



MARIPOSA PLANNING

COUNTY OF MARIPOSA
5100 BULLION STREET • POST OFFICE BOX 2039
MARIPOSA, CALIFORNIA 95338-2039
209. 966. 5151 • FAX 209. 742. 5024

Sarah Williams, Director
swilliams@mariposacounty.org
Jessica Carey, Assistant Planner
jcarey@mariposacounty.org

August 30, 2019

Notice of Public Hearing

Project name and number: Conditional Use Permit No. 2019-132
Applicant's name: Austin Trujillo
Property address: 4965 Highway140, Mariposa, CA.
Assessor's Parcel Number: 013-190-0050

PROJECT DESCRIPTION SUMMARY: Conditional Use Permit No. 2019-132 proposes to convert the garage of an existing single family residence into a second unit (duplex), on an existing parcel zoned General Commercial in the Mariposa Town Planning Area. Historic Design Review is not required, as the project is not proposing exterior improvements. Single and multi-family (duplex) residences are listed as a conditional use in the General Commercial zone. The lot is 0.624 acres. Property is located at 4965 Highway 140 in the Town of Mariposa; property is also known as 013-190-0050.

This matter requires a public hearing and on **Friday, September 20th**, the Mariposa County Planning Commission will consider **Conditional Use Permit No. 2019-132, Austin Trujillo; Applicant.**

Hearing Time: 9:00 a.m. or as soon thereafter as possible. The order in which projects will be heard on **Friday, September 20th** will be available from this office one week prior to the hearing.

Hearing Location: Mariposa County Government Center (upper floor)
5100 Bullion Street, Mariposa California

Action: The Planning Commission will consider adoption of a resolution exempting the project from environmental review (Notice of Exemption) and approving the project with findings & conditions.

You are receiving this notice as required by State law and County code because (1) you own property within 300 feet of the subject property; (2) your property is on an easement providing access to the subject property, (3) you have previously asked us to inform you about projects associated with this property, or (4) you are an affected/reviewing state or local agency.

Written comments on the project itself may be submitted now, and at any time during the public review period up to, and including, the public portion of the public hearing time. Comments received prior to **September 12th 2019** will be included in the staff report. Comments received after that date will be copied and given to the Commission prior to the hearing. The staff report for the project will be available one week prior to the hearing.

All actions of the Planning Commission may be appealed to the Board of Supervisors in accordance with County regulations. Please be advised that any concerns or issues relating to the project must be raised during the public review process described in this notice, if those issues are to be used for the basis of an appeal or a future court challenge. If you appeal the action of the Planning Commission to the Board of

Supervisors or challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Information regarding the Appeals process is available at Mariposa Planning, 209-966-5151.

For further information, contact Jessica Carey, Assistant Planner, at (209)966-5151 or by email at jcarey@mariposacounty.org. You may also write us at P.O. Box 2039 Mariposa CA 95338, or drop by the office at 5100 Bullion Street (lower floor), Mariposa to review available information.

Sincerely,

Jessica Carey
Assistant Planner

Mailed: 8/30/2019- Posted: 8/30/2019

Posting Locations: Mariposa County Clerk's Office
Mariposa County Courthouse
Mariposa County Planning Department
Mariposa Post Office
www.mariposacounty.org/planning

Please leave posted until 5pm September20, 2019

Attachments:

Project Vicinity Map
Reduced Site Plans



609 777 6285
P.O. Box 406
Mariposa, CA 95338
info@vanwyhedesign.com

REVISION	DATE

STORAGE ROOM CONVERSION TO LIVING AREA
FOR AUSTIN & CRYSTAL TRULLILLO
4965 HWY 140, MARIPOSA, CA 95338
APN: 013-190-005

DATE: 07/19/19
JOB NO.: 19-019_TRU
SCALE: 1/4"=1'-0"
DRAWN BY: AVW
SHEET NO.: A-0

1 OF 3 SHEETS

PROJECT DATA

PROJECT DESCRIPTION: CONVERSION OF EXISTING STORAGE/ BASEMENT AREA TO LIVING AREA (PREVIOUSLY CONVERTED WITHOUT A PERMIT) & CONVERSION OF EXISTING SINGLE FAMILY RESIDENCE TO DUPLEX

SITE ADDRESS: 4965 HWY 140, MARIPOSA, CA 95338
APN: 013-190-005

BUILDING AREAS:
LEVEL 1 LIVING AREA: 480 S.F.
LEVEL 2 LIVING AREA: 844 S.F.
LEVEL 2 DECK AREA: 178 S.F.

