

# LONE PINE



## DESIGN REVIEW GUIDELINES

ADOPTED MARCH 23, 1998  
LONE PINE ARCHITECTURAL REVIEW BOARD

## **ACKNOWLEDGMENTS**

The Lone Pine Design Review Board wishes to express our appreciation for the help and support of the citizens of Lone Pine and the following County Officials and Employees who devoted their time and energies in establishing the D-district in Lone Pine and in the making of this guide book.

### **Inyo County Board of Supervisors**

1st District - Linda Arcularius

2nd District - Julie Bear

3rd District - Bob Michener

4th District - Butch Hambleton

5th District - Michael Dorame

### **Inyo County Planning Commission**

1st District - John Robinson

2nd District - Katy Walton

3rd District - Elmer Katzenstein

4th District - Gerald Atkinson

5th District - Ray Sisson

### **Inyo County Planning Department**

Peter Chamberlin, Director

Chuck Thistlethwaite, AICP, Senior Planner

### **Lone Pine Design Review Board**

Ray Sisson, Chair

Rick Leslie, AIA, Vice Chair

Pat Farlander

Jim Gooch

Kathi Hall

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## 1.0 INTRODUCTION

The Design Review Guidelines are organized to serve three important purposes:

- To preserve the historical western high desert culture of the area;
- To encourage developers to design their projects around the architectural standards which are acceptable to the Community and which generally conform to the existing architecture; and
- To direct community growth in a manner consistent with our cultural heritage.

The manual is not intended to be a limitation on the type of development permissible, but rather to constitute a standard for determining whether a proposed development generally conforms to the types of architecture prevalent in the community. Developments shall be similar to those shown.

The "D" Design Review District consists of the Business District along Main Street, which also is U. S. Highway 395 through town. The exterior styling of all new buildings or major exterior modifications which are hereafter constructed shall conform to the guidelines of this manual. The spirit of the Design Guide shall be to encourage cooperation with private developers and to retain the unique historical western character of this community.

The Design Review Criteria represent principles upon which the existing buildings were developed. The Criteria are to be used in formulating or assessing proposals that ultimately will affect the design theme of the unique community. General recommendations are made which leave specific or detailed interpretations up to the user. The inherent flexibility of this approach will hopefully encourage imaginative and efficient design approaches. Please keep in mind that the suggestions included herein are not intended to be absolute requirements, but rather are informative and illustrative guidelines to assist in the local decision making process.



## 2.0 THE DESIGN REVIEW PROCESS

D-District Architectural Design Control is covered in Chapter 18.69 of the Inyo County Zoning Ordinance. See Appendix A - Ordinance No. 987.

### 2.1 Definition

The architectural design or D-district zone may be combined with any other land use district in order to assure a generally harmonious architectural design to all buildings, landscape features,

and uses within certain designated districts of the County.

## **2.2 Intent**

The Community of Lone Pine finds that it is in the public interest for the Community to be beautiful, and to preserve and express architecturally and through the use of appropriate building materials, colors and design, the historical western high desert culture of the area. Lone Pine finds further that such architectural expression is in the public interest in that it does and will enhance the tourism-based economy of the Community. Therefore the D-district zoning has been overlaid on the Commercial district along Main Street in Lone Pine as shown in Section 3 below. This district is not to be construed as a rigid means for controlling the style of buildings, but rather as a device for encouraging those property owners within the district to express the best architectural-landscape design interpretation of the climate, natural environment, regional identity, and way of life of the people of Lone Pine. It is the intent of this Design Review to preserve and enhance the historical western design and appearance of commercial buildings and structures in Lone Pine while providing to each owner and/or operator thereof, in complying with the provisions of this Guide Book, the freedom and flexibility to choose among a range of designs, materials, and colors.

## **2.3 Design Review Board**

The County Code provides that board members shall be appointed by the Board of Supervisors as follows:

1. A qualified licensed architect.
2. The Director of the Department of Public Works.
3. A member of the Planning Commission.
4. A member of the Chamber of Commerce.
5. A member of the public residing in Lone Pine.

## **2.4 Approval of Building Plans Required**

Prior to the issuance of a building permit for any new construction or development, or for major modifications to the exterior of existing structures, building plans, including accurate elevations of each facade and sufficient detailing of exterior materials, shall be submitted by the building inspector to the Architectural Review Board to enable said Board to determine whether the proposed construction, development, or modification is architecturally acceptable. Any exterior modification which requires a building permit, conditional use permit, or zoning variance shall be considered as a major modification. The spirit of Community cooperation is encouraged in the case of exterior painting which presently does not require a permit. The Board in making its decision shall be governed by the following criteria:

- No building shall be permitted the design or exterior appearance which is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste.
- No individual building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony and drabness. In applying this standard to attached or row buildings, to apartment groupings, or commercial and industrial centers, the overall composition and aesthetic effect shall be considered.
- No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades and presents an

attractive appearance to the public and to surrounding properties.

