3**

Proposed text Amendment:

New Section; VI. GOALS AND OBJECTIVES, A. Land-Use Classifications, 9. Outdoor Uses)

i. Definitions:

Junk:

Any worn out, scrap, salvage, cast off or discarded article or material. Any article or material which, unaltered or unchanged and without further reconditioning, can be used for its original purpose shall not be considered junk.

Junk yard:

(Junk yard, dismantling, or wrecking yard are synonymous.) The storage of junk outside of a building on a parcel or lot, or commonly owned contiguous parcels or lots, and where the storage site or sites are larger than two hundred (200) square feet in total cumulative ground coverage, and visible from any public street, road, or easement, or from outside of the property or parcel on which the junk is stored. The storage or equipment, machinery, or other materials used and stored in conjunction with, and necessary to, a legal use shall not be considered a junk yard. The outdoor storage of building materials not used in conjunction with and necessary to an active project in compliance with the provisions of the Uniform Building Code and County Code which exceeds a cumulative area of two hundred (200) square feet shall be considered a junk yard. The above provisions notwithstanding, the storage of junk on any site for the purpose of resale on a regular basis shall be considered a junk yard.

ii. Limitations:

- (a). A junk yard shall be a prohibited use within the Coulterville Specific Plan boundaries.
- (b). The storage of junk which does not conform with the standards of this title shall be considered non-conforming and shall be abated by _____, 1999 (*the date which is six months from the date the amendment becomes effective*).
- (c). Enforcement of this Section shall be as stated in Section 17.144 of Title 17 of the Mariposa County Code.

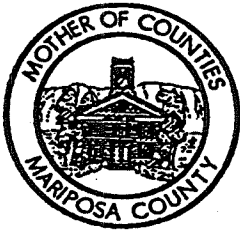
ATTACHMENT 4

Minute Order, June 22, 1999 Board Public Hearing

RECEIVED

OCT 22 1999

Mariposa County Planning Dept.



MARIPOSA COUNTY BOARD OF SUPERVISORS

CONFORMED AGENDA
JUNE 22, 1999

Time Description

**MEETING AT COULTERVILLE COMMUNITY CLUB IN COULTERVILLE AT
5043 BROADWAY**

2:09 p.m. Meeting Called to Order
Pledge of Allegiance
Introductions

Public Presentations: For Non-Timed Agenda Items and for Items Not on the Agenda

- Justin Sturm, President of the Northside Youth Group, advised the Board that the youth group provides a positive outlet for the youth of the community and gives support to the elderly and a number of community events, including the Northside History Center's Victorian Christmas event. He further advised that they will be having a nonsleepathon on July 26th to raise money with a portion of the donations to be made to the Red Cross to benefit a community member in need and a portion to fund some fun activities for the youth group. He thanked the Board and Rich Begley/Deputy Director, Parks and Recreation, for the use of the pool during the summer.
- Joe Brundage complimented Justin Sturm for the great job he has done with the youth program.
- James Upperman advised of the need to clear an overhanging serpentine rock on Highway 49 as he finds it to be an attractive hazard.

Approval of Minutes of 6/1/99 Regular Meeting

BOARD ACTION: Approved.

Approval of Consent Agenda (See End of Minutes)

BOARD ACTION: Supervisor Reilly pulled items 2, 3, and 5. (M)Reilly, (S)Stewart, balance of items were approved/Ayes: Unanimous. Discussion was held with Janet Hogan, County Administrative Officer, relative to item 2. Direction was given to staff to bring back more information relative to the Visitors' Bureau budget on an Agenda in the near future. (M)Parker, (S)Stewart, item 2 was approved/Ayes: Unanimous. Jeff Green, County Counsel, provided input relative to item 5. (M)Reilly, (S)Stewart, item 5 was approved/Ayes: Unanimous. Discussion was held with Janet Hogan regarding item 3. (M)Parker, (S)Stewart, item 3 was approved/Ayes: Balmain, Stewart, Parker, Pickard Abstained: Reilly.

Resolution Recognizing Elmer Keller for Ten Years of Dedicated Service to Mariposa County (Supervisor Balmain)

BOARD ACTION: (M)Balmain, (S)Stewart, Res. 99-192 adopted and presented to Elmer Keller/Ayes: Unanimous.

Jeffrey G. Green, County Counsel;

Resolution Adopting New Specification for the Classification of Development Services Technician at Salary Range 138; Allocating One Position to Public Health and One Position to the Building Department; Reclassifying Incumbent Senior Office Assistant (Health) and Permit Coordinator (Building) to the New Development Services Technician Position Effective April 1, 1999; and Deleting Senior Office Assistant and Permit Coordinator Positions and Permit Coordinator Classification (Continued from 6/15/99)

10

FILE COPY

4:50 p.m. Dinner Break

6:10 p.m. Sarah Williams, Interim Planning Director;
PUBLIC HEARING to Adopt a Notice of Exemption and Approve Coulterville Town
Planning Area Specific Plan Amendment No. 98-3 with the Recommended Findings
BOARD ACTION: The Public Hearing was opened and continued until after the
following.

