Design Guidelines for the Town of MAMMOTH LAKES

DESIGN WORKSHOP
Landscape Architecture Land Planning Urban Design Tourism Planning

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Note:

Images in the design guidelines document often have checks and crosses underneath

- ✔ positive aspects illustrated
- ✘ negative aspects illustrated

1.0 THE UNIQUE CHARACTER OF MAMMOTH LAKES

Mammoth Lakes is a recreation resort community located in the Eastern Sierra at an elevation of approximately 8,000 feet. Its meadows, creeks, mountain vistas, surrounding forests and wildlife draw visitors year-round to enjoy the fishing, skiing, snowboarding, hiking, camping, bicycling and other recreational pursuits.

The Town of Mammoth Lakes is situated in a dramatic mountain valley surrounded by majestic peaks. The surrounding forest weaves through the Town creating a unique, forested, rustic environment.

As a resort community, Mammoth's success depends on the quality of its residents' and visitors' experiences in and around the community. While much of the motivation for visiting Mammoth is based upon the natural amenities surrounding the Town, the nature of the development in the community, both its beauty and its function affect our residents' and guests' experiences to a great degree.

Since most people who live here want to retain the small town atmosphere while still allowing growth and economic vitality, protection of the mountains, viewsheds, built environment aesthetics, clean air, native trees and vegetation from intrusive development is of primary importance. The community wants natural elements to be noticeable in all forms of development.

Past development of the Town occurred without an overall plan that linked individual developments to common community goals. As a result, parking lots are a prominent part of the streetscape, pedestrian amenities linking adjoining uses were not built, and many structures present unappealing architectural design to adjoining properties and public spaces. One goal of the community's planning is to make improvements to assure that new development creates the desired character, enhancing the function and attractiveness of the town.

Adopting design guidelines acknowledges the connection between pleasant surroundings in the built environment and the natural beauty around Mammoth. The Design Guidelines can help bring about success as a community and as a resort. These design guidelines are intended to bring a comprehensive and unified approach to the review of development projects so that integration of individual projects can create an attractive community.

1.0 THE UNIQUE CHARACTER OF MAMMOTH LAKES

1.1 Mammoth Community Values

The Town of Mammoth Lakes is expanding rapidly and attracting a growing number of visitors each year. The Town is experiencing new development projects and properties that are being redeveloped, having the potential to significantly impact the existing character of Mammoth Lakes. The community has taken a strong position that the Town should retain its "uniqueness" and has developed core values to guide future development so this can be achieved. These values underpin the content of the Design Guidelines.

Community Values:

- Mammoth's unique eclectic character
- Identifiable neighborhoods
- Maintenance of important views and vistas
- The natural beauty of Mammoth
- Healthy forest
- Understandable, convenient & complete pedestrian, bike and transit connections
- Building scale and proportions appropriate to a pedestrian environment
- Use of natural, regional materials in the built environment
- Encourage integrated systems design
- Environmentally sensitive design

Note: The Design Guidelines have been developed as a communication tool to assist the Town in guiding and evaluating both renovation of existing and new development projects . Individual projects will be assessed using the Design Guidelines in the context of project size, type of development, and location.

1.2 Design Principles for Community Values

- **Mammoth's unique eclectic character**
  - Preserve and enhance the image of a small town with varied built styles.
  - Consider the unique regional characteristics of Mammoth Lakes including the natural setting, climate, geology and vegetation.
- **Identifiable neighborhoods**
  - Encourage compatible design elements within neighborhoods.
- **Maintenance of important views and vistas**
  - Development shall enhance views as seen from the street or other public area.
  - Existing trees and forest views shall be preserved where possible.
- **The natural beauty of Mammoth**
  - Respect and celebrate the natural beauty of Mammoth with appropriate design and siting.
  - Maintain significant public views.
- **Healthy forest**
  - Retain existing forests and manage for fire safety and health.
- **Convenient pedestrian, bike and transit connections**
  - Provide functional and attractive pedestrian and bike circulation within and between each district and neighborhood.
  - Provide connections to existing and proposed transit systems.
- **Scale and proportions appropriate to a pedestrian environment**
  - Incorporate sunlight into site planning.
  - Design buildings to provide an attractive interface with the pedestrian environment
- **Use of natural, regional materials in the built environment**
  - Use materials and colors from the regional landscape such as stone and timber.
- **Integrated elements of the built environment.**
  - Create integrated designs for structures, parking, and landscaping.
  - Site planning and landscaping are as important as architecture to reflect/mimic natural setting and context.
  - Design projects to be attractive and functional in all seasons.
- **Environmentally Sensitive Design (see Appendix)**

1.3 Mammoth Lakes' Special Design Considerations

While the spectacular setting of the Town of Mammoth Lakes kindles development interest, it also offers development challenges. Development needs to enhance views to the surrounding mountains and natural environment. Significant views are those seen from transportation corridors (including bike trails) and public gathering areas. Forest views should also be preserved where possible.

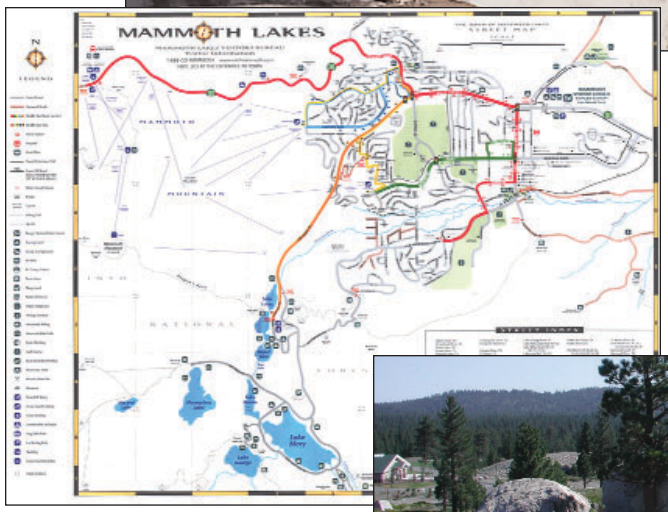
Snowfall is a design constraint which must be considered in site planning and building design. The Town receives over 300 inches of snow during a normal winter with the higher elevations receiving even more. Snow and ice will remain on the ground from early November through April. Snow removal and storage, snow and ice on driveways and walkways, and solar exposure become critical site considerations. As such, development in Mammoth Lakes may require more land area for a given use than would be found in other areas without heavy snowfall. Building design must consider snow and ice shedding from roofs, ice dams, and user safety, among other things.

Mammoth Lakes attracts blue sunny skies for the majority of the year, offering potential for solar power generation and energy savings. This potential should be considered in any development project.

The physical environment offers another development challenge because of steep, forested slopes and copious boulders. Much of Mammoth Lakes is heavily forested with red firs, Jeffrey pines, lodgepole pines, white firs, and aspens. The presence of these trees is part of the appeal of the town. Maintaining a healthy forest within the town is an important goal of development.

Features in the natural setting should be seen as opportunities, not constraints. Development must respect the natural topography and setting of the site. Massive grading to create large cut or fill areas is not desirable. A lot with trees must continue to retain as many trees as possible. A flat lot should not be graded to appear unnatural. A steep lot should be respected by placing structures into the hill or stepping them onto the hillside. A stream course should be enhanced and protected.

Public transit and bike and pedestrian circulation provide an important amenity for residents and visitors to the Town and need to be maximized where possible, fitting into the natural setting and providing convenient access and connections.



2.0 PURPOSE OF DESIGN GUIDELINES?

2.1 Development of Design Guidelines

The policies and goals presented in the Design Guidelines represent goals and desires of residents and property owners and are based upon prior adopted design guidelines, observations of success and failures and input received at public workshops. This input has been incorporated into these guidelines.

2.2 Use of Design Guidelines

The design goals and standards included in this document are to be applied to all commercial and residential development, except single-family residences. These Design Guidelines have been written to provide a greater level of detail regarding the type of development that promotes the Town's Vision Statement, General Plan and Municipal Code. All development projects shall be subject to review by staff, Planning Commission or the Advisory Design Panel (ADP) based on the regulations and guidelines set forth in this document. If a development project is to be built in phases, the overall project concept and each phase shall be subject to design review.

It is the responsibility of developers and design professionals to review these documents prior to commencing design work of a development project. The intent of this manual is to provide the Town, citizens and project proponents with a guide outlining those design criteria which will be evaluated by the Community Development Department and Planning Commission and the standards by which those criteria will be evaluated.

Items addressed by this manual are:

- Project Concept
- Site Design
- Building Design
- Landscape Design
- Public Space Furnishings
- Lighting
- Signage
- Outdoor Sales/Storefront Displays

2.3 Application of Design Guidelines

Adoption by Resolution

This manual is adopted by resolution (No.) of the Town Council of the Town of Mammoth Lakes in fulfillment of the original requirements of Ordinance No. 86-12 (Design Review Ordinance).

Relationship to General Plan and Municipal Code

In addition to the standards addressed in this manual, all projects must conform to the development standards contained in the General Plan and applicable sections of the Town of Mammoth Lakes Municipal Code.

Relationship to Master Plans and Specific Plans

These Design Guidelines are supplemental to approved Master Plans and Specific Plans. While Master Plans and Specific Plans define the levels of approved development and the general development patterns, they do not provide the necessary detailed criteria for defining the architectural character and development guidelines that are required to make these areas part of the neighborhood and broader community

Amendment

The Design Guidelines will be reviewed by the Advisory Design Panel annually to address comments collected from the public by the Town staff.

3.1. Objective

Proposed developments shall address the opportunities and limitations of the site and its surroundings. Integrate the relationship between the site's topography, existing vegetation, other natural features, adjacent properties, views, solar access, the uses proposed and the development plan.

3.2. Site Planning

- Natural and man-made site features shall be recognized and incorporated into the project design. Creeks, unique topographic features, trees, views and similar attributes shall be included in site design.
- Site planning shall balance site utilization, the location of existing healthy trees and solar access.
- Location and configuration of buildings shall consider the privacy of surrounding dwellings through setbacks, screening and orientation.
- Open space areas should be planned with specific funtions in mind. They should not be just what is "left over' after the building is designed. Token efforts such as door opening into minimal yards are to be avoided. In multi-family residential developments, useable private and common open space should be provided. Such areas should include passive and active recreational amenities including but not limited to play areas, spas, recreation rooms, BBQs and picnic tables. Private open spaces should be directly accessible from units and should be big enough to be planned with prevailing winds and solar exposure in mind. They should be readily accessible form all buildings and should be integrated with on-site pedestrian circulation system. Percentage of open space to be provided is dependent on the project type and buidable area.
- Buildings should be sited to take advantage of natural sun patterns and avoid shadows on parking and pedestrian facilities.
- Buildings shall be oriented to the street. Parking should be placed behind the structure(s) to the maximum extent possible.
- Conflict between pedestrian and vehicular circulation shall be minimized.
- Safe, convenient and appealing pedestrian connections should be made to create an inviting transition between sites. Dead ends for pedestrians shall be avoided.
- Adequate storage and utility functions should be provided for when planning the site for snow storage, trash containers, propane tanks, general storage, vehicle storage (rv's, boats, cars & snowmobiles) and utility transformers.
- Ensure original grade around existing tree root zone is maintained.

