Wheeler Crest Design Review Committee

PO Box 347 Mammoth Lakes, CA 93546 760-924-1800 phone, 924-1801 fax commdev@mono.ca.gov PO Box 8 Bridgeport, CA 93517 760-932-5420 phone, 932-5431 fax www.monocounty.ca.gov

AGENDA October 26, 2023 - 10:00 am

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

- 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 28, 2023 meeting (pg.1)
- 4. PUBLIC HEARINGS: (Continued from September 28, 2023) 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.
 - A. B23-099 Proposal for New Single Family residences and a guest house located at APN:064-090-014-000 (pg. 3)
- 5. Committee Administration
 - A. Bylaws (pg. 21)
- 6. Informational planning staff updates
- 7. Future Agenda Items
 - A. Public Works grading standards workshop to include review of erosion control measures and encroachment permits
 - B. Review of WCDR standards; discussion to potentially recommend changes to the Board of Supervisors
 - C. Potential for indexing recorded WCDRC documents against APNs
- 8. Adjourn

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

9/28/2023 at 10:00 am

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

Committee Members Absent: Judy Beard, Reuben Rosen **Staff:** Brent Calloway; Principle Community Planner

1. Call to Order – Crowley Lake Community Center

By whom: Bob Weiland 10:07 am

2. Public Comments – opened at 10:08 am; closed at 11:02 am

- Bill Goodman; WCFPD Chairman, Resident 940 Rimrock Discussion around the flooding from the "100-year" storm and snow runoff that occurred in March of 2023. Blocked culverts caused excess water and excess mud to be pushed into the cul-de-sac and into neighboring properties (940, 943 and 948 Rimrock were specifically mentioned). The mud originated from 601/675 Rimrock active grading permit site and cleaned up by the owner of 601 Rimrock.
- Robert In t'Hout; Owner of 601 Rimrock Detailed his experience with the grading permit mentioned above.
- Kevin Kirk; Owner 943 Rimrock, detailed his concern about the above-mentioned grading permit and future damages and liabilities.

No action was promised or taken by the committee beyond reporting the information in the meeting minutes.

3. Minutes from 7/27 Meeting

Motion: Approve minutes from the 7/27 meeting 11:02 am Bob Weiland

Ayes 4 – Nays 0 (All in Favor)

4. Review of Project Conditions

11:03 am

None

5. Public Hearing

A. B23-099 – Proposal for New Single Family residences and a guest house located at APN:064-090-014-000

Public Hearing opened at
 Public Hearing closed at
 11:03 am
 11:29 am

Concern about erosion control during construction. Civil plan not send out to the committee before the meeting, but copy provided during the meeting.

Plan Application Review – Application refers to pages not provided in the limited copy sent to the committee nor in the full set of plans. In addition, plans sent in black and white to the committee which makes reviewing color options very difficult. The committee is requesting that the details be listed on the application in addition to pointing back to the plans.

Motion:

Approved Permit **B23-099** – Proposal for New Single Family residences and a guest house located at APN:064-090-014-000

Ayes 0 Nays 4 (All Opposed)

6. Committee Administration

11:29 am

By-Law Discussion – Review of the Red-lined changes. Request to change back the addition review criteria to 200 sq ft back to 500 sq ft.

More staff changes were made to tie by-laws more broadly into the Brown Act. We will re-review at 10/26 meeting. Committee has requested that all changed be redlined.

7. Informational planning staff planning update
Laura Stark is no longer at the county, Emily Fox is on Maternity Leave, Brent Calloway is the committee's new point person with the county. Meredith Folio has submitted an application to join the committee. The county is trying to hire a new Code Enforcement person along with a new Staff Planner.

8. Future Agenda Items

11:55 am

- Public Works grading standards workshop
- Review of WCDRC standards; discussion to potentially recommend changes to the Board of Supervisors
- Index WCDRC requirements to APN in order to have included on Title Reports.
- RPAC Workshop Moving to Fire Safe Council
- 9. Next meeting

October 26, 2023 10:00 am Crowley Lake Community Center

10. Adjourn 12:01 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

	SOR PARCEL # CT DESCRIPTION (e.g., single-family residence, garage, etc.)	_
		_
Noic ing the	NG DESIGN OTE: Please provide all required information as accurately and completely as possible dipotential delays in processing. The required information should be shown on the giplans and plot plan. Place a check in the appropriate place on this form to indicate e information has been provided; if certain information does not apply to your project, place "NA" in the appropriate place on this form. INCOMPLETE INFORMATION MAY E PLANS TO BE RESUBMITTED, POSSIBLY ADDING 30 TO 60 DAYS DELAY.	
	EXAMPLE	-
	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 tanks to shield from view. A wood natural fence, cedar, stained dark brown, four feet high will used on	
	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	_
	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. Location of all utility boxes, transformers, propane tanks and metering devices.	

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

material for veneer work grade foundation work above the finished grad overall color scheme of	rk or when used as an integ shall be coated or painted le; said portions should be	crete block should be avoided, except as a bac gral part of the overall design concept. Construct with flat masonry paint on the portions exten minimized. The color shall be harmonious with iate materials not allowed are as follows: asp to 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 N	otes:	
Paint or stain color fo	or exposed under portion	s of elevated decks and porches.
Please explain how your pro	ject complies with the following (design criteria:
Design Criteria: Decks	shall be designed to be con	mantible with the degign of the main atmediance
structure or under por	ited decks and porches shations shall be concealed from Wheeler Crest Design Review Does Not Comply	all be painted or stained to blend with the norm view.
structure or under por To be completed by Staff and Complies Design Review Committee N Siding materials and	ited decks and porches shations shall be concealed from Wheeler Crest Design Review Does Not Comply	all be painted or stained to blend with the pom view. Committee: Not Applicable
structure or under por To be completed by Staff and Complies Design Review Committee N Siding materials and Please explain how your pro Design Criteria: Exteri it should be applied in for the area and relate wood is encouraged.	pattern of application. ject complies with the following of a uniform pattern or man harmoniously to existing better the state of the complex of the comple	all be painted or stained to blend with the nom view. Committee: Not Applicable design criteria: ne kind of siding should be used per structure ner. Exterior siding materials shall be appropulidings in the vicinity. The use of natural stores.
structure or under por To be completed by Staff and Complies Design Review Committee N Siding materials and Please explain how your pro Design Criteria: Exteri it should be applied in for the area and relate wood is encouraged.	pattern of application. ject complies with the following of a uniform pattern or man	all be painted or stained to blend with the pom view. Committee: Not Applicable design criteria: ne kind of siding should be used per structure ner. Exterior siding materials shall be appropulidings in the vicinity. The use of natural stores.

the color	theme of the		odized to avoid light reflection and coordinate
	Complies lew Committee N	☐ Does Not Comply lotes:	□ Not Applicable
Paint col	ors for all ex	sposed metal. Spect complies with the following	design criteria:
with the	structure. Mu	sposed metals, flashing, rooted, nonreflective colors and/or Wheeler Crest Design Review	
	Complies lew Committee N	☐ Does Not Comply lotes:	□ Not Applicable
Roof mat		ject complies with the following	design criteria:
exposed individua	to view. All ty l basis.		acings will be permitted only on areas that ar and tar-and-gravel roofing will be reviewed of
10 00 cop.	Complies	☐ Does Not Comply	☐ Not Applicable

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: ☐ Does Not Comply ☐ Not Applicable ☐ Complies 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: К. □ 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: Exterior Colors and Finishes: Because of extreme weather conditions, exterior

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.

10 be comple	ted by Staff and	I/or Wheeler Crest Design Review	Committee:
	omplies	Does Not Comply	☐ Not Applicable
Design Revie	ew Committee N	Notes:	
French di	ains, etc.).	f devices to control runo	ff from impervious surfaces (e.g., drip tred
			ven to proper site surface drainage so that s perties or interfere with natural drainage flo
Runoff fro	m imperviοι		all be avoided. Erosion control shall be pro sys) should be accomplished by such devices a
To be comple	ted by Staff and	l/or Wheeler Crest Design Review	Committee:
	omplies	Does Not Comply	☐ Not Applicable
Design Revie	ew Committee N	Notes:	
		sign and materials. oject complies with the following	design criteria:
appearand	ce and const visual intrus	cruction are the most des	er than 6 feet tall shall be erected. Fences of sirable. Designs that call attention to the ferto be avoided. Property line fences or walls a
To be comple	ted by Staff and	l/or Wheeler Crest Design Review	Committee:
	omplies	☐ Does Not Comply	☐ Not Applicable
	unipnes		

opportunity to provide be protected during co or damaged by earth-	Ground areas disturbed by grading e for erosion control. Trees and shru onstruction by temporary fencing o	emoval of trees and large boulders should g shall be replanted at the earliest seasona ubs that are to be retained on the site shal or barricades so that they are not crushed ing of materials, etc. Use of native ground ed.
	where this requirement cannot be	l in such a way that no tree roots will be adhered to, the builder shall exercise grea
Native vegetation (tre- irrigation for landscap environment for root	es) in the Wheeler Crest area has eving beneath these trees is harmful. rot results, thus creating stress on ees. Irrigation systems should be i	volved in a wet-dry cycle, and establishing If the soil is irrigated year round, an idea remaining trees, entitling bark beetles to nstalled well outside the drip line of any
necessary.		anted areas shall be provided, as
To be completed by Staff and Complies	/or Wheeler Crest Design Review Committee: ☐ Does Not Comply	☐ Not Applicable
Design Review Committee N	• •	■ Not Applicable

