

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

MEETING

Thursday, September 21, 2017, 8:30 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), Nolan Bobroff (Assistant Planner), Kim Cooke (Assistant Planner), Haislip Hayes (Engineering Manager)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and Approval of the minutes from the:
 - a. August 22, 2017 meeting. *Approved.*
 - b. August 31, 2017 meeting. *Approved.*
2. DR 16-011 – Consideration of the design for the multi-use facility (the PARK) located in Mammoth Creek Park - West, at 686 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631 (*This was previously reviewed by the Design Committee at the August 31, 2017 meeting*)

HMC Architects staff (Kyle Peterson, Brandon Gullotti, and Andrew Oliver) participated via teleconference.

Nolan Bobroff, Assistant Planner, presented a summary of the changes to the project design. Staff, HMC architects, and the Design Committee discussed the changes and the materials options. Additionally, the Design Committee and staff discussed the fence height and were supportive of an 8-foot high fence for security purposes.

The Design Committee was supportive of moving the project forward to the PEDC for consideration and selected the following materials:

 - a. *Roof: Morin Zinc Gray*
 - b. *Siding:*
 - i. *Nichiha Fiber Cement Mocha Siding*
 - ii. *Nichiha Fiber Cement Vintage Wood – Cedar*
 - iii. *Corten steel*
 - c. *Split-face CMU: Charcoal*
 - d. *Exposed Steel and Storefront: Black of Night (SW 6993)*
 - e. *Louvre: Diamond perforated painted black*
 - f. *Fence: 8-foot high Ameristar Wire Works Plus in Black*
3. SP 14-00031 – Consideration of the final design for the monument sign at the Sierra Center Mall and minor text edits to the Master Sign Program for the Sierra Center Mall, located at 452 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631 (*This was previously reviewed by the Design Committee at the December 20, 2016 meeting*)

Dave Fultz of Maverick Signs participated on behalf of the property owner.

Nolan Bobroff, Assistant Planner, provided a summary of the project and provided background information on the revisions to the Master Sign Plan (MSP). The Design Committee, staff, and Mr. Fultz discussed the scenario where additional tenants wanted a presence on the monument sign and Mr. Fultz indicated that the sign, as designed, was the maximum number of spots the sign could support while still maintaining legibility of the business names.

The Design Committee was supportive of the monument sign design and the revisions to the MSP and voted 2-0 to recommend approval to the Community and Economic Development Director.

4. SP 17-017 – Consideration of a 2nd monument sign for Footloose Sports located at the corner of Main Street and Laurel Mountain Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

Dave Fultz of Maverick Signs participated on behalf of Footloose Sports.

Nolan Bobroff, Assistant Planner, provided a summary of the project and described its consistency with the Municipal Code requirements. The Design Committee, staff, and Mr. Fultz discussed the sign and had no issues with the design.

The Design Committee was supportive of the monument sign design and voted 2-0 to recommend approval to the Community and Economic Development Director.

5. DR 16-005 – Consideration of minor design modifications to the previously approved Parish Hall structure located on the St. Joseph church ground at 58 Ranch Road. Staff contact: Kim Cooke, Assistant Planner (760) 965-3638. (This was previously reviewed by the Design Committee at the October 17, 2016 meeting)

The project architect, Robert Creasy, was in attendance.

Kim Cooke, Assistant Planner, provided a summary of the proposed changes to the design, as shown on the plans dated August 29, 2017, which include:

- *Changes to the size and number of windows on east and west elevations of the structure*
- *Reduction in the amount of stonework provided throughout the building design*
- *Change in the siding material on the west side of the structure to kynar coated steel (to match with roof material and color)*
- *Construction of a wall along a portion of the west property line*
- *Removal of additional trees outside the construction area*

Robert Creasy provided the following rationale for the changes:

- a. *The reduction of the stone veneer and the changes to the window sizing and reduction in the number of windows is necessary to keep within the project budget.*
- b. *The change from hardie board cementitious lap siding to metal siding on the west elevation is necessary for protection from snow accumulation between the proposed wall along the west property line and the building. Mr. Creasy indicated that inevitable snow accumulation along that building elevation would likely cause damage to the siding material and is not a warrantied condition for that material.*
- c. *A six foot tall wall is proposed along the west property line in order to prevent snow from shedding off the Parish Hall roof and impacting the adjacent residential structure and provide a buffer between the uses.*
- d. *Removal of the stand of four Jeffrey pine trees in the northwest portion of the site for snow removal operations.*

Staff, the Design Committee, and Mr. Creasy discussed the changes and came to an agreement that one 30-inch Jeffrey Pine and one 12-inch Jeffrey Pine located within a snow storage area in the north/west area of the property would be retained and the removal of two other Jeffrey pines would be allowed with tree mitigation (replacement

plantings on site). It was agreed that three Jeffrey Pine trees would be mitigated at a 1:1 ratio and replacement species would be a native pine species; (2) that a metal siding material on the west elevation is acceptable since that side of the building would be minimally visible as a result of the proposed six-foot tall wall; and (3) the reduction in stone veneer and changes to the size and number of windows was acceptable and remained in compliance with the Design Guidelines.

The Design Committee was supportive of staff reviewing and approving the final colors and materials for the building trim, west side elevation, and wall, as discussed at the meeting, and requested the following items be provided prior to a decision by staff:

- a. Repaint the trim on the materials board to reflect the actual color to be used*
- b. Provide a sample of the color and texture of the redi-block materials proposed for the 6-foot tall wall and a photo of the proposed block design on a similar installation*
- c. Provide a sample of the metal siding for the west elevation in a color to match the cementitious lap siding on the remainder of the building*

Staff will redline the plans submitted for the Building Permit addendum to reflect the trees to be retained. The tree mitigation requirements will be a condition of approval requiring verification prior to issuance of a Certificate of Occupancy.

ADJOURNMENT

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Nolan Bobroff, Assistant Planner