



1                                   **ORDINANCE NO. 91-07**  
2                                   **BOARD OF SUPERVISORS, COUNTY OF MONO**

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4                                   **AN ORDINANCE OF THE BOARD OF SUPERVISORS,**  
5                                   **COUNTY OF MONO, STATE OF CALIFORNIA,**  
6                                   **ESTABLISHING A DESIGN REVIEW DISTRICT FOR THE**  
7                                   **WHEELER CREST PLANNING AREA AND REPEALING THE SCENIC**  
8                                   **COMBINING ZONING IN THE PLANNING AREA.**

9                                   WHEREAS, Chapter 19.36 of the Mono County Zoning and  
10                                  Development Code provides for the establishment of Design Review Districts; and

11                                  WHEREAS, the Wheeler Crest Area Plan calls for retention of "the  
12                                  rural residential character of the entire study area" and allows only single family  
13                                  residential and related accessory structures; and

14                                  WHEREAS, the Wheeler Crest Area Plan calls for the appointment of  
15                                  a Design Review Committee to implement design review in the Wheeler Crest  
16                                  planning area, in accordance with Chapter 19.36 of the Zoning Code; and

17                                  WHEREAS, the Board of Supervisors adopted Ordinance No. 91-04,  
18                                  amending Chapter 19.36, Chapter 19.21, and Sections 19.03.260, 19.42.010 and  
19                                  19.42.020 of the Mono County Zoning and Development Code to allow for the review  
20                                  of single family residential development; and

21                                  WHEREAS, a portion of the Wheeler Crest Planning Area is currently  
22                                  zoned with a Scenic Combining (SC) Overlay District; and

23                                  WHEREAS, the formation of a Design Review District makes the  
24                                  Scenic Combining District redundant; and

25                                  WHEREAS, in accordance with Chapter 19.36 (as amended) of the  
26                                  Zoning and Development Code, the Planning Commission adopted Resolution No.  
27                                  91-08 recommending the formation of the Wheeler Crest Design Review District and  
28                                  a District Zoning Amendment to repeal the Scenic Combining zoning in the Wheeler  
29                                  Crest area; and

30                                  WHEREAS, this action was found to be exempt from the California  
31                                  Environmental Quality Act (CEQA) under a Class 8 Exemption--Actions by  
32                                  Regulatory Agencies for Protection of the Environment; and

33                                  WHEREAS, the formation of a Design Review District and the repeal  
34                                  of the Scenic Combining zoning in the Wheeler Crest Planning Area is consistent  
35                                  with the County General Plan and the Wheeler Crest Area Plan; and

36                                  WHEREAS, the formation of a Design Review District and the repeal  
37                                  of the Scenic Combining zoning is reasonable and beneficial at this time; and

38                                  WHEREAS, the formation of a Design Review District and the repeal  
39                                  of the Scenic Combining zoning will not have a substantial adverse effect on  
40                                  surrounding properties.

1           **SECTION 1: ESTABLISHMENT OF DISTRICT**

2           **A.**     The boundaries of the Wheeler Crest Design Review District are  
3 shown on Exhibit A and by reference incorporated herein.

4           **B.**     The Wheeler Crest Design Review District shall allow for the review  
5 of single family residential development.

6           **C.**     The Architectural Guidelines in Appendix B of the Wheeler Crest Area  
7 Plan (attached as Exhibit B and by reference incorporated herein) are adopted as the  
8 Design Review Standards for the District.

9           **D.**     The Design Review Committee for the District shall consist of five (5)  
10 members who reside in the District. Two (2) members shall be appointed for a term  
11 of three (3) years; three (3) members shall be appointed for a term of two (2) years.

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13           **SECTION 2: REPEAL OF SCENIC COMBINING ZONING**

14           The Scenic Combining Overlay District for the Wheeler Crest Planning Area  
15 (as shown on Exhibit C and by reference incorporated herein) is hereby repealed.