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 RECOMMENDA Recommended for approval: □ without conditions □ with attack	
Chair, Wheeler Crest Design Review Committee	Date
The Wheeler Crest Design Review Committee recommends the follow ☐ Complies with guidelines	ing findings and conditions:
☐ Does not comply with guidelines (please summarize items inconst	istent with guidelines)
Proposed conditions (please recommend conditions to address inco-	onsistencies with guidelines)
COMMUNITY DEVELOPMENT DETERMINATION:	
lue Hold for further review/information (see attached letter for de	tail)
☐ Approved with no conditions	
\square Approved with the following conditions	
Community Development Department	 Date

Wheeler Crest Design Review Committee

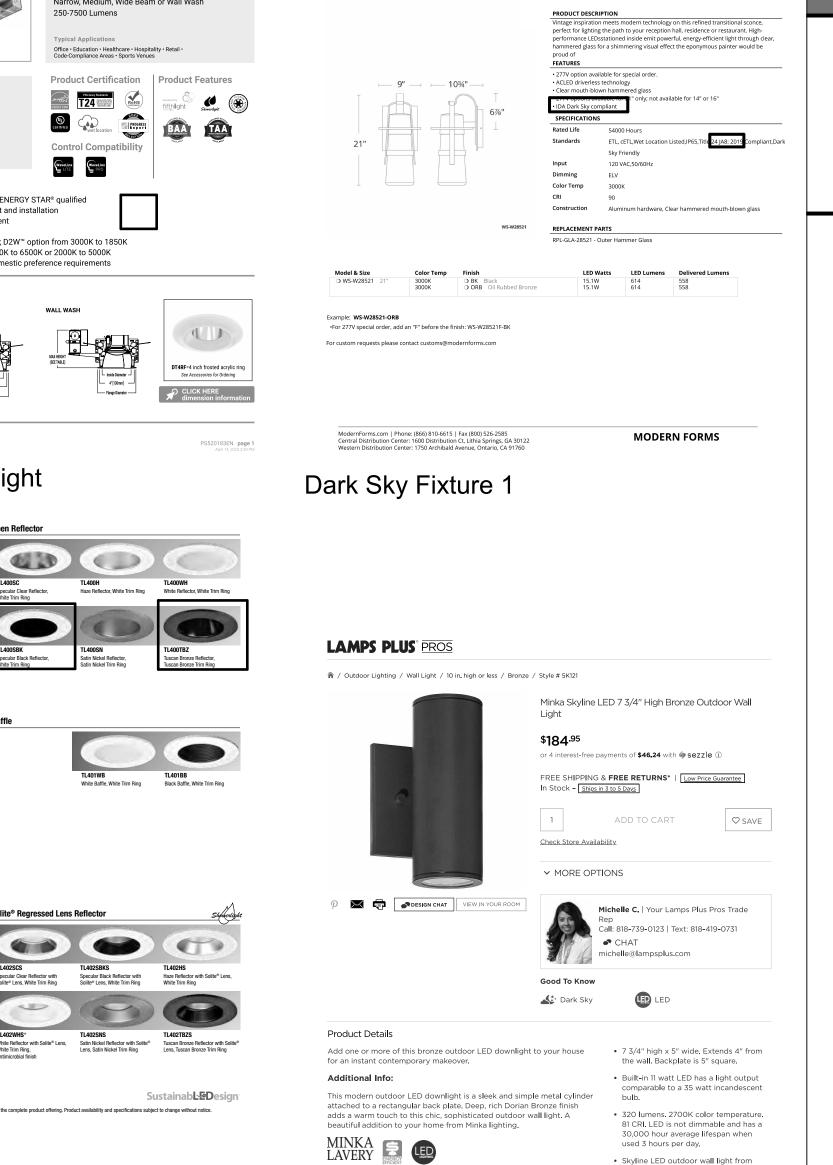
PO Box 347 Mammoth Lakes, CA 93546 760-924-1800 phone, 924-1801 fax commdev@mono.ca.gov PO Box 8 Bridgeport, CA 93517 760-932-5420 phone, 932-5431 fax www.monocounty.ca.gov

AGENDA October 26, 2023 - 10:00 am

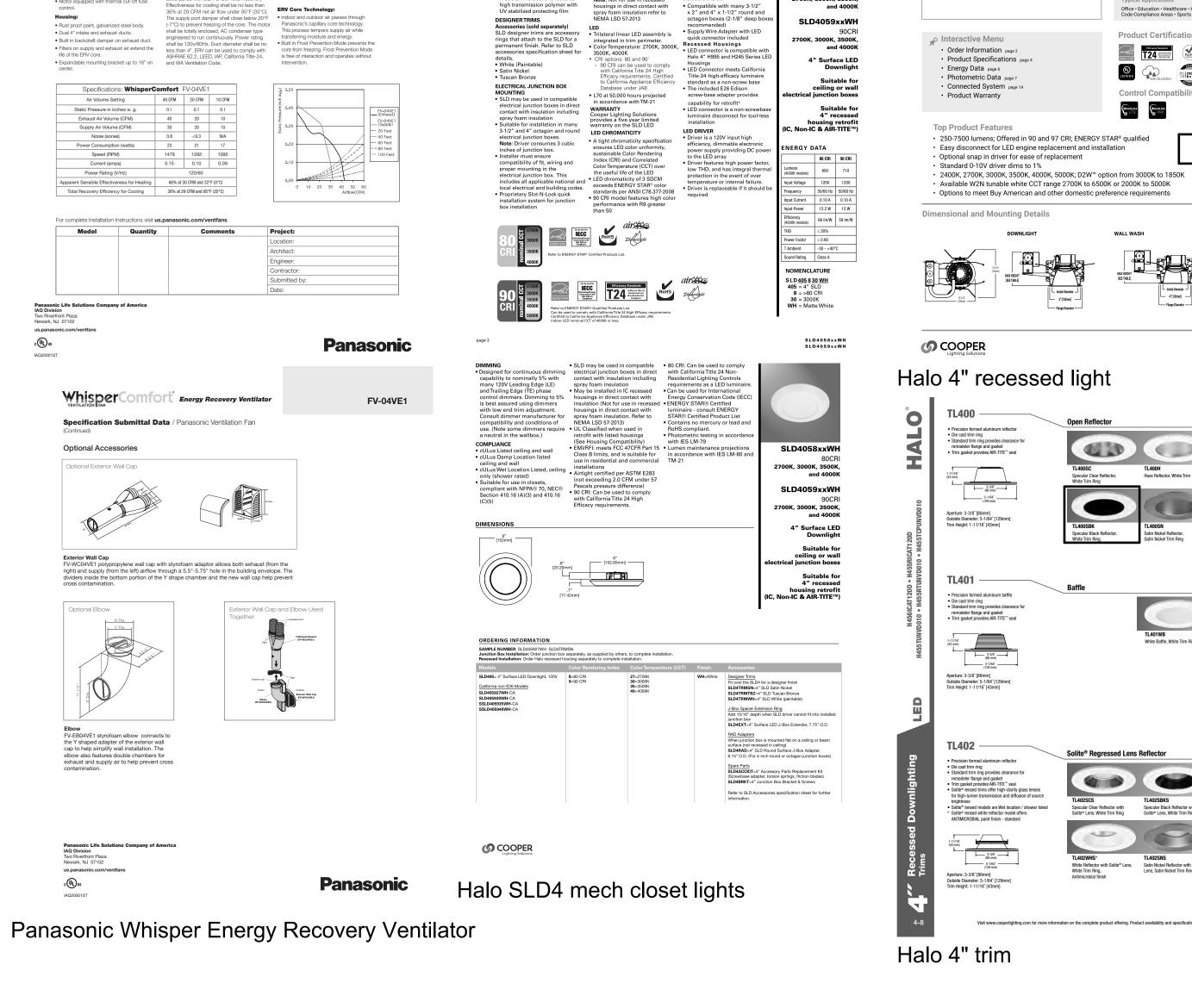
Location: Crowley Lake Community Center 58 Pearson Road, Crowley Lake, CA 93546

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Shop all Minka Lavery



DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD4 is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings. Dedicated LED wiring connector meets high-efficacy code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA*70, NEC* Section 410.16 (A)(3) and 410.16 (C)(5).

* Tbracket with Slot-N-Lock mounting tabs included.
 * Termination of the control of the

die formed aluminum frame
OPTICS

• WaveStream™ technology
provides uniform luminance
from a low profile falt lens
• AccuAim™ optics provide
directional control for the
"cone-of-light" beam distribution
of a traditional downlight
• Precision molded lens features
high transmission polymer with
UV stabilized protecting film
DESIGNER TRIMS
Accessories (sold separately)

permanent record to registe lumens, wattage, CRI and C

ELECTRICAL CONNECTIONS
Junction Box

• Compatible with many 3-1/2"
x 2" and 4" x 1-1/2" round an octagon boxes (2-1/8" deep by recommended)

SPECIFICATION FEATURES

FV-04VE1

HALO

SLD4058xxWH

2700K, 3000K, 3500K, and 4000K

2700K, 3000K, 3500K, and 4000K

SLD4059xxWH

4" Surface LED Downlight

80CRI

Downlight

Interactive Menu

Order Information page 2

Energy Data page 6

Product Warranty

• Photometric Data page 7

Connected System page 14

Product Specifications page 4

Portfolio

LD4C | EU4C | 4LB

4" Round, New Construction Downlight

Q Tran DW-HE24_4.0 tape light

COMPATIBLE MOUNTING ACCESSORIES

LISTED US (RWHS)

JAB-2019

5YEAR

SOUTH AMERICAN ACT.

