

Wheeler Crest Design Review Committee

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Mammoth Lakes, CA 93546
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PO Box 8
Bridgeport, CA 93517
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AGENDA

July 27, 2023 - 10:00 am

Location: Crowley Lake Community Center
58 Pearson Road, Crowley Lake, CA 93546

1. Call To Order *10:00 am*
2. Public Comment for items not listed on the agenda *10:00 am*
3. Review and adopt minutes from the June 29, 2023 meeting (pg. 1) *10:05 am*
4. Review of Project Conditions *10:05 am*
 - A. B23-063 Final Review of Colors for new single family home with a detached garage located at APN 064-120-009 on Mountain View Drive. (pg. 4)
 - B. B22-260 Final Review of Colors for new residential home with detached garage located at 370 Rimrock Drive (APN 064-200-018). (pg. 20)
5. PUBLIC HEARINGS: none.
6. Committee Administration *10:15 am*
 - A. County approval procedures
 - B. Form 700
 - C. Review and adopt bylaws (pg. 31)
7. Informational planning staff updates *11:00 am*
8. Future Agenda Items
 - A. Public Works grading standards workshop
 - B. Review of WCDR standards; discussion to potentially recommend changes to the Board of Supervisors
 - C. RPAC Workshop
9. Adjourn

*Members: Bob Weiland, Judy Beard, Alisa Adriani, Greta Mettauer, Rico Miledi, Reuben Rosen
Staff: Laura Stark, Community Development Analyst, (760) 924-1810; lstark@mono.ca.gov*

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Mono County staff coordinator at (760) 924-1810 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

Wheeler Crest Design Review Committee

Meeting Minutes

6/29/2023 at 1:00 pm

Committee Members Present: Bob Weiland, Alisa Adriani, Judy Beard, Rico Miledi, Greta Mettauer

Committee Members Absent: Reuben Rosen

Staff: Wendy Sugimura, Director; Laura Stark, CDD Analyst; Emily Fox, Deputy County Counsel; Rob Makoske, Community Planner

1. **Call to Order** – by Bob Weiland at 6/29/2023 at 1:08 pm at Crowley Lake Community Center

2. **Public Comments** – opened at 1:08 pm; closed at 1:08 pm

- There was no public comment

3. **Minutes from 5/31 Meeting**

Motion: Approve minutes from the 5/31 meeting 1:09 pm

Weiland motion, Beard second

- Ayes – 4 Nays – 0 (all approved, only 4 members present)

4. **Public Hearing**

A. **B23-063:** New construction of a single-family home with a detached garage at APN – 064-120-009 [ER]

- Public Hearing opened at 1:10 pm
 - Harvey Van Dyke
 - Reid Malinbaum
- Public Hearing closed at 1:37 pm
- Committee noted that color specifics missing from application, motion to conditionally approve.

Motion: Approve building permit 23-063 with condition that color swatches for all exterior material by submitted to the WCDRC and approved prior to final inspection.
1:38 pm

Adriani motion; Beard second

- Ayes – 5 Nays – 0 (all approved, Adriani joined at 1:24pm)

B. B23-055: New detached garage for existing home at APN 064-200-021

- Public Hearing opened at 1:39 pm
 - The applicant gave an opening statement and The Commission asked questions
 - No public comments
- Public Hearing closed at 1:43 pm

Motion: Approve building permit 23-055 1:44 pm

Miledi motion; Weiland second

- Ayes – 5 Nays – 0 (all approved)

5. Committee Administration (Staff; Emily Fox) 1:47 pm

- Review Conflict of Interest
- Remedies and Liabilities under the Brown Act
- General Rules to remember under the Brown Act
 - Do not speak with a quorum about business outside of the official meetings.
 - Do not pass along other Committee Member's opinions

6. Review of Design Review Standards/Criteria (staff) 2:02 pm

- Public Comment opened at 2:18pm, closed at 2:34
 - Harvey Van Dyke
 - Reid Malinbaum
- Add Process review to future agenda items
- Review Previous Application 2:34 pm
 - Commission can review HOA, CC&Rs and WCDRC standards and make change recommendations to the Board of Supervisors.
 1. Commission can add changes to standardize requirements across factory built and site-built homes.
 2. Add notification on application that there may be an area HOA
 - Committee members to each review application and compile questions to send to Laura Stark.

7. Informational planning staff planning update 2:58 pm

- No update

8. Future Agenda Items (not necessarily in order of priority) 2:59 pm

- RPAC Workshop
- Public Works grading standards workshop
- Vest Rights workshop (applicant rights)
- Review of WCDR standards; discussion to potentially recommend changes to the Board of Supervisors

- Application/Approval Process Review

9. Next meeting 7/27/2023 at 10:00 am, Crowley Lake Community Center

10. Adjourn – 3:08 pm

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
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WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT William Wenzlau and Rebecca Scanlon

ASSESSOR PARCEL #064-120-009-000

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

New construction of a single family residence with a detached garage.

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. **Location of all utility boxes, transformers, propane tanks and metering devices.**
Please explain how your project complies with the following design criteria:
The well will be located behind the garage and not visible from the street (see site map). The electrical meter will be located on the west side of the garage and not visible from the street (see site map). No propane will be installed on the property

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. Paint color for any portions of construction grade foundation work that extend above the finished grade.

Please explain how your project complies with the following design criteria (*lines on next page*):

All exposed concrete foundation above finish grade will be covered with siding materials or painted to match color of siding materials. See siding materials and color.

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

No elevated decks will be built.

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Natural rust colored corten steel siding complemented with muted matte mid-value tan colored hardy board siding. All siding will be vertical and flush seamed.

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E.

Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

No aluminum sash will be used.

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F.

Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

All exposed metal will be natural rust corten steel or painted to match the siding/roof's muted matte mid-value tan color.

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G.

Roof materials

Please explain how your project complies with the following design criteria:

A muted matte mid-value tan colored (matching/similar color to the hardy board siding color) metal roofing will be used.

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. ☑ Color and type of exterior stains and finishes.

Please explain how your project complies with the following design criteria:

Natural rust color of corten steel complemented with a muted matte mid-value tan color will be used for all other non-wood materials. Any exposed wood will be finished with dark brown tinted penofin oil.

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

I. ☑ Location of any exterior lighting.

Please explain how your project complies with the following design criteria:

All exterior lighting will be recessed into porch overhangs/eaves and pointed directly down. Exterior lighting will only be used where there are outdoor walkways, porches and exterior doors.

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. ☑ Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.

Please explain how your project complies with the following design criteria:

All cut-fill lines/grading will be smoothed out and revegetated with native plants or protected with natural rock sourced from grading activities on the lot. Landscaping will consist of native vegetation and comply with the wildland-urban interface guidelines. The single story design minimizes visual impacts to the natural surroundings.

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

The split level design of the house aims to match the natural slope and minimizes cut/fill slopes. The garage is placed as to minimize grading on a flat area of the lot. The driveway is also located to minimize grading while matching the contour

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

The drainage features for the roofs will consist gutters and drip trenches. The driveway will be compacted native material out-sloped with coarse rock catchments on the downhill side to dissipate and encourage infiltration of water.

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

No fencing will erected.

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

attention to the fence by creating a visual intrusion to the landscape are to be avoided. Property line fences or walls are not generally required or desirable.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

N. Landscaping plan showing existing trees and shrubs to be retained, proposed landscaping or revegetation (location and type of plant material), and location of proposed irrigation system (if necessary).

Please explain how your project complies with the following design criteria:

There are no existing trees on the lot. Existing native vegetation will be kept undisturbed as much as possible and all areas of bare dirt created will be revegetated with native plants. All existing boulders will remain on site. A irrigation system will not be installed.

Design Criteria: Landscaping: The basic objective of landscaping or revegetation is to enhance the new structures and improvements, to strengthen vistas, and to screen visually objectionable elements such as utility areas and trash containers. The removal of trees and large boulders should be kept to a minimum. Ground areas disturbed by grading shall be replanted at the earliest seasonal opportunity to provide for erosion control. Trees and shrubs that are to be retained on the site shall be protected during construction by temporary fencing or barricades so that they are not crushed or damaged by earth-moving equipment or the stockpiling of materials, etc. Use of native ground cover that requires less water to maintain is recommended.

Insofar as possible, trenching or paving shall be located in such a way that no tree roots will be damaged. In situations where this requirement cannot be adhered to, the builder shall exercise great care to minimize damage to roots.

Native vegetation (trees) in the Wheeler Crest area has evolved in a wet-dry cycle, and establishing irrigation for landscaping beneath these trees is harmful. If the soil is irrigated year round, an ideal environment for root rot results, thus creating stress on remaining trees, entitling bark beetles to invade and kill the trees. Irrigation systems should be installed well outside the drip line of any retained trees if their survival is desired.

An adequate irrigation system to maintain planted areas shall be provided, as necessary.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies
- Does Not Comply
- Not Applicable

Design Review Committee Notes:

O. The items checked above have been included with the building plans and plot plan for Plan Check # _____



Signature

May 25th, 2023

Date

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

COMMUNITY DEVELOPMENT DETERMINATION:

Hold for further review/information (see attached letter for detail)

Approved with no conditions

Approved with the following conditions

Community Development Department

Date

WENZLAU ARCHITECTS
 490 MADISON AVE N., SUITE 105
 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 206.780.6882