- No building shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area, or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties.
- As used above, the terms "exterior appearance" and "exposed facade" include the color(s) of the building, structure, development, or modification under consideration by the Board.

## **2.5 Approval of Building, Site, and Operational Plans**

- Where required: In the case of certain uses, the character of which could have substantial adverse effect upon the surrounding environment and general character of the Community, by reason of the appearance of the structures, arrangement or use of the land, such uses may be required as a qualifying condition to their permissibility for approval of the Planning Commission, building, site and operational plans.
- Use by Right not Infringed: Such required approval shall be limited solely to reasonable compliance with design, location, color, and operational requirements, and shall not involve the basic permissibility of the use where such use is permitted by right.
- Criteria: In determining the acceptability of the building, site or operational plans, The Planning Commission shall take into consideration the following factors as well as any others they deem appropriate:
  1. The general design and appearance of any structures in terms of generally accepted standards of good taste and particularly in terms of the relationship and effect upon surrounding properties;
  2. The relationship of structures and uses to each other and to the site, with particular consideration to traffic flow, access, screening of parking and storage areas, and general appearance; and
  3. The character of the operation in terms of its impact upon traffic facilities, sewage disposal, water supply, and environmental character with particular consideration of the control of any possible noise, dust, odor or other undesirable operating characteristic.

## **3.0 DESIGN REVIEW BOUNDARIES**

The D-district is overlaid on the commercial zoning along Main Street beginning at the Alabama Hills Inn at 1920 South Main Street and continuing north to and including the Lone Pine Propane facility at 1000 North Main Street. See Appendix B - Ordinance No 988 showing the boundaries of the D-district in Lone Pine.

## **4.0 DESIGN CRITERIA**

### **4.1. Building Height**

- The height of a new or improved structure must relate to the height of surrounding development. This element is the most important consideration in the design of new structures or additions to existing buildings. While varied heights can mix with each other in visually interesting ways, a building which is significantly taller than adjacent development will seriously disrupt the existing scale of the area. New development within the Design Review Area should complement the existing pattern of building height.

- While current zoning law allows for a maximum building height of forty feet (40') in the Design Review Area, it is strongly suggested that a lower building height of thirty feet (30') be considered. This will achieve continuity with the other buildings within this zone which have been constructed at a much lower height. Special consideration will be given to buildings located in the west boundary of the Design Review Area, as the view may be impacted by the construction of a building or buildings which are in conformance with current zoning laws.

#### **4.2. Building Proportion**

- Definition - The relationship of various parts of a building to other parts of the same building, the "massing or juxtaposition of forms. " Also the relationship of one building to another building in size, height and or width, be they adjacent buildings or nearby each other.
- Buildings should be designed to complement rather than dominate their surroundings. The width and height of a new or improved structure should be compatible with the proportions of existing adjacent buildings.
- Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. (Loss of natural lighting, mountain views, and landscape relief will be addressed during project review. All possible efforts should be made to avoid negative effects.)
- A contrast of proportions from one building to the next may be acceptable as long as one building does not dominate the other objectionably. This contrast can be achieved through the use of scale, traditional massing and architectural detailing (see Scale and Architectural Detail sections below).

#### **4.3. Building Scale**

- Definition - Scale is the relationship between building elements such as walls, windows, canopies, porches, architectural details, etc. and the average size of the human body. Scale is the standard way we visualize, comprehend and relate to our built environment.
- The Lone Pine commercial street has a small town, intimate scale. It is the goal of this guideline to preserve and enhance that scale in all future, new or improved buildings.
- The inter-relationship of building elements such as windows, canopies, porches, roof lines, architectural details, etc. should be pleasing to the eye and expressive of function.
- Historically related architectural elements can give a building a sense of scale that is comfortable to human dimensions, and compatible with other architectural precedents in Lone Pine.
- The dimensions of windows, doorways, building signs, balconies, eaves, etc. should be harmonious with surrounding buildings and preserve the integrity and "small town" appeal of the Lone Pine streetscape.
- The form and massing of a building should be designed to reflect the human scale that is present on the main street.

#### **4.4. Building Spacing**

- In general, buildings should abut one another with no open space in between. However, certain open spaces can be attractively related to the streetscape by size, landscaping, building elements such as trellises, etc. and scaled to the adjacent buildings.