()

BW Bare Wire (Standard 24*)
CLS Closed End (No feed)
CON6 Connector 6* CON6
CON24 Connector 24* CON24 Connector 24*

Connector/Wire in not needed to specify product. Typical selection is BM. BW. Bandade length is 21'. Request custom length by writing in part number need to BM (cample BMMs). Request custom length by writing in part number need to BM (cample BMMs).

2"-144" 2" increments

WhisperComfort Energy Recovery Ventilator

Specification Submittal Data / Panasonic Ventilation Fan

Description

Util listed ceiling or wall mount Energy Recovery
Ventilator provides a tempered air supply,
humidity control, and a balanced amount of
exhaust to help maintain neutral pressure
throughout the home. Panasonic ERV shall
not be installed in a bathroom. Only one unit is

throughout the home. Panasonic ERV shall not be installed in a bathroom. Only one unit is needed for a 1,750 sq. ft. 2 bedroom home to meet the ASHRAE 62.2 ventilation requirement.

Motor/Blower:

Fully enclosed AC condenser motor rated for continuous run.

Power rating shall be 120 volts and 60 Hz.

Two highly efficient blower wheels running on eisted enother for loves or over consumption shall be no greater than 23 watts. Apparent Sensible Effectiveness for healing shall be 16 standards at 3.0 1 static pressure in inches water than 25 watts. Apparent Sensible Effectiveness for healing shall be not set than 63 kt as 3.0

c(UL)us

Power rating shall be 120 volts and 60 Hz.

Two highly efficient blower wheels running on single motor for lower power consumption and decreased noise.

Motor equipped with thermal cut-off fuse control.

Mousing:

Rust proof paint, galvanized steel body.

Dual 4' intake and exhaust ducts.

Built in backdraft damper on exhaust duct.

Filters on supply and exhaust air extend the life of the ERV core.

Expandable mounting bracket up to 16" on center.

Filters on supply and exhaust ducts and WA Ventilation Code.

Expandable mounting bracket up to 16" on center.

DW-HE24/4.0

DW-HE24/4.0
LED Strips - For Tunable Applications

CON6/CON24

3 CCT - LUMENS/CRI - DELIVERED LUMENS

4 / 5 CONNECTOR/WIRE – IN/OUT

Bare Wire 24" 6" or 24" Overall
22 AWG P67 Rated, UL Listed

COMPATIBLE EXTRUSIONS

COMPATIBLE POWER SUPPLIES

DALI-2: DT6
LED wattage must
be doubted
for DW-HE products

DALI-2: DT8
LED wattage must
be doubted
for DW-HE products

QUOVA-MICRO

QUOVA Knife Edge

6 WIRE COLOR

Sample Part Number: DW-HE24/4.0-DRY-20/27-BW-CLS-WH-CL2-48"

LED Strips - For Tunable Applications

1 2 3 4 5 6 7 8

V/WATTS RATED CCT - LUMENS/CRI CONNECTOR/WIRE IN CONNECTOR/WIRE OUT WIRE COLOR WIRE TYPE ILLUMINATED LENGTH

1 V/WATTS 2 RATED 3 CCT - LUMENS/CRI 4 CONNECTOR/WIRE IN 5 CONNECTOR/WIRE OUT

6 WIRE COLOR WIRE TYPE 8 ILLUMINATED LENGTH

8 ILLUMINATED LENGTH - DIMENSIONS

S TO Design To D

 Section (in)
 A
 B1
 B2
 B3
 C
 D

 DRY (IP20)
 0.39"
 0.07"
 0.20"
 0.27"
 2.00"
 0.05"

DW-HE Tunable Applications

QTM-eLED+TW QTM-eLED+TW-AN QZ-DMX

Non-Dim Power Supply with TW App Dongle

QTM-eLED+TW QTM-eLED+TW-AN

QTM-eLED+DALI-DT6-AN QTM-eLED+DALI-DT8-AN QTM-eLED+TW-AN

QZ-DMX

QTM-eLED+DALI-DT6 QTM-eLED+DALI-DT6-AN

QTM-eLED+DALI-DT8 QTM-eLED+DALI-DT8-AN

Non-Dim Power Supply with TW App Dongle

CL2 Class 2 CL2P Class 2 Plenum Rated

Wet location outdoor rated. Dark Sky, ADA, and California Title 24 compliant. Dark Sky Fixture 2 Can also be used indoors.

used 3 hours per day.

· Skyline LED outdoor wall light from Minka Lavery. Cylinder style downlight

Dorian bronze finish. Metal construction.

Fixture Type:

Balthus

WS-W28521

Catalog Number:

2105 DO NOT SCALE DRAWINGS REVISIONS: PERMIT APPLICATION ISSUE DATE: SHEET: SPECIFICATIONS

Meredith Frolio 206 Mountain View Dr. Swall Meadows, CA 93514 2: 760-937-3250 mf@onestoreyllc.net

onestorey

3

Hideout
Rd. Bishop,
Brian Hatfield

<u>Ş</u>

926

8.0 A



10901 Elm Avenue, Fontana, CA 92337 Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634

DECEMBER 2019

Submittal Form

LISTING No. 8140-2026:0004 CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I) LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC.

10901 Elm Avenue, Fontana, CA 92337 Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634 Email: rathisha.sabaratnam@jhresearchusa.com

DESIGN: "HardieShingleTM" panel, fiber-cement, 1/4" thick. "HardieShingleTM" lap siding, fiber-cement, 1/4" thick. Refer to the manufacturer's installation instructions and product data sheets. LISTING No. 8140-2026:0005
 CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I) **LISTEE:** JAMES HARDIE BUILDING PRODUCTS, INC.

стиал. натизяла.зарагатияти ургезеатслиза.com **DESIGN:** "HardiePlankTM" lap siding, fiber-cement, 5/16" thick. "HardiePaneITM" vertical siding, fiber-cement,
5/16" thick. Refer to the manufacturer's installation instructions and product LISTING No. 8140-2026:0500 CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC.
10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha sabaratnam@htspearphusa.com

DESIGN: Artisan® Siding with lock joint system, fiber cement, nominal 5/8" thick. Refer to the manufacturer's LISTING No. 8140-2026:0501 CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I) LISTEE: JAMES HARDIE BUILDING PRODUCTS, INC. 10901 Elm Avenue, Fontana, CA 92337
Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634
Email: rathisha.sabaratnam@jhresearchusa.com
DESIGN: Reveal® Panel System, fiber-cement panel siding, 7/16" thick. Refer to manufacturer's installation instructions and product data sheets

installation instructions and product data sheets. **RATING:** Tested in accordance with ASTM E136. LISTING No. 8140-2026:0502
CATEGORY: 8140 -- EXTERIOR WALL SIDING AND SHEATHING FOR WILDLAND URBAN INTERFACE (W.U.I) **LISTEE:** JAMES HARDIE BUILDING PRODUCTS, INC. 10901 Elm Avenue, Fontana, CA 92337 Contact: Rathisha Sabaratnam (909) 641-0498 Fax (909) 427-0634 Email: rathisha.sabaratnam@jhresearchusa.com **DESIGN:** Hardie® Textured Panel, noncombustible fiber-cement panel siding, 5/16" thick. Refer to manufacture

The Class A fire rating in accordance with UL790 is defined as roof coverings, which are effective against severe fire exposure. According to UL, under such contact, roof coverings of Class A are not

readily flammable and do not carry or transfer fire, afford an equally high degree of fire protection to

the roof deck, do not slip from position, possess no flying brand hazard, and do not require frequent

Steel roof panels are fundamentally non-combustible and do not badly affect the assemblies fire

rating. Metal panels can be used as a component in many fire rated assemblies including those with

gypsum sheets and proprietary underlayment's. Refer to these products UL listing for applicability in

See attached certificate of compliance

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at https://lul.com/aboutui/locations/

**** Western States Metal Roofing does not have an ICC- ES Evaluation report. ****

repairs in order to maintaining their fire resistance properties.

conjunction with steel roof panels.

December 14, 2021 Edition

HZ5® Product Zone HZ10® Product Zone Product Width (inches) Length (inches) Texture Finish Project Name: ☐ 16 144 X Smooth ☐ ColorPlus® Technology 24 96 Cedamill X Primed HardieSoffit® Panels DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION SECTION: 07 46 46 FIBER CEMENT SIDING Available Sizes James Hardie Building Products Inc Product Width (inches) Length (inches) Thickness (inches) 12, 16, 24, 48 96, 144 1/4 Texture & Finish ompliance with the following codes unsanded surface. The exterior soffit products may be supplied primed for ield paint or factory finished with Colorplus® technology. Soffit is available in 2015, 2012, 2009 and 2006 International Building Code® (IBC James Hardie vented HardieSoffit Panels achieve a net free ventilation (NFV) Noncombustible Dimensionally Stable Resistant to damage Substant to damage Hardiesoffit® panels are used as exterior soffit covering of buildings. -Hardiesoffit® panels are single-faced, cellulose fiber-reinforced cement F-77-5 (fiber-cement) sheets manufactured by the Hatschek process and cured by high-pressure steam autoclaving. The exterior soffit panels are identified as Hardiesoffit® (or Cemsoffit®) panels and my be vented or unvented.

The Class A fire rating in accordance with UL790 is defined as roof coverings, which are effective

repairs in order to maintaining their fire resistance properties.

conjunction with steel roof panels.

