



Conditional Use Permit for Construction and Exterior Changes in the "H" and "HDP" Zoning Districts

Instructions For Applicants

Criteria for Conditional Use Permit

Within any Historic (H) or Historic Design Preservation (HDP) District, a Conditional Use Permit must be secured before any structure may be erected or altered in appearance. This includes exterior remodeling, attached and detached signs, fences and similar structures. The permit will specify in detail the type and amount of said alterations or changes proposed.

Jamestown is the only area of the County which has an historic district which is zoned "HDP". Other areas of the County have individual parcels which are zoned "H". One concentration of the "H" parcels is found in Columbia surrounding the Columbia State Historic Park.

CEQA Review

Projects requiring a Conditional Use Permit for the construction or modification of a structure are often exempt from review under the California Environmental Quality Act (CEQA). However, some projects do require environmental review. If the Environmental Coordinator determines that there are significant impacts that will result from the project, an Environmental Impact Report (EIR) will be required to more fully examine and disclose these impacts. If the Environmental Coordinator determines that no significant impacts will result, a report called a Negative Declaration is prepared. Notice of the preparation of a Negative Declaration is published in the Union Democrat and the public is given an opportunity to comment on it.

Application Review Process

At the time of submittal, the application material will first be reviewed for completeness; then it will be circulated to applicable advisory agencies for comments. Adjoining property owners will also be notified and given an opportunity to comment.

All applications for Conditional Use Permits for projects in the "H" and "HDP" districts must be reviewed by the Tuolumne County Historic Preservation Review Commission (HPRC). This Commission is comprised of nine members who represent a variety of disciplines, such as

architecture, archaeology and history. This Commission serves as a recommending body to the Community Development Director, respective Planning Commission and Board of Supervisors.

Once the application has been reviewed by the HPRC, it is referred to the Community Development Director for action. The Community Development Director may grant a Conditional Use Permit if the following findings can be made:

1. The proposed use is in accordance with the provisions of Title 17 of the Tuolumne County Ordinance Code.
2. The proposed use is consistent with the Tuolumne County General Plan.
3. The proposed use will not overburden existing municipal facilities.
4. The size and terrain of the parcel are suitable for the proposed use.
5. Under the circumstances of the particular case, the proposed use 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 Community Development Director may schedule a Conditional Use Permit for a public hearing before the respective Planning Commission. Projects located within the boundaries of the Jamestown and Columbia Area Planning Commissions will be referred to those Commissions for decision.

An applicant or aggrieved party may also appeal the decision of the Community Development Director. The appeal must be in writing and must be made within ten (10) days of the decision. The Conditional Use Permit will then be heard by the Planning Commission having jurisdiction over the project site.

If the applicant or any aggrieved party is dissatisfied with the decision of the Planning Commission, he may within ten (10) days appeal to the Board of Supervisors. Any County Supervisor may also file with the Clerk of the Board a request that the Conditional Use Permit be referred to the Board of Supervisors for their review of the Community Development Director's or Commission's action on the permit.

Notice of any hearing before the Commission or Board shall be published in the Union Democrat at least ten (10) days prior to the hearing.

Whoever grants the Conditional Use Permit may attach reasonable conditions which shall become part of the Conditional Use Permit. Issuance of a Conditional Use Permit may be subject to guarantees and evidence that attached conditions are being, or will be, complied with.

Expiration of Permit

If the change in the use of land or building for which a Conditional Use Permit is granted is not begun within three years of the date of final approval, the Conditional Use Permit shall expire and be of no further effect. Three one-year extensions may be granted by the Community Development Director upon written request of the applicant if made prior to the previous expiration date. The Conditional Use Permit may be revoked by the Community Development Director if the proposal and conditions are not carried out as approved.

