

1273 Swall Meadows Rd

Use Permit 23-001 and Expanded Home Occupation Permit 23-001

Chris and Lindsey Sherer

Agenda

1. Overview of Use Permit and Expanded Home Occupation Permit
2. Timeline Review
3. Building Design Review
4. Triad Holmes Work
5. Expanded Home Occupation Permit Review

Timeline

02/03/2021 – Garage Permit Application Submitted

03/08/2021 – Design review application submitted to WCDRC.

03/10/2021 – Email received from Michael Jones at Mono County stating that the building plans had been approved by Jim Shoffner.

• RE: WCDRC Application

Yahoo/Shop ☆



• **Michael J. Jones** <mjjones@mono.ca.gov>
To: Lindsey Sherer



Wed, Mar 10, 2021 at 2:44 PM ☆

Hello,

I wanted to provide some updates on the reviews and remaining items for this project. Let me know if you have any questions.

Mono County Building Permit B21-035. Review Updates and Correction Requests.

Building Review

Reviewed and approved by Jim Shoffner.

03/22/2021 – Wheeler Crest Design Review Committee approval received and submitted to Mono County.

• WCDRC - Final Review - Sherer Garage Project

Yahoo/Shop ☆



• **bgoodmanb@aol.com**



Mon, Mar 22, 2021 at 1:23 PM ☆

To: mjones@mono.ca.gov,
kkarl@mono.ca.gov
Cc: bgoodmanb@aol.com,
datsun4rt@aol.com, jdvbeard@att.net,
tomhopkins@cruzio.com,
bweiland@wai-inc.com

Hello Mike and Kelly,

The WCDRC has been in contact with Lindsey Sherer regarding their metal garage project. Attached is their REVISED WCDRC Design Review Form as of 3-19-2021 and a copy of the type of 4 ft. ROCK Veneer they will apply to the exterior walls. This and other areas of design will now **MEET** the WCDRC guidelines. Please review carefully and note our comments in the comment section of the form. Note WCDRC would also like the Mono County Community Development Dept. to send WCDRC a report at bgoodmanb@aol.com of it's final decision on the project for our records.

Please feel free to contact me if you have questions.

Thank you,
Bill Goodman
WCDRC Chair
6-760-937-2224

[↓ Download all attachments as a zip file](#)

04/26/2021 – 1st building ordered due to rising cost of steel

05/07/2021 – Building shipped to our home.

07/22/2021 – Email received from Michael Jones stating that building needed corrections.

• Mono County Permit B21-035

Yahoo/Shop ☆



• **Michael J. Jones** <mjjones@mono.ca.gov>
To: Lindsey Sherer



Thu, Jul 22, 2021 at 1:20 PM ☆

Hello,

Please see the update regarding Mono County Building Permit B21-035 for Sherer below.

Mono County Building Permit #B21-035. Review Updates and Correction Requests.

Building Review

Review completed by Jim Shoffner as is requesting corrections.

08/19/2021 – Had to have building re-engineered.

Re: Mono County Permit B21-035

Yahoo/Shop ☆



● **Lindsey Sherer** <lindsey.sherer@yahoo.com>
To: Michael J. Jones

Thu, Aug 19, 2021 at 1:24 PM ☆

Hi Michael,

This is being re-engineered. I should have the revised plans within the next week and I'll send those in. Once approved by you guys, they will send us the additional building material required for the adjustments.

Thanks,

On Friday, July 23, 2021, 04:03:38 PM PDT, Michael J. Jones <mjjones@mono.ca.gov> wrote:

Hello,

Thanks for the email. Our team discussed the situation this morning and are requesting that the engineer of record revisit the calculations to double check the proposed design does not conform with the required snow loads for upper Swall Meadows. We are hoping this is not a big deal and essentially we just want to see where we stand as often times the prefabricated designs have some level of redundancy. Feel free to reach out with any questions.

Our goal is to respect the contributions and values of one another and the County that we serve.

Best,

Mike Jones

09/13/2021 – Variance Application submitted to place garage within front set back due to leach field.