Bamely

Fire Compliance

Any information and documentation involving UL Mark services are provided on behalf of UL LLC (UL) or any authorized licensee of UL. For questions, please contact a local UL Customer Service Representative at http://lul.com/aboutul/locations/

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gypsum sheets and proprietary underlayment's. Refer to these products UL listing for applicability in

See attached certificate of compliance

**** Western States Metal Roofing does not have an ICC- ES Evaluation report. ****

Hardie Non-Vented Soffit

HardieSoffit® Panels

Hardie Panel/Soffit Fire Approval



Rib Height:

Overall Width:

Coverage Area Roof: Wall:

Panel Length:

Installation:

Recommended Minimum Roof Slope:

Substrate:

Available Gauges

Coil Feed: Warranty:



EXTERIOR STUCCO

uperior Stucco Color Coat is the most economical stucco finish with low maintenance, bagged in

gray cement, tint-based exterior stucco to be used with our Superior Stucco Color Packs

gredients. Meets or exceeds ASTM C-926 Standards;

and Cement Type I ASTM C-150.

Dolymer-modified Portland cement product specifically designed for use as an EPS Foam Shap thesive and coating. An excellent material for embedding mesh in a Crack Isolation System (C.

A premium blend of Portland cement and crushed limestone. Can be applied in a variety of finishes which allows the applicator to be limited only in imagination. Available in a wide pallete of colors. Color matching also offered.

UNIWALL
Fiber-reinforced base coat for use over EPS/Lath Systems and other One-Coat 3/8"-1/2"Base Coats.

Sold both as a concentrate and with sand (50lb.).
FESTING AND STANDARDS: SEE ICC-ES REPORT #ER-5043

uperior Stucco Exterior Color Coat is scientifically blended at our

ufacturing facility and contains Portland Cement, Hydrated Lime ed/graded inert aggregates and our Superior Stucco proprietary

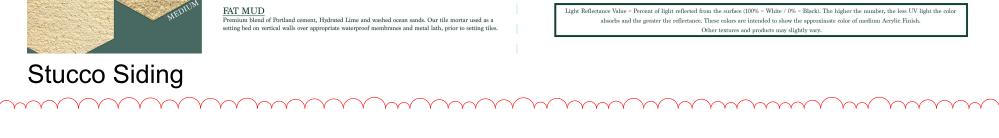
Specialty Products

Underlayment

VELUX®

and cement and washed ocean sands. Our tile mortar used as a setting/leveling

BASE A



Frame Aperture (Inside Curb)

Frame (Outside Curb)

Maximum Skylight Clearance

Aperture Clearance e Aperture
Width Width Height Height

04 Laminated -2.3 mm laminated (0.76 mm interlayer) 0.52 0.24 0.55 √ √

with tempered Low E366 outer pane for hurricane 0.48 0.24 0.55 $\sqrt{}$ $\sqrt{}$ $\sqrt{}$ SK-14

4646 49 ½ 46 ½ 50 ⁹/₁₆ 49 ½ 46 ½ 50 ⁹/₁₆ 13.13

NFRC NFRC NFRC Hallmark IAPMO-ES U-factor SHGC Vt 426-H-695 ER 199

0.52 0.23 0.39 $\sqrt{}$ $\sqrt{}$ $\sqrt{}$ SK-03

−#8 x 1¾" Stainless Steel Wood Screw

Frame Max. Skylight Fram Frame
Aperture Clearance e Aperture

Max. Skylight

Technical Product Data Sheet VCS/VCE Venting Curb Mount Solar/Electric Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Venting skylight, provided with various glazings, is manufactured with

VCS VCE Venting kylight

a white PVC frame/sash a neutral gray aluminum profile, and an insulated glass unit. Designated top, bottom, and sides for installation in one direction.

Single unit applications only (combination applications not possible). 0 degrees to 60 degrees, use standard installation Above 45 degrees, use water diverter as illustrated

 VCE includes 20ft of 14-gauge electrical cable, an internal rain sensor, and KLI 311 remote. VCS includes solar panel/ acoustic rain sensor, and KLI 311 remote.

ECL - Engineered neutral gray flashing for single

by installer.

installation with thin roofing material (1/2" max) for roof pitch above 10-60 degrees. · ECW - Engineered neutral gray flashing for single nstallation with tile (over 3/4") roofing material for roof pitch above 14-60 degrees. Applications less than 10-degree roof pitch flashing provided by others. Interior Accessories

 FSCC - Solar powered Room darkening - double FSLC - Solar powered Light filtering - single pleated

 Example: VCE 2222 0004E 01BM05 Etched into bottom right of exterior frame cover

lazings and ertification

*08 White laminated -2.3 mm Laminated (0.76mm

Primary Seal

2222, 2234, 2246, 3030, 3046, 3434, 4622, 4646 · No custom sizes available.

> Installation – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment. Skylight - 10 years from the date of purchase VELUX warrants that the skylight will be free from defects in material and workmanship. Glass Seal - 20 years from the date of purchase VELUX warrants that the insulated glass pane will

Velux shades and control systems will be free from

failure of the glass seal. Hail Warranty – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage. Accessories and Electrical Components - 5 years from the date of purchase; VELUX warrants

VELUX®

Applications less than 10-degree roof pitch - flashing Accessory Tray; mounts to curb required for FSCC - Solar powered Room darkening - double pleated FSLC - Solar powered Light filtering - single pleated

Etched on bottom right of exterior frame cover.

Frame Aperture (Inside Curb)

Maximum Skylight Clearance

04 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.

08 White laminated - 2.3 mm Laminated (0.76mm

vith tempered Low E366 outer pane

 05 Tempered – 3 mm tempered clear with tempered
 0.45
 0.28
 0.63

0 Snowload – 3 mm laminated (0.76 mm interlayer) 0.47 0.27 0.63

Glazings and Certification

Glazing

FCM Fixed Skylight

Technical Product Data Sheet

 FCM Fixed Curb Mount Skylight that mounts to a sitebuilt curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various insulated glass units.

integral gasket preventing air and water infiltration

while allowing the removal of interior condensation.

No designated top, bottom, or sides for installation in

0 degrees to 60 degrees, use standard installation

ECL – Engineered neutral gray flashing for single

FCW – Engineered neutral gray flashing for single

pitch above 10-60 degrees.

pitch above 14-60 degrees.

provided by others.

installation of shades.

Interior Accessories

Cross Section

installer.

Above 45 degrees, use water diverter as illustrated in

installation instructions; water diverter provided by

installation with thin roofing material (½" max) for roof

installation with tile (over ¾") roofing material for roof

Single unit applications only (combination applications

Manufactured with a neutral gray aluminum profile and

VELUX®



• 1430, 1446, 2222, 2230, 2234, 2246, 2270, 3030, 3046, 3055, 3434, 3446, 4646, 4672 Custom sizes available.

• 190365, 190435, 210455, 225225, 225470, 245245, 245470, 245490, 260540, 280525, 315315, 315470, 315700, 315715, 365365, 385385, 385540, 420435,

Skylight – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship. Installation - 10 years from the date of purchase VELUX No Leak Warranty warrants skylight. installation. Must be installed with VELUX flat and included adhesive underlayment. Glass Seal - 20 years from the date of purchase VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure

17-1/2" 18-5/8"

58-1/2" 59-5/8"

73-1/2" 74-5/8"

75-1/2" 76-5/8"

26-5/8"

34-5/8"

38-5/8"

SK-03

25-1/2"

33-1/2"

37-1/2"

14 14-1/2"

0.48 0.27 0.63 √

terlayer) with tempered Low E366 outer pane.

0.48 0.27 0.57 / J J SK-03

22-1/2"

72-1/2"

Min 18-¾ 18-¾

Max 50-¾ 76-½

 Hail Warranty – 10 years from the date of purchase; **VELUX**[®] ize Inside rb tside C rb Make Size

Corrugated Metal Roofing and Metal Siding Panel

Western Rib® (7.2 Panel)

30 year limited*

20, 22, 24, 26

noenix: 901 W Watkins St., Phoenix, AZ 85007 ucson: 4975 E. Drexel Rd., Tucson, AZ 85706 Call Us Toll Free: For More Information

3 sales@westernstatesmetalroofing.com (877) 787-5467 WESTERNSTATESMETALI

Cool Tech® 500 - PVDF

Can be installed over an open purlin system

or a solid substrate. Use bead mastic on the

overlap if used for a roofing application.