Conditional Use Permit for Construction and Exterior Changes in the H and HDP Zoning Districts

Required Submittals and Information

1. Tuolumne County Land Development Application
2. Design Checklist. Be specific about what will be changed, added or removed from the building or site.
3. Vicinity Map. Show the nearest intersection and any landmarks. May be drawn at a small scale on the site plan.
4. Site Plan. Please refer to the requirements attached to these instructions. Number of copies: _____.
5. Reduced Site Plan. Number of copies 1. Size requirement - 8 1/2" X 11".
6. Floor Plans. Number of copies: _____. Submit floor plans for structures to be remodeled or constructed.
7. Exterior Elevations. Number of copies: _____. Submit plans of front, rear and side elevations. Indicate proposed colors and materials for siding, roof, doors, windows, etc. Identify the location of attached signs.
8. Reduced Exterior Elevations. Number of copies: 1. Size requirement - 8 1/2" X 11".
9. Sign Plan. Number of copies _____. Submit a scale drawing identifying the sizes, dimensions, materials, colors and text of all signs. A photograph may be submitted for existing signs.
10. Color Palette. Submit color schemes for signs and the exterior of structures. Paint samples are encouraged.
11. Additional information as determined by the Environmental Coordinator to facilitate the formulation of mitigation measures to enable the project to qualify for the preparation of a mitigated Negative Declaration instead of an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

Incomplete Applications will not be Accepted

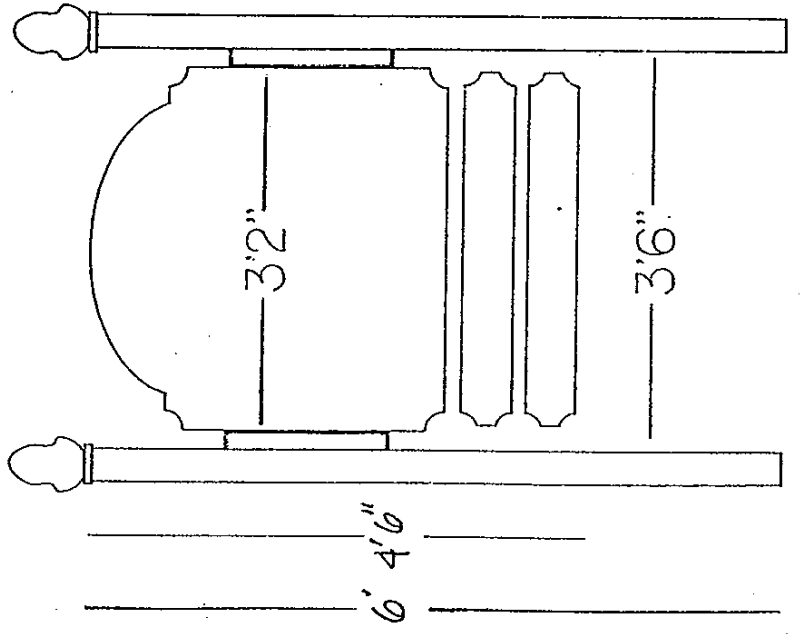
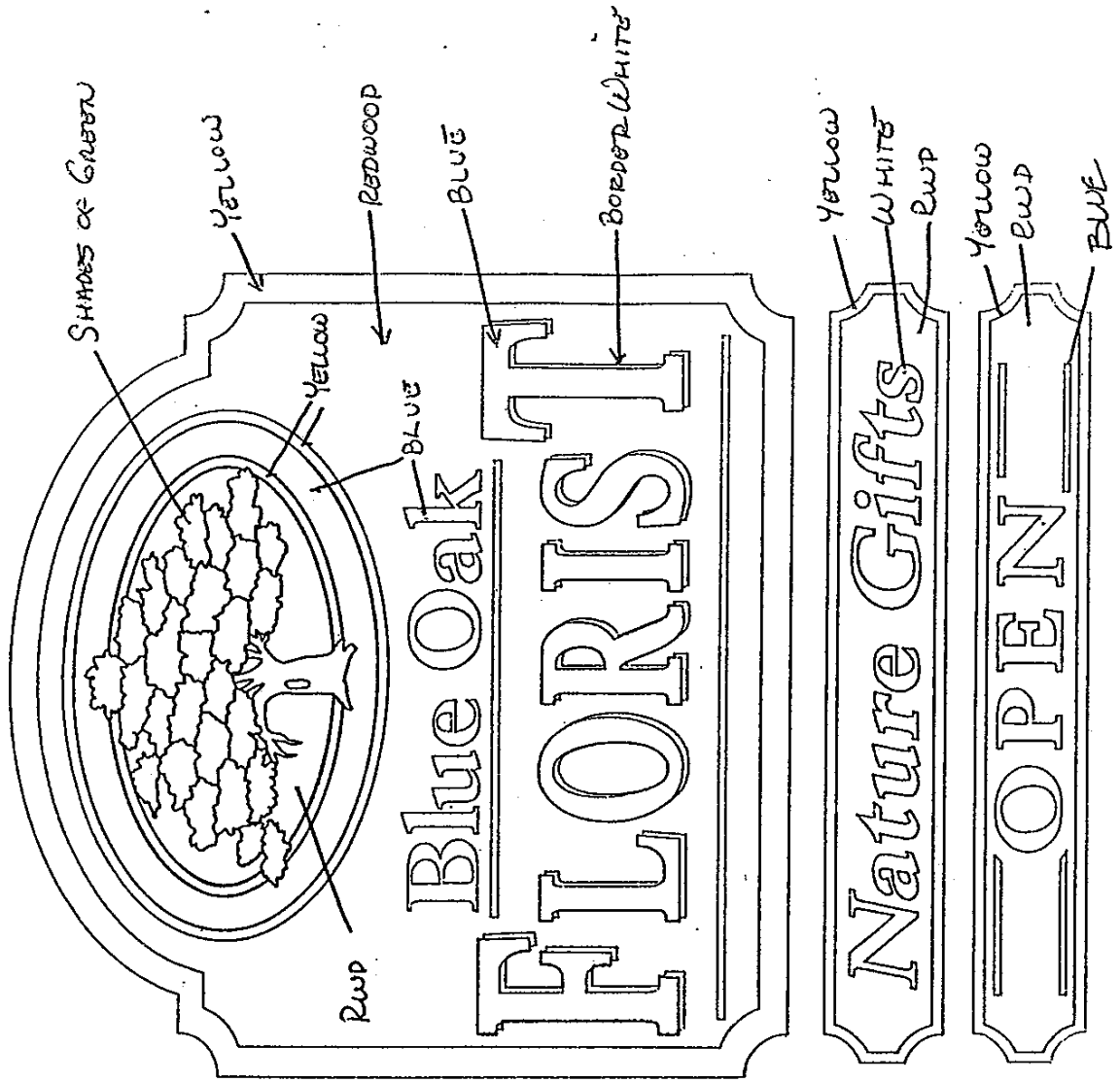
Conditional Use Permit for Construction and Exterior Changes In the H and HDP Zoning Districts