SCANLON-WENZLAU RESIDENCE

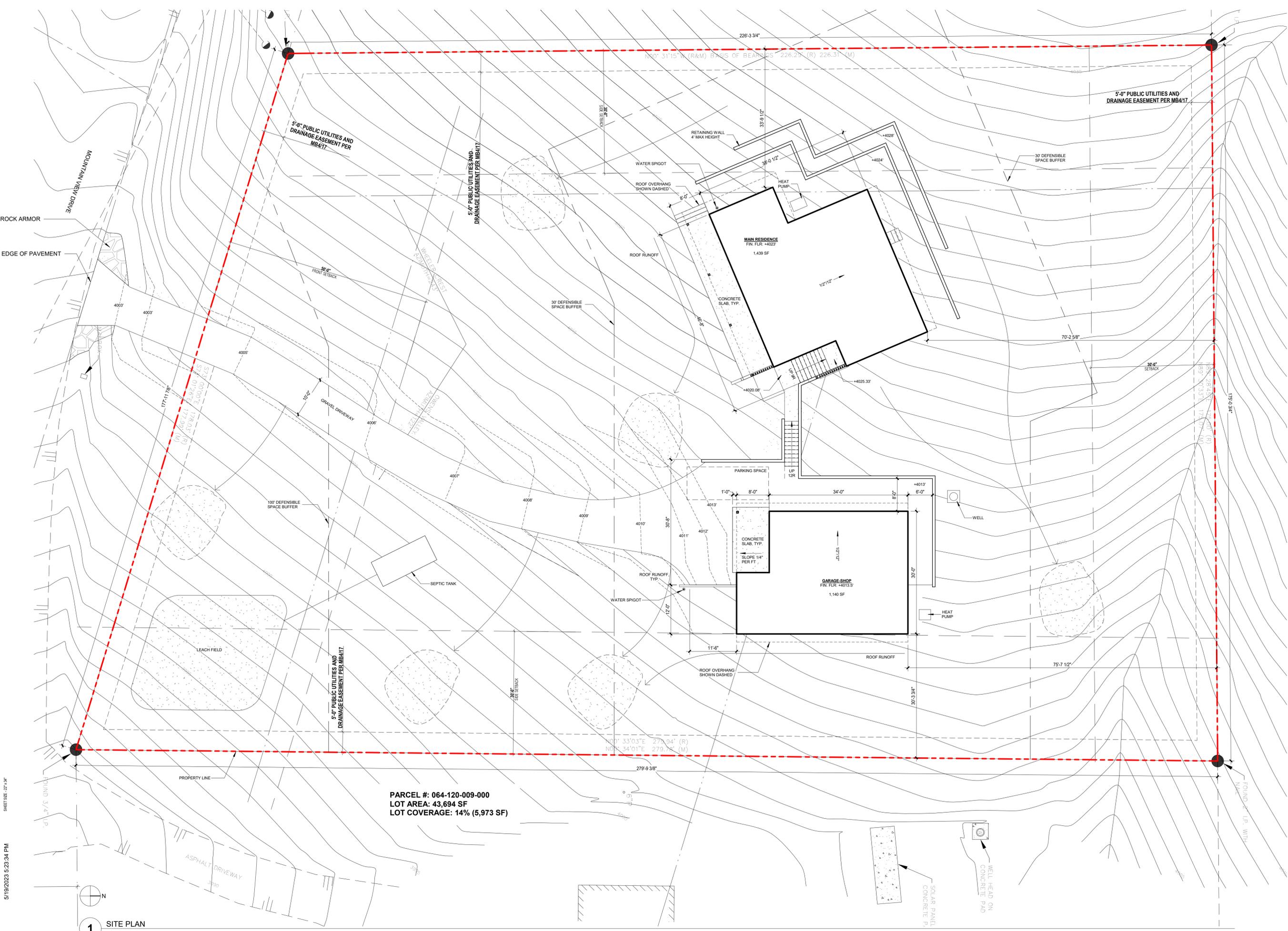
BUILDING PERMIT

PROJECT	064-120-009-000
DATE	05/19/2023
NO.	DESCRIPTION
	DATE

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SITE PLAN

A 0.11



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1 SITE PLAN
 3/32" = 1'-0"



**SCANLON-WENZLAU
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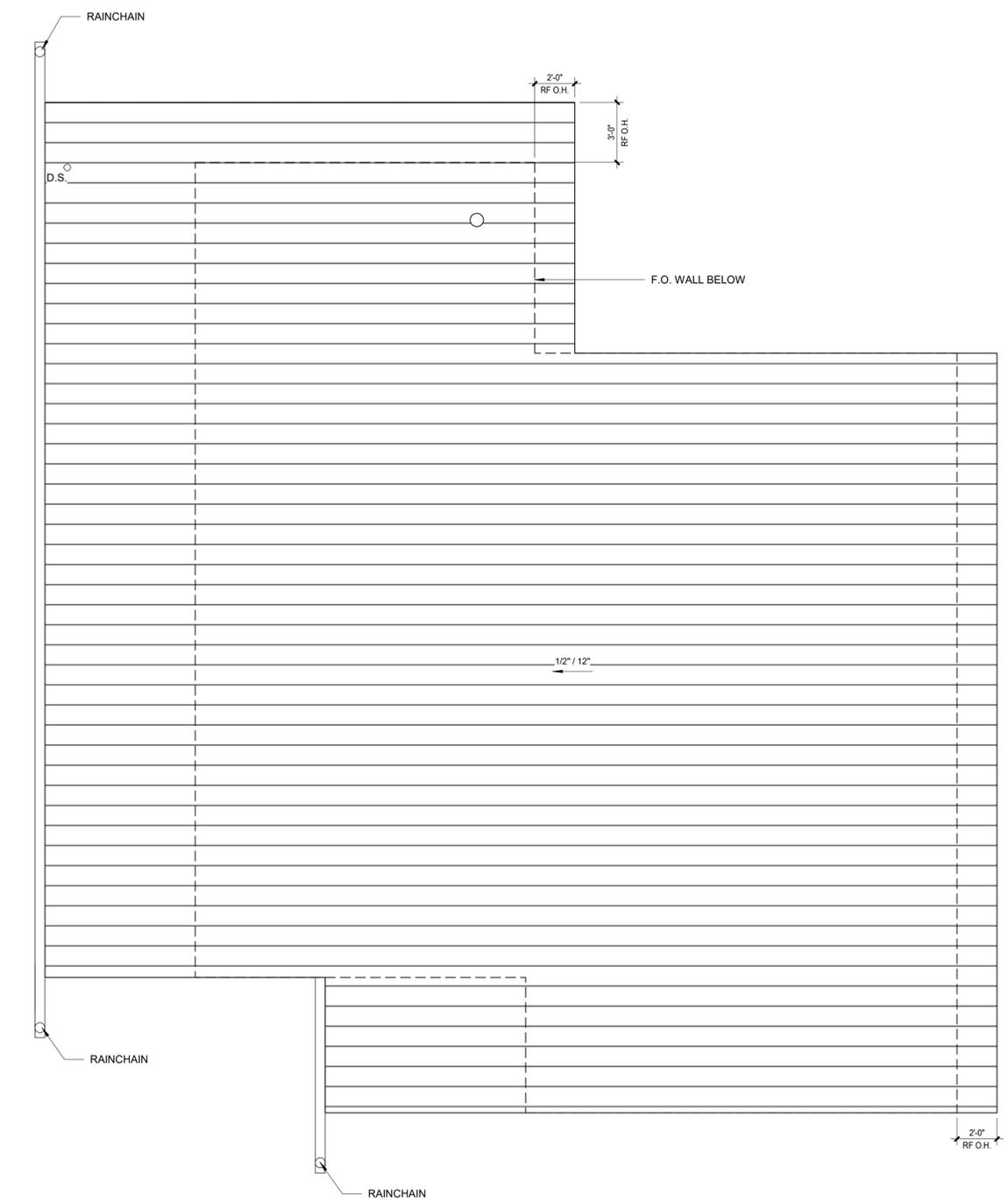
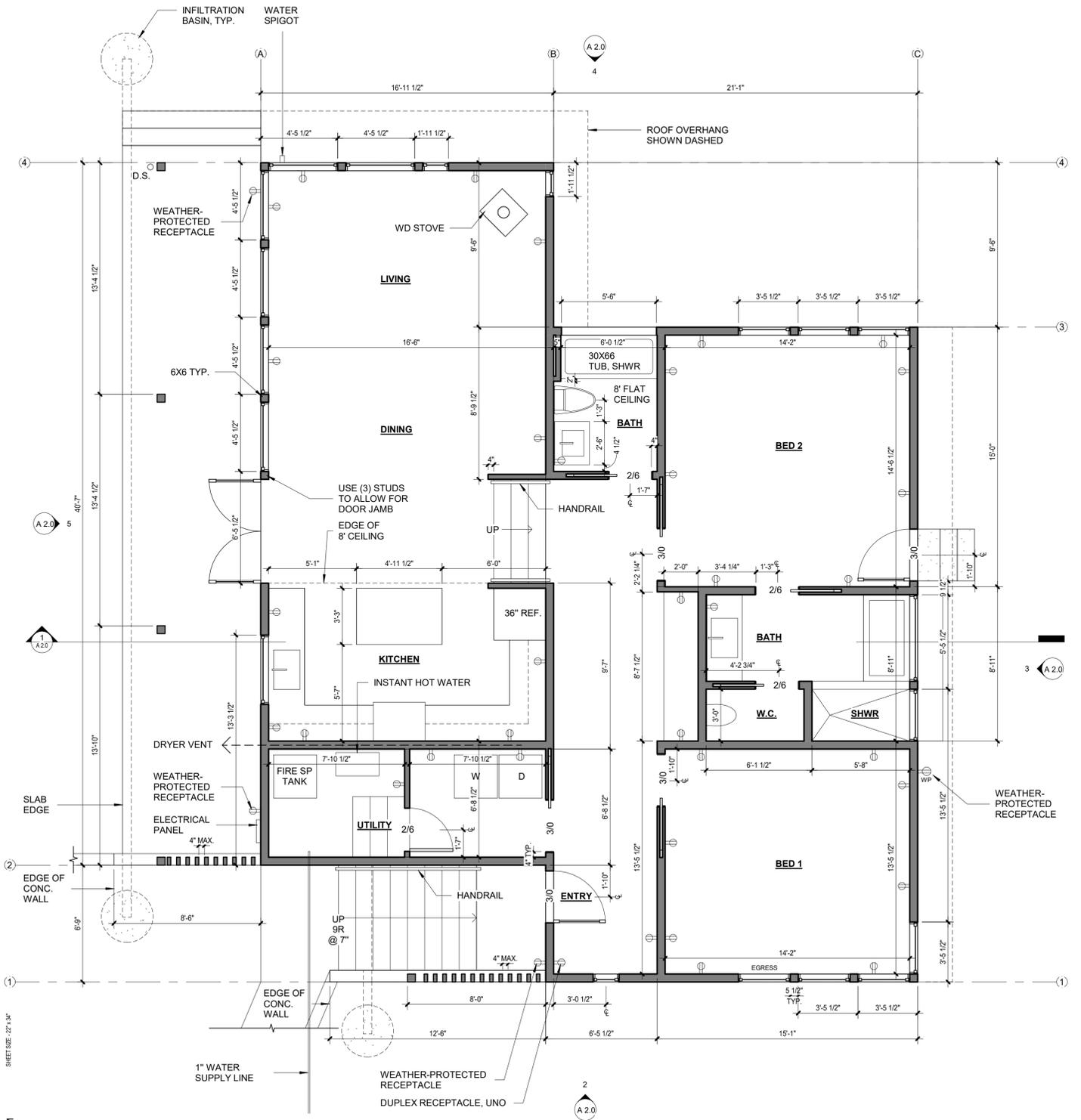
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 DATE 05/19/2023
 NO. DESCRIPTION DATE

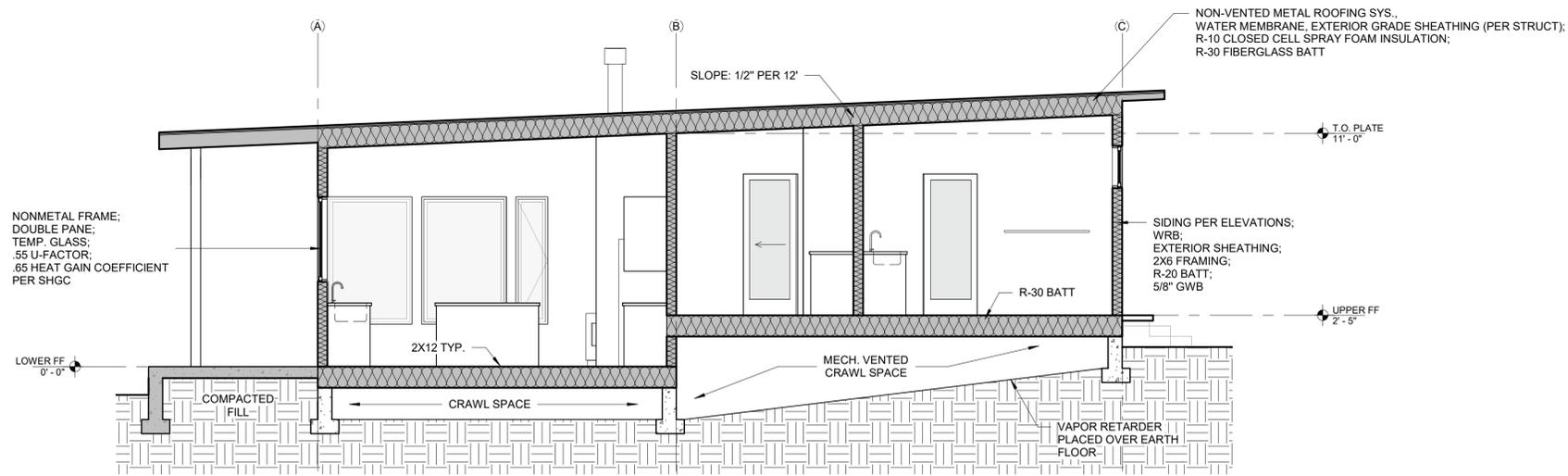
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MAIN HOUSE FLOOR + ROOF PLAN