10/08/2021 – New building calculations/plans submitted.

On Oct 8, 2021, at 3:09 PM, Michael J. Jones <mjjones@mono.ca.gov> wrote:

Hey Lindsey,

Thanks for the email. Yes I have retrieved the documents from the drop bin, thank you for this. I am pretty full today but hope to get to this early next week and will reach out with a response. Thanks again.

Our goal is to respect the contributions and values of one another and the County that we serve.

Best,

Mike Jones

(He / Him / His)

Permit Technician

Mono County Community Development

PO Box 347

Mammoth Lakes, CA 93546

10/13/2021 - Variance Application denied for submission because constraint was due to prior development.

10/14/2021 – Email to Bentley and Wendy asking about site plan and 50ft set back.

From: Lindsey Sherer <lindsey.sherer@yahoo.com>
Sent: Thursday, October 14, 2021 1:31 PM
To: Bentley Regehr <bregehr@mono.ca.gov>
Cc: Wendy Sugimura <wsugimura@mono.ca.gov>
Subject: Re: Variance findings

[EXTERNAL EMAIL]

Hi Bentley,

Thank you for your email. While extremely frustrating, I understand and appreciate your explanation. Yes, please discontinue the variance process and refund the deposit.

At this point, if we move the building to the south so that it's 50' from the front property line, are we good to move forward with the site plan approval or are there any other adjustments that have to be made? I'm going to go back to Triad but I want to make sure I provide them with all of the changes necessary at the same time so we can get this approved.

Thanks, Lindsey

10/14/2021 – Response from Bentley that site plan would be approved if building was moved 50 ft back.

• RE: Variance findings

Yahoo/Shop ☆



• **Bentley Regehr** <bregehr@mono.ca.gov>

To: Lindsey Sherer

Cc: Wendy Sugimura



Thu, Oct 14, 2021 at 1:49 PM ☆

I will get to work on refunding the deposit now.

Yes, the only hang-up from planning at the moment would be the front setback. Moving it back would solve that concern.

Thank you for your understanding.

Bentley Regehr

Planning Analyst

Mono County Community Development

760.924.4602

10/20/2021 – Revised site plan submitted with 50ft set back and 12 ft set back.

10/25/2021 – Planning review approved.

• RE: Variance findings

Yahoo/Shop ☆



• **Bentley Regehr** <bregehr@mono.ca.gov>

To: Lindsey Sherer

Cc: Wendy Sugimura, Kalen Dodd



Mon, Oct 25, 2021 at 10:58 AM ☆

Lindsey,

The planning review has been approved. I am copying Kalen Dodd from Public Works here to review the new grading/site plan.

- Bentley

10/25/2021 – New building approved.

● RE: Mono County Building Permit B21-035

Yahoo/Shop ☆



● **Michael J. Jones** <mjjones@mono.ca.gov>

To: Lindsey Sherer



Mon, Oct 25, 2021 at 10:26 AM ☆

Hey Lindsey,

Sorry for the delayed response. Jim Shoffner has approved the plan review for the building department. Please let me know if you have any questions or updates for me. I hope all is well and thanks for your patience on this one.

Our goal is to respect the contributions and values of one another and the County that we serve.

Best,

Mike Jones

(He / Him / His)

Permit Technician

Mono County Community Development

PO Box 347

Mammoth Lakes, CA 93546

760.924.1825

11/5/2021 – Grading approved, and encroachment permit approved.

● RE: Mono County Building Permit B21-035

Yahoo/Shop ☆



● **Kalen Dodd** <kdodd@mono.ca.gov>

To: Michael J. Jones, Lindsey Sherer

Cc: Kevin Julian



Fri, Nov 5, 2021 at 3:59 PM ☆

Looks like Kevin issued EP 21-011 which covers construction of the new driveway apron. I took the liberty of changing the EP review status to 'approved with conditions'

The grading plan was revised, and the project does not require a grading permit. The site review status should be 'complete'

So I think this one is good to go from Public Works' standpoint.

