

LA PORTE
AND
LITTLE GRASS
VALLEY
SPECIAL PLAN
ZONING
DISTRICT
GUIDELINES and IDEAS

PLUMAS COUNTY PLANNING
DEPARTMENT
OCTOBER 1976

Retaining the historic aura of the back-country mining region which LaPorte has been is important.

We have been called the Lost Sierra* but, as with all interesting corners-of-the-world, once re-discovered growth of some sort will occur. It is the purpose of the following guidelines to retain that aura which nurtures the few who reside here, and which brings many back each year to visit.

It is hoped that future growth will be in keeping with the ideas and observations given herein.

the Special Plan Review Committee
1976



*National Geographic, Sept. 1973, and
Motorland, summer 1976

La Porte- Little Grass Valley
Special Plan Review Committee

Andy Anderson
Mary Gayanich
Chuck Burroughs
Stan Blois

Diane Richardson
Wayne White
Owen Windle

ADOPTED
PURSUANT TO ORDINANCE 74-79

PLUMAS COUNTY
PLANNING COMMISSION

BILL YOUNG, CHAIRMAN
HARVEY WEST
TED RAMELLI
LOUIS STARR

OWEN WINDLE
KEN BROWN
ED McNALLEY

Notes

SPECIAL PLAN ZONING

What is it?

What is its purpose?

Where is it?

How does it work?

WHAT IS IT?

The Special Plan Zone is a dependent zone designed to be combined with basic commercial or residential zoning. In effect, it is an architectural design area which has been specialized into the areas of "Historic", "Recreation", etc. This zoning establishes two interacting forces: 1) the Special Plan Review Committee, and 2) the District Guidelines. It is the purpose of this booklet to set forth the procedures for the Special Plan Review Committee, the Guidelines for the zoning District, and offer ideas which are characteristic to the area.

WHAT IS ITS PURPOSE?

The Special Plan Zone provides a means for establishing, protecting and enhancing the unique character and style of buildings and neighborhoods in Plumas County. The unique character of the LaPorte - Little Grass Valley Special Plan Area is considered to be of significant value as a scenic and economic asset to the community and the region. While it is not the purpose of the District to control the type or amount of development which occurs, it is its purpose to ensure that any development will be compatible and will not impair the quality of the area.

were also great deceivers, hiding poor workmanship or, even worse, the tell-tale signs of poor Foundations.

Materials

While the buildings were simple the use of materials was imaginative. Mixing exterior finishes prevented monotony and gave identity to the climate-derived architecture. Stone wainscoting with board-and-batten or shingle siding was one of the more elaborate styles. Decorative shingles, in simple geometric shapes, were also mixed with b & b or horizontal boards. Harmony was the key and, if you look closely, imagination was not ruled out.

Windows

As a note on the multipaned window, "set-ins" which go over glass are available to transform even the largest thermal-plate glass window.

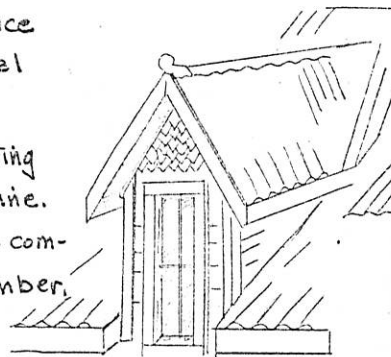
COLOR

It is recommended that earth-tone or traditional (white, etc.) colors be used.

BUILDINGS

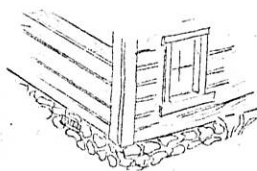
Design

The high gable design of local buildings allows for use of attic space as a part of the total living area. Local dormer design has been of a contiguous-wall style, where the fronting wall causes a break in the roof eave line. Second-story doors are also a feature common to local attics for winter use. (Remember, doors should open inward!)