#### 4.5 Materials and Color

- Building materials such as wood, stucco, stone, or brick that blend with the Lone Pine streetscape should be used. Other materials, such as synthetic materials that simulate texture or patterns of real materials, will be reviewed on a case-by-case basis.
- Buildings should minimize the use of large expanses of reflective glazing, aluminum panels, and other materials not normally found in the desert environment.
- Exterior wall colors should harmonize with the surrounding buildings. The tasteful mixture of base color with accent colors can introduce variety and charm.
- The predominant tones should tend toward the earth hues: various shades of brown, rust, tan, ocher, ivory, umber, sand, or various greens from sage to forest. Other colors may be acceptable if the applicant can demonstrate they are appropriate.
- Brilliant, luminescent or day-glow colors will be discouraged.
- A suggested color handout is available from the Planning Department.



#### 4.6. Building Projections and Canopies

- Three-dimensional architectural features that project out from the facades of new or improved buildings should be compatible with similar projections already common to existing or surrounding buildings. Projection additions to existing facades such as cornices, eyebrow additions, entry porches or window canopies should match the existing architecture and material of the building renovated. Projections add to the character of an otherwise flat facade giving considerable interest to the monotony of grouped buildings without projections.

#### 4.7. Roofs and Parapets

- Roof and parapet forms or shapes proposed for new or improved structures should compliment those of existing buildings. Care should be exercised when renovating roofs or parapets to match the existing architecture of the building.
- Roof construction and renovation should be consistent; mixing of different roof styles such as flat, hip, gabled, or shed roofs creates a chaotic, disorganized appearance. In addition, dramatic roof changes that are in direct contrast with surrounding structures should be avoided. Roof coverings on structures located within State Responsibility Areas (SRA) must also comply with the fire resistivity requirements of Title 24, Part 2, California Code of Regulations.





- Typically, parapet tops are flat, stepped or rounded and give a building a much taller appearance. With the addition of cornices and architectural trim parapets provide a structure with character and interesting visual effects. Parapets designed with long uninterrupted lines should be avoided. These types of parapets create a sense of monotony and poor visual interest that can detract from a building architecture.

#### 4.8. Lighting

- Exterior building lighting functions to illuminate entrances, or advertising on new, improved, or existing structures. Lighting arrangements and the use of exterior lighting on building facades, entrances, and advertising can either enhance and add gaiety and charm to existing or new buildings and the adjacent streets, or produce visual chaos, waste energy, and visually disrupt local character and scale.
- Street, walkway and parking area lighting should be visually dominant within the central business districts. Pedestrian walkway (sidewalk) on Main Street should be designed to a comfortable human scale. Traffic street lighting on Main Street and interior streets should be at more powerful and larger standards than walkway lighting except in areas of prime pedestrian activity. Parking area lighting should be middle ground in size and power between the previous two.
- Building lighting should be much smaller and lower in foot-candles than any of the three standards above. Individual lighting schemes should not attract too much attention away from the primary lighting systems which provide street and walkway illumination. In addition, building lighting should be indirect whenever possible with the light source(s) hidden from pedestrian and motorist view. Incorporate, if possible, the use of traditional materials to support or contain exterior building lighting. Avoid colored lighting schemes in order to retain relative harmony of building lighting.
- All lighting should be placed to minimize glare on adjacent streets and properties.

#### 4.9. Building Signage

- All signs should relate to and compliment the overall design of the building in terms of size placement, shape, placement, detailing, color and lighting.
- Signs should be placed so they will emphasize design elements of a building's facade. Placement should be determined by criteria established by the building's architecture, the relative size of the sign, and its message.
- Each commercial building will be allowed a maximum of three signs:
  1. A main occupant identification sign;
  2. A smaller occupant function sign; and
  3. A pole sign (see Pole sign design below) or monument sign.
- Miscellaneous signs such as credit cards, corporate logo, club plaques, etc. attached to primary signs, windows or doors are strongly discouraged.
- Struts, steel braces or guy wires to support signs should be minimized and used only when appropriate to the architecture. Sign structure should be constructed of or encased in natural materials to give a feeling of conformity and performance.



- Pole Sign Design - Lone Pine has an historical trend toward large, distinctive and expressive pole signs. This precedent should be continued by only allowing new or replaced pole signs that further this tradition. These are expensive signs, but obviously they have great commercial value, and they play a significant role in the character of the main streetscape.
- Pole signs will be reviewed on a case-by-case basis, and height, size and location of the sign will be determined on the merits of the design in conforming to the standards already set on Main Street. Pole Signs will only be allowed if their shape is divided into several design elements of expressive forms, if contrasting colors are used that reflect the building design color theme, and preferably, if they are externally lit with neon.



#### **4.10. Landscaping and Irrigation**

The use of a variety of plant material is encouraged to enhance the setting and adjacent pedestrian and vehicular environments of buildings and related facilities.

There are many roles which plants and related landscape amenities can assume either as central features or as adjuncts to urban development. They include a variety of clearly functional uses such as the creation of shade, the buffering of active pedestrian areas from streets and parking lots, and the screening of unsightly development. Also included are equally important visual uses such as helping to establish a comfortable environment adjacent to large buildings, providing a sense of structure and organization to urban open spaces, and adding a wide variety of color and texture to the overall setting.

The following landscape criteria are important considerations in the imaginative and effective use of landscaping:

- Highlight important architectural features and structures by the use of distinctive landscaping.
- Visually and physically buffer parking lots from adjacent buildings and pedestrian walkways with groupings of plant materials.
- Landscaping of parking lots is encouraged.
- The use of planter boxes of tasteful design on sidewalks is encouraged.
- Use local or indigenous plants. In most cases, native vegetation should be used due to its adaptability and drought tolerant characteristics. A list of recommended species is available at the Inyo County Planning Department.
- Provisions should be incorporated to irrigate and maintain all plants.
- Historical artifacts such as wagons, trappings, mining equipment and early day tools also can be displayed indoors and out to create interest.

#### **4.11. Parking and Service**

Parking areas, service parking, and community facilities relate to each other, to adjacent developments, and to the community as a whole.

Important, if not critical, design considerations are how off-street parking and service areas serve existing and proposed structures and groups of structures; and how the various systems work and

relate to development and land use patterns. The existing character of any historic community can be either supported or enhanced by carefully planned off-street parking and service areas, or dramatically impacted by disorganized, poorly located, or overly ambitious facilities.

The following considerations provide a flexible framework within which improvements can be carried out:

- Locate major off-street parking facilities, where possible, to the rear of Main Street commercial structures. Clearly separate parking areas from shopping street frontage and from areas of intense pedestrian activity.
- Accommodate a large number of cars by the use of a series of separated small lots and/or structures, rather than one or two large facilities. Maximize traffic island landscaping in and adjacent to all off-street parking areas.
- Allow for safe and unencumbered pedestrian and wheelchair movement through parking lots and access roads with the use of raised (or delineated) landscaped walkways. Also utilize pedestrian walkways to permit the establishment of attractive and accessible rear store entries and entry plazas plus open or enclosed walkways to shopping streets and commercial frontage areas.
- Use both pedestrian walkway and vehicular lighting standards to adequately illuminate off-street parking areas, walkways and alleys at night.

#### 4.12. Architectural Details

- Architectural details are the finer elements of a building such as door and window trim, window mullions, shutters, brackets, diagonal braces, corbels, eave and rake moldings, etc. These elements must be used in the correct proportion and scale to maintain the continuity of Lone Pine's Main Street.
- Architectural details should be used to give a building a distinct character, scale and historical continuity.
- Architectural details should relate to one another and compliment the overall design of the building.



**APPENDIX A**

**ORDINANCE NO. 987**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO,  
STATE OF CALIFORNIA,  
AMENDING CHAPTER 18.69 OF THE INYO COUNTY CODE ENTITLED D  
DISTRICTS -  
ARCHITECTURAL DESIGN CONTROL**

**WHEREAS**, on October 22, 1997, the Inyo County Planning Commission adopted Resolution #97-5 and therein recommended that this Board make certain revisions to Chapter 18.69 of the Inyo County Code, concerning architectural design control; and

**WHEREAS**, this Board has considered the amendments to Chapter 18.69 recommended by the Planning Commission and finds them to be warranted and in the public interest.

**NOW, THEREFORE,**

The Board of Supervisors of the County of Inyo, State of California, ordains as follows:

**SECTION I. Section 18.69.010 of the Inyo County Code is amended to read as follows:**

The architectural design or "D" district may be combined with any other land use district in order to assure a generally harmonious architectural design to all buildings, landscape features, and uses within certain designated districts of the County.

The Board of Supervisors finds that it is in the public interest for Inyo County to h beautiful, and to preserve and express architecturally and through the use of appropriate building materials, colors, and design the historical high-desert culture of the County. This Board finds further that such architectural expression is in the public interest in that it does and will enhance the tourism-based economy of the region. This district is not to be construed as a rigid means for controlling the style of buildings, but rather as a device for encouraging those property owners requesting to be within this design or D district to express the host architectural landscape design interpretation of the climate, natural environment, regional identity, and way of life of the people of Inyo County. It is the intent of this chapter to preserve and enhance the historical western design and appearance of commercial buildings and structures in the County while providing to each owner and/or operator thereof in complying with this Chapter the freedom and flexibility to choose among a range of designs, materials, and colors.

**SECTION II. Section 18.69.020 of the Inyo County Code is amended to read as follows:**

A. There is created by this chapter an architectural design review Board to be composed of five persons appointed by the Chairman with the consent of a majority vote of the

Board of Supervisors. Each appointee shall be a qualified person capable of exercising sound and fair design judgments.