✔
- natural drainage line incorporated into site design
- natural materials used

✘
- limited privacy between buildings
- new plant material should be larger and more dense

✔
- stormwater detention part of landscape treatment
- accessible pedestrian path

✔
- pedestrian area separated from road by planting
- buildings oriented to street
- parking behind the building

✔
- pedestrian access considered as part of site amenity
- planting around building and pedestrian paths
- lighting for access ways provided
- existing trees retained

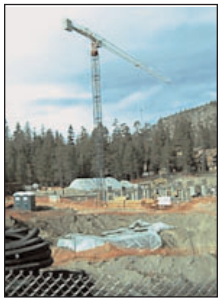
✘
- lawn requires fertilizer and irrigation different to pine tree requirements.

3.3 Grading and Drainage

- Cut and fill slopes shall be structurally stable, erosion resistant, and, insofar as practical, should be contoured to blend with the natural undisturbed terrain. Cut and fill slopes shall not exceed 3:1.
- Buildings and site works should be designed to conform to the natural topography and minimize the need for grading.
- Surface erosion shall be controlled through the use of surface erosion control materials, landscaping and management of surface runoff.
- Surface runoff shall be planned and managed such that it will avoid negative impacts on adjacent properties.
- Constructed gutters should be used only when necessary to ensure minimum control or drainage and connect roof drains and downspouts to underground drainage systems where installed. Otherwise, use swales with stone or small cobbles to slow the flow of water. Use grassy swales or cobble-lined swales in larger areas to slow the flow of water, permit percolation and achieve water quality control objectives.
- Erosion shall be controlled and drainage pipe outlets concealed by the installation of energy dissipaters, boulders and stones or other devices which must blend with the natural setting.
- All surface water should be directed to nearby on-site retention basins or be caught using environmentally suitable drainage devices to prevent pollutants from entering local drainage courses.
- Where possible, drainage swales and gutters within paved areas should be of the same or similar materials to adjacent paving. In landscape areas, swales shall be lined with grass, soil, stone, or a combination of these or similar elements and have a natural appearance.
- All grading and excavation areas shall be planted with plant materials that will harmonize with and revegetate the natural landscape. Avoid over compaction in areas to be used for planting.
- Pavement shall be sloped at grades of 2% minimum away from buildings to accommodate surface drainage.

✔
- graded slopes contoured to blend with natural topography
- surface run off controlled during and after construction
- stabilized bank

✘
- bank could be more contoured to fit with natural grades



✔
- potential for surface erosion contained in one area during construction

✘
- no trees retained
- natural topography completely altered

✔
- dry stream incorporated with settlement basins to collect & convey run-off & reduce erosion potential
- sculptural form

✘
- surrounding area should be stabilized and planted to avoid sedimentation of drainage feature

✔
- existing vegetation maintained

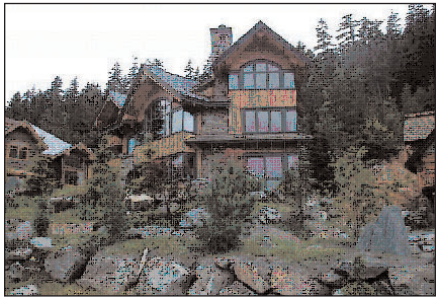
✘
- road has become drainage channel
- surface water should be redirected or caught to reduce erosion potential and remove pollutants

3.4. Retaining Systems

- Retaining walls shall be designed for slopes to minimize maintenance above paths. Include swales above the retaining wall to minimize drainage over paths.
- Where a wall is necessary, its height should be limited to less than three feet. Use a series of terraces with short walls to consider existing topography where the overall retaining height must be greater than three feet.
- The site, where disturbed by construction, shall be contoured to reduce the need for retaining walls. Do not contour where the site has not been disturbed and/or where there is existing remaining vegetation.
- Slopes shall be stabilized with planting or erosion matting, or both where appropriate.
- Dry stacked, natural rocks for retaining walls should be used where appropriate.

✔
- a series of smaller walls used to retain slope
- texture and position of stone creates visual interest, shadows, and depth

✘
- walls should not be higher than 3 feet



✔
- local boulders used
- variation in height of terrace
- natural appearance
- use of transition to natural areas

✔
- curved alignment
- stonework creates texture and shadow
- capping on wall

✘
- walls should not be higher than 3 feet

✔
- natural looking slope
- vegetated

✘
- more coverage of vegetation needed
- ratio of soil to rubble too high for good plant establishment

3.5. Parking

General Parking

- All parking areas shall be landscaped and cars screened from view as much as possible by buildings and/or landscaping.
- Driveways, parking areas and walkways should be oriented toward the south, east and west, where practical, to optimize solar gain and minimize ice build-up.
- Parking areas should be located on the site to be least visible from public right of way, to the extent possible.
- Establish agreements where possible to connect parking areas on abutting properties.
- Landscaping shall be incorporated into parking lot design to define traffic circulation patterns and provide snow storage areas.
- Parking lots shall be designed with continuous circulation and to avoid dead end aisles.
- Minimize the surface area of paving. Consider using materials that blend with the natural colors and textures of the region.
- Provide adequate area to store snow in landscaped areas. Refer to Section 3.2.9 Snow Management.
- Refer to 3.3 Grading and Drainage

✔
- landscaping incorporated
- paved surface
- screening provided

✔
- parking lot with more than one access point
- paved surface

✘
- no landscaping
- parking is not concealed or screened

✔
- parking lot incorporates existing trees
- native planting incorporated
- central area works as a snow storage area
- surface runoff from paved area runs into planted area

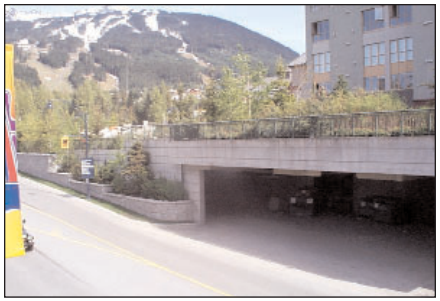
✘
- utilities should be screened by planting

✔
- retains existing trees
- disabled spaces provided close to building entrance

✘
- planting area should be larger for health of trees

Structured Parking

- Design and materials shall be consistent with the overall building design and related structures. The appearance shall be well detailed, friendly, and with appropriate signage and lighting.
- Metals such as gates, handrails, fencing shall be painted/colored to blend in with surrounding buildings and environment.
- Garages must be well lit with fixtures that create a general light rather than point source glare and that minimize outside glare.
- Signage shall be easy to see from a distance of fifty feet: well lit, logical, clearly visible and potentially playful. Signs may include symbols, logos, animal figures or other designs which make the parking level or parking location memorable.



✔
- materials subdued and consistent with main building
- appearance softened by planting
- shadow lines in concrete
- reduced vehicle movement

✔
- facade has depth and shadow
- building has a base and corner treatment which make it "sit" on the ground
- entrance is clearly marked
- colors & materials fit with surrounding buildings

✘
- have to drive past the exit to reach the entrance

3.6. Service Areas

Service areas include loading areas and storage areas for trash, recycling containers, snow, firewood and site maintenance equipment.

- Planning of service areas must be integral to the planning and design of a site.
- Year round access to service areas shall be provided.
- Minimize conflicts between service vehicles and pedestrian and vehicular traffic.
- Design service areas to minimize visual impact from surrounding properties.
- Adequate wildlife proof trash storage capacity shall be provided.
- Service areas should be located to the least public portion of a site.
- Service areas should be combined with those of other properties, where feasible. Where commercial buildings are grouped, consider utilizing central service handling areas.
- Service areas should be enclosed within structures that are consistent with overall landscape and building design.
- The use of an off-street loading zone with appropriate screening is encouraged. In larger buildings over 5,000 s.f., a loading area within the building should be considered.
- In commercial applications, service entrances should be separate from those used by customers.

✔
- under cover
- part of building structure

✘
- little space to maneuver
- entrance combined with parking lot

✔
- common loading area
- entrance designed to keep consistent architectural character
- recessed facade reduces visual impact

✘
- entrance walls and facade of building should be in alignment

✔
- part of building structure
- lighting provided
- utilities combined with service area and screened

✘
- screening from public view needed

✔
- contained area
- use of materials

✘
- not protected from rain or snow

3.7. Utilities

Utilities that serve properties may include telephone and electrical lines, ventilation systems, gas meters, propane tanks, air conditioners, fire protection, telecommunication and alarm systems.

- All mechanical equipment shall be shown on drawings submitted for approval. Refer Section 9.0-3 Submission Requirements.
- Structures housing utilities shall be consistent with main building.
- Utility lines should be located underground.
- Visual impact of utilities and service equipment shall be minimized.
- Rooftops should be free of mechanical equipment clutter. Rooftop mechanical equipment is not prohibited, but it must be screened and its design screening and color must be incorporated into the overall architectural design of the project.
- Locate above-grade equipment in areas of low visibility, away from major public walks, streets, building entrances and screened with landscaping or enclosures using the same materials and style of associated architecture.
- Avoid placing underground vaults and boxes adjacent to building entrances, landings for public stairs, and ramps.
- Avoid collecting multiple vaults/ boxes in single locations within major pedestrian areas or gathering places.
- All utility devices and pieces of service equipment should have a matte or non-reflective finish and be integrated with the building colors.
- Solar devices should not block views or significantly detract from the setting. Exposed hardware, frames and piping should have a non-reflective finish, and be consistent with the color scheme of the primary structure.
- Satellite dishes shall be screened to reduce their visibility and not mounted on the front facades of buildings.

✔
- utilities disguised
- materials and design of enclosure are consistent with main building

✘
- access through planted areas is difficult

✔
- hidden from main pedestrian area with screen
- easily accessible
- surrounding planting
- simple construction and material
- utilities grouped together

✘
- can be seen from secondary pedestrian route

✔
- fire hydrant accessible and protected

✘
- visually obtrusive
- planting bed too small to establish plants

✔
- materials and application the same as main building
- located at back or side of main building

✘
- no dedicated access

3.8. Wildfire Prevention

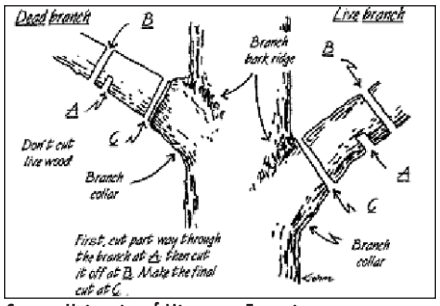
Note: The Town is identified as being in a very high fire danger area by the California Department of Forestry.

- Branches hanging over buildings, driveways and roads shall be pruned to reduce fire ladders and obstructions along emergency access roads.
- Establish defensible space areas in which flammable vegetation, known as ladder fuels, are removed, reduced or replaced.
  - *Defensible space is a minimum area of 30' around a structure that has been cleared of ladder fuels and contiguous vegetation. It may not require trees to be removed.*
  - *Ladder fuels are vegetation located below the crown level of forest trees that can carry fire from the floor of the forest up into the tree crowns. Ladders can be shrubs, small trees or growing branches*
- Within the defensible space, dead and flammable vegetation shall be removed entirely, branches and thickets of shrubs shall be thinned, and grass/weeds shall be mowed to a height of 6" or less.
  - on slopes of 21 %-40%, a defensible space of 100' should be established.
  - on slopes of 0%-20%, a defensible space of 30' should be established.
- The following building fire protection/prevention measures should be installed:
  - Roof materials shall be of Class A materials as outlined in the Uniform Building Code.
  - Chimney outlets and stovepipe shall be covered with a non-flammable screen of 1/2 inch or smaller mesh.
  - The underside of balconies and above ground decks shall be enclosed with fire resistant materials.
  - All commercial structures over 5,000 s.f. that have been designed for human habitation or public use shall be constructed with internal fire sprinkler systems.
- Locate LPG tanks (butane and propane tanks of 499 gallons or less) at least 10 feet from any structure and surround them with 10 feet of clearance. Tanks of greater capacity than 500 gallons are required to meet the Town of Mammoth Fire Code.
  - Provide a clearly marked accessible emergency water supply.

✔ • natural forest

✘ • high fuel loads on the ground and dead wood on trees
• too many fire ladders

✔ • forest managed to reduce fuels



Source: University of Minnesota Extension

✔ • correct method of pruning branches

✔ • branches overhanging roof are trimmed

✘ • ideally, trees should be located further away from buildings for fire safety

3.9. Snow Management

- Roof forms shall be designed in coordination with the pedestrian areas at the base of buildings. Roofs are intended to hold the snow, however, if snow should fall the roof forms should guide snowfall to landscape areas at the base of the buildings or to lower level flat roofs. In limited areas, snow fencing, heated gutters, and heated roof edges may be required to prevent snow shed and ice buildup. Snow shall not be permitted to shed freely into high use pedestrian areas or entrances to buildings.
- Snow shall not be permitted to shed into pedestrian areas.
- Landscape and snow shed areas shall be located adjacent to the base of buildings, sized to accommodate the anticipated volumes of snow and be periodically cleared manually so that capacities are maintained and so egress windows/doors are not blocked.
- Snow storage and accumulation must not impede access, or visibility for pedestrian and vehicular flow.
- Snow storage areas shall be accessible and useable. They shall be free of obstacles such as propane tanks, large rocks, dense clusters of trees, etc. Uphill slopes over 15% or containing vertical steps (e.g., retaining walls) shall not be considered for snow storage unless the project proponent can demonstrate their permanent usability.
- Heated vehicular pavement should be installed in driveways entering parking structures under buildings if driveways exceed a grade of 6% or are on the north sides of buildings.
- Areas of heated pavement are encouraged in pedestrian corridors, stairs, ramps or terraces (handicapped ramps and stairs) at building entrances and in heavily used pedestrian paths.
- Heated pavement areas are exempt from snow storage requirements.

✔ • roof form designed to shed onto non-pedestrian areas
• landscape areas catch snow shed from roofs

✘ • building entrance obscured by snow storage/landscaped area

✔ • roof designed to hold snow
• snow fencing

✔ • roofs designed to shed at base of buildings

✘ • entrances to buildings have snow dumped in front

✔ • heated pavement in pedestrian corridor

4.1. Objective

The architectural style of buildings within the Town of Mammoth Lakes is currently diverse and of an eclectic quality. Residents and property owners identify with this character and would like to see it maintained, while improving the general quality of the built environment, pedestrian spaces and pedestrian relationships to buildings.

4.2. Building Design

4.2.1. Form, Mass and Scale

- In large buildings, ease the effect of a single large mass.
- Building forms, roofs & facades shall be composed to provide variation, visual interest, appropriate scale and proportions.
- Building heights should be stepped from high centers to lower ends.
- Buildings shall allow sunlight into pedestrian places.
- The ground floor of buildings shall be at a scale that creates comfort and interest for the pedestrian environment.
- Buildings shall respect the character of the neighborhood.
- All buildings on a site shall have a common or complementary vocabulary of architectural design elements, materials & colors.
- Elements of building used to give scale and proportion should be integral with the building form and construction.
- Provide aesthetic appeal to all sides of a building where visible from adjacent properties or public spaces.
- Buildings should be designed to maximize southern exposure and use of natural light.

✔
- larger building mass is broken up by varied facade treatments and articulated roof forms
- building mass forms a pedestrian gathering space

✔
- form of building fits into broader landscape
- variation in roof heights but consistent form
- roof steps down at ends of building form

✔
- varied heights of building masses
- articulated building facades
- ground floor creates comfort and interest for pedestrian

✘
- may not provide enough sunlight into public space

✔
- building form is varied but repeats the same forms consistently
- mass of building is framed in broader landscape
- pedestrian space with transition between public and private outdoor spaces

4.2.2 Roofs

- Roofs shall have a dominant form with interesting design features such as changes of height, taller accents, towers, roof dormers or special architectural features.
- Long uninterrupted ridgelines and roof forms are not permitted.
- Vary the eave line in some portions of the buildings - incorporating upper level floors into the mass using a variety of forms.
- Deep eaves and overhangs are strongly encouraged.
- Priority should be given to the detailing of eaves and fascia.
- Expose rafters to view but cover with roof to protect rafter tails from snow and rain.
- Chimneys should be compatible with the building form and materials.
- Vent pipes and other roof-top fixtures shall be collected into orderly clusters or incorporated into chimney structures.
- All roof forms should hide roof-top mechanical equipment.
- Flat roofs are generally not a form permitted in Mammoth, but will be considered when there is a 0' setback and no room to shed snow.
- Roof supports such as heavy timber knee-braces and architectural treatments under pitched areas are encouraged.
- For materials, refer to Materials Section.

✔
- articulation of roof line and varied roof planes provide interest
- the use of architectural features such as towers are encouraged to vary the roofline
- the roof has an overhang which provides a shadow line and adds depth

✘
- snowshed may complicate pedestrian movement

✔
- repeated roof form at entrance
- appropriate roof form for public/civic building

✘
- vents are visually obtrusive

✔
- vertical building elements break up long roof line
- consistent use of form and material

✔
- consistent roof forms
- scale of roof matches size of building
- no mechanical equipment visible
- covered area is consistent in form, scale and color to main building

4.2.3. Building Base

The building base is the lower part of the building where it meets the ground.

- A clear distinction between building base and wall material should be present.
- The base of buildings shall be of adequate size and scale to ensure buildings have substance where they meet the ground.
- Utilize materials and textures to create a pedestrian scale.
- Exposed foundation walls should be faced with materials such as stone or exposed aggregate concrete.
- Exposed concrete block foundations should have maximum height of six inches (6") unless decorative.
- Design and location of columns or base treatments shall facilitate pedestrian movement.
- Use of planters and seatwalls are encouraged where buildings interface with pedestrian thoroughfares.

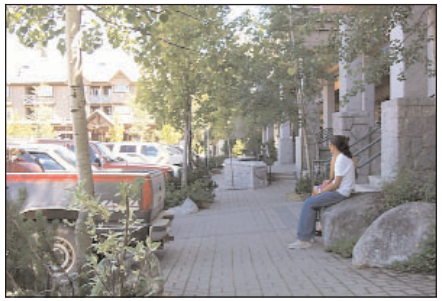
✔
- battered walls connect the building to the ground
- the scale of the base matches the pedestrian space
- pedestrian amenities add scale to the space
- architectural elements add interest
- columns are large enough to provide back for the bench

✔
- consistent use of materials on each facade
- use of stone and shadow lines give weight to the lower portion of the building
- wall with cap provides seating integrated with building

✘
- gap between base of stone columns and .paving

✔
- materials used are good

✘
- the base would weight the column & the building more successfully if it was taller
- separation of stone and timber should be articulated
- the corner of the base needs more articulation
- rock is appropriate but style lacks interest and scale



✔
- stone columns strengthened by placement of boulders
- boulders can be used as public seating

4.2.4. Building Facades/Balconies/Decks

A facade is the front or face of the building

- Treatment of facades at the pedestrian level should have visual interest, character & personality through the use of materials and scale of building elements.
- Provide architectural continuity between all elevations.
- Vary the alignment of a long facade by providing significant steps in horizontal and vertical planes, recessed openings, and color and material changes.
- Add rhythm and texture to the facade by using extended and recessed balconies as an example.
- Balconies should appear as an openings in a wall & not dominate the building.
- Balcony rails should be consistent with the architectural character and materials of the building.
- Design decks to be compatible with the design of the main structure and not appear as if they are "added on." Underside of decks and balconies shall match.

✔
- articulation of facade provides interest and depth
- recessed balconies
- open balconies are made from stone and give the illusion of being platforms
- variety of materials used on building planes

✔
- pedestrian orientation and color contrast provides visual interest to facade

✘
- not much variation between facade planes in material or composition
- no overhangs to provide shadow contrast and depth
- repeated geometry and types of elements on adjoining facades reduce visual interest

✔
- use of natural materials
- full facade is textured material with consistent accents
- undercover pedestrian access provided to entrance
- use of heavier material at ground level

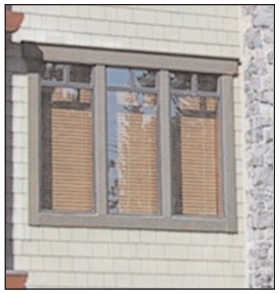
✘
- no shelter is available anywhere on the balcony

✔
- use of natural materials
- shadow patterns between lapped boards

✘
- too repetitious - not enough variety or changes in depth in surface of facade
- windows have no depth to trim

4.2.5. Windows and Doors

- Windows and doors shall be designed to articulate and create scale to facades of buildings.
- An orderly arrangement of windows and doors shall be provided.
- Window variation across facades should be limited to the same type with varying proportions of divided panes and overall sizes of windows.
- Recessed doors and windows should be used to create shadow relief to the facades.
- Divided window units that are proportional to the window opening are encouraged.
- Window trim shall enhance, decorate and provide shadow relief to the building facade.
- Moldings, frames, paneling and hardware should be used to give character to the design.
- Bay windows may be used where appropriate.
- Window boxes may be used where appropriate.



