

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

MEETING

Monday, October 17, 2016, 11:00 a.m.

437 Old Mammoth Road, Suite R

MINUTES

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioners Amy Callanan and Jennifer Burrows

Staff members present: Ruth Traxler (Associate Planner); Kimberly Cooke (Assistant Planner); Grady Dutton (Public Works Director)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and Approval of the minutes from the August 24, 2016, meeting.

Approved.

2. DR 16-010 – Consideration of a Minor Design Review (DR) 16-010 for the replacement of a flat roof with a pitched metal roof for an industrial building located within the Industrial zoning district, at 160 Commerce Drive. Staff contact: Kimberly Cooke, Assistant Planner (760) 965-3638.

Kim Cooke, Assistant Planner, provided a summary of the application and circulated the proposed elevations and roof system information provided by the applicant. Ms. Cooke provided the color and material sample for the proposed roof and indicated that the color and finish selected provides a dark neutral bronze tone with minimum sheen, which is compatible with the site surroundings. Ms. Cooke also indicated that the overall height of the building after the proposed roof replacement would be less than the allowable height for the Industrial zoning District.

The Committee asked the applicant about the purpose of the roof replacement.

Mark Ross, applicant, explained that the flat roof design has constant issues with leaks and that a pitched metal roof will shed snow more effectively than the flat roof, which does not.

The design committee indicated that they did not have any concerns regarding the proposed design of the new roof and did not recommend any modifications to the proposed project.

3. DR 16-008 – Consideration of a minor modification to Major Design Review (DR) 16-008 for approval for a design modification to the previously approved Parish Hall structure located on the St. Joseph Church grounds, at 58 Ranch Road. Staff contact: Kimberly Cooke, Assistant Planner (760) 965-3638.

Kim Cooke, Assistant Planner, provided a brief background regarding the proposed changes to the approved St. Joseph Parish Hall project. Mrs. Cooke indicated that the proposed changes qualify as minor changes to the project, and suggested the applicant describe the specific changes and purpose for the request.

Kathy Cage, applicant, described each proposed change from the original approved plans and provided additional information regarding the reasons behind the specific changes being requested.

The Committee provided comments regarding the stone enhancements provided on the structure and commented that they were glad to see that stone siding remains a large component of the building design.

Kathy indicated that the project architect, Robert Creasy, recommended the specific placement of the stone siding.

The Committee commented that it appeared the applicants did the best they could to retain the desirable design components of the building while meeting their budget constraints. The Committee indicated their support for the proposed design modifications and did not recommend any changes to the proposal.

Ruth Traxler, Associate Planner, indicated that a memo to the file would provide adequate information related to the approved minor changes to the project.

4. DR 16-011 – Workshop to review the preliminary design for Major Design Review (DR) 16-011, a new community multi-use facility at 686 Old Mammoth Road (Mammoth Creek Park West). Staff contact: Nolan Bobroff, Assistant Planner (760) 934-3631.

Grady Dutton presented a brief history of the existing ice rink and proposed multi-use facility and HMC Architects (via video conference) presented preliminary site and architectural drawings for the proposed facility at Mammoth Creek Park West. The Design Committee members discussed and asked questions in regards to the plans presented and the facility's operations and programming.

The Committee members indicated that they were supportive of the design elements proposed at this stage of the project, including the height of the entry, the associated fireplace which functions as a gathering space, the open sides on the east and south sides of the structure to complement the views, the use of natural materials, and the possibility of energy savings through the use of solar panels. The Committee members suggested that if possible, the interior use of Cor-Ten steel panels be incorporated into the exterior design.

Grady Dutton noted that the project will return to the Design Committee for additional review as needed prior to review and approval by the Planning and Economic Development Commission and Town Council.

ADJOURNMENT

The meeting adjourned at 12:26 p.m.

Respectfully submitted,

Kimberly Cooke

Assistant Planner