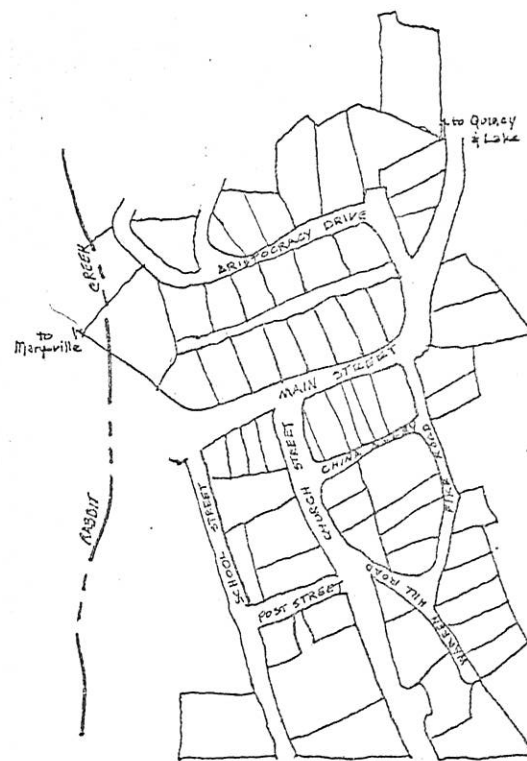


Mention may also be made of balconies. These were common in the area, often providing shelter for a downstairs entry and serving as a second floor porch during winter months. Balconies might easily be constructed at the gable end of buildings.

An additional traditional detail of note are "cornerboards". While gingerbread was not typical to the area, finishing details which minimized heat loss and gave a tailored appearance to the buildings were. "Cornerboards" were approximately 6" wide and placed along house corners. In addition to the neat appearances these boards



La Porte Special Plan Historic District



Little Grass Valley Special Plan
Recreation District

Any lot zoned "CR" Commercial Recreation
in the vicinity of the Lake is effected by
these guidelines. Verification of Zoning may
be made thru the County Planning Dept.,
Courthouse, Quincy.

MORE IDEAS

Buildings
Colors

Content and Design :

See LaPorte - Commercial

Lighting :

See LaPorte - Commercial

STORAGE FACILITIES (La Porte and Little Grass Valley)

Exterior storage yards for machinery, materials, etc., should be screened at least 75% from view from public roads by either landscaping or solid wooden fencing 6 ft. in height. (Due to snow, substantial wooden fencing is the most feasible permanent fencing.)

HOW DOES IT WORK?

First,

THE PROPERTY OWNER:

- a.... decides to take action which would effect the exterior of buildings and/or landscape of property in the District (neither the committee nor these guidelines can require the property owner to take action).
- b.... consults the Special Plan Guideline and Idea booklet for ideas, permit requirements and restriction information.
- c.... can request, thru the County Building or Planning offices, assistance from the committee in developing ideas or solving problems on any project, whether permits are required or not, including discussion of variances which might be desired.
- d.... submits plans, sketches, and any required application form to the Building or Planning office.

Next,

THE BUILDING OR PLANNING OFFICE:

- a..... mails information to the committee within 2 days of submittal.
- b..... posts a public bulletin regarding the proposal, maintaining a copy of the proposal for public review.
- c..... schedules any public committee meeting which is necessary, to take place within a maximum of 15 days after original submission, notifying the property owner of the date, and posting a public notice in LaPorte.
- d.... processes any required Building or Planning permit, beginning on the day of submittal of all information.

Then,

THE SPECIAL PLAN COMMITTEE

- a.... considers the proposal in relation to the area and the guideline restrictions, making suggestions for changes it feels necessary while keeping in mind the importance of owners rights.
- b.... submits written comment to the Building or Planning Office, and property owner, reflecting any suggested or required changes, within 5

by indirect methods which are concealed, i.e., spotlights in cave, back lighting, etc. Neon, etc., lighting should not be used.