B. The members shall be:

1. A qualified licensed architect;
2. The Director of the Inyo County Department of Public Works;
3. A member of the Planning Commission or a professional city or regional planner,
4. A member of the Chamber of Commerce representing the town or locale in which the D-District has been designated recommended jointly to the Board of Supervisors by that Chamber of Commerce and the Planning Commissioner representing the Supervisorial district in which the D-District has been designated.
5. A member of the public residing in the town or locale in which the D-District has been designated, recommended jointly to the Board of Supervisors by the Chamber of Commerce representing that town or locale and the Planning Commissioner representing the Supervisorial district in which the D-District has been designated.
6. In the event the D-District is designated in an area which is not represented by a Chamber of Commerce, the Planning Commissioner representing the Supervisorial district in which the D-District has been designated shall select the members required to be appointed by subsections B.4 and B.5 hereof from the owners of businesses in and the residents of that area, respectively, and shall recommend those persons to the Board of Supervisors.

C. Each member shall serve a term of two years, without compensation, except that two of the original appointees shall serve one year and three others shall serve three-year terms.

**SECTION III. Section 18.69.030 of the Inyo County Code is amended to read as follows:**

A. Prior to the issuance of a building permit for any new construction or development, or for major modifications to the exterior of existing structures, in an area within a designated D-District building plans, including accurate elevations of each facade and sufficient detailing of exterior materials, shall be submitted by the building inspector to the architectural review Board to enable said Board to determine whether the proposed construction, development, or modification is architecturally acceptable.

B. The Board, in making its decision, shall be governed by the following criteria:

1. No building shall be permitted the design or exterior appearance of which is of such unorthodox or abnormal character in relation to the surroundings as to be unsightly or offensive to generally accepted taste;
2. No individual building shall be permitted the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony and drabness. In applying this standard to attached or row buildings, to apartment groupings, or commercial and industrial centers, the over-all composition and aesthetic effect shall be considered;
3. No building shall be permitted where any exposed facade is not constructed or faced with a finished which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties;
4. No building shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unreasonably affect adversely the beauty and general enjoyment of existing residences on adjoining properties..
5. As used above, the terms "exterior appearance" and "exposed facades" include the color(s) of the building, structure, development, or modification under consideration by the board.

**SECTION IV. Section 18.69.040 of the Inyo County Code is amended to read as follows:**

- A. Where Required. In the case of certain uses, the character of which could have substantial adverse effect upon the surrounding environment and general character of the County, by reason of the appearance of the structures, arrangement or use of the land, such uses may be required as a qualifying condition to their permissibility for approval of the Planning Commission building, site and operational plans.
- B. Use by Right not Infringed. Such required approval shall be limited solely to reasonable compliance with design, location, color, and operational requirements and shall not involve the basic permissibility of the use where such use is permitted by right.
- C. Criteria In determining the acceptability of the building, site or operational plans, the Planning Commission shall take into consideration the following factors as well as any others they seem appropriate:
  1. The general design and appearance of any structures in terms of generally accepted standards of good taste and particularly in terms of the relationship and effect upon surrounding properties;

2. The relationship of structures and uses to each other and to the site, with particular consideration of traffic flow, access, screening of parking and storage areas, and general appearance;
3. The character of the operation in terms of its impact upon traffic facilities, sewage disposal, water supply, and environmental character with particular consideration of the control of any possible noise, dust, odor or other undesirable operating characteristic.

**SECTION V. EFFECTIVE DATE.**

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption thereof, this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California. The Clerk of this Board is hereby instructed and ordered to so publish the Ordinance together with the names of the Board voting for and against the same.

**PASSED AND ADOPTED this 13<sup>th</sup> day of January, 1998 by the following vote:**

**AYES:** Supervisors Arcularius, Bear, Michener, Hambleton and Dorame.  
**NOES:** -0-  
**ABSENT:** -0-  
**ABSTAIN:** -0-

\_\_\_\_\_  
 / s /  
**Linda Arcularius, Chairperson**  
**Inyo County Board of Supervisors**

**ATTEST:** RENÉ MENDEZ  
 Clerk of the Board  
 By: \_\_\_\_\_  
 Deputy



**APPENDIX B**

**ORDINANCE No. 988**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO,  
STATE OF CALIFORNIA,  
APPLYING THE ARCHITECTURAL DESIGN REVIEW OVERLAY TO CERTAIN  
COMMERCIALY-ZONED PROPERTY IN THE VICINITY OF U.S. HIGHWAY 395  
IN THE COMMUNITY OF LONE PINE**

**WHEREAS**, on October 22, 1997, the Inyo County Planning Commission adopted Resolution # 97-5 and therein recommended that this Board approve zone reclassification #97-7 and designate certain commercially-zoned properties along the U.S. Highway 395 corridor in the community of Lone Pine as being within an Architectural Design Control Overlay "D" District pursuant to Chapter 18.69 of the Inyo County Code; and

**WHEREAS**, this Board has considered the Planning Commission's recommendation and finds that application of the "D" District designation to those commercial properties to be warranted and in the public interest.

