

Wheeler Crest Design Review Committee

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

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

Regular Meeting Agenda

January 23, 2025 – 3:00 PM

Location: Dana Room – Mono County Civic Center
1290 Tavern Road, Mammoth Lakes, CA 93546

Alternate Location: 1724 Navajo Ct.
Olympic Valley, CA 96146

This meeting will be held in-person at the locations listed above. Members of the public may participate in-person and via Zoom, including listening to the meeting and providing comment using the link below:

<https://monocounty.zoom.us/j/81701534732?pwd=9AQqVXEIz5LzH83xSVV94LWdHBbxza.1>

Members of the public may also participate by telephone at 669-900-6833 using Meeting ID # 817 0153 4732 (passcode: 5678). An alternative way to participate via Zoom is to visit <https://zoom.us/join> and use the Meeting ID # 817 0153 4732 (passcode: 5678).

1. Call To Order
2. Public Comment for items not listed on the agenda
(*Speakers may be limited to 3 minutes each.*)
3. Review and adopt minutes from the September 26, 2024, meeting.
4. Officer Appointments
 - a. Appoint officers, following recent renewal of membership.
5. PUBLIC HEARING: Review current building plans for compliance with the Architectural Guidelines in Appendix B of the Wheeler Crest Area Plan adopted as the Design Review Standards for the District by Ordinance 91-07. Copies of plans are available in the Community Development Department office (1290 Tavern Road, Suite 138, Mammoth Lakes, CA 93546) or at the meeting.
 - a. CORDERO. A single-family residence with an attached two car garage at Lot 2 Rimrock Drive, Swall Meadows (APN 064-220-002-000).
6. Workshops:
7. Staff Administration:
8. Committee Administration:
 - a. Ad hoc Committee updates.
9. Future Agenda Items:
APN indexing with County Clerk Recorder
10. Adjourn

In compliance with the American 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, 28 CFR 35.130).

Wheeler Crest Design Review Committee
Meeting Minutes
9/26/2024 at 3:00 pm
Location: Dana Room- Mono County Civic Center
1290 Tavern Rd, Mammoth Lakes, CA 93546
Alternate Location: 1724 Navajo Ct.
Olympic Valley, CA 96146
& via zoom

Committee Members Present: Alisa Adriani, Greta Mettauer, Rico Miledi, Reuben Rosen, Bob Weiland

Committee Members Absent: Meredith Frolio

Staff: Emily Fox, Deputy County Counsel; Brent Calloway, Community Planner; Olya Egorov, Planning Analyst

Community: Christopher and Daniela Coriat, Mike Britton, Harvey Van Dyke

1. Call to Order –

By whom: Adriani 3:06 pm

2. Public Comments – opened at 3:08 pm; closed at 3:08 pm

3. Minutes from 8/28 Meeting

Motion: Approve minutes from the 8/28/2024 meeting 3:09 pm
Adriani, 2nd Miledi

Ayes 5 – Nays – 0 (All Approved By Roll)

4. Public Hearing

A. CORIAT Single-family home and detached garage at parcel 4 Pinon Drive (APN # 064-200-004).

- Public Hearing opened at 3:10 pm Public Hearing closed at 3:20 pm

Motion: Approve Coriat application for Single-family home and detached garage at parcel 4 Pinon Drive (APN #064-200-004).

Mettauer, 2nd Rosen

Ayes 5 – Nays – 0 (All Approved By Roll)

5. Workshops – none

6. Staff Administration 3:21 pm

- A. If expecting to log in via zoom for the meeting, members need to let Olya know in before the agenda is published so it can be noticed correctly.
- B. All future member correspondence needs to be directed to Olya Egorov (oegorov@mono.ca.gov).

7. Committee Administration

A. Ad Hoc Committee Update

Draft Application from subcommittee needs to be sent to Olya and she will send out to the committee.

B. Consider adoption of changes to the bylaws (pg 24 of Packet)

Motion: Approve the By Laws from the Amended Wheeler Crest Design Review Committee 9-26-2024 Packet.

Rosen, 2nd Mettaufer

Ayes 5 – Nays – 0 (All Approved By Roll)

8. Future Agenda Items

APN Indexing During Title Search – to maybe be address via map

9. Next meeting

There are no applications in the pipeline right now, but the committee will be notified by October 10 there are open items.

10. Adjourn

3:31 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
www.monocounty.ca.gov

**WHEELER CREST DESIGN REVIEW DISTRICT
PROJECT INFORMATION SHEET**

APPLICANT Mike Britton

ASSESSOR PARCEL # XXXXXX2 064-220-002-000

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

Single family residence with attached two-car 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:

LPG TANK SHOWN ON SITE PLAN, BEHIND GARAGE. LPG SERVICE ENTRANCE ON NORTH SIDE OF HOUSE. ELECTRICAL SERVICE ENTRANCE ON SOUTH SIDE OF HOUSE. HVAC CONDENSER ON SOUTH SIDE OF HOUSE.

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*):

No paint proposed. Foundation to be clad with stone. "Frontier Sawn Bed" by Selectstone. See elevations.

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:

Porch ceilings- Ship Lap Doug Fir in Mesa Verde Tan- Semil Solid Stain. OR
Fiber Cement Faux Wood, pending approved application. Natural wood tone.

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:

Woodtone Rustic Series Fiber Cement Lap Siding- "Coastal Gray"- (Primary)
Woodtone Rustic Series Fiber Cement Board & Batten Siding (Vertical)-
"Coastal Gray"- (Secondary, gables)

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:

Dark Bronze or Black, per manufacturer options.
Garage Door- Slate Gray

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:

Dark Bronze

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:

Standing Seam Metal Roof- "Dark Bronze" by Metal Sales

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:

Mesa Verde Tan by Benjamin Williams- Semi Solid

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:

Shown on elevations where wall sconces are planned. Porches to be lit with recessed ceiling lighting. All lighting to be dark sky compliant.

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 shown in submitted plans.

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:

2-3' fill at front of house and 2' cut at back of house. Section E Sheet A302 does a good job of showing the cut fill conditions and how the house is designed into the gentle slope of the lot. Also shown on Cover Sheet Site Plan.

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:

Noted on site plan to provide gravel drip trenches at all eaves. Gutters to be provided in select locations of pedestrian traffic. French drains to be provided on S, W, & N sides. Drains to daylight towards south (downsloping in this direction).

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:

Fencing shown off of the north of the house, running from the back of the garage to the back of the house. Fence is in place as a measure to secure dogs. Wood structure with steel mesh panels.

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:

Existing sage to be removed. Any existing Pinon trees to remain. No proposed landscape development, natural veg. to remain. Combustible materials to be removed around perimeter of structure per Mono County Fire Safe Guidelines.

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 # _____**

Michael Britton

Signature

1/8/25

Date

PROJECT REVIEW SHEET

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

APPLICANT Mike Britton

ASSESSOR PARCEL # 060-160-002

PROJECT DESCRIPTION Single family residence with attached two-car garage
(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

*Material Sample Board for the Cordero Residence
Lot 2 Rimrock Drive, Swall Meadows*