Site Plan Requirements

Required Details

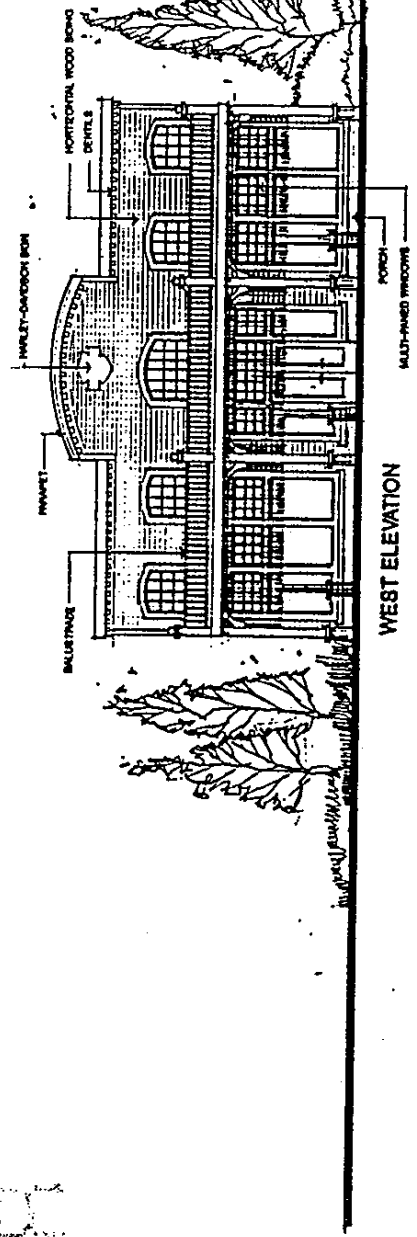
- A. The plan must be drawn in ink on paper of good quality using a minimum size of 8 1/2" x 11" at a scale of 1" equals 20' if the land in question is less than one acre, or at a scale of 1" equals 50' if the land is one acre or larger. If the parcel is too large for the above-mentioned scale, provide a separate map of the entire property at a convenient scale, then provide a larger scale plot plan on a portion thereof, with reference to the overall map.
- B. North arrow and scale used.
- C. Dimensions and area of property.
- D. Slope of the land in % of grades.
- E. Location of all water courses, seasonal drainages, rock outcroppings, unusual vegetation, or other natural features.
- F. Legal access from public roads - include street names, widths of easements, and surface material of roads and driveways.
- G. Location and dimensions of existing on-site improvements such as structures, driveways, parking areas, fences, orchards, mines, pastures, dams, ponds, etc.
- H. Location and dimensions of proposed improvements (distinguish between existing and proposed improvements on the site plan).
- I. Indicate location of water source and sewage disposal facilities.
- J. Name and address of property owner.
- K. Assessor's Parcel Number.

