

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

Wednesday, May 1, 2019 – 11:00 a.m.

437 Old Mammoth Road, Suite 230

MEETING MINUTES

CALL TO ORDER:

The meeting was called to order at 11:00 a.m.

ROLL CALL:

Committee members present: Commissioners Jennifer Burrows and Paul Chang

Staff members present: Sandra Moberly (Community and Economic Development Director) and Jen Daugherty (Contract Planner, attended via telephone)

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Review and approval of the minutes from the:

- a. February 28, 2019 meeting. *Approved as written.*

2. TTM 18-002, DR 18-002 (Five-Forty) – Consideration of the proposed mixed use building to be located at 540 Old Mammoth Road. Staff contact: Jen Daugherty, Contract Planner and Sandra Moberly, Community and Economic Development Director (760) 965-3633.

John Hooper (Project Applicant) was in attendance.

J. Daugherty provided a summary of the project. J. Daugherty and S. Moberly described comments from Advisory Design Panel's review of the project.

The Design Committee, staff, and the applicant discussed the proposed mixed use building and had the following comments:

- a. The PCDC discussed building colors and compared the original elevations and visual simulations that were reviewed by ADP to the revised colors. The applicant described that lighter colors require less maintenance and repainting compared to darker colors; however, darker colors are proposed in response to ADP's comments. The PCDC discussed the desire for cohesion between the residential buildings and the mixed use building, and that it would be acceptable for the same colors to be applied to both building types.
 - b. The PCDC discussed the first-floor clear height of the mixed use building. While the interior clear height proposed is 9 feet and one inch, the first-floor façade along Old Mammoth Road appears to be almost 14 feet tall with the raised entries and accent band. A smaller building size is proposed because of the limited frontage along Old Mammoth Road. The applicant described how the building size cannot accommodate the required first-floor clear height with residential on the second floor (a 50-foot wide building would be needed to fit the required stairs and landings, and the proposed building is approximately 22 feet wide). The project will include a Variance request for the reduced first-floor clear height.
 - c. P. Chang described that the mixed use building seems out of place in a commercial zone because it's more residential in character (e.g., gables and trusses). The PCDC discussed

replacing the gabled roofs and trusses over the two east-facing entries with flat or shed roofs. The applicant agreed to explore a shed roof design for the two entries and evaluate how signage could be integrated with that roof design (the current design accommodates a wall sign above each commercial space's entry).

- d. The PCDC indicated that the articulation across the length of the mixed use building was desirable.
- e. The PCDC inquired if the deck railings on the east elevation of the mixed use building could be uninterrupted and use a different material that would still be appropriate in Mammoth Lakes (durable as well as timeless design). The applicant described that the 11-foot span of the railing would likely have to be interrupted, but he would consider other railing products.
- f. The PCDC agreed that the applicant should provide an alternative mixed use building design option with shed roofs over the two east-facing entries and other deck railing material for consideration by the Planning and Economic Development Commission (PEDC) at the public hearing.

The Design Committee was supportive of the design of the mixed use building with the provision of an alternative design option and provided a recommendation to move the project forward to the PEDC for consideration with the alternative design option.

ADJOURNMENT

The meeting adjourned at 12:00 p.m.