**NOW, THEREFORE,**

The Board of Supervisors of the County of Inyo, State of California, ordains as follows:

**SECTION I.** The commercially-zoned properties in the vicinity of the U.S. Highway 395 corridor in the community of Lone Pine, as depicted and identified on the map of that area attached hereto as Exhibit A, are hereby placed within an Architectural Design Control "D" District pursuant to Chapter 18.69 of the Inyo County Code and shall be subject to the provisions of that Chapter.

**SECTION II.** The Inyo County Planning Department is directed to amend the zoning map(s) of Inyo County to reflect the application of the "D" District Architectural Design Review Overlay to the properties depicted and identified on the map attached hereto as Exhibit A.

**SECTION III. EFFECTIVE DATE.**

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption thereof, this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California. The Clerk of this Board is hereby instructed and ordered to so publish the Ordinance together with the names of the Board voting for and against the same.

**PASSED AND ADOPTED this 13 day of January, 1998 by the following vote:**

**AYES:** Supervisors Arcularius, Bear, Michener, Hambleton and Dorame.

**NOES:** -0-

**ABSENT:** -0-

**ABSTAIN:** -0-

\_\_\_\_\_/ s /\_\_\_\_\_  
**Linda Arcularius, Chairperson  
Inyo County Board of Supervisors**

**ATTEST:** RENÉ MENDEZ  
Clerk of the Board

By: \_\_\_\_\_ / s / \_\_\_\_\_  
Deputy

## APPENDIX C

### **Lone Pine Architectural Design Review Board Operating Procedures**

#### **I. PURPOSE AND INTENT**

The operation of the Lone Pine Architectural Design Review Board (ADRB) is governed by Chapter 18.69 of Inyo County Code (a part of the Inyo County Zoning Ordinance). These operating procedures are intended to implement the provisions of Chapter 18.69 and establish procedures for review of applications submitted under that Chapter.

#### **II. ROLE OF THE INYO COUNTY PLANNING AND BUILDING AND SAFETY DEPARTMENTS IN IMPLEMENTING DESIGN REVIEW REQUIREMENTS OF CHAPTER 18.69**

##### **A. Inyo County Planning Department**

The Inyo County Planning Department will assist applicants who propose actions subject to Chapter 18.69 and the "Lone Pine Design Review Guidelines" as follows:

1. Provide public information and educate property and business owners as to the purpose of the "Lone Pine Design Review Guidelines" and these procedures for design review on properties within a designated Design Overlay Zone (D-District).
2. Maintain and provide copies to the public of the "Lone Pine Design Review Guidelines" adopted by the ADRB and applications for approval of actions subject to the Guidelines.
3. Assist property and business owners and developers in preparing applications for review for actions subject to Chapter 18.69 and the "Lone Pine Design Review Guidelines".
4. Accept and process applications for approval of actions subject to review under Chapter 18.69 and the "Lone Pine Design Review Guidelines" as adopted by the ADRB in accordance with Section III, below.

##### **B. Inyo County Building and Safety Department**

The Inyo County Building and Safety Department will assist applicants who propose actions subject to Chapter 18.69 and the "Lone Pine Design Review Guidelines" as follows:

1. Provide public information and educate property and business owners as to the requirement for design review approval prior to issuance of a building permit for new

construction or development, or for major modifications to the exterior of existing structures, on properties within a designated Design Overlay Zone (D-District).

2. Refer applications for building permits subject to Chapter 18.69 and the "Lone Pine Design Review Guidelines" adopted by the ADRB to the Inyo County Planning Department for processing.

### **III. PROCEDURES FOR REVIEWING APPLICATIONS FOR ACTIONS SUBJECT TO THE "LONE PINE DESIGN REVIEW GUIDELINES" ADOPTED BY THE ADRB**

#### **A. Application Required**

Requests for approval of actions subject to review under the "Lone Pine Design Review Guidelines" adopted by the ADRB shall be submitted to the Inyo County Planning Department on an application form established by the Planning Director. In addition to the application form, applications shall include site plans, building elevations; landscaping and irrigation plans, lighting plans, parking plans, signage plans, and color chips and samples of building materials as are determined by the Planning Department to be necessary in order for the Department to review the proposed action and determine whether it is consistent with the "Lone Pine Design Review Guidelines" adopted by the ADRB.