A 1.0



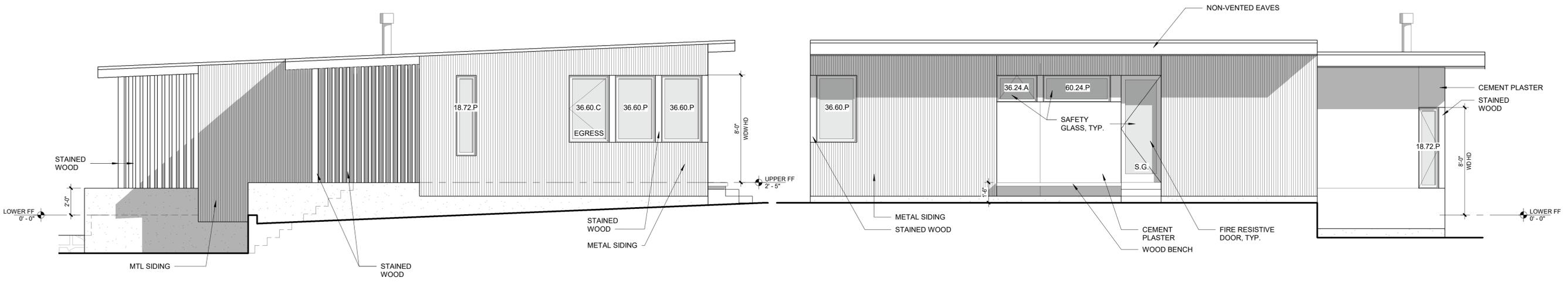
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1 SECTION NORTH-SOUTH
1/4" = 1'-0"

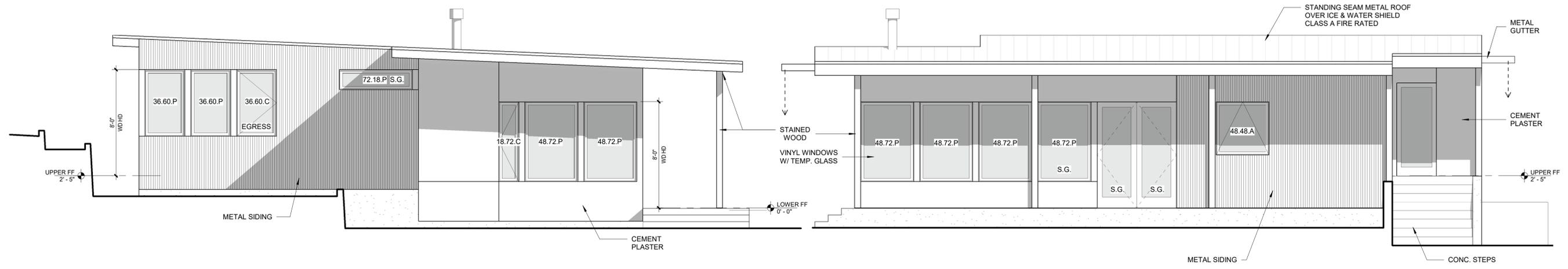
WINDOW NOTES:
 1. ALL OPERABLE WINDOWS SHALL HAVE A U-FACTOR OF .58 PER TABLE 110.6-A, TITLE 24
 2. ALL FIXED WINDOWS SHALL HAVE A U-FACTOR OF .55 PER TABLE 110.6-A, TITLE 24
 3. ALL OPERABLE WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .65 PER TABLE 110.6-B, TITLE 24
 4. ALL FIXED WINDOWS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT OF .67 PER TABLE 110.6-B, TITLE 24

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 BAINBRIDGE ISLAND, WA 98110
 WWW.WENZLAUARCHITECTS.COM
 206.780.6882



2 EAST ELEVATION
1/4" = 1'-0"

3 NORTH
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

5 SOUTH ELEVATION
1/4" = 1'-0"

SCANLON-WENZLAU RESIDENCE

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MAIN HOUSE BUILDING SECTION & ELEVATIONS

A 2.0

5/19/2023 5:23:38 PM
 SHEET SIZE: 27x34"



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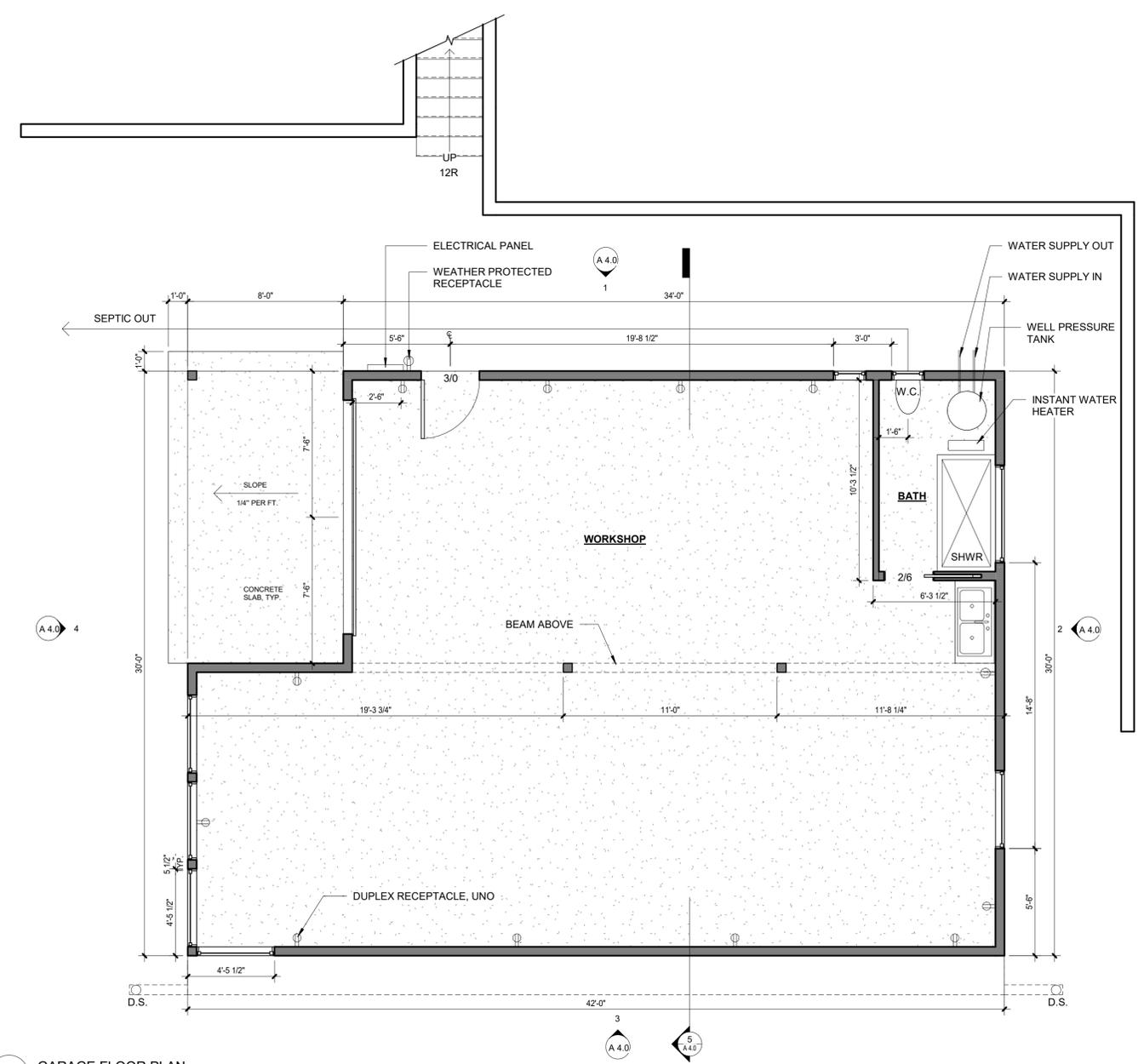
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NO.	DESCRIPTION	DATE

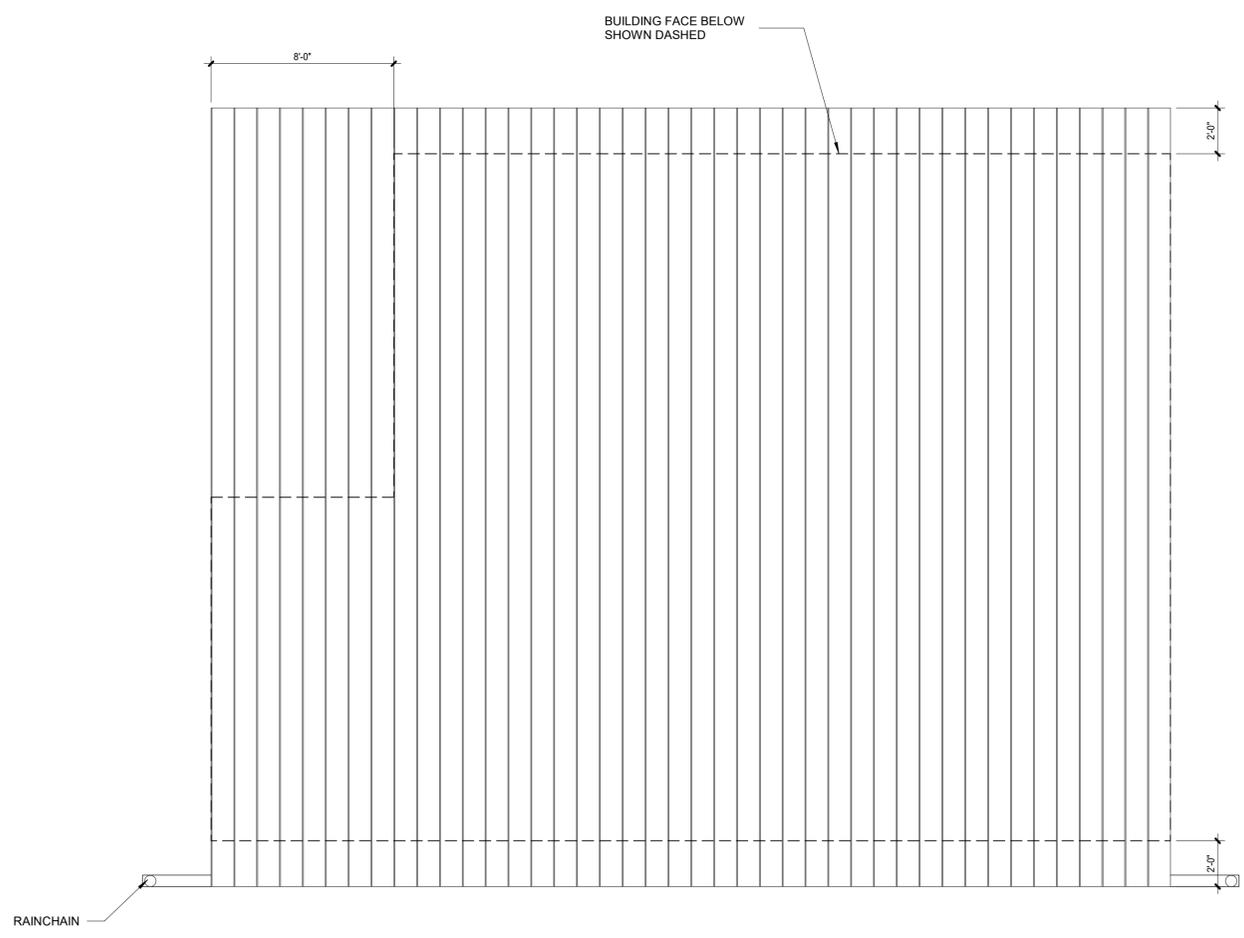
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**GARAGE FLOOR PLAN +
 ROOF PLAN**