✔
- base and top of window frame it in the building facade
- window surface is divided
- simple composition of elements
- limited number of complementary materials

✘
- window is not recessed into wall

✔
- window surface is broken up into smaller sections

✘
- frame and trim lack depth
- lacks compositional interest
- large flat surface with little articulation

✔
- divided window units proportional to opening
- window trim
- door in scale with entrance area

✘
- flush with exterior wall surface

✔
- heavy timber creates distinctive doorway/entrance

✘
- heavy to open
- not visually permeable

4.2.6. Entrances and Porches / Arcades

- Provide clearly identifiable, pedestrian entrances at the ground level of buildings. Provide protection from weather where possible.
- Use landscape elements to mark entrances including planters, trellis, steps and special pavement and banners.
- Lighting shall be provided to all entrances/porches/arcades & passageways. Refer to Section 6.0 - Lighting .
- Open unprotected spaces should be encouraged where possible.
- Where arcades are an appropriate treatment, design to enhance the pedestrian environment.

✔
- scale of porch structure matches size of building
- materials used for porch structure are consistent with the building

✔
- height to width ratio is comfortable for pedestrians
- scale of material components is good for pedestrians
- pedestrian amenities are provided
- protection from elements encourages shopping

✔
- entrance set back but obvious
- pedestrian amenities such as bike rack, lighting and seating walls

✔
- protected pedestrian corridor at ground level
- use of materials

✘
- should be wider to accommodate limited outdoor displays and pedestrian movement

4.2.7. Storefronts

- Storefronts should extend the width of the shop as a highly detailed and composed facade, or consist of individual windows set in well-detailed frames.
- Glazing systems should typically utilize framing and mullion systems that stand out from the surface of the glass to provide scale and surface relief.
- Window treatment should be considerate of the type of commercial space to enable merchandising to be visible while maintaining character provided by multiple glass panes.
- Reflective or tinted glass may not be used in storefronts.
- Glass windows shall be non-reflective and enable merchandising to be seen through windows.
- Window trim should be of interesting form, finish and color.
- As a predominant condition, storefront window frames should not be flush with the surface of the exterior wall.
- The pediment or cornice above the store window should be architecturally significant and strong to create an "upper level enclosure" above the storefront.
- The addition of hanging lights, bracket hung signs, seasonal flower pots, banners, awning, etc. are all appropriate and desirable elements to further the effect of the "upper level enclosure."
- Storefronts shall not be framed by neon lights.

✔
- nice pedestrian scale
- some pedestrian protection provided by overhangs - encourages window shopping & integration of public space with retail
- street trees add scale & protection
- plant material softens urban spaces

✔
- metal awning defines the entrance
- compositional interest in use and arrangement of materials
- variety in depth of elements of facade add interest

✔
- walkway and entrances under cover
- feature planting

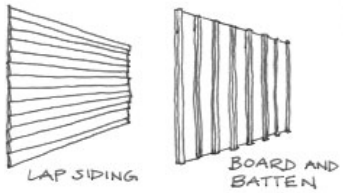
✘
- pedestrian corridor not continuously accessible

✔
- storefronts have a good connection to the public space
- pedestrian amenities provided in public space
- bracket hung signs

✘
- storefront display windows are not highly visible

4.2.8. Materials

- Materials should be of natural, renewable and recyclable materials and indigenous where possible. Otherwise, use natural or synthetic, non-toxic building materials that require minimal maintenance.
- Use sustainable materials; those that are energy efficient to produce, transport and maintain.
- Exterior siding materials shall be appropriate for the neighborhood or regional area and harmonize with the site and surrounding structures. The use of wood or wood-like materials and natural stone is strongly encouraged.
- Where wood or "wood-like" materials are used, jointing details & patterns are required. Materials & treatments shall wrap around outside building angles & corners.
- Wall materials of horizontal wood or wood-like siding, vertical board & batten, and stone shall be the primary materials at pedestrian levels, because of their tactile qualities. Fiber cement siding is acceptable above 12 feet from finished grade and in non-pedestrian areas. Limited application of stucco may be acceptable.
- Extensive use of unfinished concrete block shall be avoided.
- Heavy members such as timber, logs and steel with matte finish are encouraged as framing or design accent materials.
- Acceptable roof materials are metal in an anodized or enameled matte-finish color, concrete tiles, fire resistant shingles or shakes (Class A or B), or heavy grade asphalt shingles. Choice of materials must incorporate consideration of materials with low reflectivity.



- Metal roofing may be approved if it has an appropriate matte, non-reflective finish. Physical samples of any metal roofing materials must be provided to the Town, and their use may be approved on a case-by-case basis.
- A materials sample board shall be submitted showing roof and siding materials.

✔
- combination of natural, recyclable, renewable materials
- exposed framing
- large pieces of timber
- stone columns
- metal bracing adds strength to heavy timber architecture

✔
- combination of natural, recyclable,renewable materials
- different materials combined to produce nice composition and proportions
- large surfaces broken down into smaller planes and given detail
- lighting fixtures used to showcase interesting use of materials

✔
- a range of materials can be used to provide visual interest and an appropriate scale for the surrounding environment
- natural materials should be a priority

✘
- materials should not be jumbled together for the sake of variety but should be strategically used to provide proportion and attractive composition

✔
- local stone base
- solid eave detailing
- limited palette of materials with variation within each material

4.2.9. Colors

- All color choices are to consider colors on neighboring buildings.
- Building facade colors are to be taken from the natural setting of Mammoth Lakes, have low reflectivity and be subtle, neutral or earth-tone colors.
- Use a limited amount of contrast between colors on the facade.
- Where appropriate, wall colors should be organized to express building modules or materials.
- On large planar surfaces, select a color that is slightly darker than surrounding natural colors.
- Architectural elements such as trim are to have contrasting colors taken from strong natural seasonal colors.
- All exposed metals, flashing, trim, flue, etc. shall be painted, anodized or otherwise treated to blend with the color scheme.
- Roof colors should be dark & muted rather than bright.
- A change in color should occur at an in-side corner rather than an out-side corner.
- A paint sample shall be provided to the Town of Mammoth Lakes for review. It must be large enough that it can be taken on site and seen in context.

✓
- dominant use of colors with analogous (browns yellows & oranges) hues and limited use of complementary hues (blue) provides consistency & limited contrast
- consistent values of colors used
- blocks of color used

✗
- roof color is too obvious a contrast with the limited range of colors on the rest of the building
- limited articulation of architectural elements with color

✓
- strong contrast of colors gives the building identity
- consistent use of color for various architectural elements (burgundy for exposed timber, green for wood siding)

✗
- colors used have a similar value (intensity)

✓
- combines a lot of colors well
- large blocks of colors are used to define architectural planes
- trim & architectural features are defined by color
- the same architectural features have different but colors that go together
- colors are complementary but muted

4.3 Building Types

4.3.1. Multi-family

✔
- site planning to fit into existing topography and vegetation
- varied pitched roof form
- enclosed balconies
- depth to facade
- windows & doors
- natural materials
- architectural detail
- color treatment

✔
- variation in roof form
- covered balconies
- repetition of facade elements
- consistent use of materials
- color treatment

✘
- not integrated with site
- not ADA accessible
- limited depth to facade
- window trim lacks depth

✔
- landscaped area to front that also acts as snow storage
- variation in depth of facade
- trim applied to surface planes of facade
- variation in roof line
- trim applied to surface planes of facade

✘
- vents are not disguised
- monochromatic color scheme on all building faces not suitable for larger building types such as multi-family

✔
- stone walls integrate building into site
- varied roof form
- sheltered entrance
- board and batten vertical siding
- trim around windows
- color tones with seasonal colors

✘
- windows should have more depth in frame

4.3 Building Types

4.3.2. Small Commercial

✔
- roof form simple but varied
- stone base of building
- natural materials
- size of structural members
- repetition of standard window types
- color choice reflects surroundings
- signage

✘
- landscaping needed between side facade and roadway parking and access road

✔
- form mass and scale consistent with mountain character
- natural materials
- sheltered pedestrian entrance
- parking area detracts from visual appeal of building

✘
- entrance is not oriented towards street
- windows should be set further into the building facade
- parking area detracts from visual appeal of building
- no landscaping provided between building and parking

✔
- view to mountain retained
- attached building forms provide diversity of form mass and scale and provide intimate pedestrian space
- planting integrated into public space
- variety of windows, doors, materials and colors

✘
- lack of snow storage areas
- sun access may be compromised by building orientation

✔
- set into existing forest
- small building mass suits function as coffee shop
- varied roof form with dormers
- windows set into frames and have additional interest through use of shutters
- eclectic character
- colors help convey eclectic character
- sculpted fascia

4.3 Building Types

4.3.3. Medium Commercial

- set into existing trees and topography
- mass of building broken up
- roof line articulated
- entrance defined
- base of building
- snow sheds away form entrance
- windows
- lighting provided at entrance

- ADA accessible entry available but separated and not protected from weather

- limited variation in facade articulation and use of materials
- entrance uses source material as base
- heavy architectural detailing
- feature lighting provided

- articulated roof form
- pedestrian scale
- stone base of columns
- use of natural materials

- windows should be broken up into smaller panels
- no landscaping provided between building and parking
- roof sheds snow onto parking area

- varied form, mass & scale
- clearly defined covered entrance
- base to building provided
- varied roof form
- use of color
- landscaping in front of building
- parking to side of building

4.3 Building Types

4.3.4. Franchise Commercial

✔
- relationship to street with parking behind
- mass of building broken down into smaller elements
- varied roof forms
- tower architectural feature provides interest and defines main entry
- stone base to building
- pedestrian amenities provided

✘
- limited landscaping to tie into site

✔
- set into existing trees on site
- varied roof forms
- tower structure adds interest to form
- stone provides base to building

✘
- potential conflict between vehicular and pedestrian traffic
- windows and doors are dissimilar

✔
- overhand of roof provides shadow depth
- clear entrance
- ADA accessible entrance
- large structural members
- consistent use of color

✘
- windows should be divided units to reduce surface of glass

✔
- relationship to street
- outdoor seating provided

✘
- unprotected entrance form
- materials and color not consistent with setting
- materials not appropriate
- color not consistent with surrounding environment

4.3 Building Types

4.3.5. Civic and Public Uses

✔
- obvious entrance with forecourt
- form is simple with interesting detail
- snow shed at entrance goes into planted area at side of pedestrian forecourt
- consistent use of materials
- pedestrian amenities provided
- lighting provided
- clearly visible signage
- parking provided close to building

✘
- a more interesting facade could be obtained with overhangs and shadows.
- windows should be recessed further into facade

✔
- integrated into site
- proportional scale of building suits landscape
- simple but articulated roof form
- use of stone and wood
- external lighting provided

✘
- left over boulders scattered in front of building instead of being designed into the landscape

✔
- use of natural materials
- overhang of roof gives shadows & depth
- form of building is simple and mass does not dominate surroundings
- covered pedestrian walkway provided
- landscaping integrates building into surroundings