#### **B. Review of Applications for Actions Subject to the "Lone Pine Design Review Guidelines" Adopted by the ADRB**

1. The application shall be reviewed by the Inyo County Planning Department against the "List of Actions Delegated by the Lone Pine Architectural Design Review Board to the Inyo County Planning Department for Review." If the proposed action has been delegated to the Inyo County Planning Department for review, the Department shall review the application for consistency with the "Lone Pine Design Review Guidelines" adopted by the ADRB.
2. If the request is not specifically noted in the "List of Actions Delegated by the Lone Pine Architectural Design Review Board to the Inyo County Planning Department for Review", the Department shall notify the members of the ADRB. The ADRB Chair, or the Vice-Chair in the absence of the Chair, shall set a time and date for a meeting to consider the application. The meeting of the ADRB shall be agendaized and the Inyo County Planning Department shall provide notification of the time and date of the meeting to the applicant. It is the intent of the ADRB to meet and consider the matter within fifteen (15) days of the submittal of the application.
3. Notice of decisions on actions subject to the "Lone Pine Design Review Guidelines" shall be made in written form by either the Planning Director in the case of an action that has been delegated to the Inyo County Planning Department for review, or the Chair of the ADRB in the case of an action that has been reviewed by the ADRB. In

either case, written approval must be obtained prior to issuance of any building permit for new construction or development, or for major modifications to the exterior of existing structures on properties, within a designated Design Overlay Zone (D-District).

## **A. Appeals**

### **1. Appeals of Decisions by the Planning Director**

Any decision of the Planning Director to approve or disapprove actions subject to the "Lone Pine Design Review Guidelines" may be appealed by any interested party to the ADRB within 15 days of the date of the decision. The appeal shall be submitted in writing to the Inyo County Planning Department and shall state the reason for the appeal.

Upon receipt of an appeal, the Inyo County Planning Department shall notify the members of the ADRB. The ADRB Chair, or the Vice-Chair in the absence of the Chair, shall set a time and date for a meeting to consider the application. The meeting of the ADRB shall be agendaized and the Inyo County Planning Department shall provide notification of the time and date of the meeting to the applicant. It is the intent of the ADRB to meet and consider said appeal within fifteen (15) days of the submittal of the appeal. Upon consideration of the appeal, the ADRB may affirm, reverse, or modify the Planning Director's decision, in whole or in part. The decision of the ADRB shall be in writing as required by Section III.B.3., above.

### **2. Appeals of Decisions by the ADRB**

Any action of the ADRB may be appealed to the Inyo County Planning Commission as provided by Section 18.81.030 of Inyo County Code.

## **IV. Meetings of the ADRB**

The Chair, or the Vice Chair in the absence of a Chair, may call meetings of the ADRB as necessary. The Inyo County Planning Department shall agendaize said meeting and provide proper notice.

## **V. Selection of ADRB Officers**

At their first meeting of each calendar year, the ADRB shall elect a Chair and Vice Chair from amongst its members.

## APPENDIX D

### **Actions Delegated by the Lone Pine Architectural Design Review Board to the Inyo County Planning Department for Review.**

The following actions subject to the Lone Pine Design Review Guidelines have been delegated by the Lone Pine Architectural Design Review Board for review by the Inyo County Planning Department:

1. Ordinary maintenance and minor repair of an existing structure that does not conflict with the Guidelines adopted by the Architectural Design Review Board.
2. Interior remodeling or change of use that does not affect the exterior design of an existing structure.
3. Restoration of an existing structure that is damaged or partially destroyed by fire, flood, explosion, act of God or the public enemy to the extent of fifty percent or less; provided that such restoration is permitted by the building code of the County and is started within one year and diligently pursued to completion. Restoration of any structure that is completely destroyed, or partially destroyed to a greater extent than specified above, shall be subject to review and approval by the Architectural Design Review Board. The proportion of damage or partial destruction shall be based upon the ratio of the estimated cost of duplicating the entire structure as it existed prior thereto. Any major modifications to the exterior design of the structure as it existed prior thereto shall be subject to review and approval of the Architectural Design Review Board.
4. Exterior painting of an existing structure using either the previous color(s) or a color(s) from the suggested range of colors from the Lone Pine Design Review Guidelines.
5. Change of copy of existing signs using the same materials as existed prior to to the change.
6. Replacement of existing building projections and canopies using the same materials and colors as previously existed or colors from the suggested range of colors from the Lone Pine Design Review Guidelines.
7. New architectural details on existing structures such as door and window trim, window mullions, shutters, brackets, diagonal braces, corbels, eave and rake moldings, etc. that are consistent with the Lone Pine Design Review Guidelines.
8. Minor modifications of existing structures to effect compliance with the Americans with Disabilities Act that is consistent with the Lone Pine Design Review Guidelines.
9. Minor modifications of existing structures to effect compliance with the building code that is consistent with the Lone Pine Design Review Guidelines.