A 3.0



1 GARAGE FLOOR PLAN
 1/4" = 1'-0"



2 GARAGE ROOF PLAN
 1/4" = 1'-0"

5/19/2023 5:28:17 PM
 SHEET SIZE: 27x34"

**SCANLON-WENZLAU
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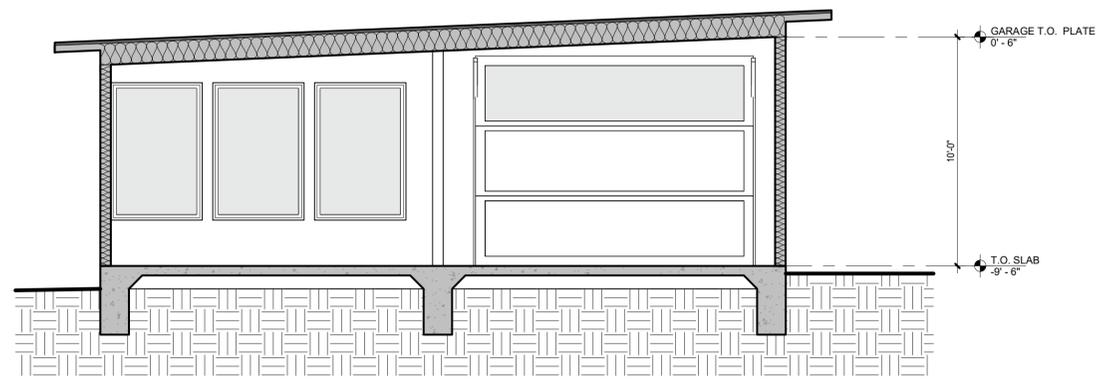
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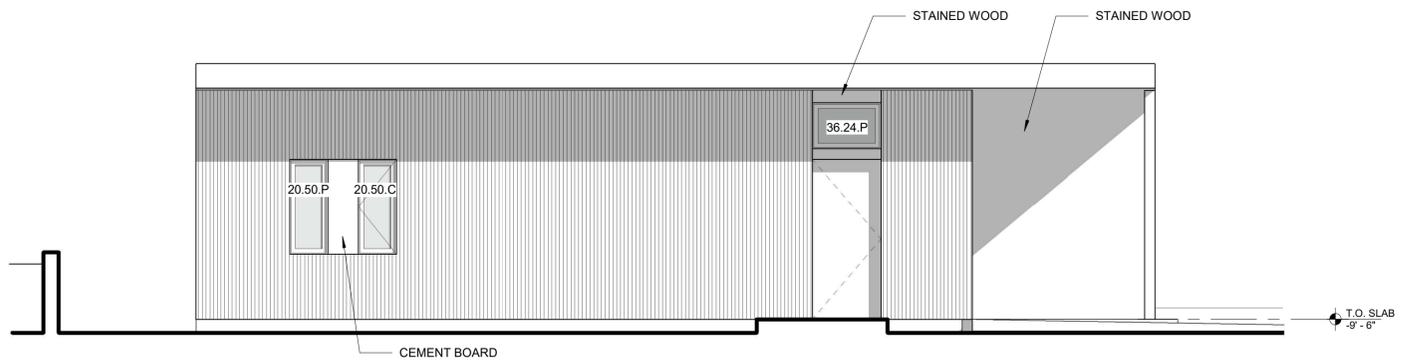
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GARAGE BUILDING SECTION + ELEVATIONS

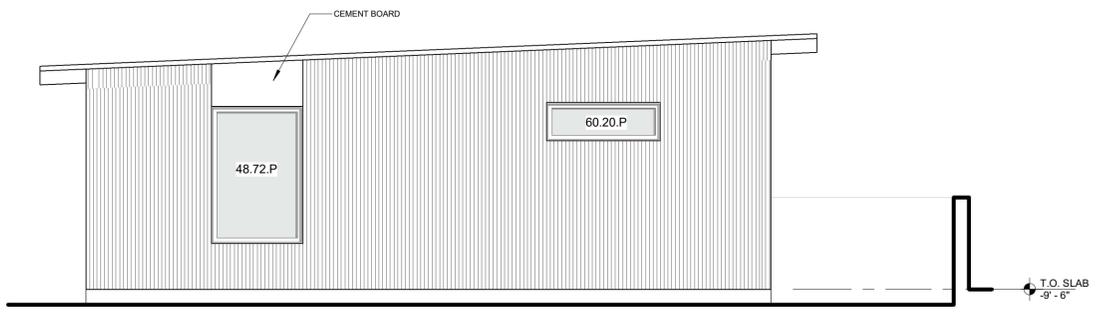
A 4.0



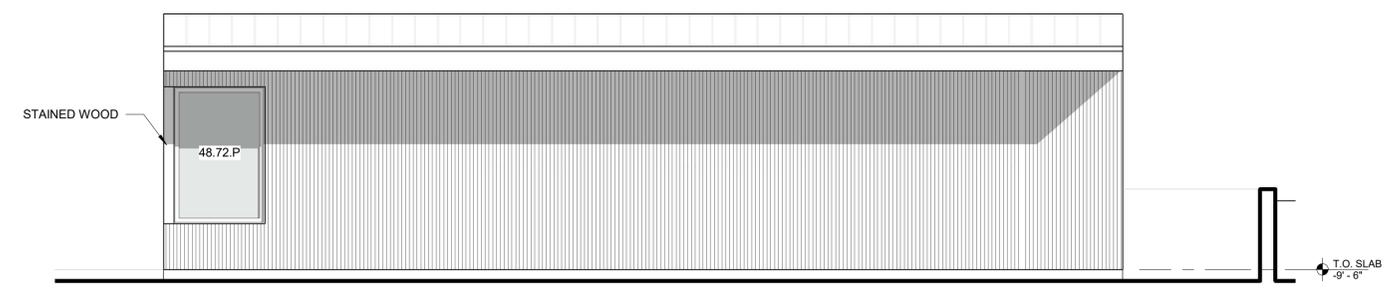
5 GARAGE SECTION
 1/4" = 1'-0"



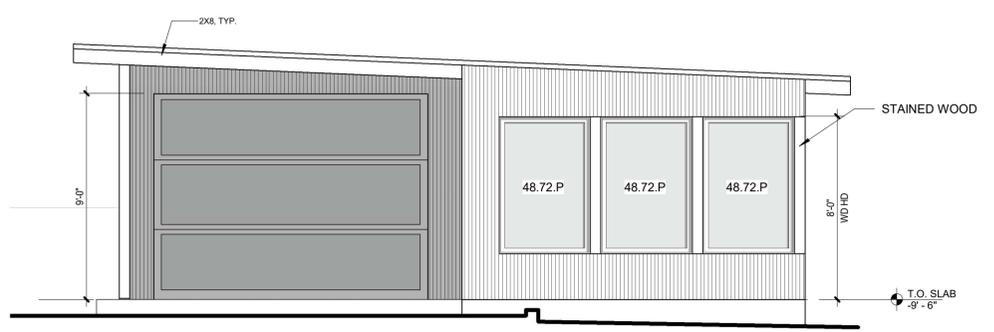
1 ELEVATION - WEST
 1/4" = 1'-0"



2 ELEVATION - NORTH
 1/4" = 1'-0"



3 ELEVATION - EAST
 1/4" = 1'-0"



4 ELEVATION - SOUTH
 1/4" = 1'-0"

5/19/2023 5:23:40 PM SHEET SIZE: 27x34"



**SCANLON-WENZLAU
 RESIDENCE**

BUILDING PERMIT

PROJECT 064-120-009-000
 DATE 05/19/2023
 NO. DESCRIPTION DATE

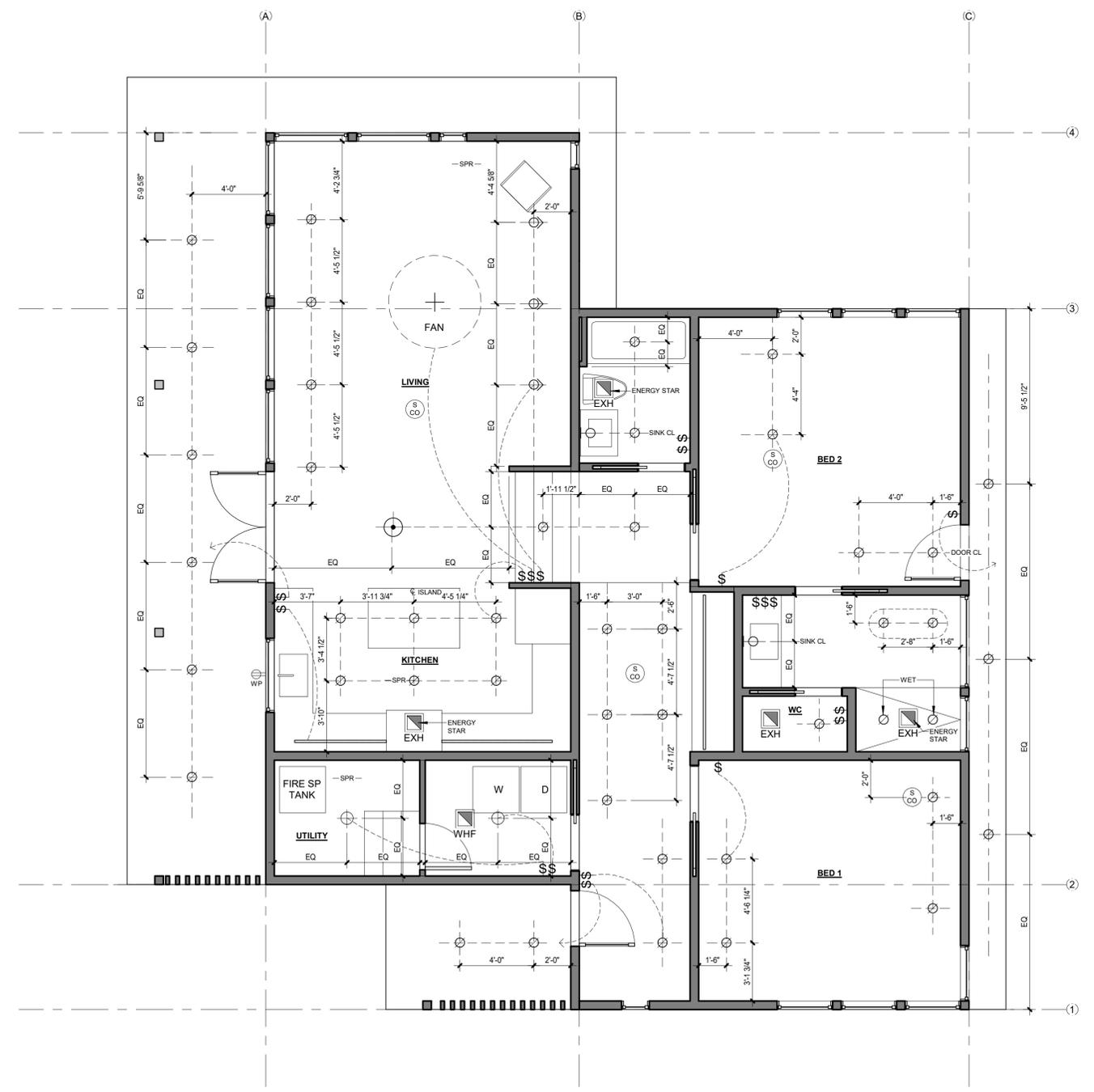
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REFLECTED CEILING PLANS