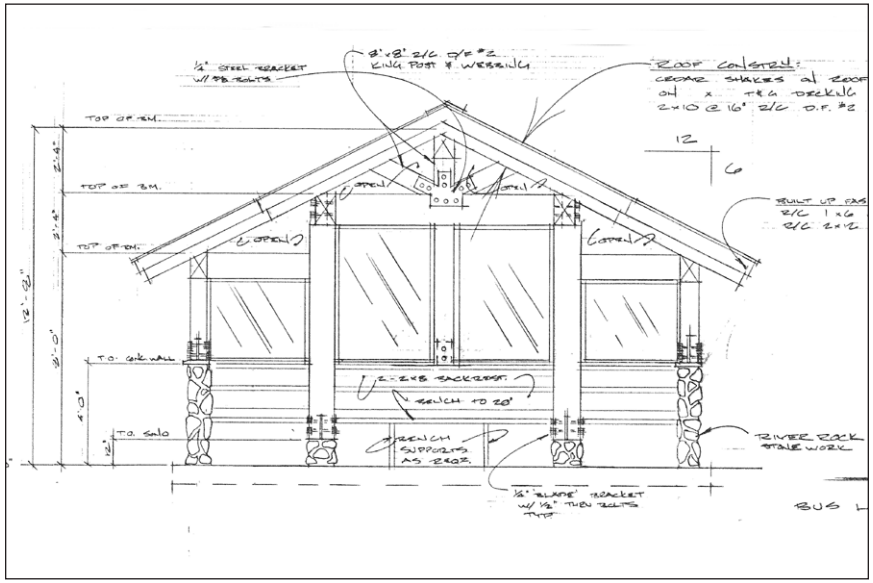
✘
- change in level from parking area to building
- entrance point is not obvious
- accessible entrance is not obvious

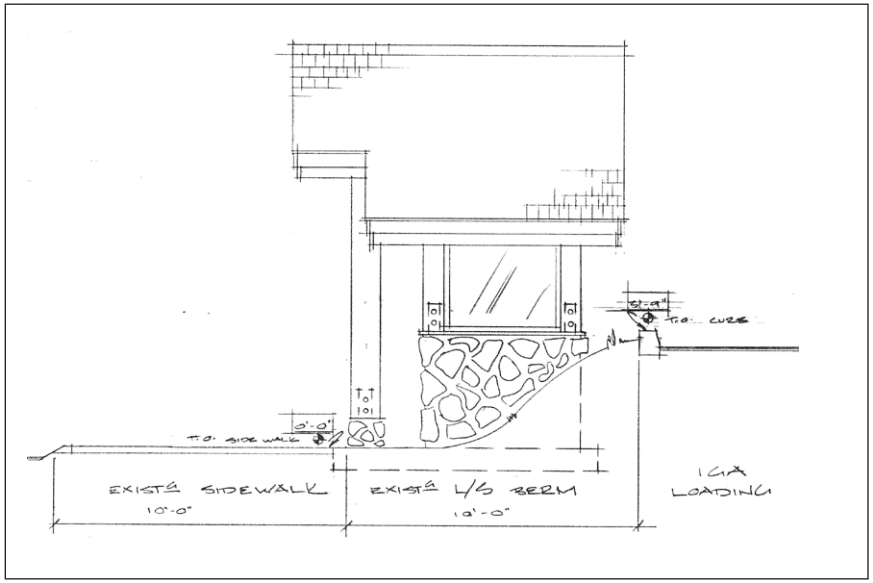
✔
- base of building ties structure to the ground
- building mass is broken down into smaller elements
- use of stone for structural parts of building
- materials used in the landscape reflect those in the building

✘
- doesn't tie in with surroundings
- large expanses of surface material with little articulation
- large roof lacks eave detail to add strength to mass
- surrounding vegetation would provide a frame

4.3 Building Types

4.3.6. Transportation/Transit





Standard transportation/transit shelter for the Town of Mammoth Lakes.

5.1. Objective

The objective of any landscaping plan shall be to create a pleasant setting and to preserve and enhance the natural landscape character of the development area. The scale and overall design shall be such that new vegetation and landforms blend with the natural environment.

Removal of trees, shrubs, and non-hazardous native plant materials generally shall be limited to that essential for development of the site.

Each development application shall evaluate any and all existing trees on-site greater than 6" diameter at shoulder height, and substantiate proposed removal to the Town of Mammoth Lakes. New vegetation should be of substantial size and variation to resemble a natural predisturbance condition.

5.2. Landscape Design

5.2.1 Forest/Existing Tree Protection

- Grading plans shall be prepared to determine whether grade modifications can be made to save existing trees or substantial portions of the forest.
- The entire root zone (drip line) of preserved vegetation shall be fenced off during construction and grading of the site, circulation, parking, grade change, materials storage, utility trenching or other activities within the root zone shall be prohibited.
- Trunks of trees to be retained shall be protectively wrapped.
- Tree health shall be assessed after construction activity and a management program developed for trimming, spraying and fertilizing for long-term forest management.
- Refer to 3.2.8 Wildfire Prevention for defensible space requirements.

✔ • protective fencing provided
• dripline protected

✘ • ground around existing tree has been disturbed

✘ • protective fencing should be located around dripline of existing tree

✔ • protective fencing provided
• silt fencing provided to reduce erosion around existing trees
• dug into ground to prevent silt from being carried underneath

5.2.2 Landscape Site Work

- Landscaping shall be used as much as possible to screen or break up the visual impact of large parking areas.
- Care shall be taken in using evergreen trees along the south and west edges of roads and parking to eliminate the potential shading and icing associated with the winter conditions in the Mammoth area.
- No tree planting should occur within five feet of each edge of the parking and road areas to facilitate potential placement of snow during plowing and removal.
- Ensure irrigation for new planting is installed at the same time as new planting.
- Place boulders to reflect the natural form of boulder clusters in the Mammoth area.
- Set rock into the ground to blend with grades. In general, about 1/3 of a boulder should be buried. Do not perch rock on the surface.
- Ensure erosion and control and fugitive dust control strategies are used to reduce construction impacts.

✔ • filter fabric fencing to control erosion

✘ • pile of dirt should be covered to reduce wind erosion
• filter fabric fence should be dug into a trench

✔ • staging area for construction work limits area of impact

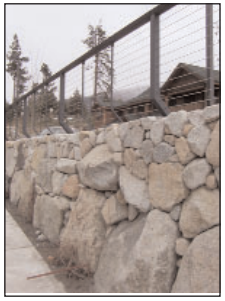
✘ • eroding slopes are not protected

5.2.3. Walls and Accessory Structures

- The design of fencing, walls, trash enclosures and similar accessory site elements shall be compatible with the architecture, materials, finishes and color of the main buildings.
- Enclosures should be no higher than necessary to perform their desired function and shall be designed to withstand the heavy snowfall at Mammoth Lakes.
- Where possible, landscape walls should appear to grow out of natural forms such as rock outcrops; larger boulders and stone can be used to "anchor" ends of stone walls.
- Low walls of 18" height should be considered in pedestrian areas as informal seating; wall widths and materials shall be appropriate to allow for comfortable seating.
- Walls are encouraged to be finished with natural stone.
- Wall caps must be a high quality durable material that is consistent and complementary with the wall material and adjacent structures.
- Fencing, where used, shall be appropriate to its function, neighborhood, and regional character; fences shall reflect and extend adjacent building details.

✔
- texture relief
- good pedestrian scale
- flat cap on wall allows use as seat
- use of boulders tie wall into landscape

✔
- natural finish
- use of natural stone



✔
- use of natural stone

✘
- fence above doesn't match character of stone boulders
- sizes of boulders used should be more consistent

✔
- slope is stabilized

✘
- no cap to concrete wall
- strong visual contrast between concrete wall and natural stone
- boulders look like excess from site
- should have consistent treatment

5.2.4 Hardscape Materials

Steps, Stairs and Ramps

- Stairs and ramps shall be of materials and design appropriate to building and landscape styles and scale.
- Steps should be convenient and safe to use through appropriate maintenance both in summer and winter.
- Stairs and ramps may be of concrete, stone, or wood; typical riser height to range from 5" to 9" and typical tread width to range from 15" to 24"; in major plaza or gathering areas these dimensions can vary to allow stepped ramps with longer tread lengths or stairs with taller risers.
- Both stairs and ramps shall have handrails as required by applicable building codes; handrails, where possible, should be supported by open railings or balusters rather than solid walls; these railings should be integral and consistent with overall building character and represent an opportunity to create pedestrian level interest either by detail, color, or both.
- Stairs lacking solar exposure should include heat tracing for safe access.

✔
- organic form
- use of natural stone
- hard wearing paving surface

✘
- no handrails

✔
- proportion good for public space
- trench drain at bottom of stairs
- transition of paving materials

✘
- handrails should utilize more natural materials

✔
- handrail matches scale of building

✔
- stone walls used to define edges

✘
- railing is unattractive

Pedestrian Plazas, Paths

- Integrate project walkway systems with existing town systems by use of sidewalks, walkways, paths, bikeways, etc.
- Service routes should be separated from pedestrian paths.
- Plaza areas and path widths are to be designed to accommodate expected pedestrian uses (and bicycles where permitted) and level of use.
- Pedestrian paths may be of asphalt, concrete or ornamental stone.
- All pedestrian surfaces shall have sufficient slope for positive drainage, and be durable enough to accommodate snow removal and de-icing when used for wintertime activities.
- Five feet (5') of clear space shall be provided for pedestrian paths.
- Major pedestrian plazas should be paved in modular concrete pavers, or stone pavers. Stamped concrete may be used in limited areas subject to maintenance considerations. Colors should be relatively neutral and compatible with adjacent building and wall surfaces; in some cases mixed pavements in plazas and major pedestrian streets may be used to modulate scale and texture.
- Paths in landscape areas or natural areas shall reflect that setting by meandering form, varying width, and soft edges; these pathways may be asphalt or concrete.

✔
- pedestrian space created between buildings
- edged with arcades

✘
- limited areas to store snow

✔
- edges of plaza defined by planting and boulders
- accessible paths provided integral to plaza space
- pavement pattern
- lighting provided
- color blends in with surrounding buildings

✔
- boulders incorporated into plaza space
- public amenities provided
- paving materials/pattern provide visual interest
- plaza edges lined with planting

✔
- protection from roadway by planted areas
- pedestrian amenities
- scale of path
- paving pattern breaks up scale of path

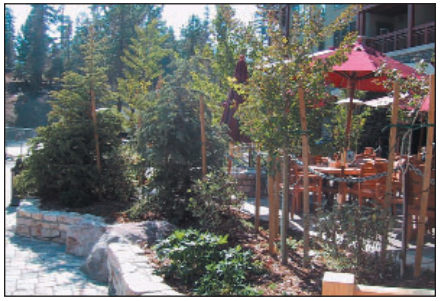
5.2.5. Planting

- Landscape design shall maximize the retention of existing trees & vegetation.
- To the maximum extent possible, drought tolerant plants native to the Mammoth Lakes area shall be used for landscaping.
- Refer to Appendix for a list of 'Plants that Thrive in Eastern Sierra Gardens' prepared by Mono County.
- Landscaping shall be designed to address the needs and effects in all seasons and to create short-term and long-term effects.
- Trees should be grouped rather than uniformly placed.
- Use of non-native (ornamental) deciduous trees is permitted for color and accent only. Use of non-native evergreens is discouraged.
- Flowers, shrubs, and groundcover shall be selected with an eye toward low water use, color and attractiveness during the entire spring-summer-fall period. Non-invasive plants shall be used.
- Non-invasive plant species shall be used.
- Heads of trees along the pedestrian corridors must be high enough (7' clear) to avoid blocking of views of retail shops, and must provide clearance for emergency vehicles.
- Automatic irrigation systems shall be installed in all permanent landscape areas.
- Lawn shall not be the predominant landscape feature. It may be permitted for some public and open space areas.