PROJECT DIRECTORY

PROPERTY OWNER/APPLICANT:
AUSTIN & CRYSTAL TRULLILLO
9827 MARKET DR.
GILROY, CA 95020

ENGINEER:
ROGER STEPHENS ENGINEERING
5320 HWY 48 SUITE 6B
PO BOX 1193
MARIPOSA, CA 95338
(209) 866-3801

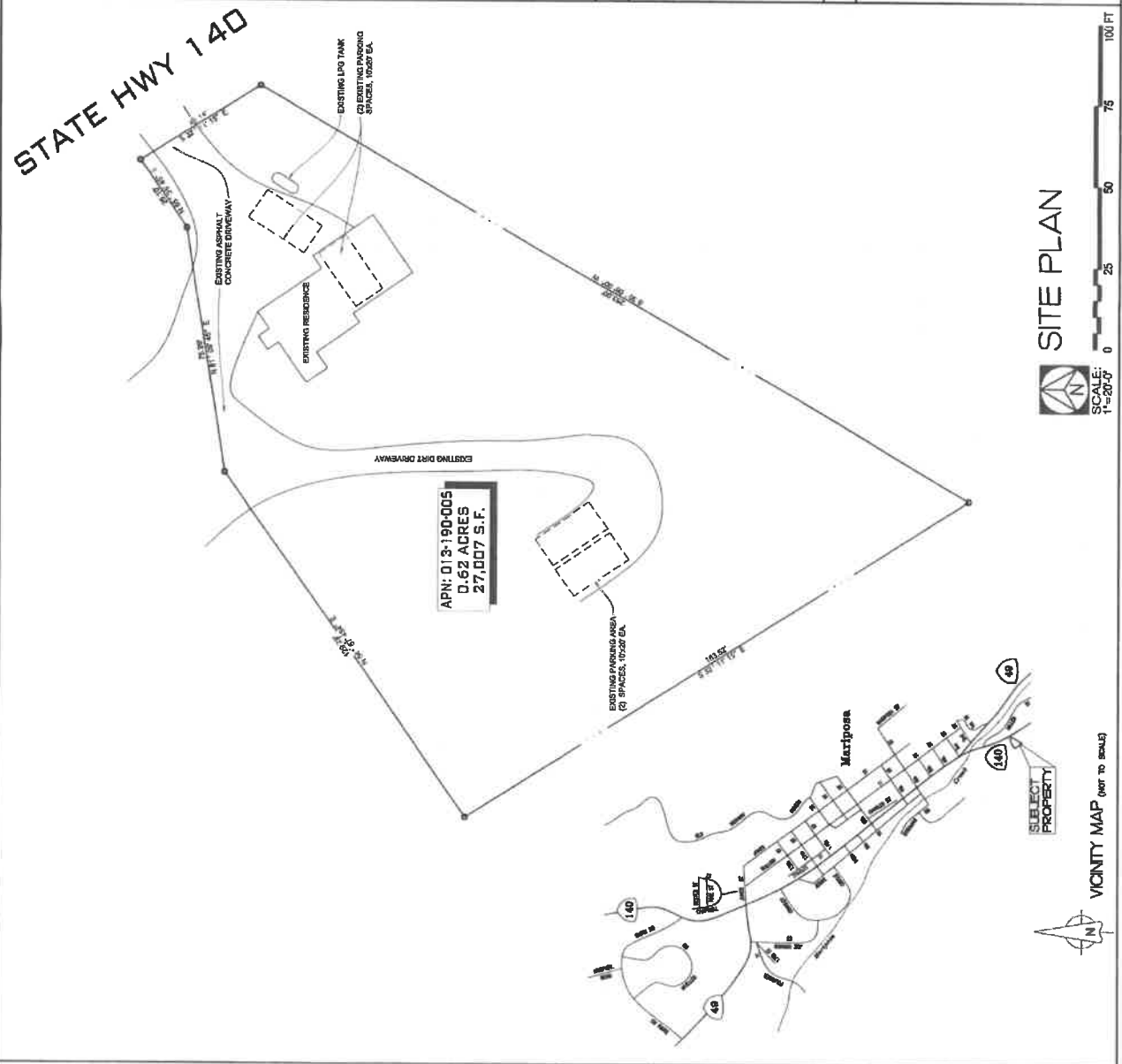
DESIGNER:
VAN WYHE DRAFTING & DESIGN
P.O. BOX 406
MARIPOSA, CA, 95333
(209) 777-4283

SUMMARY OF WORK TO BE PERFORMED:

- DEMOLISH EXISTING INTERIOR WALL PARTITIONS AS SHOWN ON SHEET A-1
- CONSTRUCT NEW 1-HR FLOOR-CEILING ASSEMBLY
- RECONSTRUCT INTERIOR PARTITIONS AS SHOWN ON SHEET A-2
- RELOCATE EXISTING ELECTRICAL PANEL AS SHOWN ON SHEET A-2
- INSTALL NEW EMERGENCY ESCAPE AND RESCUE OPENING (SEE SHEET A-2)

SHEET INDEX

A-0 COVER SHEET, SITE PLAN, GENERAL NOTES, VICINITY MAP
A-1 EXISTING FLOOR PLAN / DEMOLITION PLAN
A-2 PROPOSED FLOOR PLAN



Mariposa County Planning Department Project Vicinity Map



0 25 50 Feet

1:600

PROJECT TYPE: Conditional Use Permit 2019-132

APPLICANT: Austin Trujillo

APN: 013-190-0050

SITE ADDRESS: 4965 Highway 140

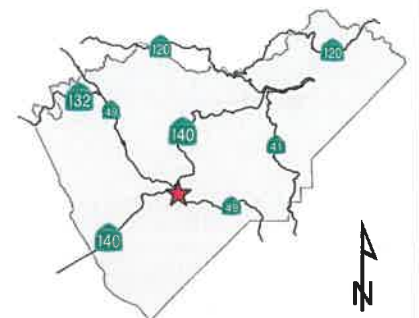
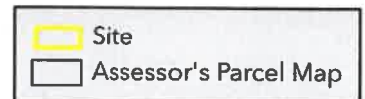
Coordinate System: NAD 1983 State Plane California III FIPS 0403 Feet
 Date: Wednesday, August 21, 2019
 Data Source: Mariposa County Planning Department GIS;
 Assessor's Parcel Map Update: 02/2019

Map Credit: BEN OGREN, Sr. GIS Specialist



Mariposa County Planning Department
 PO BOX 2039 5100 Bullion Street
 Mariposa, California 95338-2039
 209.966.5151 FAX 209.742.5024
mariposaplanning@mariposacounty.org
<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