Mike Edwards, Public Works Director;

A) Resolution Appropriating Additional Loan Funds, Effective July 1, 1999, to Allow
Work to Continue Pending Receipt of State and Federal Low-Interest Loan Funds for the
Don Pedro and Yosemite West Wastewater Treatment Plants Rehabilitation (3/5ths Vote
Required)

BOARD ACTION: Mike Edwards, Public Works Director, provided a status report on
the Don Pedro and Yosemite West Wastewater Treatment Plants. Mike Edwards
explained that an action is necessary to continue design and interim construction work up
to the point that state and federal loans can be secured through separate assessment
proceedings. He advised that his department has made budget requests for a General
Fund loan of \$200,000 for the Don Pedro project and \$265,000 for the Yosemite West
project, however due to State "Cease and Desist" orders funding must be committed
before budget hearings scheduled for September. Mike Edwards provided a memo of this
date offering a revised estimate from Dave Tucker indicating an interim financing need of
roughly \$75,000 for Don Pedro Wastewater Treatment Rehabilitation Project and
\$278,664 for Yosemite West. Mike Edwards responded to questions from the Board
relative to the necessity of committing all of the funding prior to budget hearings. Further
discussion was held relative to other possible areas of interim funding. Janet Hogan,
County Administrative Officer, advised that the County can fund the \$280,000 needed,
however she would be unable to advise what areas of the budget it would be taken out of on
this date. Following discussion, (M)Parker, (S)Balmain, approve loan for the Don Pedro
Sewer Project from the Water Agency for \$75,000 with direction to staff to return to
Board with other options relative to financing the Yosemite West project/Ayes: Balmain,
Parker Noes: Reilly, Stewart, Pickard. Motion Failed. (M)Balmain, (S)Stewart, Res.
99-211 adopted appropriating \$75,000 from the Water Agency for the Don Pedro Sewer
Project/Ayes: Unanimous. (M)Stewart, (S)Reilly, Res. 99-212 adopted authorizing
\$280,000 be committed to the Yosemite West Wastewater Treatment Rehabilitation
Project with details of where to pull funding from to be worked out later/Ayes:
Unanimous.

B) Resolution Approving Contract for Engineering Design Services for Yosemite
West Wastewater Treatment Project, Public Works Project Number PW 93-09, and
Authorize Director of Public Works to Sign Agreement with the Engineering Firm of
Psomas of Sacramento

BOARD ACTION: (M)Reilly, (S) Stewart, Res. 99-213 adopted/Ayes: Unanimous.

7:15 p.m. Recess

7:25 p.m. Continued Public Hearing to consider adopting a Notice of Exemption and
approving Specific Plan Amendment No. 98-3. Sarah Williams, Interim Planning Director
and Skip Strathearn, Assistant Planner, presented information relative to Specific Plan
Amendment No. 98-3 recommended by the Coulterville Town Planning Advisory
Committee and noted that there were no comments received. Skip Strathearn advised that
it is similar to the Mariposa County Code, however, the committee felt that an allowance
of 200 sq. feet of junk per parcel more accurately reflects the nature of this community
with its small lots rather than the 1000 sq. feet indicated in the County Code. Skip

Strathearn and Sarah Williams responded to questions from the Board relative to abatement timeframes and enforcement.

Public portion of the hearing was opened and input was provided by the following:

James Upperman asked what the definition of junk is.

Carl Mack stated that he has classic cars and neatly stacked fencing on his property and expressed his concern that his property would fall under the category of junk.

Dan Marszalek stated that Mr. Mack's classic cars should not be referred to as junk. He pointed out that there are wagons at the corner of town that have no bottoms, yet are considered historical, not junk. Mr. Marszalek informed the Board that one wagon train has been through this town and five car clubs. The classic car clubs bring money to the town of Coulterville when they come through. He informed the Board that he feels that a small group of people are trying to punish them out of spite.

Richard Reinhardt advised that he has a business in town for restoring classic cars and that it takes approximately two years to complete one car. If the Specific Plan Amendment were approved then his property would be considered a junk yard and he would face abatement. He requested that the wording be changed and a better definition be incorporated.

Public portion of the hearing was closed and Board commenced with deliberations. Staff responded to questions from the Board. Sarah advised that there was no intention to add businesses that redo antique cars or penalize people for storing materials for their personal use on their properties. Following further discussion the Board resolved to pull this item to a date uncertain with recommendation to the audience to attend the TPA meetings and participate.

Doug Balmain, District II Supervisor;

Discussion and Information Regarding Senior Services on the Northside

BOARD ACTION: Supervisor Balmain advised that senior issues were discussed during the restaurant meals item and further discussion would not be necessary on this date.

Resolution Approving and Authorizing the County Administrative Officer to Sign an Application for Supplemental Head Start Program Funds to Improve Teacher Qualifications in the Amount of \$2,900 (Administration)

BOARD ACTION: Following discussion with Janet Hogan, County Administrative Officer, (M)Balmain, (S)Reilly, Res. 99-214 adopted/Ayes: Reilly, Balmain, Stewart, Pickard Abstained: Parker.

Consider Participation in the San Joaquin Valley Counties Strategic Development Plan and Select Two Board Members to Represent Mariposa County (Supervisor Pickard)

BOARD ACTION: Following discussion, the Board concurred not to participate at this time.

Board Information and Announcements – not held on this date

CONSENT AGENDA

CA-1 Resolution Approving a First Amendment to the 1998-99 Head Start Program Agreement with the Madera County Community Action Agency that will increase the Total Amount to \$425,684 (Administration); Res. 99-202

CA-2 Resolution Approving the 1998-99 Adjusted Budget as Mariposa County's Operating Budget and Extending Contracting Authority Granted to Department Heads by Resolution 98-360 from July 1, 1999 Until Adoption of the 1999-2000 Final Budget (Administration); Res. 99-203