✗
- heavier mulch required
- stabilization of bank required on steep slopes
- staking should allow movement of tree trunk

✓
- streetside feature planting
- incorporated with facilities for pedestrians

✗
- could inhibit snow removal



✓
- planted area screens restaurant patio
- articulates pedestrian areas and public/private space

✓
- native plant material
- variety in texture and color
- groupings of plants gives good visual effect
- integration of boulders

5.3. Outdoor Furnishings

5.3.1. General

- Comfortable, sturdy, attractive seating shall be provided in public areas.
- Benches should generally have backs and provide a wood seat surface; molded polyurethane is not allowed.
- Tables and chairs in outdoor spaces shall be moveable for flexibility, ease of maintenance and seasonal variation; they should be consistent in scale, color, and detail to fit within respective outdoor spaces and building context; variety of size, shape and materials should be encouraged over uniformity.
- Outdoor tables which can accommodate umbrellas or free standing umbrellas with stands are recommended to allow sun/ shade control; umbrellas should have a variety of sizes, colors and details.
- Informal seating in the form of low walls, long horizontal steps, and large boulders/ rocks should be located adjacent to public areas or gathering spaces and add interest in the pedestrian environment.
- Pavement and securing of site furnishings shall accommodate snow removal during winter periods.

✔
- durable wood and metal combination
- simple forms
- armrests provided

✔
- made from materials that are available locally
- renewable materials
- sturdy - difficult to move from public spaces

✘
- maintenance required to maintain wood

✔
- outdoor furniture creates unique atmosphere
- ensembles of furniture
- moveable & flexible for groups of different sizes
- adaptable to different seasons
- use of umbrellas for delineation of space and sun shelter

✔
- outdoor furniture creates unique atmosphere
- ensembles of furniture
- moveable & flexible for groups of different sizes
- sturdy & weather resistant

5.3.2. Kiosks, Informational Boards, Menu Boards

Kiosks are small pavilions used for displaying/providing information for pedestrians in public spaces.

- Kiosks should be installed in public areas where posted information about town activities and directions/maps would be useful for visitors and residents.
- Kiosks shall have a logical and direct relationship to walk alignments, sight lines and other related elements.
- Kiosks shall be designed to reflect architectural detail and proportions of surrounding buildings using natural materials such as stone for base, wood siding, metal, or other materials consistent with neighborhood character.
- Other informational boards and menu boards are allowed for visitor information and commercial purposes subject to approval. They shall be protected from weather either by clear covering or overhead protection of eaves, porches and canopies and shall be in conformance with signage guidelines.
- Where kiosks or boards are to allow posting of public notices/information, there shall be strict management requirements for updating information and maintaining an aesthetic display.
- Kiosks shall not be used for commercial advertising or as off-site signage for businesses.

- ability to staff the booth or just have posted information
- matches character of surrounding architecture

- no protection from weather

- rustic in character
- display and users are weather protected
- attractive scale for groups - easy to walk up and use

- simple form & scale
- information protected from weather
- material of structure resilient to snow

- clear graphic display
- moveable as required
- information can be changed

5.3.3. Phone Booths

- Phones should be located in highly visible areas where justified by level of anticipated demand, locations shall be wind protected and not adjacent to noise generating uses or activities.
- Shelter structures for phones should reflect as much as possible the proximate architectural styles, roof form, architectural detail and color.
- Where practical, banks of phones could be grouped together within a larger structure, integrated to fit within building facade.

✓
- relates to entrance of building
- phone books provided
- located under roof overhang

✗
- no lighting provided
- may not be easily visible from the street

✓
- phones located under cover but still outside - integral with built structure
- space provided for phone books
- unit provided for disabled and child access
- wall mounted

5.3.4. Public Restrooms

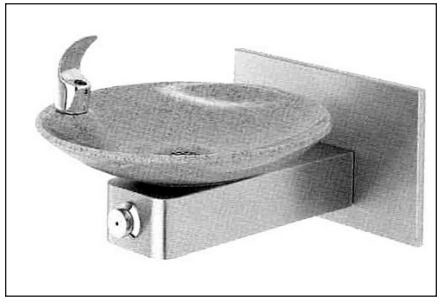
- Public restrooms shall be provided at convenient locations, be accessible and comply with California statutes, Title 24 Regulations.
- Outdoor plaza/gathering areas shall provide restrooms within surrounding buildings at appropriate quantity and location.

5.3.5. Drinking Fountains

- Drinking fountains shall be provided for convenience of visitors and should be seen as an opportunity for introducing a special landscape feature.
- Shall be provided in association with public facilities preferably under cover.
- Drinking fountains shall be considered as objects of whimsical, historical and sculptural character.
- Materials shall be consistent with neighborhood and regional context; stone, wood or metal can be appropriate for base/basin; fixtures shall be copper, brass and stainless steel.
- Drinking fountains shall be accessible to the handicapped and have provisions for accommodating small children, or have accessible facilities within close proximity.

✓
- sturdy material
- simple design
- matches the character of Mammoth

✗
- not ADA compliant



✓
- associated with public facilities
- can meet ADA accessibility requirements

✗
- should be located under cover

5.3.6. Bollards

- Bollards shall be used to provide attractive means to separate pedestrian and vehicular circulation zones, to organize public spaces, or to use as elements of transition, but shall not inhibit snow removal or storage.
- Bollards shall be treated as potential visual features and shall have consistency with neighborhood and regional character, and with other landscape elements such as lighting and street furniture.
- Materials can be stone, concrete, wood or metal with appropriateness of material determined by location and function of bollard use. Colors can be used as directional devices or accents.
- Where emergency vehicle and operations vehicle access is necessary, bollards must be easily removable/retractable.

✔
- defines pedestrian corridor
- simple form

✘
- not consistent with other furnishings

✔
- emergency access
- safety marking in public traffic areas
- lockable/removable
- color appropriate for setting

✘
- not integrated with setting

5.3.7. Plant Containers

- Plant containers may be free standing, attached to buildings (such as window boxes), or hanging from structures, lighting standards, or wall brackets.
- Plant containers shall reflect the colors, materials, styles and detail of the neighborhood character; they may be constructed from materials such as wood, stone and metal.
- Where containers are attached to building exteriors, provision shall be made for appropriate waterproofing and drainage.
- Plant containers should be irrigated.
- Drainage from plant containers should be managed to prevent runoff and staining of pavement.

✔
- integral to structural elements
- matches building - visually connects public space to built form
- large mass of planting possible
- defines pedestrian circulation

✔
- adaptable - can be moved to define spaces
- stackable for out of season storage
- variety of forms available

✘
- large number and size needed to make an impact - can look cluttered

5.3.8. Trash Receptacles

- Trash and recycling receptacles shall be provided in high use pedestrian areas, and shall be constructed of materials that complement adjacent buildings and materials.
- Receptacles should be located conveniently in areas of high pedestrian traffic and use, but not so prominently as to dominate attention or create visual clutter.
- Receptacles may be freestanding or may be mounted on light poles or bollards.
- Receptacles may be of metal, wood, or concrete and shall be sturdy and durable.
- Trash receptacles should have heavy plastic or metal liners removable for emptying trash.
- Receptacles should be bear-proof containers.

✔
- animal proof
- weather resistant
- simple design
- dual function with trash and separate recycling unit

✔
- animal proof
- use of timber to soften the visual effect of metal structure
- simple design for public spaces

5.3.9. Bicycle & Ski/Snowboard Racks

- Racks shall be durable, attractive, and effective in holding skis, snowboards and bicycles.
- Racks shall be permanent and mounted on paving or may be permanently attached to building walls. Their location and securing shall be considerate of snow removal operations.
- Public racks should offer locking mechanisms that will deter theft.
- Innovative approaches to rack construction and materials are encouraged, particularly those that adapt materials, details and colors consistent with adjacent buildings.
- Racks should be located at areas adjacent to ski runs, commercial entrances, public areas, transit stops and destination locations.
- Do not place racks in areas where pedestrian movement is impeded or snow removal impaired.

✔
- strong metal construction
- small & compact
- has some detail for visual interest

✗
- should be placed back from curb to facilitate snow removal

✔
- strong materials
- good proportions
- dual function as a bike rack and ski rack

5.3.10. Newspaper Racks

- Newspaper racks shall not deter from the quality of public spaces and shall not be placed in high profile spaces.
- Racks shall be clustered in cohesive groupings that integrate well with other furnishings and do not interfere with pedestrian movement.
- Newspaper racks should be of metal with clear panels for paper display; racks may be mounted on stone or wood faced bases; group together in grouping of 2, 4, or 6 racks.
- Newspaper rack color and design should blend in with setting.

✔
- under cover
- close to entrance
- wall mounted
- colors match building

✘
- large for space

✔
- on path to entrance
- same color as building

✘
- outside with no weather protection

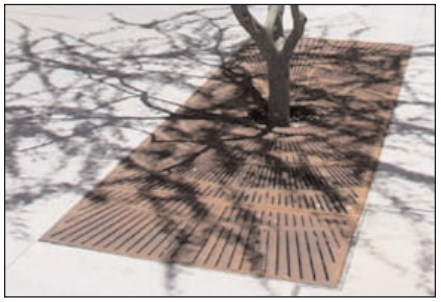
5.3.11. Flags/Flagpoles

- Permanent flagpoles should be limited in use so as not to diminish their effect.
- Flagpoles should be used as landmarks to visually mark important spaces.
- Because poles have little visual interest at ground level and can contribute to visual clutter, careful attention should be taken to their location and arrangement.
- Poles should be freestanding, tapered, typically of metal or fiberglass, tops may be of polished brass or bronze.
- Color should be complementary to their surroundings; neutral colors may minimize the impact of flagpoles at pedestrian level.

5.3.12. Tree Grates

- Tree grates shall be heavy cast metal or pre-cast concrete in urbanized areas with heavy pedestrian traffic.
- Tree grates should incorporate openings less than 3/16" in width.
- In areas with low pedestrian traffic, stone pavers or granite sets should be used, set within a header placed on sand with fairly wide joints to allow penetration of air and water.
- Areas with minimal pedestrian traffic should utilize low perennial plant materials planted at base of tree.