APPLICANT:
 SIGNS-N-SUCH
 916 MONO WAY
 SONORA, CA 95370
 FOR
 BLUE OAK FLORIST
 ELAINE K. DENNIS
 1805 MAIN ST.
 JAMESTOWN, CA 95327

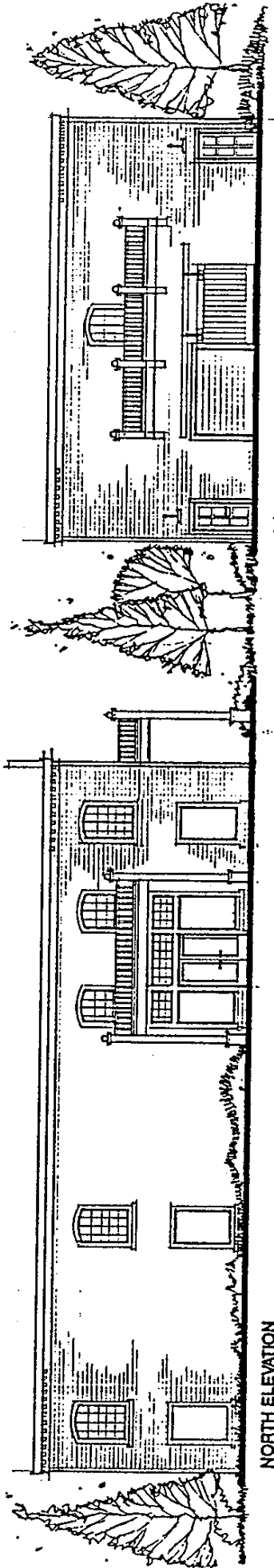


Harley-Davidson
 489 S. 1st St.
 Milwaukee, WI 53204

HARLEY-DAVIDSON
 JAMESTOWN
 CALIFORNIA

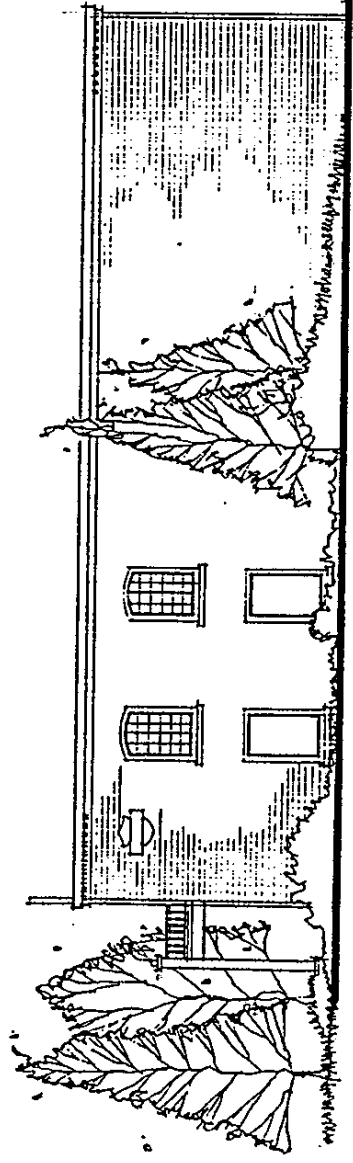


WEST ELEVATION



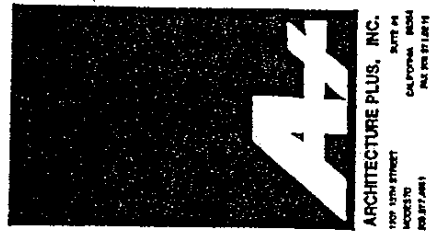
NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS
 SCALE 3/8" = 1'-0"