2. Interior window signs should also be lighted indirectly.

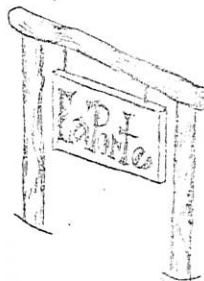
SIGNS (Little Grass Valley)

Location:

1. One double-Faced, or two single-Faced, Free standing signs may be located near the public road entrance. Consideration of snow removal should be made in locating these signs.
2. All signs must be permanent in nature and use.
3. Building signs are otherwise encouraged and items 2 and 3 of "LaPorte-commercial-Location" prevail.

Size and Materials:

1. Sign area totals should be within the 50 sq. Ft. maximum allotted by zoning.
2. Free-standing signs may be up to 12 Ft. high.
3. Items 2 and 3 of "LaPorte-Commercial-Size and Materials" shall prevail.



Size and Materials:

1. Building sign maximums are 10% of the building face, or 100 sq. ft., whichever is less, per street front.

2. In cases of multiple businesses within one building, a master scheme for all signing should be submitted and approved and should comply with the above.

3. Signs may be of natural or painted wood, coated or painted metal or plastic which simulates such natural materials.

SILVERADO

MINNIE

MONA

OLD TOWN

YUKA

GOLD RUSH

SONNIE

Ringle

RIGNEY

Western

THUNDERBOLT EXTRA GOOD

VAUDEVILLE

Content and Design:

1. Signs should generally identify the on premise business, or businesses, and proprietor. The business logo or trademark may be used. Additional commercial advertising (brand names, etc.) should be located within the building.

2. Examples of suggested letter styles are included herein.

3. Muted colors are recommended.

Lighting:

1. Any sign lighting should be achieved

ROMANTIQUE NO. 5

type style examples

days of receipt by mail.

c.... in cases of disagreement with the property owner, or public controversy, meets with the property owner at an appointed time in La Porte to discuss the proposal and listen to comments offered by members of the public.

d.... in cases of irreconcilable differences, shall submit a written majority/minority report to the Building or Planning Office within 3 days of its meeting, at which time the matter shall be scheduled for discussion at the next meeting of the Planning Commission as an appeal. In cases where a permit is to be heard by the Zoning Administrator, the matter shall be discussed at the scheduled Administrator's hearing.

Finally,

THE BUILDING or PLANNING OFFICE issues any approved permits which have been required by them, and

THE PROPERTY OWNER commences work.

Time,

the estimated time is;

Building, or Special Plan only, permits
(no meetings)

apx. 11 working
days

(with meeting)

apx. 13 w.d.

Zoning Administrator permits

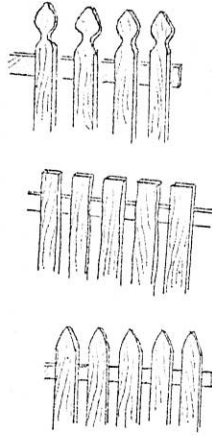
3-5 weeks

FENCES, PARKING and LANDSCAPE

(La Porte and Little Grass Valley)

Fences

Fencing of property in general has not been a common practice. Some yards have, in the past, been bordered with low decorative fencing such as wrought iron or picket. Where Fencing is used, it should be low (3-4 Ft.) and of the above styles or of natural materials such as riverstone or split rail. (Temporary garden fences of chicken wire, etc., are excluded.) Exceptions to this recommendation are discussed under "STORAGE FACILITIES".



Parking and Landscaping (Little Grass Valley only)

Off-street parking should be provided in these areas with the provision of a 25 Ft. minimum natural landscape strip between public roads and any development. Additionally, plans identifying the extent of tree removal and the location of snow reserve (removed-snow storage) areas should be submitted with development or building plans. (As this area develops it is anticipated that snow removal from County Roads will eventually be expanded.)

DOES IT NEED A PERMIT?