WESTERN RIB® (7.2 P NEL)

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted

PPLIES TO THE FOLLOWING COLORS/FINISHES

• Matte Biack; "
• Medium Bronze
• Regal Blue
• Regal White†*
• Sandstone
• Slate Blue
• Slate Gray
• Terracotta
• Zinc Metallic®

Also available in *22 and †20 gauge

Section Properties Top In Compression Bott. In Compression ix sx ma ix sx ma (ksi) (psf) (in^4/ft) (in^4/ft) (in^4/ft) (in^4/ft) (in^4/ft) (in^4/ft) (in^5/ft) (kip-in) (3 Spans o	r More	Deflection Stress Deflection	372.6 221.5 309.8	162 195	2.7 124	.6 98.4	79.7	46.6 55.4 38.7	29.3 40.7 24.4	19.6 31.1 16.3	13.8 24.6 11.5	10.1 19.9 8.4
(ksi) (psf) (in^4/ft) (in^3/ft) (in^3/	Section	n Properties			Top In Cor	mpressi	ion		. In Compre	sion				
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24 50 1.17 0.0324 0.0704 2.5074 0.0324 0.0696 2.5009 22 50 1.49 0.0422 0.0891 3.1722 0.0422 0.0883 3.1722 20 40 1.75 0.0486 0.1079 2.5620 0.0486 0.1070 2.5620 Max Deflection: 180			- 4 -	- '	, ,						KEQ			
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20 40 1.75 0.0486 0.1079 2.5620 0.0486 0.1070 2.5620 Max Deflection: 180		-		_							ı	PICK	UP OR D	ELIVE
Max Deflection: 180			-								(Avail	lable anywi	here on the	West Coa
				0.0486	0.1	0/9	2.5020	0.0486	0.10/0	2.3020				
														416

Exterior Stucco is a premium, factory blended, cement-based, stucco finish manufacture from the highest-grade portland cement, hydrated lime, graded aggregates, and specific additives. Exterior Stucco comes in various aggregate combinations that allow design lexibility and a variety of finish textures. The following aggregate combinations are

Coarse: Used to create heavy laced texture, sand finish, or machine dash finish 16/20: Used to create traditional texture, sand finish, or machine dash finish 20/30: Used to create a fine texture or sand finish 30/30: Used to create a uniform fine sand finish

discoloration; UV resistant

Resists impact damage

Exterior Stucco is intended for use as a decorative, low-cost, low-maintenance finish

5. Approved Superior Stucco base coats and/or cementitious finishes NOTE: When Exterior Stucco is applied over polymer-modified base coats,

the use of a bonding agent or acrylic admix is strongly recommended or may be required to ensure proper bond. See the applicable Superior Stucco system

Crack Guard Base

Supplementary system designed to mitigate surface cracking in new and existing plaster systems by integrating woven fiberglass mesh into the base coat prior to applying the finish

1601 Little Orchard Street, Ste. E, San Jose, CA 95110

7/8" CORRUGATED

GRAVITY - TOTAL ALLOWABLE LOAD IN PSF (SPAN IN FEET)

 Stress
 141.8
 104.2
 79.7
 63.0
 51.0
 35.4
 26.0
 19.9
 15.8
 12.8

Stress 139.9 102.7 78.7 62.2 50.3 35.0 25.7 19.7 15.5 12.6

 Stress
 163.2
 119.9
 91.8
 72.5
 58.8
 40.8
 30.0
 23.0
 18.1
 14.7

 Deflection
 157.5
 99.2
 66.4
 46.7
 34.0
 19.7
 12.4
 8.3
 5.8

Stress 185.7 136.5 104.5 82.5 66.9 46.4 34.1 26.1 20.6 16.

Deflection 103.1 64.9 43.5 30.6 22.3 12.9 8.1 5.4 3.8 2.6

 Stress
 185.3
 136.1
 104.2
 82.3
 66.7
 46.3
 34.0
 26.1
 20.6
 16.

 Deflection
 248.4
 156.4
 104.8
 73.6
 53.7
 31.0
 19.6
 13.1
 9.2
 6.3

Stress 235.0 172.6 132.2 104.4 84.6 58.7 43.2 33.0 26.1 21.1

 Deflection
 269.0
 169.4
 113.5
 79.7
 58.1
 33.6
 21.2
 14.2
 10.0
 7.3

3 Spans or More Deflection 206.6 130.1 87.1 61.2 44.6 25.8 16.3 10.9 7.7 5.6

Exterior Stucco may be applied over the following products:

Existing Stucco
 CMU/poured-in-place and/or tilt-up concrete/masonry

data sheet or base coat data sheet for additional information.

Long life-cycle with minimal maintenance

Lower cost product and easy to apply

Impervious to termites, rot, and fungus

Durable

Economical

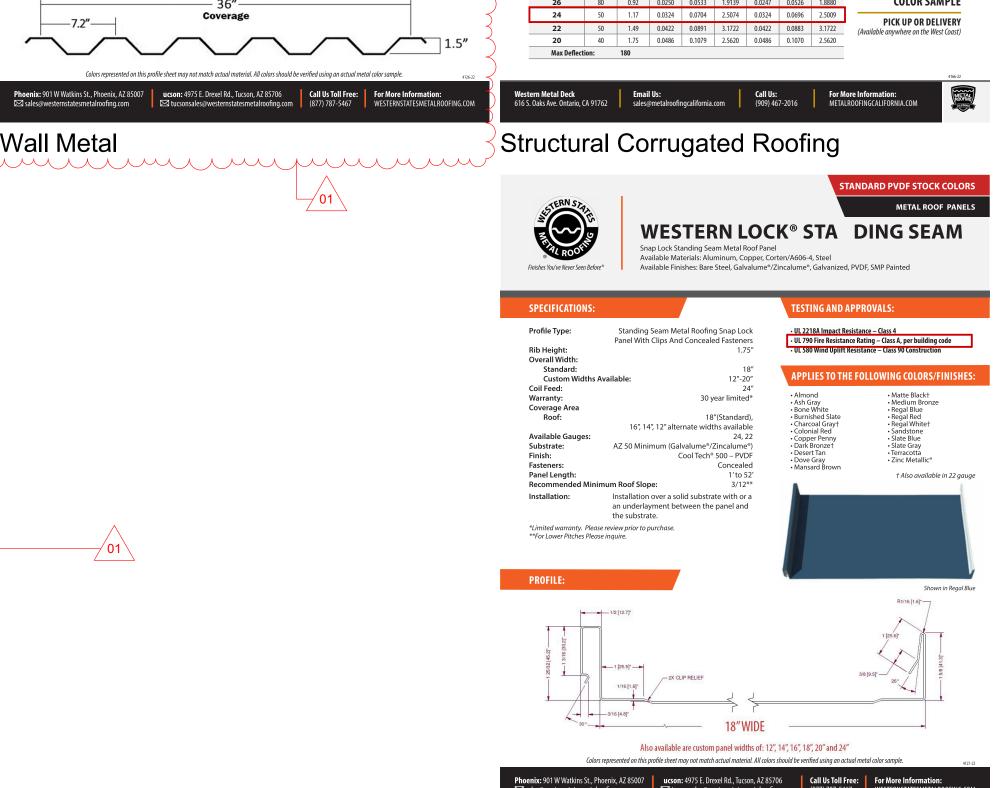
Brown coat

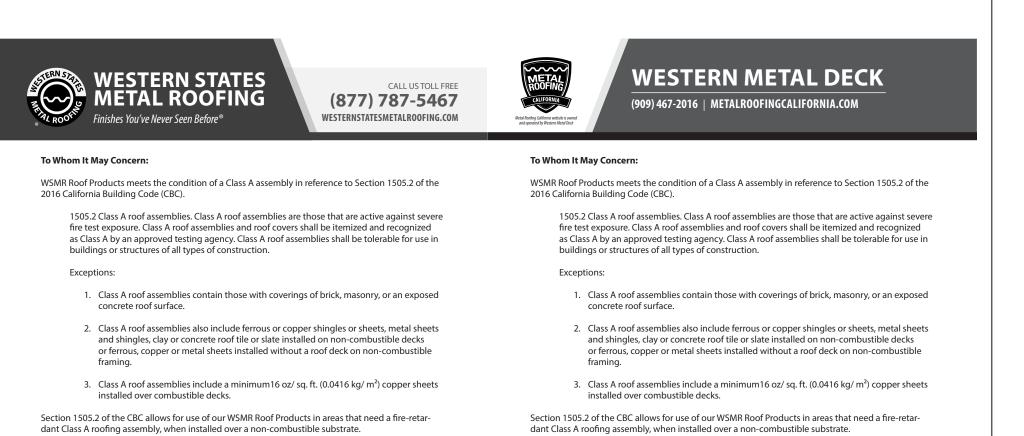
Insect Resistant

18"WIDE Also available are custom panel widths of: 12", 14", 16", 18", 20" and 24" ix: 901 W Watkins St., Phoenix, AZ 85007 ucson: 4975 E. Drexel Rd., Tucson, AZ 85706 Call Us Toll Free: For More Information:

es@westernstatesmetalroofing.com ☑ tucsonsales@westernstatesmetalroofing.com (877) 787-5467 WESTERNSTATESMETALRO