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17           **SECTION 3: CONSTITUTIONALITY**

18           If any section, subsection, sentence, clause or phrase of this ordinance is for  
19 any reason held to be unconstitutional, such decision shall not affect the validity of  
20 the remaining portions of this ordinance. The Board of Supervisors hereby declares  
21 that it would have passed this ordinance and each section, subsection, sentence,  
22 clause or phrase thereof, irrespective of the fact that any one or more sections,  
23 subsections, sentences, clauses or phrases be declared unconstitutional.


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25           **SECTION 4: PUBLICATION**

26           This ordinance shall become effective and in full force and effect thirty (30)  
27 days after adoption, and prior to fifteen (15) days after said adoption, shall be  
28 published once in a newspaper of general circulation, published and printed in the  
29 County of Mono, State of California, together with the names of the members of the

1 PASSED AND ADOPTED this 20th day of August 1991, by the Board of Supervisors.  
2 County of Mono, State of California, by the following vote:

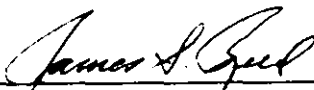
3 AYES: Supervisors Jarvis, Lawrence, Paranick, Rake, Ried  
4 NOES: None  
5 ABSTAIN: None  
6 ABSENT: None

  
DANIEL A. PARANICK, CHAIRMAN  
BOARD OF SUPERVISORS  
COUNTY OF MONO

8 ATTEST:

APPROVED AS TO FORM:

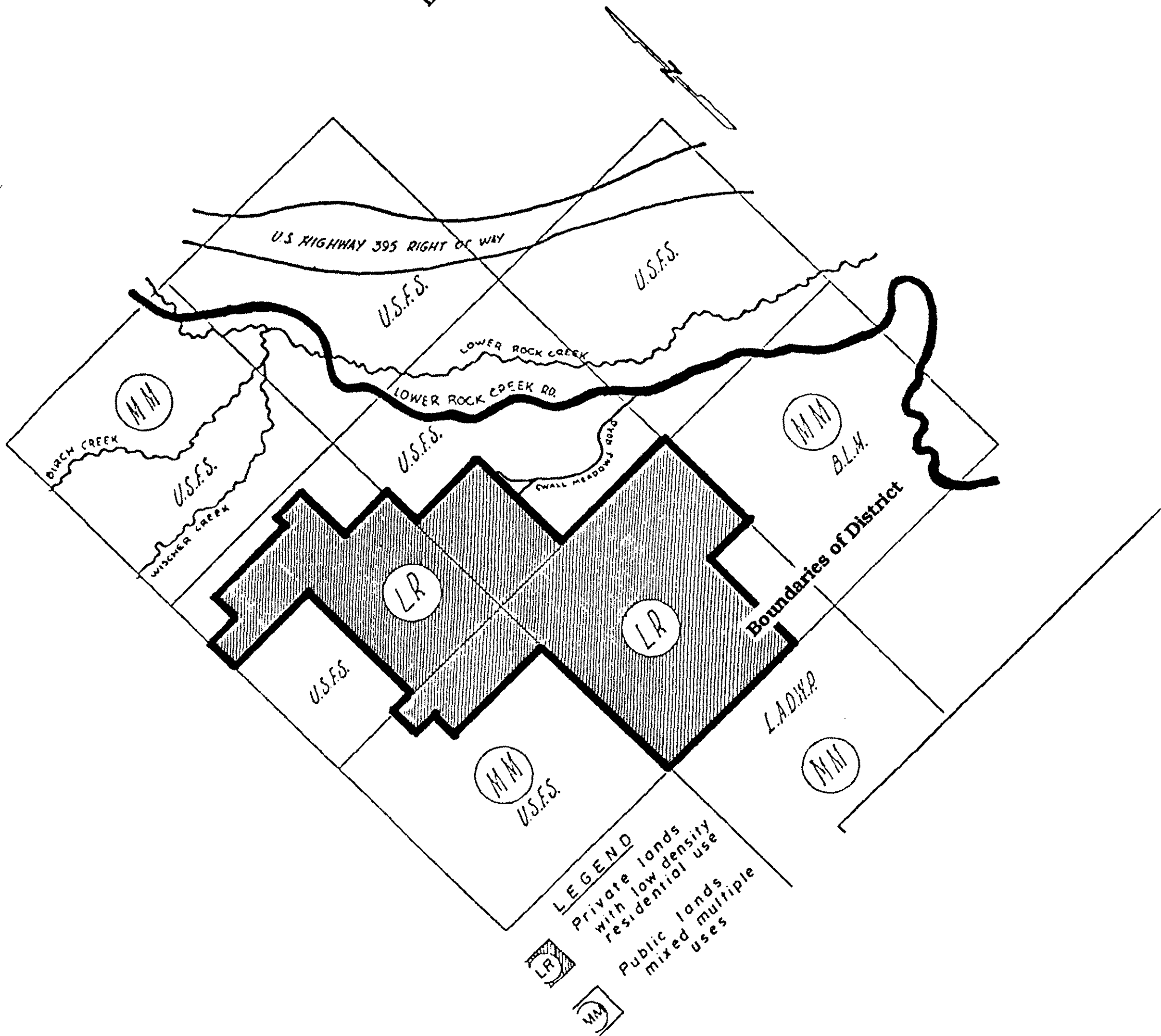
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10   
11 By Nancy Wells  
Clerk of the Board