Kalen

11/12/2021 – Building Permit Issued

01/25/2022 – Determination that it was only going to cost \$12,089.88 more to have an entire new building purchased than to modify the existing building we already had.

03/16/2022 – New building ordered.

04/12/2022 – New building shipped

06/2022 – Dirt work completed by Doug Claire

10/2022 – Concrete foundation completed by Hard Core Concrete

11/2022 – Construction of building began by Rudolph Construction

12/17/2022 – County staff starts calling me and an email is sent to everyone at Mono County bldg. dept. to bring us all together on the same page.

12/26/2022 – Request to stop building and admission to mistake of 1st building approval and lack of Use Permit required.

Forwarded message

From: Wendy Sugimura <wsugimura@mono.ca.gov>
To: Lindsey Sherer <lindsey.sherer@yahoo.com>
Cc: Michael Draper <mdraper@mono.ca.gov>
Sent: Monday, December 26, 2022 at 10:32:28 AM PST
Subject: RE: 1273 Swall Meadows Rd, Bishop, CA 93514

Hi, Lindsey,

Thank you for your patience while the Community Development Department reviewed the situation with your garage. The following are the relevant standards and facts that apply (see attached):

- General Plan (GP) Land Use Element (LUE) §04.110.B. *Accessory buildings in any residential designation shall be limited to a maximum height of 20 feet except as may be permitted by the Director.*
- GP LUE §04.110B.1. *Accessory Dwelling Units shall be subject to the same standards as the primary unit.*
- GP LUE Table 04.010: *Accessory buildings – maximum height of 20' (15' in the MFR-L) except as may be permitted by use permit.*
- GP LUE Table 04.010: *Barns, stables, and similar necessary buildings in the Equestrian Overlay District – May exceed the height limitation for accessory structures (20'), but in no case greater than 35'.*
- The building permit expired on Nov. 12, 2022.

Based on this information, I'm sorry to inform you that the building permit for your 30' tall garage was approved in error. The structure should not have been permitted above a height of 20' unless a use permit authorized the increased height.

I know this is extremely frustrating news for you, and I sincerely apologize. Our department takes full responsibility for the permitting error, and we also recognize the earlier mistake on the building review side of the permit that caused a delay in construction. We understand the hardship created for you and wish there was an easy way to correct the situation.

01/04/2023 – Use Permit Application for height submitted

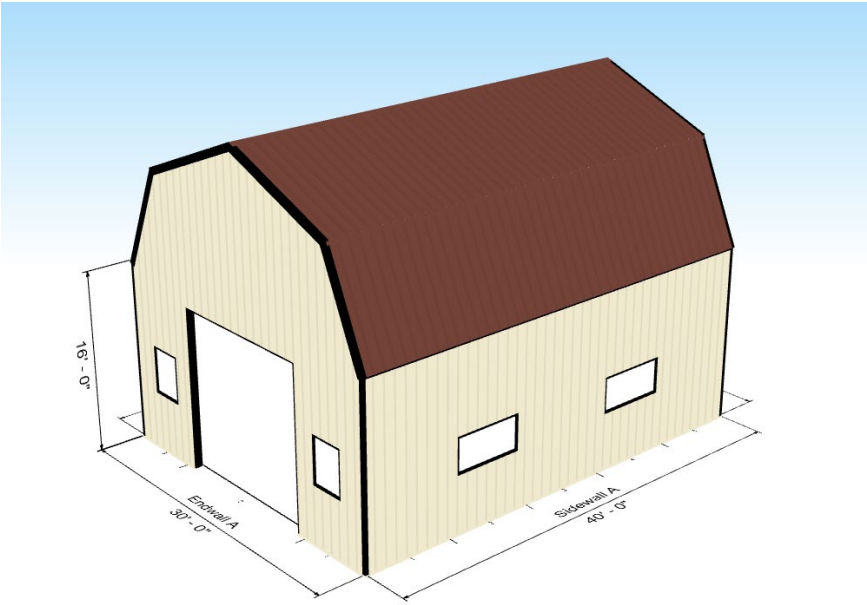
01/05/2023 – Permission to continue building.