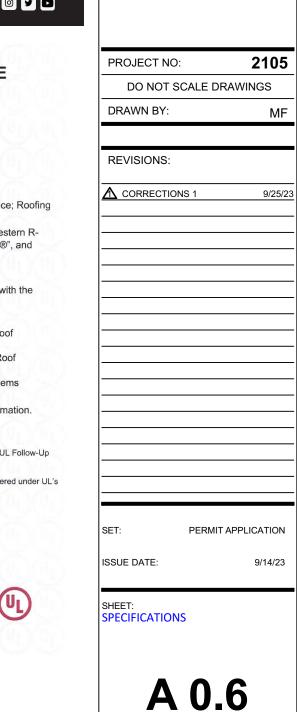
Roof and Wall Metal







Fire Compliance

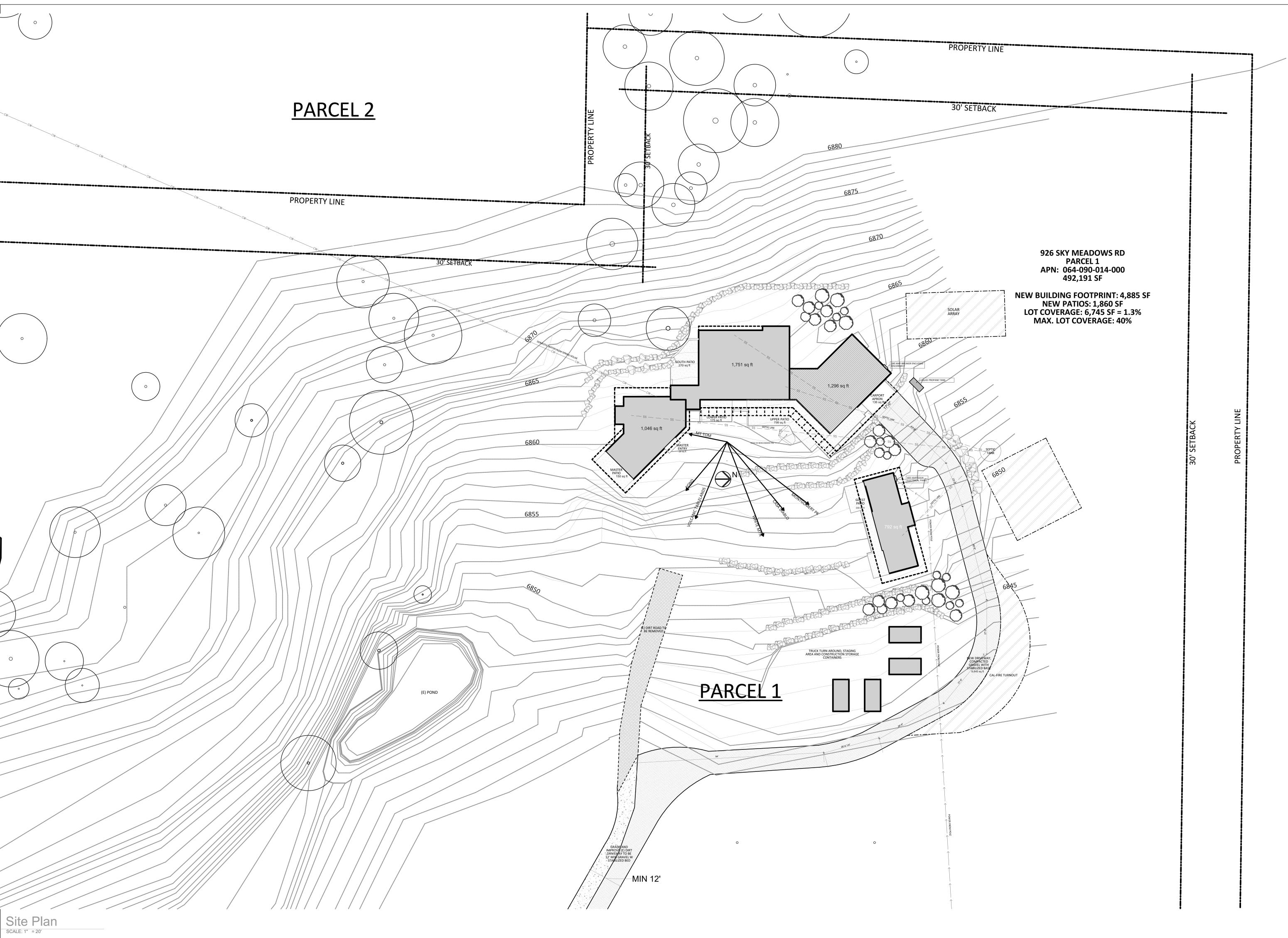


Velux Solar Venting Skylight

Shingle — By Others

16 Impact - 2.3 mm laminated (2.28 mm interlayer) with tempered Low E340 outer pane. 29 Laminated Triple Pane - 2.3 mm laminated (0.76mm white interlayer), with 3 mm ter pane, and tempered Low E366 outer pane Consult with Customer Service for special glazing options Silicone ——— Primary Seal Neutral gray ASA _ Luran Corner Key 15ga, 1.5mm (0.06")— Roll-Formed Aluminum with Neutral Grey Finish #8 x 1¾" Stainless— Steel Wood Screw VELUX ECL or ECW Flashing (See FLASHINGS Roof Material — By Others

Velux Fixed Skylight



Meredith Frolio
206 Mountain View Dr.
Swall Meadows, CA 93514
P: 760-937-3250
mf@onestoreyllc.net