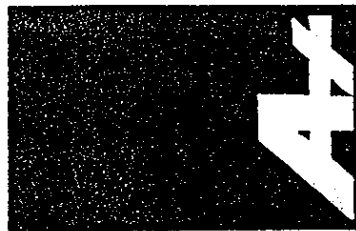
SAMPLE ELEVATIONS

RECEIVED
DEVELOPER
2011.11.17

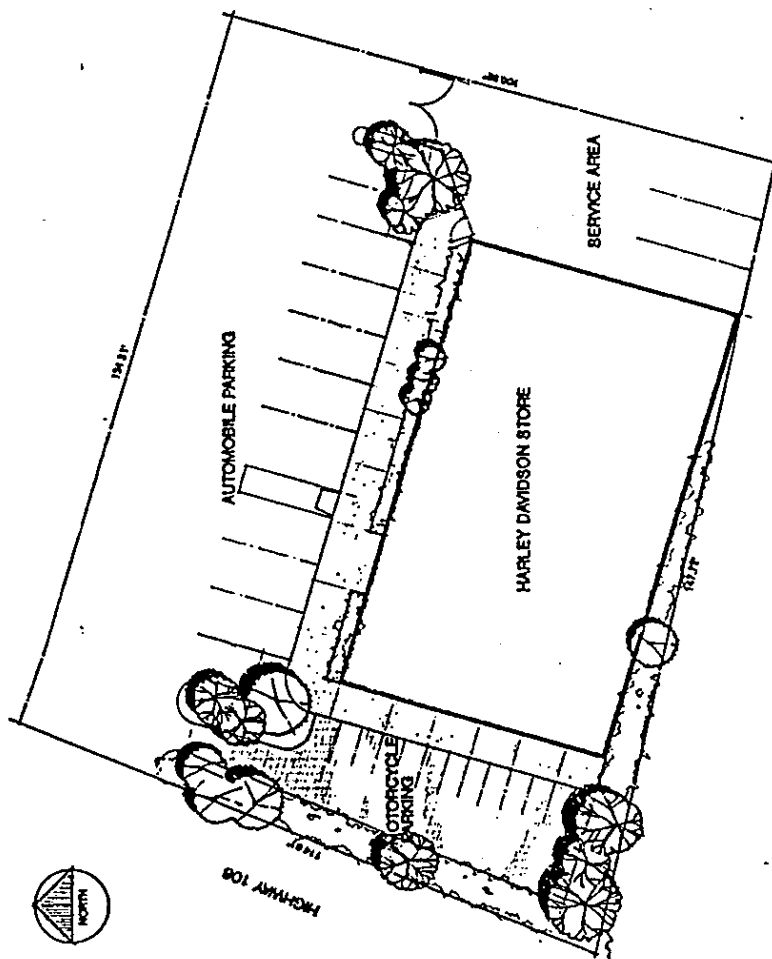
HARLEY-DAVIDSON
JAMESTOWN
CALIFORNIA

PROJECT DATA

SITE 14,581 SQ FT / .26 AC
BUILDING
1ST FLOOR 80 FT
2ND FLOOR 50 FT
TOTAL 130 SQ FT
PARKING PROVIDED
MOTORCYCLES 13 SPACES
AUTOMOBILES 13 SPACES
TOTAL 26 SPACES
PARKING REQUIRED
20 SPACES



ARCHITECTURE PLUS, INC.
1007 15TH STREET
JAMESTOWN, CALIFORNIA 94581
TEL: 925.741.1213



SITE PLAN
SCALE 1/8"=1'-0"

SAMPLE SITE PLAN