1273 Swall Meadows Garage Costs	
\$400.00	Geotechnical Report
\$676.00	Permit Deposit
\$1,677.00	Permit Final
\$1,028.00	Encroachment Permit
\$23,585.45	Building #1
\$46,437.08	Building #2
\$7,175.95	Garage Door
\$1,430.00	Triad Holmes - Survey/Site Plan
\$1,970.00	Triad Holmes - Survey/Site Plan
\$1,747.50	Triad Holmes - Staking
\$16,585.00	Doug Clair - Dirt Work
\$22,770.00	Concrete Invoice #1
\$1,269.00	Pex
\$1,970.00	Foam
\$3,598.61	Rudolph Construction Labor Invoice
\$7,039.73	Rudolph Construction Labor Invoice
\$15,986.00	Rudolph Construction Labor Invoice
\$450.69	Door
\$3,382.73	Rudolph Construction Labor Invoice
\$7,388.92	Rudolph Construction Labor Invoice
\$3,786.94	Windows
\$495.00	Use Permit Application
\$170,850	Total

Building Design







French Country Villa® - Verona



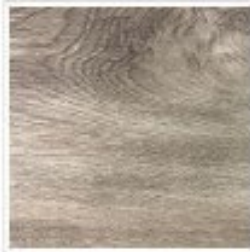
Steel Wood Grain (10)



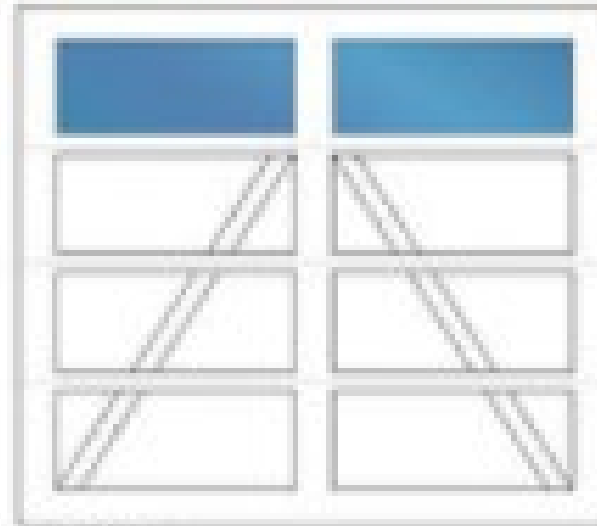
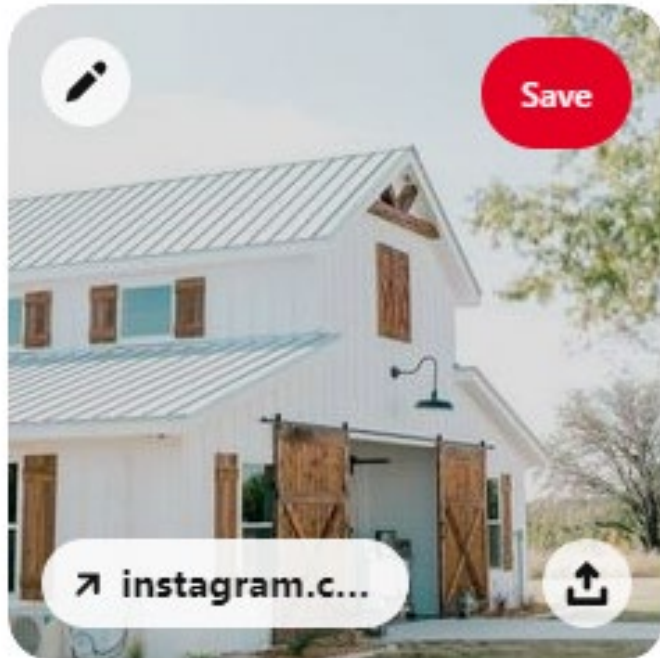
ASH