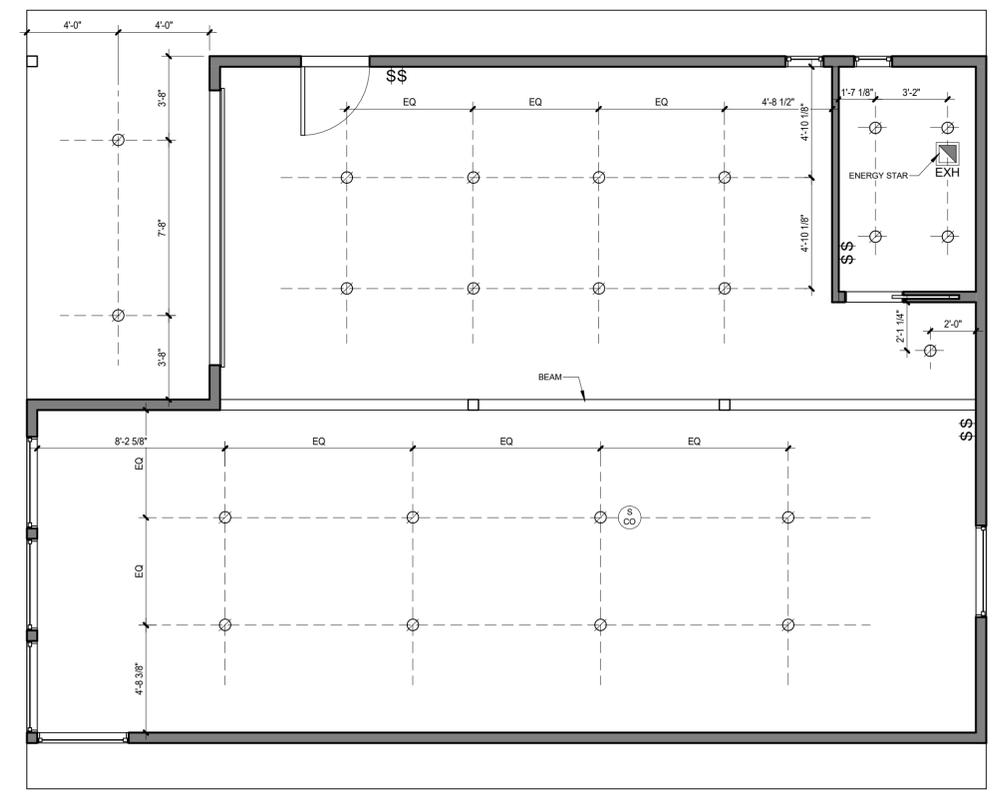
A 5.0

LEGEND

- RECESSED DOWNLIGHT
- RECESSED WALL WASH
- WALL SCONCE
- SWITCH
- COMBINATION SMOKE/CO DETECTOR
- SPRINKLER
- WEATHER-PROTECTED RECEPTACLE
- EXHAUST FAN
- WHOLE HOUSE FAN
- UNDERMOUNT LED
- CEILING FAN



1 MAIN HOUSE REFLECTED CEILING PLAN
 1/4" = 1'-0"

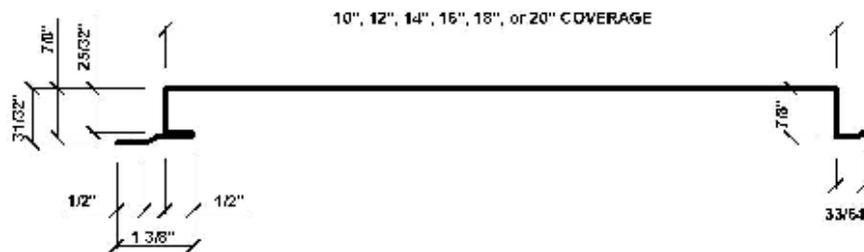


2 GARAGE REFLECTED CEILING PLAN
 1/4" = 1'-0"

5/19/2023 5:23:41 PM
 SHEET SIZE: 27x34"

Rustwall®

Available in A606-4 (aka Corten®) or Bare Cold Rolled Steel



18" Standard
Custom widths available upon request

SPECIFICATIONS

Material Type: Rustwall®

Rib Height: 1"

Standard Width: 18"

Custom Widths: 10", 12", 14", 16", 20"

Available Gauges:

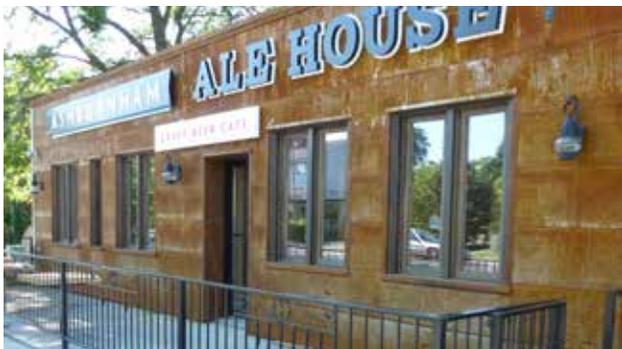
- **A606-4 (aka Corten®):** 22
- **Bare Cold Rolled:** 22

Substrate: A606-4 or Bare Cold Rolled

Fasteners: Concealed

Panel Length: 1' to 35'

Installation: Over a solid substrate



12

RECOMMENDATIONS AND CAUTIONS

- A606-4 and Bare Steel performs best in environments with low humidity
- Load calculations and load tables DO NOT APPLY TO ANY A606 OR BARE STEEL PRODUCT.
- A606-4 should not be used with dissimilar metals other than stainless steel. This will decrease the lifespan of the product.
- Screws and clips for A606-4/Corten MUST be stainless steel. Screw head will be painted brown.
- Underlayment Should be a HIGH TEMPERATURE UNDERLAYMENT.
- Not recommended near salt spray environments and frequent rain locations as it will shorten the life expectancy of the products.
- Acid washing will degrade steel performance.
- Rust runoff will likely stain the surrounding surfaces.
- NO WARRANTIES FOR THESE PRODUCTS

Material does not arrive pre-rusted. Panel will rust naturally with exposure to the weather. Use stainless steel fasteners with a painted brown screw head.



WESTERN STATES METAL ROOFING

(877) 787-5467 | WESTERNSTATESMETALROOFING.COM

COLOR SELECTION GUIDE

MATTE COLORS

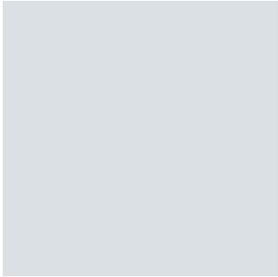
Finishes You've Never Seen Before®

Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.

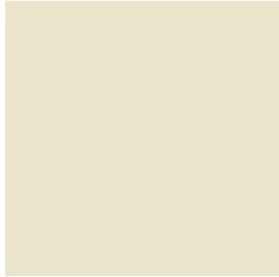
STANDARD COLORS:

* Minimum Order of 2500 sq. ft.

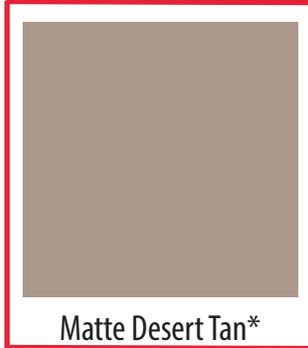
Selected color for standing seam metal roofing and cement board siding



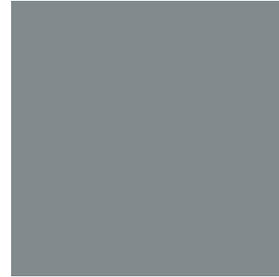
Matte Regal White*



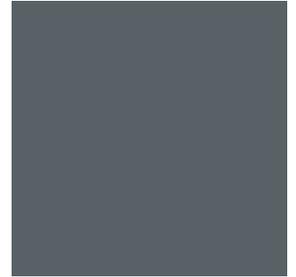
Matte Sandstone*



Matte Desert Tan*



Matte Slate Gray*



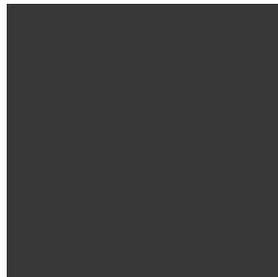
Matte Musket Gray



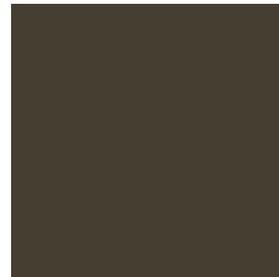
Matte Zinc Metallic®



Matte Patina



Matte Charcoal Gray



Matte Burnished Slate*



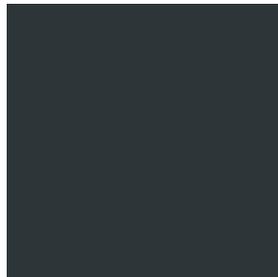
Matte Mansard Brown*



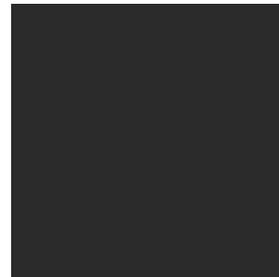
Matte Medium Bronze*



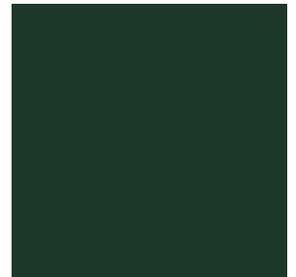
Matte Dark Bronze



Matte Midnight Black



Matte Black



Matte Classic Green*



Matte Colonial Red*



Matte Orange*

4112-22 Rev 032423

Phoenix: 901 W Watkins St., Phoenix, AZ 85007
 ☎ (602) 495-0048
 ✉ sales@westernstatesmetalroofing.com

Tucson: 4975 E. Drexel Rd., Tucson, AZ 85706
 ☎ (520) 574-4247
 ✉ tucsonsales@westernstatesmetalroofing.com

Texas: 15023 County Rd 545, Nevada, TX 75173
 ☎ (972) 843-4343
 ✉ texas-sales@westernstatesmetalroofing.com



Finishes You've Never Seen Before®

COLOR SELECTION GUIDE MATTE COLORS

Product Availability Chart

Inquire about sizes and gauges that are not shown.

Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Cool Ratings		
						Reflect	Emiss	SRI
Matte Black	24"/48"	48"	24	■	●	4.1%	0.85	2
Matte Burnished Slate	24"/48"	48"	24	■	●	27.8%	0.87	28
Matte Charcoal Gray	24"/48"	48"	24	■	●	26.8%	0.87	26
Matte Classic Green	24"/48"	48"	24	■	●	20.7%	0.87	18
Matte Colonial Red	24"/48"	48"	24	■	●	34.1%	0.87	36
Matte Dark Bronze	24"/48"	48"	24	■	●	25.9%	0.87	25
Matte Desert Tan	24"/48"	48"	24	■	●	46.5%	0.87	53
Matte Mansard Brown	24"/48"	48"	24	■	●	27.5%	0.87	27
Matte Medium Bronze	24"/48"	48"	24	■	●	31.1%	0.87	32
Matte Midnight Black	24"/48"	48"	24	■	●	21.7%	0.86	19
Matte Musket Gray	24"/48"	48"	24	■	●	32.2%	0.87	33
Matte Orange	24"/48"	48"	24	■	●	38.8%	0.87	42
Matte Patina	24"/48"	48"	24	■	●	29.9%	0.87	30
Matte Regal White	24"/48"	48"	24	■	●	68.9%	0.86	83
Matte Sandstone	24"/48"	48"	24	■	●	57.3%	0.87	67
Matte Slate Gray	24"/48"	48"	24	■	●	37.7%	0.87	41
Matte Zinc Metallic®	24"/48"	48"	24	■	●	25.9%	0.82	23

● PVDF

■ AZ50/Galvalume

All information stated in the color chart is correct at time of printing and subject to change without notice. **Check our website for latest version 03/2023**

REQUEST A FREE METAL COLOR SAMPLE

Affordable delivery throughout USA, Canada, and Mexico

For More Information: WESTERNSTATESMETALROOFING.COM



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☎ (972) 843-4343

✉ texas-sales@westernstatesmetalroofing.com

Mono County Community Development Department

P.O. Box 347
Mammoth Lakes, CA 93546
(760) 924-1800, fax 924-1801
commdev@mono.ca.gov

Planning Division

P.O. Box 8
Bridgeport, CA 93517
(760) 932-5420, fax 932-5431
www.monocounty.ca.gov

WHEELER CREST DESIGN REVIEW DISTRICT PROJECT INFORMATION SHEET

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION (e.g., single-family residence, garage, etc.)

BUILDING DESIGN

NOTE: Please provide all required information as accurately and completely as possible to avoid potential delays in processing. The required information should be shown on the building plans and plot plan. Place a check in the appropriate place on this form to indicate that the information has been provided; if certain information does not apply to your project, please place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY REQUIRE PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.

EXAMPLE

A. Location of all utility boxes, transformers, propane tanks and metering devices.
Please explain how your project complies with the following design criteria: The propane tank is located in the rear of the yard (see site map). Native five-gallon conifers will be planted on the north and south side of the tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on the other two sides. The transformer in the front corner of the yard will be shielded by rocks on site with juniper bushes on the street side. Irrigation system will be installed.

A. Location of all utility boxes, transformers, propane tanks and metering devices.
Please explain how your project complies with the following design criteria:

Design Criteria: All utility boxes, transformers, propane tanks and metering devices shall be shielded from public view, where reasonably possible, in accordance with the rules and regulations of the controlling public utility company.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

B. Paint color for any portions of construction grade foundation work that extend above the finished grade.

Please explain how your project complies with the following design criteria *(lines on next page)*:

Design Criteria: Extensive use of concrete or concrete block should be avoided, except as a backing material for veneer work or when used as an integral part of the overall design concept. Construction grade foundation work shall be coated or painted with flat masonry paint on the portions extending above the finished grade; said portions should be minimized. The color shall be harmonious with the overall color scheme of the structure. Inappropriate materials not allowed are as follows: asphalt siding, raw or unpainted metal, standard concrete block as a total façade.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

C. Paint or stain color for exposed under portions of elevated decks and porches.

Please explain how your project complies with the following design criteria:

Design Criteria: Decks shall be designed to be compatible with the design of the main structure. The under portion of elevated decks and porches shall be painted or stained to blend with the main structure or under portions shall be concealed from view.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

D. Siding materials and pattern of application.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Walls: Generally, only one kind of siding should be used per structure, and it should be applied in a uniform pattern or manner. Exterior siding materials shall be appropriate for the area and relate harmoniously to existing buildings in the vicinity. The use of natural stone or wood is encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

E. Color for any aluminum sash.

Please explain how your project complies with the following design criteria:

Design Criteria: Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

F. Paint colors for all exposed metal.

Please explain how your project complies with the following design criteria:

Design Criteria: All exposed metals, flashing, roofjacks, crickets, etc. are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

G. Roof materials

Please explain how your project complies with the following design criteria:

Design Criteria: Roofs: Tar and gravel roof surfacings will be permitted only on areas that are not exposed to view. All types of metal, composition and tar-and-gravel roofing will be reviewed on an individual basis.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

H. Color and type of exterior stains and finishes.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior Colors and Finishes: Because of extreme weather conditions, exterior stains and finishes giving a natural weathering appearance are encouraged over paints. Stains tend to weather better and are easier to maintain. The use of color shall generally be restricted to dark or neutral colors found in the immediate surroundings.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

I. Location of any exterior lighting.

Please explain how your project complies with the following design criteria:

Design Criteria: Exterior lighting should be minimized, and indirect lighting should be encouraged.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

SITE DEVELOPMENT

J. Site map and building elevations from all directions showing property lines, setbacks before and after cut-fill-lines/grade, landscaping, and architectural theme.

Please explain how your project complies with the following design criteria:

Design Criteria: The project shall be designed to be attractive from all viewing directions. The layout architecture and landscaping should be developed to work in harmony with the architectural theme throughout the project.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

K. Contour lines and any required cut and fill (show original and proposed cut and fill lines from all elevations).

Please explain how your project complies with the following design criteria:

Design Criteria: Grading: All reasonable attempts shall be made to minimize grading for the building, garage and driveways. Foundations shall be designed to create the least disturbance possible. Natural, unmodified areas should be maximized, while coverage is minimized for effective erosion control. To the greatest extent possible, the natural contours outside the footprint of the buildings should be retained. In areas of unstable or boggy soils, post or pile foundations may be appropriate.

Natural or existing topographic features and patterns contributing to the beauty and utility of a site ought to be preserved.

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

L. Location and types of devices to control runoff from impervious surfaces (e.g., drip trenches, French drains, etc.).

Please explain how your project complies with the following design criteria:

Design Criteria: Special attention should be given to proper site surface drainage so that surface waters will not adversely affect neighboring properties or interfere with natural drainage flow.

Pollution of streams by runoff and siltation shall be avoided. Erosion control shall be provided. Runoff from impervious surfaces (roofs, driveways) should be accomplished by such devices as drip trenches, French drains and drain channels

To be completed by Staff and/or Wheeler Crest Design Review Committee:

- Complies Does Not Comply Not Applicable

Design Review Committee Notes:

M. Fencing location, design and materials.

Please explain how your project complies with the following design criteria:

Design Criteria: Fencing: No fence or wall higher than 6 feet tall shall be erected. Fences of simple appearance and construction are the most desirable. Designs that call

PROJECT REVIEW SHEET

(To be completed by Wheeler Crest Design Review Committee and Mono County staff)

APPLICANT _____

ASSESSOR PARCEL # _____

PROJECT DESCRIPTION _____

(e.g., single-family residence, garage, etc.)

WHEELER CREST DESIGN REVIEW COMMITTEE RECOMMENDATION:

Recommended for approval: without conditions with attached conditions

Chair, Wheeler Crest Design Review Committee

Date

The Wheeler Crest Design Review Committee recommends the following findings and conditions:

Complies with guidelines

Does not comply with guidelines (please summarize items inconsistent with guidelines)

Proposed conditions (please recommend conditions to address inconsistencies with guidelines)

COMMUNITY DEVELOPMENT DETERMINATION:

Hold for further review/information (see attached letter for detail)

Approved with no conditions

Approved with the following conditions

Community Development Department

Date

Impervious Coverage	
APN: 064-200-018-000	
Lot Area 92,544 sf	
Proposed Onsite Coverage (sf)	
Residence	2,021 sf
Patio	1,040 sf
Driveway ⁽¹⁾	2,283 sf
Garage	882 sf
Total Proposed Coverage	6,226 sf

- Site Notes:**
1. Original survey by Eastern Sierra Land Surveys Inc.
 2. Improvements shown by Joe Pace Construction.
 3. Construction site fencing shall be erected prior to any work or disturbance of existing structures, soil, or vegetation.
 4. No trees shall be removed or modified other than as shown herein without prior written approval of all jurisdictions having jurisdiction. Disturbance of areas adjacent to construction shall be kept at a minimum, all barren or disturbed areas shall be revegetated.
 5. All construction materials and equipment shall be staged and stored with respect to item 5 above, and on approved paved surfaces or within the building footprint whenever possible to minimize disturbance to existing vegetation.
 6. See Architectural elevations for notes on exterior colors, textures, and WUI compliance.
 7. Dust control measures shall be in place during construction. Broadcast of mulch shall not be permitted as a dust control measure within 35' of structures.
 8. Backfill within 8" of siding on all exterior walls & slope away 5% minimum.
 9. Provide temporary house street number visible and legible from street during construction.
 10. Property lines, septic tank location, primary and secondary leach fields to be staked and verified prior to pouring foundation.

- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CONTOUR (1' INTERVAL)
 - 6000
 - (6000.00)
 - SPOT ELEVATION
 - FLOW LINE
 - AC PAVEMENT AND AC DIKE
 - CONCRETE DRIVE
 - TREE, TRUNK SIZE AND TYPE
 - PIN - PINON
 - STM - STUMP
 - PROPOSED GRADE LINES
 - PIN 24

SITE INFORMATION
 LOT 18, PINON RANCH PH1 TMB 9/67
 92,543+ SQ. FT., 2.12+ AC.



Ken Anderson
 PO Box 55
 Tahoe Vista, CA 96148
 (530) 546-7715
 info@lvtivista.com

Pace
 OWNER: Joe & Colleen Connors Pace
 PO Box 8011
 Tahoe City, CA 96145

REVISIONS:

KEY #	DATE	BY	FOR
N/A	N/A	N/A	N/A

APN: 064-200-018-000

JOB SITE:
 370 Rimrock Drive
 Bishop, CA

OWNER:
 Joe & Colleen Connors Pace
 PO Box 8011
 Tahoe City, CA 96145

CONTACT:
 Ken Anderson
 PO Box 55
 Tahoe Vista, CA 96148
 (530) 546-7715

DESCRIPTION:
 New Single Family Dwelling
 and Detached Garage w/
 guest suite Above

JOB: 21-025

DATE: June 2022

DRAWN: KBA

SCALE: 1/4" = 1'-0" U.N.O.