✓
- ADA compliant
- steel construction
- simple form and pattern



✓
- ADA compliant
- interesting pattern
- provides more soil area for tree

✗
- lacks visual edging

5.3.13. Fencing

- Where used, fencing shall be appropriate to its function, neighborhood, and regional character; fences should reflect and extend adjacent building details.
- Along main thoroughfares, rustic wood horizontal rail shall be used to define roadway and community edge.
- Where fencing is required to be solid so as to provide privacy, security, or to screen unsightly views, wood fences with solid posts.
- Chain link fencing shall not be used.

✓
- rustic character
- natural, local materials can be used
- easy to construct
- visual barrier rather than strong physical barrier
- visually permeable
- good for multi-family & defining public open space

✓
- secure but visually permeable
- timber post stands out as most dominant element

6.1. Objective

Outdoor lighting plays a significant role in creating safe pedestrian environments, establishing character in the town and highlighting special features of the built environment. Ensure exterior lighting conforms to 'Municipal Code Chapter 17-34 - Ordinance No 03-09 "Outdoor Lighting" in addition to these Design Guidelines.

Refer to Municipal Code Chapter 17-34-Ordinance No 03-09 "Outdoor Lighting"

6.2. Lighting Design

6.2.1. General

- Exterior lighting shall be considered as an integral part of the project design.
- Lighting design shall take into account surrounding light levels in assessing the intensity of light. Area lighting shall not project above the horizontal or onto adjoining properties or rights-of-way. Overall lighting levels should be no more than necessary for proposed use.
- Ensure fixtures are located so as not to provide a hazard to pedestrians.
- Fixtures and supporting poles shall be placed in locations which minimize visual impact (for instance, where trees and other landscape create appropriate vertical backdrop).
- Lighting fixtures must be clear of snow storage areas.
- In retail areas, lighting should illuminate merchandise even during daylight hours to avoid the mirror effect of a dark interior.
- Neon signs shall only appear in windows and be decorative and artful.
- Internally lit signs are not permitted. Halo lit signs are permitted.
- Event lighting is encouraged for holidays and special celebrations.

6.2.2. Parking and Service Areas

- Illumination levels shall be high enough to allow safety for vehicular and pedestrian circulation and service activities.
- Lighting fixtures typically mounted on poles up to 15' height or on building walls where appropriate. Use metal halide or other efficient white lamp source.
- Where possible, particularly in parking areas, locate fixtures within landscaped areas. This is preferable to poles and fixtures standing alone.
- Parking area lights should not be mounted on monument sign structures.

6.2.3. Pedestrian Streets, Plazas, and Walkways (Heavily Traveled)

- Illumination levels shall be high enough to facilitate safe pedestrian travel, directional orientation and safety, but not to create a bright, overly lit pedestrian environment.
- Create a marked difference between pedestrian and vehicular areas with choice of fixtures.
- Emphasis shall be placed on creating higher illumination levels at building entrances, stairs, ramps, major pedestrian spaces, decision points, etc. General lighting shall not overwhelm other secondary light sources used for retail display signage, etc.
- Lighting fixtures shall be metal halide or equivalent white lamp source and typically mounted on poles no higher than 15 feet or on building walls.
- Light fixtures should be decorative as well as functional with detail and ornamentation which complements architectural styles and elements.

✔
- illumination shall be high enough to give good coverage
- poles located in landscaped areas
- banners mounted on poles
- light is down directed

✔
- major pedestrian spaces have higher level of lighting
- poles seasonally decorated

✘
- light fixture hangs below shade
- can see light source

✔
- major pedestrian space has a higher level of lighting
- color consistent with other furnishings

✔
- simple detailing

✘
- exposed light source

6.2.4. Pedestrian Paths, Trails, and Parks (Less Traveled)

- General lighting and illumination levels shall be subdued. Lights shall serve primarily as directional cues and for safety at stairs, ramps and other areas that require visibility.
- Lighting fixtures shall be metal halide or equivalent white lamp source and typically mounted on poles or bollards at heights between 3'- 15'.

6.2.5. Signage

Refer to Section 6.2.5 - Signage.

✔
- overhead light good for pedestrian safety
- simple materials & construction

✘
- can seem large in scale compared to pedestrian space
- light fixture does not complement post structure

✔
- good for pedestrian/multi-use path
- vandal proof

✔
- feature lighting at entrances or architectural features

✔
- feature lighting to highlight architectural features
- encourages seasonal decoration
- provides a soft glow light only

Refer to Section 17.40 of the Town of Mammoth Code

7.1. Objective

- Signage should reflect the character of the neighborhood with regard to materials, form and use.
- Signage form and quality should relate directly to its purpose, context and location.
- Signage should inform and direct, but in a manner and style which creates a memorable environment, particularly within pedestrian zones. As such, signage provides an opportunity to introduce whimsical, historical and/or sculptural character.

7.2. Types of Permanent Signs

7.2.1 Regulatory

- Regulatory signs should be standardized yet be given unique character and identification with the Town by either sign shape, graphic style, color or materials.
- Regulatory signs should be minimized. They should be sized, mounted and placed with care to limit visual intrusion.

7.2.2 Directional and Identification

- Should orient and direct visitors in vehicles, on foot or on bicycle.
- Directional/identification signage should be large enough to make information legible and to facilitate decision making (particularly from a car).
- Sign materials may vary considerably but should be consistent with regional character, the local neighborhood, and nearby architectural elements.
- Where possible, visually integrate directional/identification signs within the landscape context.

✔
- standard symbols are easy to understand
- materials are natural but have a clean finish that distinguishes them from surrounding natural elements
- scale matches pedestrian use

✔
- recognizable logos

✘
- visual clutter of signs
- pole mounted signs
- clash of colors
- inconsistent setback from the road
- out of scale with pedestrian environment

✔
- rustic in character
- text read clearly at a distance
- colors are not obtrusive
- materials are consistent with natural surroundings
- more than one sign surfaces create interest

✘
- two signs could lead to clutter

✔
- simple and legible
- colors are clear but not too obtrusive
- base of sign matches the scale of the post
- shadowed/raised text allows easy reading
- scale good for slow moving vehicles & pedestrians

✘
- cannot be seen from a distance

7.3. Commercial Signage

7.3.1 General

- Commercial signs should be an integral and noticeable part of a building's architecture.
- Commercial signs shall be provided under a master signage plan for each property containing three tenants or more.

7.3.2 Sign Position and Height

- Signs should be located to relate to their corresponding building and have a freestanding base treatment that connects them to the ground. Signs should not be positioned so as to obscure any architectural details and sized to complement buildings.
- Projecting signs perpendicular to building faces are encouraged. These should be positioned along the first floor facade at a level which allows good visibility from pedestrian areas but high enough to allow site clearance where required (8.0 feet minimum clearance).
- Pedestrian signs should be readable from a distance of 15-20 feet.
- Signs should be placed to emphasize special shapes, details or projections that characterize a particular facade, to draw attention to shop entrances or to emphasize window displays. Signs should be supported by brackets, which can be decorative as well.
- Each business is allowed a single projecting sign.
- Window signs should enhance the storefront and not obscure views into the business.
- Flush mounted signs, when used, should be positioned within architectural features, such as transom panels above doorways, etc.
- Signs with a low overall profile are encouraged.
- Single pole signs shall not be permitted. A decorative base is required for all freestanding signs.
- Signs should not be located more than 12 feet from the ground. Roof top signs are not allowed.

- rustic, natural character
- materials are similar to adjoining building
- text is clear and able to be read from a distance
- simple use of image
- simple shape

- base of sign weights the display
- arrangement of stone pieces creates interest and depth
- form of base matches the straight edges of the display

- base of sign weights the display
- clear text and interesting font style
- depth created by layering of display components
- use of color is limited but effective
- natural materials used

- text is clear
- eclectic style
- relates to the building style/character
- natural materials
- layering of sign elements creates depth

7.3.3 Sign Shape and Materials

- Signs should express the character of a business while remaining in context with the overall regional and local character of Mammoth.
- Signs, which are symbolic and/or sculptural, are encouraged because they create visual interest and complexity.
- Sign shapes should be interesting but not overly complex, and endure the test of time.
- Materials should be durable and easy to maintain. Materials should be expressive of regional character and the local neighborhood as well as compatible with building finishes. Appropriate materials include wood, metal, stone, glass, and acrylic.
- Materials should be used in combination to provide a 3-dimensional finish.
- Steel posts/frames where visible, should be decorative and incorporated into sign design.
- Exposed concrete block shall not be used.

✔
- simple shapes used for sign board
- clear text
- consistent "family" of colors used
- depth created on sign through sculptural element

✔
- interesting hanging bracket
- simple and effective composition
- clear text

7.3.4 Graphics

- Lettering should be of sufficient size and of a style that is easily read.
- There should be no more than two letter styles on a single sign. As a general rule, letter forms should occupy no more than 75% of total sign panel area.
- There should be a contrast of colors between background and message. The message should have limited use of accent colors.
- Images and symbols should be combined where appropriate.
- Decoration that overpowers the message should be avoided.
- Few words should be used to convey primary information only.

✔
- sign is weighted to the ground
- stonework texture provides interest
- use of branding to create identity
- simple text
- limited use of color on sign - planting provides color

✘
- large dark signs are generally not encouraged

✔
- sculptural sign
- clear and fun font and graphics

7.3.5 Illumination

- Fluorescent fixtures are not permitted for exterior sign lighting.
- Illumination external to the sign surface shall be provided with lighting directed at the sign.
- Light sources for signage should be shielded and light levels should not compete with other functional lighting.
- Neon signs are prohibited. Halogen lit lamps or other equivalent white light source shall be used.
- All wiring and electrical hardware shall be hidden from view to the greatest extent possible and/or painted in dark colors.

7.4. Promotional/Temporary Banners

- A business utilizing a banner sign shall undergo the permit process for a permanent sign. Banner signs will be allowed on a temporary basis only.
- Banners should be made of nylon or other strong weather-resistant fabrics.
- Banners shall be attached to the face of a building, perimeter wall/fence or permanent freestanding sign, or be displayed in a window.
- Banners should be located on areas that front onto a public street or parking lot directly adjacent to the business.
- Promotional signs/banners shall not extend above the roofline of a building/structure.
- Buildings or tenant space less than 50 linear feet of building frontage are allowed 20 square feet of banner area.

✔
- shielded light fixtures
- highlights architectural feature/detail
- soft light creates character

✔
- light integral to signage
- simple, elegant design

✘
- casts shadow on sign during the day

✔
- banner integral to street furniture
- banners graphically designed
- mounted on street lighting to reduce number of vertical elements in streetscape

✔
- banner integral to street furniture
- strong graphic design
- creates identity
- banner designed to fit with the post

8.1. Objective

Outdoor sales, public events, and storefront displays provide the opportunity for businesses and event sponsors to create an attractive environment, adding interest and activity to the streetscape, and attracting residents/tourists and pedestrians/shoppers.