WALNUT



WEATHERED
GREY



112A

Triad Holmes Work

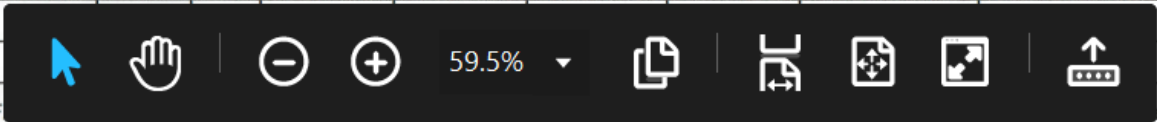


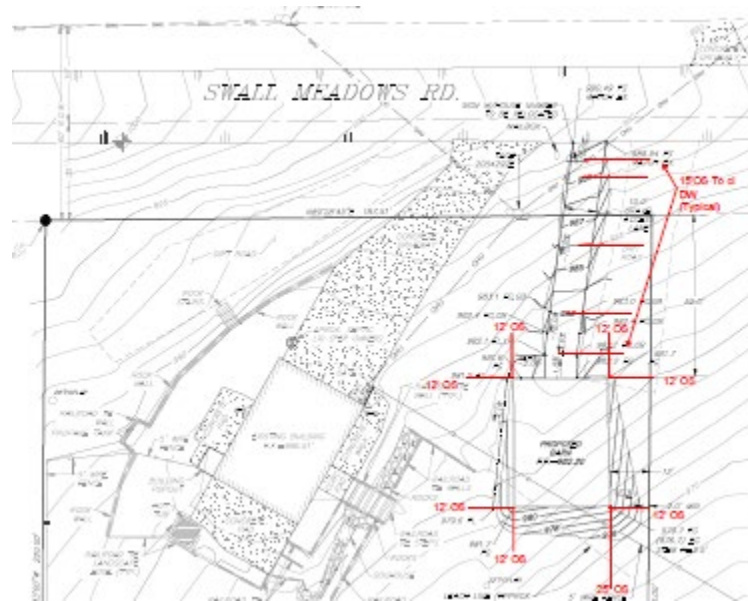
LAYOUT FOR ROUTING / DRIVEWAY
 GRADE TO: FF / FS
 OFFSET TO: COA / E
 ALIGNMENT: _____
 CNTL USED: 2025 450 1528

JOB # 4949
 LOCATION SWALL
 DATE 12-3-21
 CREW TA
 SHT 1 OF 1

COORD FILE _____

CALC. PTS	STATION	CALC O/S	LT-RT	STK.OFFSET	STORE PT.	HUB EL.	GRADE	CUT- FILL+	DESCRIPTION COMMENTS
1000-1000		12'	RT		10,001	984.39	782.20	C-2 ¹⁹ FF	12' NW BULK COR
1000-1001		12'	LT		10,002	984.69		C-2 ⁴⁹ FF	12' NW
1001-1000		12'	RT		10,003	982.21		C-0 ¹¹ FF	12' NE
1001-1002		12'	LT		10,004	980.32		F+1 ⁸⁸ FF	12' NE
1002-1001		12'	RT		10,005	975.20		F+6 ⁹⁰ FF	12' SE
1002-1002		25'	LT		10,006	973.91		F+8 ³⁹ FF	25' SE
1002-1002		12'	RT		10,007	978.32		F+3 ⁹⁸ FF	12' SW
1002-1000		12'	LT		10,008	980.32		F+1 ⁸⁸ FF	12' SW
1004					10,000				E NW MATCH
1005-1006		15'	LT		10,009	988.21	789.66	F+1 ³⁴ FS	15' E NW GB
1006-1007		15'	LT		10,010	987.22	989.00	F+1 ⁷⁸ FS	15' E NW GB
1006-1007	0+20	15'	LT		10,011	984.82	986.15	F+1 ³³ FS	15' E NW
1007-1008		15'	LT		10,012	982.63	983.00	F+0 ³⁷ FS	15' E NW GB
1008-1009		15'	LT		10,013	981.25	982.08	F+0 ¹² FS	15' E NW GB / AP
1009-1008		15'	RT					FS	15' E NW e BALK