SHEET # OF #

© LTVista Technical Services, 2022

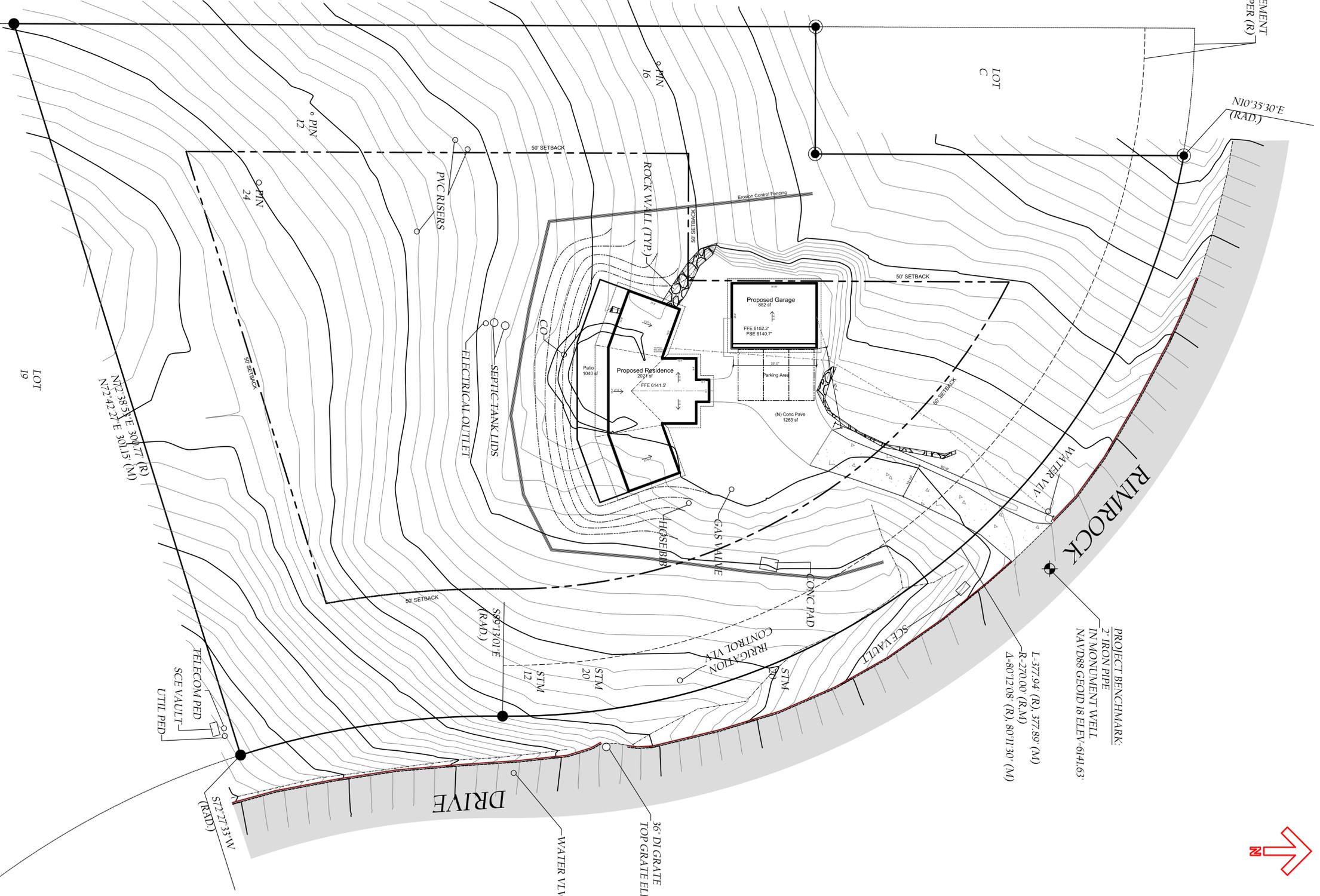
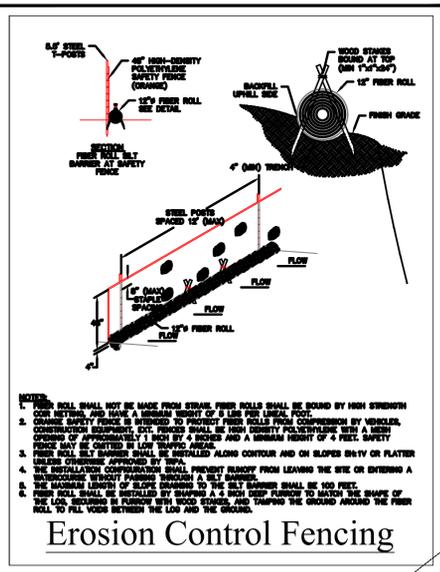
Plans prepared by:

Joe Pace Principal

C1.0

Grading Calculation

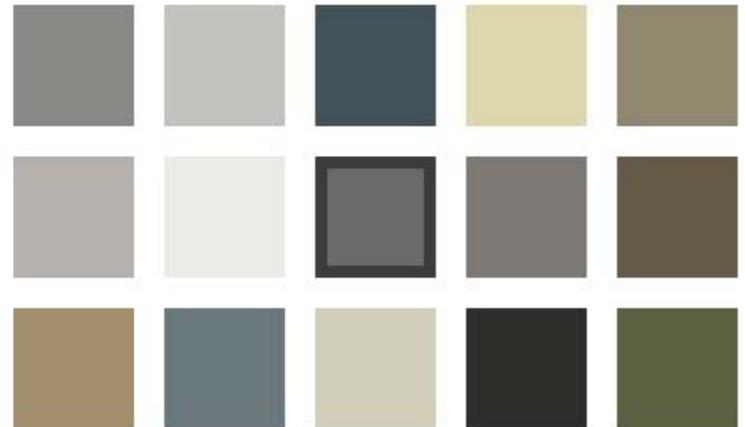
Foundation	
Total Linear Feet	350 Ft
Cross Sectional Area	2.75 Ft ²
Total	963 Ft ²
Total Cubic Yds	6.68 Yds ³
Subfloor	
Total	4311 Ft ²
Total Cubic Yds	29.9 Yds ³
Fill	
Total	22,450 Ft ²
Total Cubic Yds	156 Yds ³
Maximum Depth	
Maximum Cut Depth	<5'



Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

SIDING COLORS

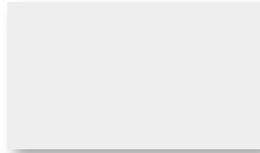
Night Gray



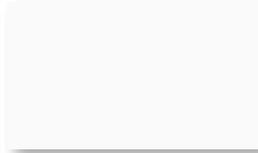
[Request a Quote >](#)

[Request a Sample >](#)

PVDF Paint System



Snowdrift White (W81)



Linen White (81)



Sandstone (W51)



Parchment (W74)



Taupe (74)



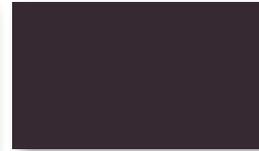
Khaki (88)



Medium Bronze (H4)



Weathered Copper (W50)



Mansard Brown (133)



Dark Bronze (50)



Ash Grey (25)



Old Town Grey (W25)



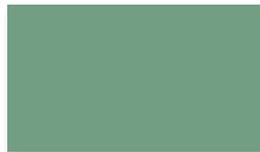
Old Zinc Grey (W29)



Slate Grey (W38)



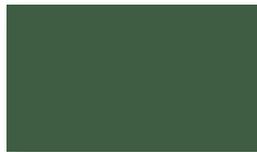
Matte Black (106)



Aged Copper (65)



Patina Green (W58)



Hemlock Green (M7)



Classic Green (66)



Felt Green (W66)



Patriot Red (73)



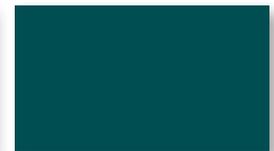
Terra Cotta (W72)



Colonial Red (W75)



Brandywine (P8)



River Teal (59)



Metallic Silver (K7)¹



Champagne Metallic (168)¹



Mistique Plus (W31)¹



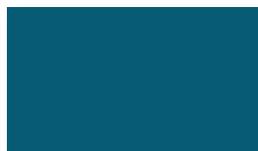
Copper Penny (W92)¹



Antique Patina (M1)¹



Tahoe Blue (W71)



Ocean Blue (35)



Regal Blue (W35)



Galvalume® (41)
Non-painted Finish
25 Year Warranty



¹ Metallic Colors, up-charge will apply

Visit metalsales.us.com for valuable tools and resources.



All colors carry a 45 year limited paint warranty. Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available by request.



PVDF Color Name (Color Code)	Solar Reflectance ASTM C 1549	Thermal Emittance ASTM C 1371	Solar Reflectance Index ASTM E 1980	Low Gloss	Metallic Finish	ENERGY STAR® Steep Slope*	ENERGY STAR® Low Slope*	CRRC Steep Slope*	CRRC Low Slope*	LEED Steep Slope*	LEED Low Slope*
Aged Copper (65)	0.32	0.85	32			•		•		•	
Antique Patina (M1)	0.38	0.85	40		•	•		•		•	
Ash Grey (25)	0.38	0.86	41			•		•		•	
Brandywine (P8)	0.26	0.85	24			•		•			
Champagne Metallic (168)	0.47	0.85	53		•	•		•		•	
Classic Green (66)	0.32	0.86	33			•		•		•	
Colonial Red (W75)	0.35	0.86	37	•		•		•		•	
Copper Penny (W92)	0.45	0.85	50		•	•		•		•	
Dark Bronze (50)	0.30	0.86	30			•		•		•	
Felt Green (W66)	0.31	0.84	31	•		•		•		•	
Galvalume® (41)	0.67	0.14	56		•	•				•	
Hemlock Green (M7)	0.36	0.85	38	•		•		•		•	
Khaki (88)	0.35	0.87	37			•		•		•	
Linen White (81)	0.73	0.86	89			•	•	•	•	•	•
Mansard Brown (133)	0.30	0.87	31			•		•		•	
Matte Black (106)	0.27	0.86	26			•		•			
Medium Bronze (H4)	0.30	0.87	31			•		•		•	
Metallic Silver (K7)	0.60	0.77	68		•	•		•		•	
Mistique Plus (W31)	0.34	0.82	34		•	•		•		•	
Ocean Blue (35)	0.29	0.86	29			•		•		•	
Old Town Grey (W25)	0.40	0.85	43	•		•		•		•	
Old Zinc Grey (W29)	0.42	0.85	46	•		•		•		•	
Parchment (W74)	0.41	0.86	45	•		•		•		•	
Patina Green (W58)	0.46	0.85	51	•		•		•		•	
Patriot Red (73)	0.46	0.86	52			•		•		•	
Regal Blue (W35)	0.27	0.86	26	•		•		•			
River Teal (59)	0.29	0.86	29			•		•		•	
Sandstone (W51)	0.54	0.86	63			•		•		•	
Slate Grey (W38)	0.30	0.85	30	•		•		•		•	
Snowdrift White (W81)	0.65	0.85	78	•		•	•	•		•	•
Tahoe Blue (W71)	0.30	0.86	30	•		•		•		•	
Taupe (74)	0.29	0.84	28			•		•			
Terra Cotta (W72)	0.39	0.85	42	•		•		•		•	
Weathered Copper (W50)	0.32	0.84	32	•		•		•		•	

*LOW SLOPE: Surface with a slope of 2:12 or less • STEEP SLOPE: Surface with a slope greater than 2:12

3-2022 1318

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R23-01__

A RESOLUTION OF THE WHEELER CREST DESIGN REVIEW COMMITTEE

WHEREAS, in 1991 the Board of Supervisors adopted Ordinance 91-07 which established a Design Review Committee for the Wheeler Crest Planning area; and

WHEREAS, the Design Review Committee is charged with reviewing single-family residential development within the District for conformity with the Architectural Guidelines of the Wheeler Crest Area Plan; and

WHEREAS, the members of the Wheeler Crest Design Review Committee deem it to be in the best interests of Mono County that the following actions be taken by the Committee and the Mono County Board of Supervisors:

NOW, THEREFORE, BE IT RESOLVED that the Wheeler Crest Design Review Committee adopts the Bylaws set forth in Appendix A and incorporated by reference.

BE IT FURTHER RESOLVED that the Wheeler Crest Design Review Committee recommends the Mono County Board of Supervisors ratify the adopted Bylaws.