The Hideout 926 Sky Meadows Rd. Bishop, (Janet & Brian Hatfield

93514

ROJECT NO: 2105

DO NOT SCALE DRAWINGS

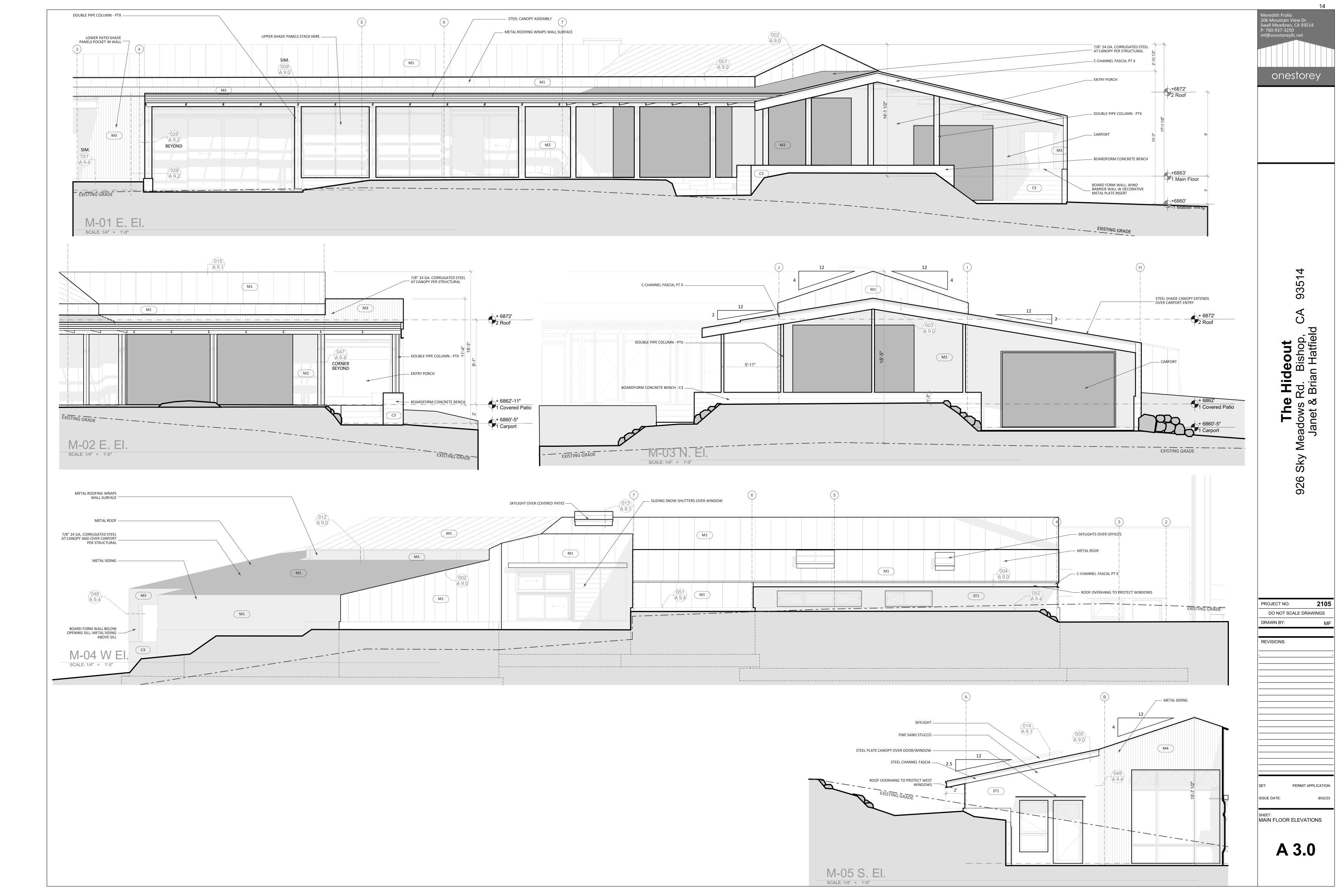
RAWN BY: MF

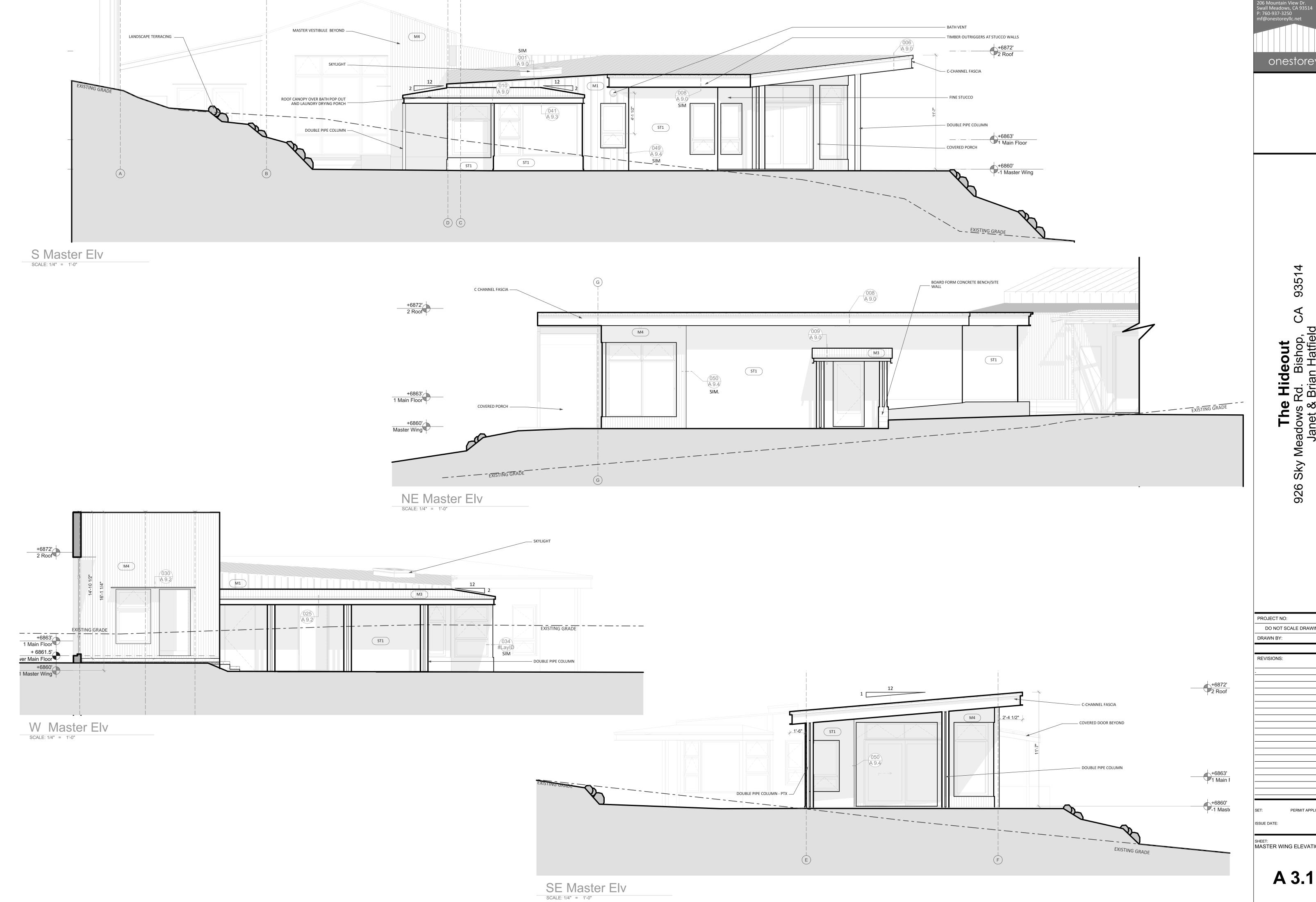
EVISIONS:

PERMIT APPLICATION

SHEET: SITE PLAN

A 1.0





onestorey

93514 The Hideout ky Meadows Rd. Bishop, Janet & Brian Hatfield 926 S

DO NOT SCALE DRAWINGS REVISIONS: PERMIT APPLICATION SHEET: MASTER WING ELEVATIONS

Meredith Frolio
206 Mountain View Dr.
Swall Meadows, CA 93514
P: 760-937-3250
mf@onestoreyllc.net

The Hideout 926 Sky Meadows Rd. Bishop, CA 93514 Janet & Brian Hatfield

PROJECT NO: 2105

DO NOT SCALE DRAWINGS

DRAWN BY: MF

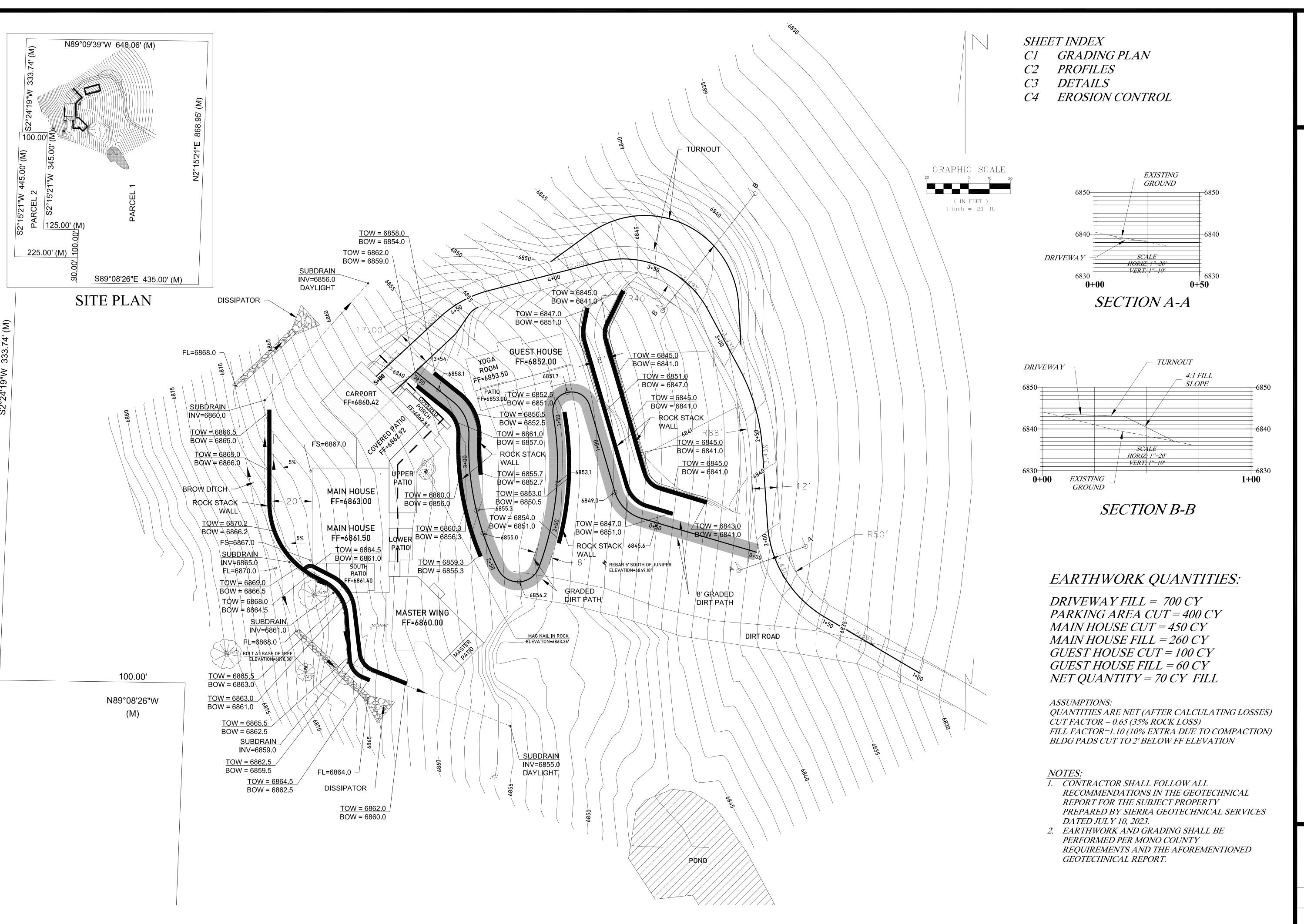
REVISIONS:

PERMIT APPLICATION

JE DATE: 8/02/2
ET:

SHEET: GUEST HOUSE ELEVATIONS

A 3.2



MATTHEW SCHOBER

No. 70489

Exp. 9/30/24

CIVIL

STATE OF CALIFORNIA

926 SKY MEADOWS ROAD SWALL MEADOWS, CA 93514

GRADING PLAN

C1

8/1/23

1 OF 4

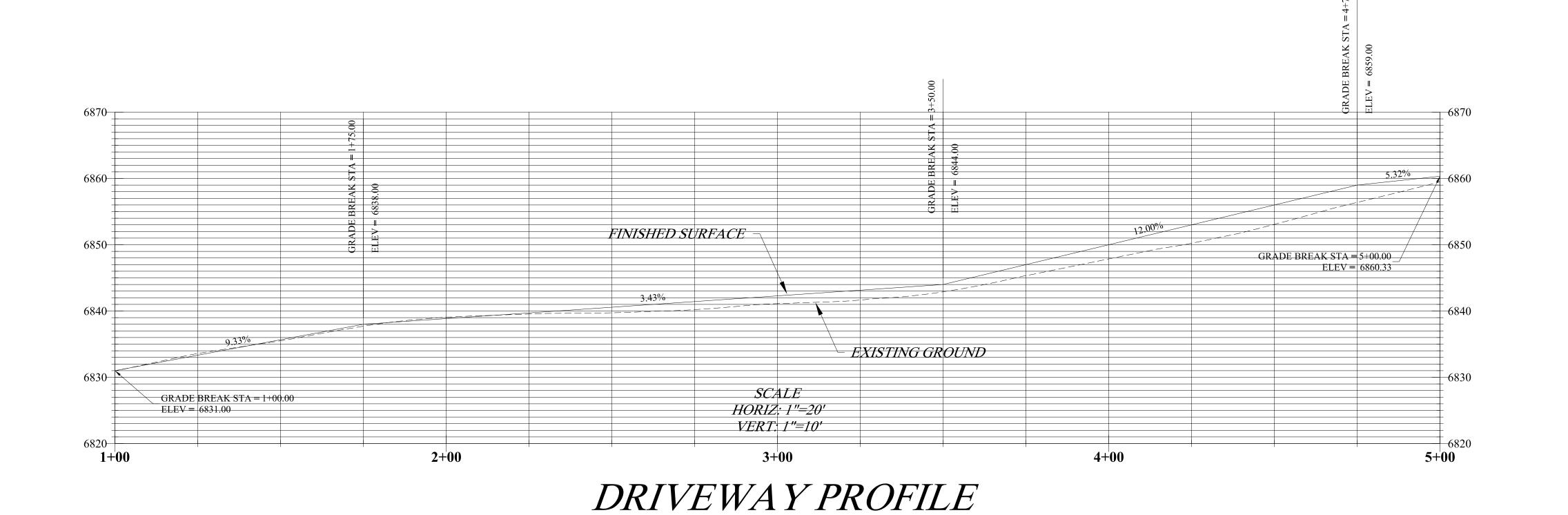


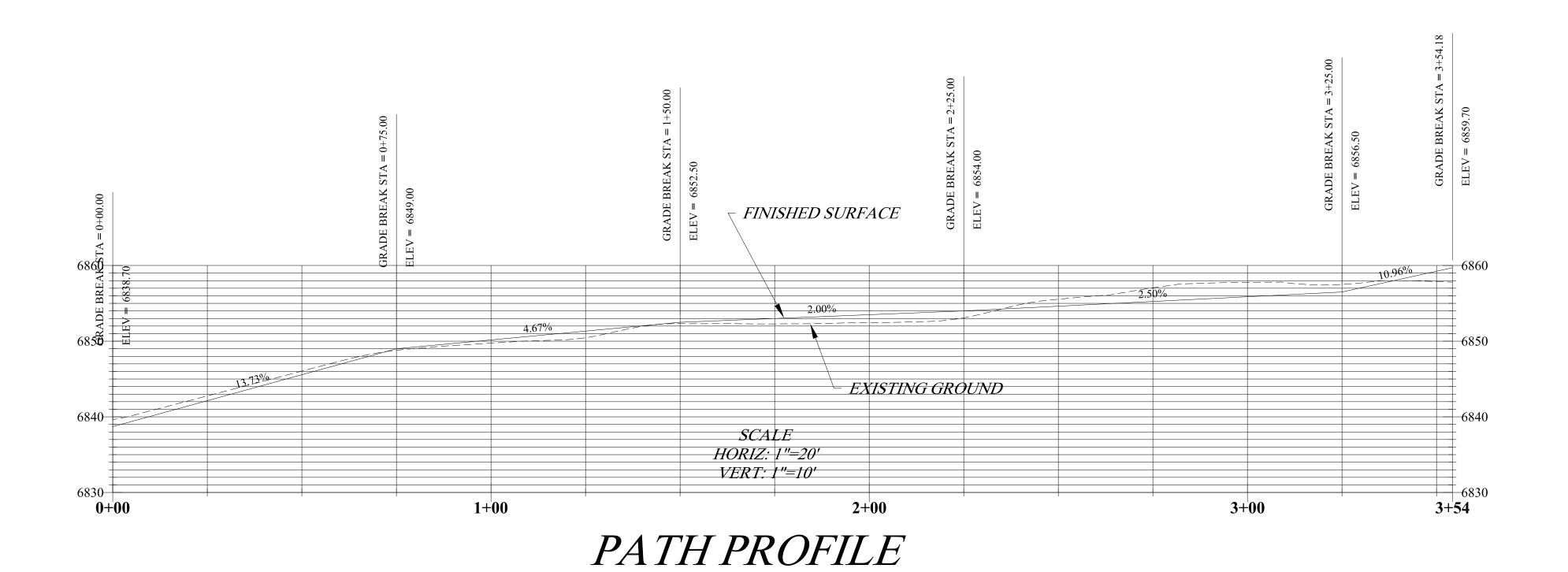
926 SKY MEADOWS ROAD SWALL MEADOWS, CA 93514

PROFILES

8/1/23

2 OF 4





19

8/1/23 3 OF 4

EXISTING
GROUND

H=4' MAX

H=4' MAX

SUBDRAIN

EMBEDMENT

MIN 1/3H

FINISHED

GROUND

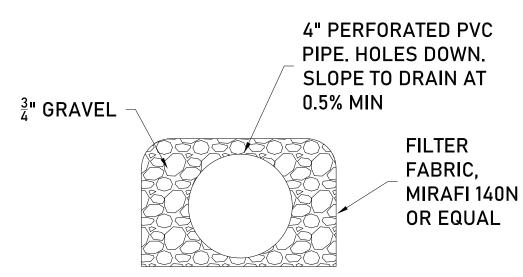
FINISHED

GROUND

ROCK-STOCK RETAINING WALL NOT TO SCALE

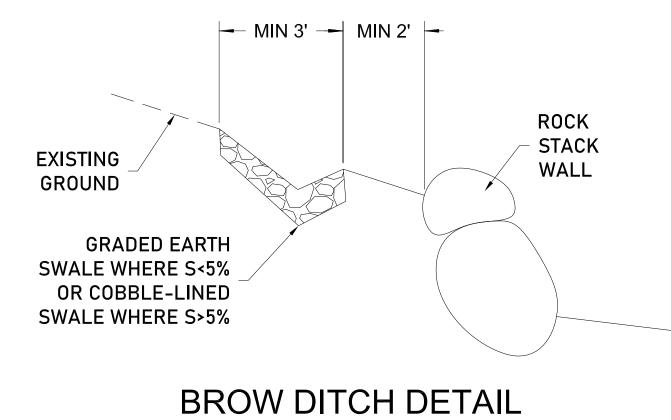
EMBEDMENT MIN 1/3H

SUBDRAIN

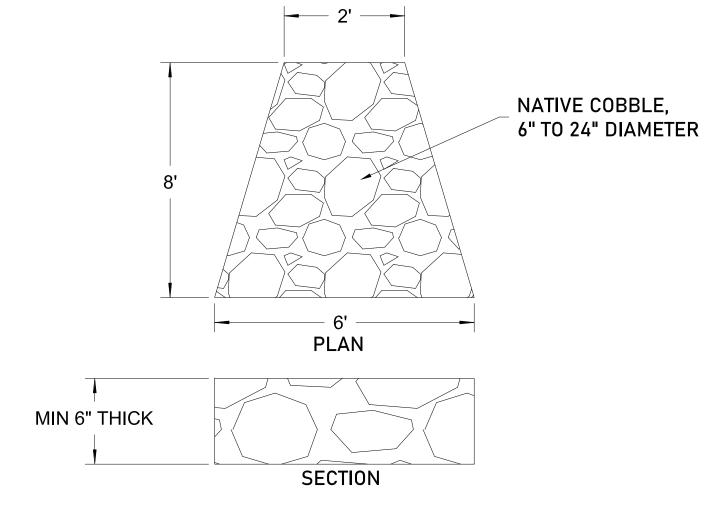


SUBDRAIN DETAIL

NOT TO SCALE

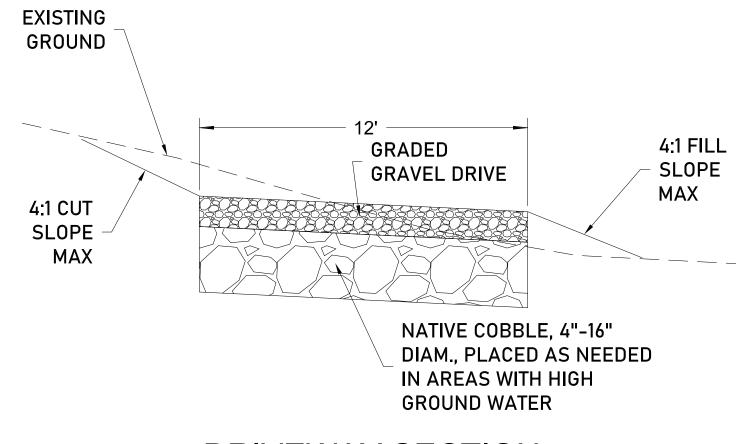


NOT TO SCALE



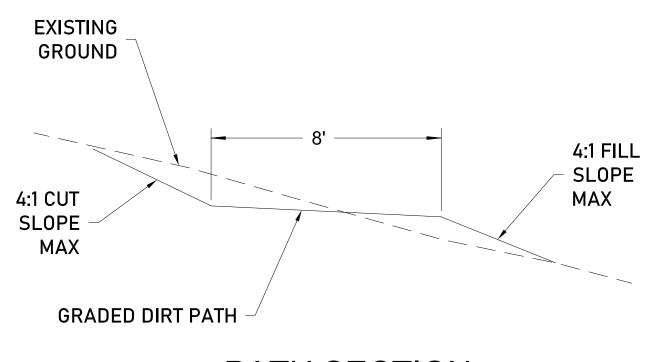
DISSIPATOR DETAIL

NOT TO SCALE



DRIVEWAY SECTION

NOT TO SCALE



PATH SECTION

NOT TO SCALE

4 OF 4

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 additions over 500200 sf, new garages and accessory structures, for conformity with the Architectural Guidelines of the Wheeler Crest Area Plan. The Committee shall not review plans for interior 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. The Secretary shall run the meeting in the absence of the Chair and the Vice Chair.
- 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.
- Vacancies. When an Officer vacancy exists, nominations for new officers may be received from present members by the Secretary up to two weeks in advance of a meeting and. 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

- 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. A notification of the meeting shall be publicly posted in compliance with the Brown Act.
- **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. If a quorum is not met, the committee shall defer action on any items until a future meeting.
- Agendas. Each agenda shall meet the requirements of the Brown Act. 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 for approval by the Chair 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.
- 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 and in compliance with the Brown Act and Roberts Rules of Order. 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 and staff 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. When available 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.

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

DATED:

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

meeting.		
	ss of the Wheeler Crest Design Review Committee of t g held on theday of the month of, a	
	Chair, Wheeler Crest Design Review Committee	tee
	DATED:	
ATTEST:		
Secretary, Wheeler Crest Design Review Committee	9	