Alisa Adriana is making false statements about her conversation with Triad Holmes. Below is their email addressing what she wrote in her letter to the Planning Commission:

RE: 01.4349 Grading Plan set

Yahoo/Inbox ☆



● **Todd Buchholz** <tbuchholz@thainc.com>

To: 'Lindsey Sherer', tplatz@thainc.com, triad@thainc.com



Thu, Feb 16 at 8:54 AM ☆

Hi Lindsey,

Nice chatting with you. The conversations I had with Blythe and Alisa explained that we were contracted by you for a topographic survey and grading plans. Additionally I explained we were hired by you to stake out the location of the building and the new driveway location per the approved grading plans. In the letter on page 4 she states "The surveyor said that they staked the building out prior to the pad being made, the staking was buried and the building was put wherever the applicant chose."

We have not been back to the site since the staking was done so I could not and did not have made any claim to staking being buried or actual placement of the building.

Similar Buildings in Swall Meadows



Views



35 Meadow Rd View



Expanded Home Occupation Permit

The proposed use is permissible by the General Plan, per Section 04.290, Home Occupation regulations. The proposed expanded home occupation is incidental to the main residential use and therefore not considered a general commercial use.1.) The Business is based Inyo County.

2.) We are a Certified Owned Small Business, a Certified Woman owned Business, and both CA and Federally Certified Veteran owned business.

3.) All Business equipment is stored in Inyo County.

4.) The Business specializes in:

- a. Emergency response for wildfire suppression and other natural disasters.
- b. Forest restoration and fuel break construction.

5.) Eastside Iron is the only company of its kind in Inyo and Mono Counties. The Business has contracts with CalFire, CalTrans, and the USFS for emergency response and holds the USFS Region 5 BPA contract for forest restoration projects. We also have contracts with BLM and a local fire district for fire fuel break construction starting in 2023. In addition, we are in discussions with Wheeler Crest Fire Department for it to contract our equipment to use on standby for red flag scenarios.

6.) Eastside Iron is currently in the process of bidding on projects with the White Bark Institute, National Forest Foundation and the USFS to perform work on the Donut Project in Mono County and other similar projects on the Inyo National Forest.

The nature of the Business dictates that primary operations occur entirely offsite. In a nutshell, the Business is providing equipment and operators to third party agencies to support fire suppression, disaster mitigation, and forest restoration; use of heavy equipment in this capacity will not occur on the property.

To support operations, from time to time, we would like to be able to bring a piece of our equipment into the garage located on our property to perform basic or minor repair work that cannot be done outside such as welding and minor hydraulic repairs. If this happens, the repair work would be fully contained within the garage. The garage is the only building onsite associated with the Business and where any such repair work would be performed. This scenario would be strictly limited to minor repairs as we do not have the capability or tools necessary to perform any complex or major repairs. If any piece of equipment needs major repairs, it is sent to Peterbilt in Bakersfield, CASE & John Deere in Fresno or Reno, or other major repair shops located outside of Inyo and Mono Counties.

Below are further details:

- All of the tools at our residence are personally owned and will be fully contained within the garage.
- No Business equipment will be stored on our property.
- Customers or pedestrians will not be visiting the property.
- We will not be storing or working with any hazardous materials.
- My husband is the only employee of the company that will perform the work onsite and occupies the residence.
- The Business would produce little to no evidence of its existence in the external appearance of the dwelling or premises. The only building associated with operations is the garage, which will be fully enclosed, with no associated signage. All minor repair work will be performed within the four walls of the garage with the door closed. The only potential evidence of business operations would be the sound of back-up monitor alarms while loading or unloading the equipment, which is a safety mechanism required by law. This can be done exceptionally quick and would be similar to that of the trash trucks, large delivery trucks, propane companies etc., all of which are in Swall Meadows on a daily basis at any given time. The number of times this would occur each year would also be extremely minimal as it is not anticipated that repairs would occur with any frequency. **The primary intended use of the space is personal use.**