	PLANNING		BUILDING		SPECIAL PLAN	
	PERMIT?	RESTRICTIONS?	PERMIT?	RESTRICTIONS?	REVIEW?	RESTRICTIONS?
Structure and Building Exteriors (new, remodel, etc.)	NO	SEE ZONING (2)	YES	YES*		see page 9
Fences	NO		NO	YES		see page 11
Parking and Landscaping (Little Grass Valley only)	NO		NO	YES		see page 11
Signs						
La Porte - Residential	YES		NO	NO**		see page 12
La Porte - Commercial	YES		YES	YES		see page 12
Little Grass Valley	YES		YES	YES		see page 13
Storage Facilities	POSSIBLY		NO (except fuel)	YES		see page 14

* Except paint ** Home-business signs are subject to La Porte - Commercial regulations
NOTE: Where a permit is required by the Building office only, submittal should be to that office.
All others, Planning or Special Plan only, etc., should be submitted to the Planning office.

BUILDINGS (LaPorte and Little Grass Valley)

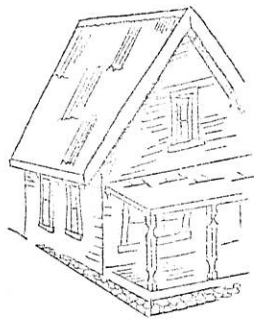
This section includes accessory structures, new buildings, remodeling, additions, restoration, and any other exterior building activity excepting painting.

Design

Traditionally both commercial and residential buildings have been simple and practical in design. Even today, roofs are high-peaked gables designed to shed heavy snows. Porches are protected by the building itself or with a post supported shed roof. In town, roof eaves were often enclosed with soffits and bargeboards, minimizing heat loss and giving a neat finished look to the roof. These ideas have proven well in the climate and are basic to the areas character.

Materials

In the past, local natural materials were utilized in construction. Early Foundations were of riverrock with concrete adopted much more recently. In addition concrete block is also utilized for walls as well as Foundations. In the case of the latter an effort should be made



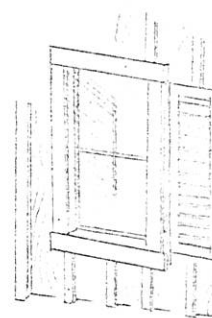
to face the exterior with local stone or one of the suggested exterior Finishes to within 6 inches of ground level.

While stone was used on occasion, exterior Finishes were of local wood with varieties of board-and-batten, shingles and horizontal siding the most common styles. New types of material which are "natural looking" along the above lines may be utilized.

Roofing has also included wood products (shakes or shingles) as well as metal. Any of these, including non-glare metal of a color harmonious to the building and surroundings, may be used.

Windows

The familiar multi-paned windows also had a "finished" look due to a broad (4-5 inch) trim around them. Today the broad trim might cover aluminum frames as well as wooden ones. Protection of windows from weather, and unwanted visitors, has traditionally been afforded by shutters. Some have used the door-style which is permanently mounted, while others store away shutters designed to be hung over the window.



PROJECT GUIDELINES

Does it need a permit?

Guidelines For....

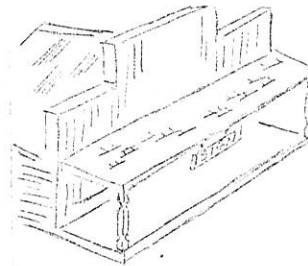
Buildings

Fences, Parking & Landscape

Signs - La Porte

Signs - Little Brass Valley

Storage Facilities



SIGNS (La Porte)

Residential

County ordinances allow for 6 sq. ft. of non-illuminated sign in residential areas. The use of natural materials is encouraged.

Signs advertising home businesses should comply with the above and also take into consideration the La Porte - Commercial Location, and Content and Design sections. Pole signs may be utilized at all times for Residential signs, and only when the residence cannot be seen from the public road for business signs. Height should be limited to 12 ft.

Commercial

Location:

1. Building signs are encouraged. Pole and/or other free-standing signs, excepting traffic signs, are not in character.
2. Due to climate, building signs which project at any angle should be protected by a porch or eave, etc.
3. Signs should not be located above the roof eave.