

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MEETING MINUTES

Thursday, February 1, 2024

437 Old Mammoth Road, Parcel Room (In-Person Meeting), 1:30 P.M.

ROLL CALL

The meeting was called to order at 1:33 p.m. with ADP members Elliott Brainard, Mike Britton, PEDC Commissioner Jennifer Burrows, PED Commissioner Paul Chang, Greg Enright, and Dawn Vereuck.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. The minutes of the October 26, 2023, ADP meeting were approved.

DESIGN REVIEWS

2. Town Civic Center – Major Design Review DR 23-006. Staff Contact: Michael Peterka, Associate Planner

The following project representatives were in attendance:

- Hayslip Hayes, TOML Public Works – In Person
- Amy Callanan, TOML Public Works – In Person
- Brian Nichols, HMC Architects - Virtually
- Jeffrey Lenox, HMC Architects - Virtually

Michael Peterka, Associate Planner, introduced the item and gave a brief overview of the project.

Brian Nichols, Project Architect from HMC Architects presented the concepts for the design and discussed various architectural components of the project.

The ADP members asked questions of staff and the applicant and there was a discussion. The ADP members provided the following comments:

- The overall project should add more warmth including more wood.
- The roof pitch and valley may be problematic.
- Provide renderings that show project lighting.
- Physical materials board must be provided.
- Consider not painting the main entry columns.

A follow up meeting will be scheduled in late February.

3. 6060 Minaret Road (Regal Peaks) resort condominium development project Major Design Review (DR 24-001). Staff contact: Kimberly Cooke, Senior Planner

PEDC Commissioner Paul Chang left the meeting due to a conflict of interest because of his financial interest in a business located in close proximity to the project location.

Kim Cooke, Senior Planner, introduced the item and presented the new project design including design changes that were made in response to the ADP comments provided at the October 26, 2024 ADP meeting.

The ADP members asked follow-up questions of the project architects and discussed how some of the revisions successfully addressed previous design comments.

The ADP provided the following additional consensus design comments and recommended that the project move forward for consideration by the Planning and Economic Development Commission.

- ADP appreciated the addition of the concrete stairway providing additional pedestrian access to the project.
- ADP recommends extending a pedestrian walkway around the south side of the building.
- The fractured stone design for the concrete form liner provided on the physical material board is preferred over the linear design depicted on the revised building materials sheet.
- The flat roof on the tower features should incorporate a larger coping on the roof edge to define the roofline of those features.
- The gable roof design at the Minaret Road frontage should be maintained and should incorporate layered fascia for improved detailing of the roofline.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

The next ADP meeting will be scheduled this month based on ADP members' availability.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.