

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

Friday, November 4, 2022

Main Conference Room, 437 Old Mammoth Rd, Suite 230, 1:00 pm

CALL TO ORDER

The meeting was called to order at 1:02 pm.

ROLL CALL:

Committee Members Present: Commissioners Jennifer Burrows and Paul Chang

Staff Members: Sandra Moberly, Gina Montecallo, and Kim Cooke

Members of the Public: Judith Goddard, Mary Mann, Julie Dorio, Claudine Cardenas, Christopher Board, Brent Truax, and

PUBLIC COMMENTS

There were no public comments on items not on the agenda.

BUSINESS MATTERS

1. Resolution making findings to allow the Planning and Economic Development Commission Design Committee to meet virtually during the COVID-19 pandemic declared emergency.

The Resolution was adopted by the Commissioners.

2. Review and approval of the minutes from the June 21, 2022, meeting.

The minutes were approved as written.

3. Consider Tentative Tract Map (TTM) 22-003 and Design Review (DR) 22-002, for a twelve-unit residential townhome development project located in the Mixed Lodging/Residential zoning district at 3789 Main Street.

G. Montecallo presented the project and a summary of the Design Guidelines that are applicable to the project as well as how the project would satisfy the applicable guidelines.

J.Burrows asked if the application included a request for a Variance. Staff stated that a Variance was not required. Commissioner Burrows stated that the proposed design was attractive in her opinion.

P.Chang asked questions about ingress and egress for the site and specifically why the site could not take access from E. Bear Lake Road.

C. Board (applicant) stated that private property separates the subject site from E. Bear Lake Road and that they were not able to obtain an easement to cross private property and take access from the private road.

P. Chang asked for clarification regarding the existing retaining wall located at the north property line.

C. Board stated that the retaining wall would be incorporated into the structure of the two units at the north end of the property.

P.Chang asked for clarification regarding pedestrian access at the front of the project.

Staff clarified that dwelling units must be designed so that at least seventy-five percent of the facade of each building adjacent to a public street is occupied by habitable space with windows and each facade adjacent to a street must have at least one pedestrian entry into the structure.

P.Chang asked for clarification regarding whether the ADA path was required or voluntary. C. Board stated that the ADA access is required.

P. Chang commented that the design of the project and appearance from the road features excessive hardscape and needs more landscape area and or preservation of trees.

P. Chang commented that the project is not attractive from all sides and stated that the rear of units need additional articulation and interest.

P. Chang asked for a rendering or model to illustrate how the project would look from a pedestrian perspective.

The Commission asked questions of staff regarding

S. Moberly informed the Committee that staff would discuss the requests received regarding continuing the scheduled Public Hearing for this item with the PEDC Chairperson and would make decision by Monday.

The Design Committee indicated that they would like additional information regarding the following items:

- P.Chang would like the applicant to provide a more complete street level rendering of the project.
- P. Chang would like

4. Consider Master Sign Program (MSP) 22-001, for the Sierra Nevada Resort Master Sign Program located at 164, 202, and 248 Old Mammoth Road, in the Clearwater Specific Plan zoning district.

M. Peterka provided an overview of the Sign Permit Application.

The Design Committee was supportive of the proposed signs.

5. Consider Design Review (DR) 22-006, for the Mammoth Yosemite Airport ARFF/Maintenance Building project located within the Airport zoning district at 1300 Airport Road.

The Committee was informed that this item would not be presented today and would be brought before the Committee at a future Design Committee Meeting.

6. ADJOURNMENT

The meeting was adjourned at 2:49 pm.