PASSED, APPROVED and ADOPTED this _____ day of _____, 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, Chair
Wheeler Crest Design Review Committee

ATTEST:

_____, Secretary
Wheeler Crest Design Review Committee

APPENDIX A

(Placeholder for WCDRC Bylaws – to be attached for filing and Board consideration)

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Mono County Community Development

PO Box 347
Mammoth Lakes, CA 93546
760.924.1800, fax 924.1801
commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

BYLAWS

ARTICLE I – Name, Purpose

- Section 1:** The name of the organization shall be the Wheeler Crest Design Review Committee (WCDRC).
- Section 2:** The Wheeler Crest Design Review Committee (WCDRC) was established by the Board of Supervisors by Ordinance 91-07 on August 20, 1991, and is charged with reviewing single-family residential development within the District, including new garages and accessory structures, for conformity with the Architectural Guidelines of the Wheeler Crest Area Plan. The Committee shall not review plans for additions or remodels.

ARTICLE II – Membership

- Section 1:** Membership is open to individuals who either reside or own property within the District.
- Section 2:** The WCDRC shall be composed of five to seven members per Ordinance 15-04.
- Section 3:** Members of the WCDRC shall be appointed by the Mono County Board of Supervisors.
- Section 4:** Application for appointment to the WCDRC shall be made on a form provided by the Community Development Department and may be submitted to the Planning Department at any time.
- Section 5:** Up to four members shall serve a term of three (3) years; and up to three members shall be appointed for a term of two (2) years.
- Section 6:** Resignation, Termination, and Death. Resignation from the WCDRC must be in writing and received by the WCDRC Secretary, Board Supervisor or Mono County Community Development Department. Upon resignation or termination of membership, the Supervisor will select a new member based on previously received or newly submitted applications.
- Section 7:** Members of the Committee may be removed by a majority of the Board of Supervisors for the following reasons:
1. Failure to meet the following attendance requirements: A Committee Member shall not have three consecutive unexcused absences from regular meetings, nor may a Member miss five or more regular meetings in any 12-month period;
 2. Acting inappropriately, in the sole discretion of the Board, in matters regarding conflict of interest or personal bias;
 3. Failure to carry out Member duties over a period of time due to a frequent inability to vote caused by repeated conflict-of-interest issues;
 4. Failure to carry out the duties by repeatedly abstaining on matters when there are no apparent conflict-of-interest or bias issues; and
 5. Any other cause not enumerated herein which, in the opinion of a majority of the Board, reflects the Member's failure to carry out the duties of the Committee, or which brings discredit to the County of Mono.

ARTICLE III - Officers

- Section 1:** The Officers of the Committee shall include a Chair, Vice-Chair and Secretary. Officers shall be elected annually at the March meeting.
- Section 2:** The Chair shall convene and conduct all meetings in an orderly manner.

- Section 3:** The Vice-Chair, in the absence of the Chair, shall be responsible for conducting meetings.
- Section 4:** The Secretary shall be responsible for taking minutes which shall include actions of the Committee and record of public comment. Minutes shall be provided to the Community Development Department staff for recording.
- Section 5:** Vacancies. When an Officer vacancy exists, nominations for new officers may be received from present members by the Secretary two weeks in advance of a meeting. These nominations shall be sent out to members with the regular Board meeting announcement, to be voted upon at the next meeting. All vacancies will be filled only to the end of the particular Officer's term.

ARTICLE IV - Meetings Of Members

- Section 1:** Regular Meetings. Regular meetings shall be set to be held on the fourth Thursday of each month at 10:00 AM. Meetings shall be held at the Crowley Lake Community Center or another ADA accessible location designated by the members. The Committee may, with the approval of the Chair upon consultation with the Community Development Department or as consensus direction to staff, cancel any regular meeting.
- Section 2:** Special Meetings. Special meetings may be called by the Chair or by a simple majority of the membership.
- Section 3:** Notice. Notice of each meeting shall be given to each member, by email or any other commonly utilized communication method, not less than 72-hours before regular meetings and 24-hours before special meetings.
- Section 4:** All meetings shall be conducted in an open fashion and in compliance with the Brown Act. All in attendance should be given an opportunity to be heard, no single member may dominate a discussion, and all participants shall treat each other following principles of fairness and respect.
- Section 5:** Quorum. A quorum consists of at least fifty plus one percent of the WCDRC members. A Quorum must be present before business can be transacted or motions made or passed.
- Section 6:** Agendas. Each agenda shall include a review of the minutes of the prior meeting, a public comment section during which planning-related items not on the agenda may be discussed, and any required public hearings for proposed projects. Members and interested parties who seek to place an item on the agenda shall make such a request to the Community Development Department at least three weeks prior to the meeting.
- Section 7:** Participation. Each appointed member shall possess one vote on the WCDRC for purposes of passing resolutions, authorizing actions, and conducting other business. However, local citizens and other interested parties shall be encouraged to participate in discussions and debates with a standing equal to that of members. Meetings shall be conducted according to parliamentary procedures and shall incorporate the principles of justice and courtesy to all, rights of the minority protected, rule of the majority reflected, partiality to none, and consideration of one subject at a time.
- Section 8:** Actions. The WCDRC shall approve such recommendations, resolutions, and correspondence as authorized by a quorum of the members, and actions shall be proposed and voted upon following Robert's Rules of Order.
- Section 9:** Resolutions and motions. Any actions or decisions of the Committee at any meeting shall be expressed by motion, duly seconded, and voted upon by members of the Committee. The roll need not be called in voting upon a motion, except when requested by a Member or required due to remote participation. If the roll is not called, in the absence of an objection, the Chair may order the motion unanimously approved. When the roll is called on any motion, any Member present who does not vote in an audible voice shall be recorded as voting aye. The minutes or other public record of the meeting shall reflect the vote or abstention of each Member.

The Chair of the Committee may second any motion and present and discuss any matter as a Member without having to step down from the chair. The Chair of the Committee shall be entitled to vote on all matters before the Committee.

Every Member must vote except when disqualified by reason of a conflict of interest or as otherwise required by law.

Section 10: Conduct Of Public Hearings. The purpose of a Public Hearing is to provide the public with an opportunity to address the Committee on matters pending before the Committee. The Committee shall consider public comments along with the applicant's and staff's comments prior to taking action. The Chair shall facilitate Public Hearings to elicit all relevant information for decision-making purposes in an orderly and expeditious way.

A. The order of procedure for Public Hearings shall be as follows:

1. The Chair calls for a staff report followed by questions from the Committee, and then opens the Public Hearing. The order of testimony is as follows:
 - a. Applicant's statement;
 - b. Public's statements; and
 - c. Rebuttal statements from applicant if necessary.
2. When all relevant testimony is deemed to have been heard, the Chair shall close the Public Hearing. When a hearing is closed, it shall remain closed except when the matter is continued to another date for further hearing, or when the Chair, or Committee consensus, determines that additional testimony is necessary or desirable, in which case the Chair shall reopen the hearing.
3. Following the close of the public hearing, the Committee shall discuss and deliberate the matter and then either determine the matter or continue it to a date and time certain. The Committee may ask questions of the public, applicant, or appellant as part of its deliberations.
4. If the Design Review Committee raises a new issue through deliberation and seeks to take additional public testimony from the public, applicant, or appellant on the new issue, the public hearing must be reopened and persons given a chance to speak on the new issue. At the conclusion of the public testimony, the public hearing is again closed.
5. The Design Review Committee deliberates and takes action.

B. Rules of Testimony:

1. Persons addressing the Committee shall first secure permission from the Chair. Comments made must be relevant to the matter before the Committee.
2. The Chair may set rules regarding time and relevance of public testimony. The Chair may end testimony when a presentation exceeds the time limit; and may rule "out of order" or otherwise limit repetitive testimony and testimony deemed non-germane. Additionally, irrelevancies (including comments on race, religion, creed, political matters, etc.) shall be ruled out of order by the Chair.
3. All comments shall be addressed to the Committee.
4. If a Member is in possession of extra-record evidence that is relevant to his or her decision making but which does not require recusal, then, the Member shall state such evidence for the record.
5. The Chair shall discourage complaints regarding the staff or individual members of the Committee during a Public Hearing. Complaints should be presented as a separate item on the agenda, or submitted to the Committee in writing for later consideration.

Section 11: Evaluation of Projects.

1. The WCDRC shall review the plans for compatibility with the Architectural Guidelines adopted for the District.
2. In its review, the WCDRC shall identify unacceptable visual qualities of the proposal and request appropriate changes.
3. Proposals may be recommended for approval by the Committee with or without conditions.
4. WCDRC recommendations shall be considered by the Planning Department in the case of building permits or by the reviewing body prior to approval.

Section 12: Decision-Making

1. Voting - Approval of any motion brought before the Committee shall require the affirmative vote of a quorum of the members, unless otherwise specified by law.
2. Tie Votes - Any tie vote shall constitute a denial of the motion and may be reconsidered by a motion offered by any member who voted on the matter. If there is no action by an affirmative vote, the result is no action.
3. Abstentions - Abstentions shall not count as votes for the purpose of determining whether there has been an affirmative vote of a quorum of the members, but shall be counted for the purpose of determining whether a quorum is present, unless the member is abstaining because of a potential conflict of interest in the matter at hand.
4. Roll Call - Voting upon a motion may, at the discretion of the Chairperson, and shall, upon the request of any member, be by roll call. When voting is not by roll call, the Chairperson may, in the absence of objection by any member of the Design Review Committee declare an item to be unanimously approved.

Section 13: Adjournment. The Committee may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. Less than a quorum may so adjourn from time to time. If all members of the Committee are absent from any meeting, staff shall declare the meeting adjourned to a stated time and place. When a regular or adjourned regular meeting is adjourned as provided in this section, the resulting adjourned regular meeting is a regular meeting for all purposes. When an order of adjournment fails to state the hour at which the adjourned meeting is to be held, it shall be held at the hour specified in these rules for regular meetings.

ARTICLE V – Ethics

Section 1: Conflict Of Interest. No Member shall participate in the making of a decision or vote on any item in which he or she has a financial interest as defined in Government Code Sections 87100 et seq. (the Political Reform Act) and its implementing regulations, or a financial interest pursuant to Government Code Section 1090. Further, no Member shall participate in the making of a decision or vote on any item with respect to which he or she is biased or otherwise conflicted due to personal interests, consistent with applicable law. Possible biases, financial interests, and other conflicts of interest shall be discussed with County Counsel.

Section 2: Special Requests To Members. Members shall place in the record of Committee meetings a report of requests for special consideration received from any source either verbally or in writing. The purpose of this section is to keep the public and the Committee informed regarding any showing of unusual or special interest by any person or group in any matter before the Committee.

Section 3: Appearances Before The Board Of Supervisors. Any Member presenting a minority report to the Board may do so as a Member, but shall make it clear to the Board that he or she is not presenting the sentiment of a majority of the Committee. Any Member intending to make a minority report to the Board of Supervisors shall report this intention at a Committee meeting

prior to making the minority report or to the Director if no Committee meeting is scheduled prior to the item's being heard by the Board of Supervisors.

ARTICLE VI - Amendment To Rules For The Transaction Of Business

Section 1: Amendment To Rules For The Transaction Of Business. These rules may be amended by the Committee by a majority of all members of the Committee at any regular meeting or special meeting.

ARTICLE VIII – Adoption

The foregoing rules for the transaction of the business of the Wheeler Crest Design Review Committee of the County of Mono were adopted at the regular meeting held on the _____ day of the month of _____, and signed by Committee Chair _____.

Chair, Wheeler Crest Design Review Committee

DATED: _____

ATTEST:

Secretary, Wheeler Crest Design Review Committee

DATED: _____