  
James S. Reed  
County Counsel

12 Dated August 20, 1991

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EXHIBIT A



## EXHIBIT B

### APPENDIX B

#### ARCHITECTURAL GUIDELINES

##### 1. BUILDING DESIGN:

- A. The project shall be designed to be attractive from all viewing directions. The site layout architecture, and landscaping should be developed to work in harmony with the architectural theme throughout the project.
- B. 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.
- C. Foundations: 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 a 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.
- D. 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 of under portions shall be concealed from view.
- E. 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.
- F. Aluminum sash shall be color-anodized to avoid light reflection and coordinate with the color theme of the project.
- G. All exposed metals, flashing, roofjacks, crickets, etc., are to be painted flat to blend with the structure. Muted, nonreflective colors are encouraged.
- H. Inappropriate materials which will not be allowed are as follows:  
asphalt siding, raw or unpainted metal, standard concrete block as a

- I. 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.
- J. 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.
- K. Exterior lighting should be minimized, and indirect lighting should be encouraged.

## **2. SITE DEVELOPMENT:**

- A. Site Preparation: No cutting, filling and/or foundation excavation shall be initiated before obtaining the approval of the Planning Department, Building Department and Public Works Department.
- B. 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, retain the natural contours outside the footprint of the buildings. In areas of unstable or boggy soils, post or pile foundations may be appropriate.
- C. Natural or existing topographic features and patterns contributing to the beauty and utility of a site are encouraged to be preserved.
- D. 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.
- E. Pollution of streams by run-off 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.
- F. Fencing: No fence or wall higher than six feet shall be erected. Fences of simple appearance and construction are the most desirable. Designs which 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.

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 which requires less water to maintain is recommended.

Native vegetation (trees) in the Wheeler Crest area have 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 enabling bark beetles to invade and kill the tree(s). Irrigation systems should be installed well outside the dripline of any retained trees if their survival is desired.

- H. 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 the damage to roots.
- I. An adequate irrigation system to maintain planted areas shall be provided, as necessary.