10. Maintenance, installation or replacement of landscape irrigation systems not otherwise subject to review by the Architectural Design Review Board.
11. Replacement of existing landscaping with the same species as previously existed or species from the list of suggested trees and shrubs recommended by the Architectural Design Review Board.



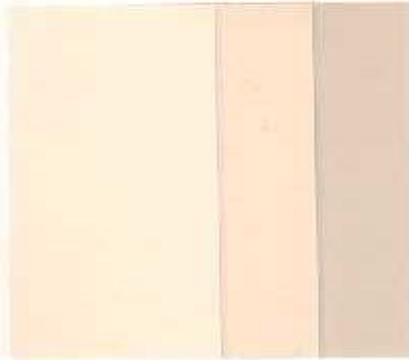
## APPENDIX E

### Suggested Drought Tolerant Trees and Shrubs for the Lone Pine Area

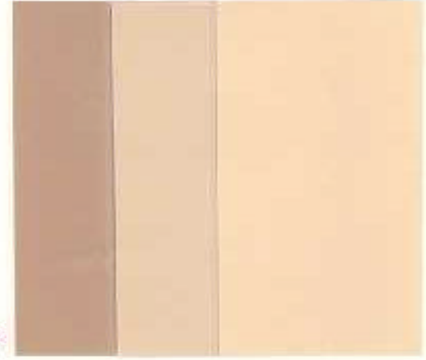
<u>Scientific Name</u>	<u>Common Name</u>
<b>Trees</b>	
<i>Acacia constricta</i>	Mesquit Acacia
<i>Acacia farnesiana</i>	Sweet Acacia
<i>Cercidium</i>	Palo Verde
<i>Erobytyra japonica</i>	Loquat
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Maclura pomifera</i>	Osage Orange
<i>Melia azedarach</i>	China Berry
<i>Olea europaea</i>	Olive
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pinus attenuata</i>	Knobcone Pine
<i>Pinus cembroides</i>	Mexican Pinion Pine
<i>Pinus edulis</i>	Pinion Nut Pine
<i>Pinus flexilis</i>	Limber Pine
<i>Pinus monophylla</i>	Singleleaf Pinion Pine
<i>Sequoiadendron giganteum</i>	Giant Sequoia
<i>Tilia tormentosa</i>	Silver Linden
<i>Tamarix aphylla</i>	Athel Tree
<i>Ulmus pumila</i>	Siberian Elm
<b>Shrubs</b>	
<i>Arbutus unedo</i>	Strawberry Tree
<i>Artemisia</i>	Artemisia
<i>Baccharis pilularis</i>	Coyote Brush
<i>Caragana aborescens</i>	Siberian Peashrub
<i>Cercis occidentalis</i>	Western Redbud
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Cotinus coggygria</i>	Smoke Tree
<i>Dalea spinosa</i>	Smoke Tree
<i>Fallugia paradoxa</i>	Apache Plume
<i>Fremontodendron</i>	Flannel Bush
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Nerium oleander</i>	Oleander
<i>Photnia serrulata</i>	Chinese Photnia

For further information, contact the Inyo County Farm Advisor's Office at (760) 873-7854.

**LONE PINE DESIGN GUIDELINES**  
**COLOR BOARD**  
SUGGESTED RANGE OF COLORS



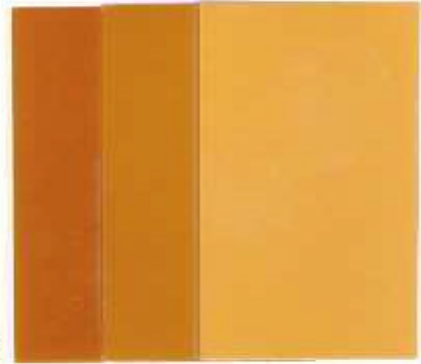
**SAND**



**TAN**



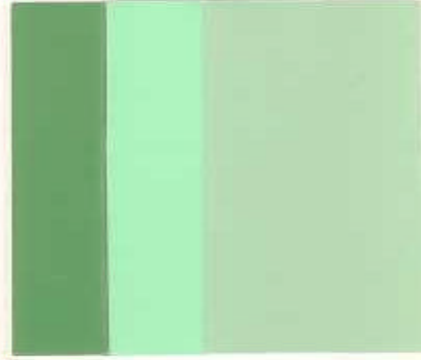
**BROWN**



**OCHRE**



**RUST**



**SAGE**

