MARIPOSA COUNTY RESOLUTION NO. 89-352

A RESOLUTION APPROVING A REVISION TO SPECIFIC PLAN AMENDMENT NO. 88-7, A MAP AMENDMENT TO THE MARIPOSA TPA SPECIFIC PLAN.

DON VAN METER, ET. AL., APPLICANTS.

WHEREAS, an application to amend the Specific Plan for the Mariposa Town Planning Area has been submitted to the County; and

WHEREAS, the Board of Supervisors has adopted a Negative Declaration for the requested amendment in accordance with the California Environmental Quality Act and the Mariposa County Environmental Review Policies and Procedures adopted pursuant thereto; and

WHEREAS, the Mariposa County Planning Commission and Board of Supervisors have held duly noticed public hearings on the Specific Plan Amendment in accordance with State Law and County Code.

NOW THEREFORE BE IT RESOLVED that Specific Plan Amendment No. 89-1 resulting in a modification to the Mariposa Town Planning Area Specific Plan Land Use Map, as revised and shown in Attachment A, is hereby approved by the Mariposa County Board of Supervisors.

BE IT FURTHER RESOLVED that this action of the Board is based upon the following findings:

1. The amendment will support or have no effect on the goals and objectives of the Mariposa TPA Specific Plan and Mariposa County General Plan.
2. A Negative Declaration has been adopted for an amendment to the Light Commercial land use classification, and the Board of Supervisors has determined that potential environmental effects associated with the Professional Office Commercial classification are adequately addressed in the adopted Negative Declaration.

3. The amendment will allow for commercial development and more intensive residential development on the property than that presently allowed. As such, the amendment will result in the upgrading of the Community as a residential and commercial center.

4. The amendment will provide additional land for professional office commercial development off the State Highways which will promote orderly growth within the community by decreasing traffic and encroachments onto the State Highways and improving traffic flow. Professional Office commercial uses allowed by the amendment will require approval of a use permit which will promote orderly growth.

5. The amendment will provide additional vacant professional office commercial land off the State Highways. Because of the lack of vacant professional office commercial land in this portion of the town off the State Highways, the amendment site is uniquely suited to the proposed uses and other areas in this immediate location are not presently available for such uses.

6. The amendment site is presently developed with multi-
family units, and additional multi-family units on the site
should not have a significant effect on surrounding properties.
Commercial uses will require a use permit, and the use permit
provisions will ensure that commercial uses developed are
compatible with adjacent properties which will not result in
damage or have an adverse effect on the value of adjacent
properties.

7. The amendment site has frontage along two paved County
roads and is located off the State Highways. Traffic generated
by commercial uses will be reviewed through the use permit
process. This will ensure commercial development resulting from
the amendment will not result in increased traffic congestion or
create a traffic hazard.

8. The Board of Supervisors is unable to make the required
findings and approve the requested amendment to the Light
Commercial land use classification based on land use
compatibility conflicts with surrounding properties.

PASSED AND ADOPTED by the Mariposa County Board of
 Supervisors on this 27th day of June, 1989 by the following
vote:

AYES: BAGGETT, PUNTE, ERICKSON, RADANOVICH, TABER

NOES: NONE

ABSTAINED: NONE

EXCUSED: NONE
GERTRUDE R. TABER, Chairman
Mariposa County Board of Supervisors

ATTEST:

MARGIE WILLIAMS
Clerk of the Board

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

JEFFREY G. GREEN
County Counsel
Land Use Classifications
Mariposa Town Planning Area

Legend:

Public
Public Building
Commercial Office
Residential
Single Family Residential
Professional Office

Specific Plan Amendment

Highway 140/49

Charles Street

Specific Property
APN 13-121-06

12th Street

13th Street

Legend: