

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION DESIGN COMMITTEE OF
MAMMOTH LAKES**

MEETING

Wednesday, July 20, 2016, 10:00 a.m.

437 Old Mammoth Road, Suite R

MINUTES

CALL TO ORDER

ROLL CALL:

Committee members present: Amy Callanan and Dawn Vereuck

Staff members present: Ruth Traxler (Associate Planner); Kimberly Cooke (Assistant Planner)

PUBLIC COMMENTS

Barbara Jones, resident and owner of 47 and 63 Ski Trail, adjacent to the St. Joseph Church site, commented on the agenda item and stated her reason for attending the meeting was to discuss a large Jeffrey Pine tree located near her property that had been marked for removal.

BUSINESS MATTERS

1. Major Design Review (DR) 16-008 – Consideration of Major Design Review for the St. Joseph Church proposed Parish Hall assembly building, located at 58 Ranch Road. Staff contact: Kimberly Cooke, Assistant Planner, (760) 934-7493.

Robert Creasy (Applicant/Architect) and Kathy Cage (arrived late) were in attendance.

Ms. Cooke provided a summary of the project and identified remaining issues, some of which may be addressed with specific conditions of approval to be reviewed at the PEDC meeting.

The Committee members discussed the project with the applicants and staff. The group discussed the operations of the Parish Hall and the potential requirement for a Special Event Permit for concurrent use of the church's buildings. The Committee suggested an on street parking monitor would be helpful in those specific situations.

The Committee asked the applicant to address questions raised by Mrs. Jones regarding the removal of a large tree at the perimeter of the site. Mrs. Jones stated that she understood the explanation provided by the applicant, but indicated she thought the existing pavement location on the plan was not shown correctly. Mrs. Jones also commented on the proposed snow storage area at the north side of the property.

Mr. Creasy addressed the question related to removal of the tree and expressed that although it was unlikely, he was willing to explore potential options that could preserve the tree. Staff asked the applicant to work with the church representatives and the engineering firm, Triad, to discuss potential plan revisions related to preserving the tree and that tree removal mitigation may be required as a condition of approval for the project. Mrs. Jones stated that she would appreciate that effort.

The Committee asked the applicant about the number of parking spaces provided for the site and whether additional parking spaces could be provided at any other location on the property.

The applicant replied to the questions and indicated that the desire was to maintain parking areas within the previously paved portions of the property due to grading

and associated cost constraints. The applicant also stated that the timeline for the grading and paving portion of the project is likely to be delayed about a year.

Staff provided a summary of the design of the proposed Parish Hall structure. Ms. Cooke noted that the trim color is proposed to be brown, in accordance with the materials board submitted.

Robert Creasy mentioned that the color renderings illustrate a short stair with railing located at the south entrance to the building and that the site will actually be level and the stair with railing will not need to be constructed.

Robert Creasy asked the Committee if minor changes proposed after project approval would need to be re-evaluated by the Committee. Staff indicated that minor changes in siding details would be provided to the Design Committee for approval.

The Committee discussed the rock siding proposed along the base of the structure and the applicant noted that it was 22 inches in height.

Staff described three new light standards proposed for parking lot lighting. The Committee asked questions related to the timer for the light poles and whether they could be completely turned off instead of simply dimmed during nighttime hours. Staff stated it would check with the Fire Department to make sure the "off" hours are acceptable. Mr. Creasy stated that they would review incorporating motion detector settings from 10:00 p.m. until dawn.

The Committee asked the applicant if the building would possibly qualify as a LEED rated structure. The applicant stated that it would likely qualify, but that actually having the structure rated is costly.

The Committee and the applicant discussed the geothermal heating system.

The Committee asked staff to follow up with them on two items: 1) draft language for a condition of approval related to the tree removal and possible mitigation and 2) the revision of the southern snow storage area due to the location of an aspen grove.

The Design Committee was supportive of moving the project forward to the PEDC for consideration.

2. Review and Approval of the minutes from the June 16, 2016 Meeting.

Approved.

ADJOURNMENT

The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Kimberly Cooke, Assistant Planner