### **3. IMPLEMENTATION:**

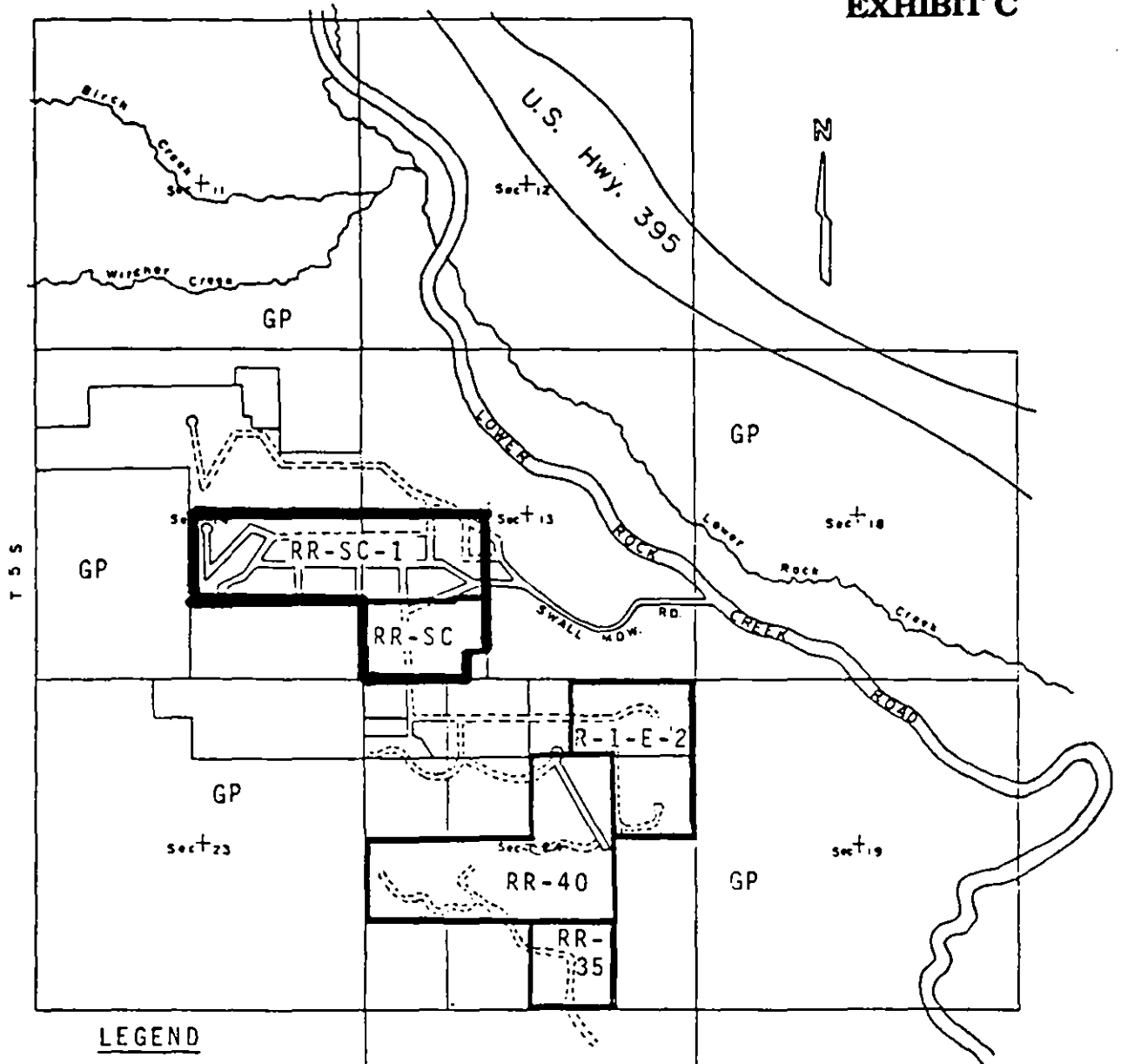
To effectuate the above set of guidelines it is proposed that:

\*These guidelines, including a map setting forth the boundaries of the Design Review District, be adopted by a resolution of the Board of Supervisors.

\*The Board of Supervisors appoint a Design Review Committee, in accordance with Chapter 19.36 of the Zoning and Development Code, which shall be responsible for reviewing all building and development proposals within the Design Review District. The design review process will be conducted in accordance with Chapter 19.36 of the Zoning and Development Code, and will be coordinated with the requirements of the Scenic Overlay District.

R 30 E

**EXHIBIT C**



**LEGEND**

- RR Rural Residential
- R-1 Single Family Residential
- SC Scenic Combining
- E Equestrian Combining
- GP General Purpose

Note: The number following the zoning designations

**Wheeler Crest Area General Plan**