

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Tuesday, October 22, 2019

437 Old Mammoth Road, Suite Z, 9:00 A.M.

ROLL CALL

The meeting was called to order at 9:06 a.m. with members Elliott Brainard, Jennifer Burrows, Paul Chang, Robert Creasy, Greg Enright, and Dawn Vereuck present. Larry Walker was absent.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. The minutes of the February 14, 2019 meeting were approved.
2. The minutes of the September 20, 2019 meeting were approved.

DESIGN REVIEWS

3. Sierra Center Mall Design Review (DR 19-003). Staff contact: Chandler Van Schaack, Senior Planner, (760) 965-3637.

The following project representatives were in attendance:

- Drew Hild and Ralph Lockhart (Project applicants)
- Leo Prats (in person) and Jeffrey Kim (on phone) (Project Architects)

Sandra Moberly, Community & Economic Development Director, introduced the project.

Drew Hild provided a summary of the Sierra Center Mall resubmittal and clarified that the project is 164 rooms, not 163. Drew showed the group the materials board.

Jeffrey Kim provided a summary of the changes to the plans in response to the ADP comments from September 20, 2019.

There were comments regarding the color of the local concrete with a note that it often will look white and the applicant should consider including a color to the concrete to ensure it looks gray and not white. There were additional questions about the inconsistency between how the colors were labeled on the plans versus the materials board.

The group walked through the comments in the order in which they were included in the staff report ADP Discussion/Comments Section.

1. The group prefers the colors included on the materials board colors rather than the colored elevations. There was a recommendation for a slightly darker color on the fascia and lighter on the mechanical cabinets.
2. The ADP members felt that the changes shown on the plans were successful. There was a recommendation to add a simple detail on the north facing wall to break up the elevation. Drew clarified that all windows will have a steel frame to maintain the structural integrity of the wall and that will provide more visual interest on this side of the building. The ADP recommended that the north elevation should include block on the bottom, treat the windows with metal and pop out the steel frame to create relief, and remove the vertical slats on the bottom of the east elevation facing the AT&T building. There was a recommendation for no cladding on Floors 2 and 3 and Floor 4 should be cladded as in the rendering. The group recommended that the cladding turn the corner at the loading dock.

Dawn Vereuck left at 10:16.

3. ADP had consensus that the issues were resolved.
4. The group thought that, other than the light color on the top fascia, the revised colors worked well. The group requested renderings of southwest and west elevations as well as three dimensional renderings of all corners and elevations for the PEDC meeting. The final site plan should show the adjacent buildings.
5. Included in previous discussion.
6. The group felt that all comments except the setback on Old Mammoth Road have been addressed. There was a recommendation to include fascia around the stairwell to match floors two and three. The group also recommended pushing the glass wall on the top floor back three or four feet.
7. Included in previous discussion.
8. The group recommended that the applicant provide a rendering of pedestrian experience entering from Old Mammoth Road to the project.
9. The group recommended that the bus stop should be enclosed on three sides with glass.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

Staff noted that no future meetings have been scheduled at this time.

ADJOURNMENT

The meeting was adjourned at 11:02 am