8.2. Outdoor/Tent Sales

- quick to set up
- side panels can be added for more secure display & weather protection for goods
- consistent form and materials creates a village atmosphere
- flexibility available in organization of display space
- tents able to be disassembled and stored
- natural setting

- no special equipment needed
- quick and easy to set up

- merchandise could be damaged by weather

- As used in these guidelines, tents are inclusive of pop-ups, canopies, umbrellas, and other protective devices.
- Tents/displays with overhead protective covering shall be used for outdoor sales to provide protection from the elements and an animated festival atmosphere.
- Tents should be contained units and not consist of a series of three or more joined tents.
- Consistency of color is required for each sale area. Alteration to manufactured color is not permitted. Proper condition of repair and cleanliness is required.
- No more than one sign per business or tent, whichever is less, is permitted.
- Tent sale dates for properties, limited to on-site businesses, shall be limited to three times per year at the discretion of each store owner.
- Permitted sale area shall consist of no more than two parking spaces or 1/3 the total number of parking spaces required for the business:

  Square feet leased _____ divided by 250 = _____ times .33 = ____ (parking spaces allowed) Generally, all merchandise must be kept within sale area. Additional area for cash registers, etc. may be permitted outside sale area.
- Sale duration is 3 days, with 1-day setup and 1-day tear down.
- Property shall be used for sale of merchandise sold by on-site business only.
- All areas visible by the public, including the rear of tent areas where material storage and utilities are located, shall be maintained in a clean and orderly appearance. The use of materials including, but not limited to decorative fencing and lattice work not exceeding three feet in height may be used to screen such areas. Construction related fencing shall be prohibited.
- Areas may be secured with the use of decorative fencing, overnight parking of vehicles and/or on-site personnel.
- Permits may be required from the Mammoth Lakes Fire Protection District.
- A separate permit from the Town of Mammoth Lakes is required. Additional requirements are included.

8.3. Outdoor Displays

Businesses are encouraged to place a select number of festive, decorative items, whether or not for sale, outside their storefront on a daily basis, when window display areas (if available) are used to further animate the pedestrian scale of the business and invite customers in to discover merchandise.

- Outdoor displays should be an attraction to the business instead of providing extra retail space for the store.
- Storefront racks shall be fixed, integral to the outside of the shop and complement and animate the pedestrian environment. No tables or horizontal racks (including clothes racks) shall be permitted.
- Storefront racks shall not impeded pedestrian access, building entrances and exits, driveways or streets. Minimum clear walkway width will be five feet at all times.
- Display areas shall not exceed 20% of the lineal building frontage with a maximum of 15 feet allowed.
- All available window space for the business must be utilized for interior display prior to permitting outdoor display.
- Display must be confined to areas adjacent to the building. No parking areas shall be used.
- Outdoor seating may be permitted subject to complying with minimum sidewalk clearance and with parking and all other zoning requirements.
- No sale of merchandise outside business shall be permitted, unless in conjunction with a permitted outdoor sale.
- Storefront displays shall require administrative review by the Town of Mammoth Lakes.

✓ • storefront display is creative and enhances entrance

✗ • not easily monitored from inside

✓ • moveable
• effective display

✗ • not associated with a buildings or pedestrian space

Bicycle Display

- Bicycle racks are encouraged as a means of promoting an alternate mode of transportation for residents and visitors to the community.
- Bicycle racks may be permitted subject to administrative review, and may not be placed in landscape or required parking areas. Required pedestrian and vehicular access must also be maintained around bicycle racks. One bike rental sign, not exceeding four square feet or eight feet in height, may be placed per business location.

9.1 Applicability

All new structures and all structures that are being renovated other single-family homes below 8,250 feet elevation shall be subject to the Design Guidelines. The Design Guidelines Review Process shall be conducted by the Community Development Department and the Planning Commission. Permits for use and construction shall not be issued until all applicable discretionary permits have been approved.

Minor projects may be reviewed by the CDD. These projects include:

- single family homes above 8,250 foot elevation and outside the Snow Deposition Design Zone
- duplexes, triplexes and fourplexes
- painting/color changes
- minor additions (less than 500 square feet or less than 4 residential units)
- minor facade enhancements
- most signage
- minor landscaping work (planting)
- security lighting
- satellite dishes (if no more than 2 feet in diameter).
- outdoor sales/tents
- outdoor display

For all projects subject to design review which are not subject to approval by the Planning Commission or Advisory Design Panel (ADP), the projects shall be reviewed and approved with such conditions as may be established by the Community Development Department (CDD). The action of the Community Development Department or any conditions attached thereto may be appealed to the Planning Commission if a letter of appeal and required fee is submitted within fifteen (15) calendar days of the Director's action.

For all projects that require approval by the Planning Commission or the ADP, the CDD shall review the design aspects of the project and Staff shall include recommendations as part of the project agenda report to the Commission. Any action of the Commission with respect to design review may be appealed to the Town Council if a letter of appeal and required fee is filed within fifteen (15) calendar days of the Commission's action.

9.2 Pre-Application Meeting

For larger development projects, applicants should thoroughly review the Town's Design Guidelines prior to scheduling a pre-application conference with the Town's Community Development Department. After the applicant has reviewed the Design Guidelines the applicant should request a pre-application conference with CDD staff.

The request should describe the proposed project and the project's location. The Town shall schedule a pre-application conference after receiving the request from the applicant. The pre-application meeting is for the purpose of answering any questions related to the Town's regulations and the review process and determining the documents needed for submittal. It is recommended that the applicant bring a site plan and building elevations of the proposed project and any other pertinent information to the conference so the Town can offer comments and suggestions prior to an applicant expending considerable time on engineering and architectural services. It is strongly recommended that the applicant, their architect and civil engineer attend the pre- application conference.

> A Design Review Application Checklist has been developed to assist in the preparation of required documentation for the review process.
>
> Town Staff can work through the checklist with applicants to determine requirements.

9.3 Submission Requirements

The following submission requirements apply to projects submitted for review by the Community Development Department and/or by the Planning Commission, except single family construction projects below 8,250 feet elevation. A Design Review Application Checklist has been developed to assist in the preparation of required documentation for the review process. The Community Development Staff may determine that some of the following material may not be required:

9.3.1. Drawing Requirements

1. All required drawings and maps shall be submitted on one or more 24" x 36" sheets.
2. Engineering drawings shall be drawn to a scale of not less than 1 "=50'.
3. Architectural drawings shall be drawn to a scale of not less than 1/8"=1'.

9.3.2. Submittal Information Required

The owner or authorized agent of any project requiring building, site, or landscaping design approval as prescribed in Section 17.32.120 shall submit all of the following material to the Community Development Director unless the Community Development Director determines that some of the following material may be excluded.

The application shall consist of a drawing or drawings, supplemented by text as appropriate to describe the project application. The drawing or drawings shall be drawn to an appropriate scale and shall include the following:

1. Site development plans indicating:

a. Property lines, including the distances from the edges of adjacent road surfaces;

b. All easements (submit a current Title Report);

c. Significant existing features, such as buildings, parking areas, roads, driveways, paving, open space, rocks, or boulders four feet in diameter or larger; trees measuring twelve inches or more in circumference four feet above the ground, landscaped areas;

d. All proposed improvements including details of signage and lighting, trash enclosures, propane tanks and utility installations.

e. Adjacent significant features, including buildings and streets;

f. Scale and north arrow;

g. Existing and proposed contours and corner elevation (for sites of more than five percent slope, contour intervals shall be two feet; for sites of less than five percent, corner elevations only need to be indicated; and,

h. Snow storage areas.

2. Landscape plans indicating:

a. Property lines;

b. Outline of the existing and proposed buildings, parking areas, driveways, walkways, and other physical improvements;

c. All existing trees, shrubs, and other areas of significant landscaping, including large rocks or boulders, indicating the size and type;

d. All trees and major landscaping or existing vegetation to be removed.

e. Location, type, size, pattern, and spacing of all proposed plant materials;

f. Proposed method of irrigation, establishment, and maintenance of plant materials;

g. Scale and north arrow;

h. Existing and proposed contours and corner elevations (for sites of more than five percent slope, contour intervals shall be two feet; for sites of less than five percent, corner elevations only need to be indicated); and,

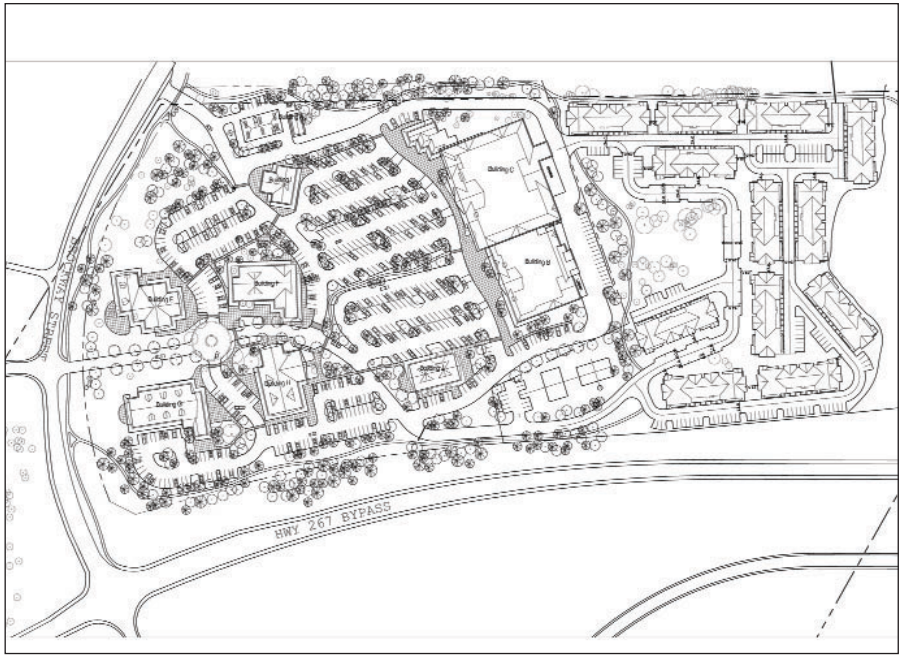
i. Location and height of all adjacent structures on abutting sites.

3. **Building elevations indicating:**
   a. All exterior elevations;
   b. Type of roof and all exterior materials;
   c. Sign locations and styles, if any, indicating the relationship to the building architecture; and,
   d. Location of roof and mechanical equipment, utility structures, and other structures located on the site.
   e. Colored elevation renderings.

4. **Cross-sections indicating:**
   a. Profiles of the proposed and existing buildings; and,
   b. Relationship of the buildings to the site, including the finished floor, grade, adjacent roads, buildings, and paved area elevations at key points.

5. **A sample materials/color palette including actual samples keyed to a color elevation indicating.**
   a. The type of roofing and siding; and
   b. All exterior colors. Sample colors to be indicated on the intended building materials.

6. **Visual Simulations:**
   a. Photos;
   b. Sketches;
   c. Perspective drawings; and
   d. Models.



Plan

Elevation

DESIGN REVIEW APPLICATION CHECKLIST

SUBMISSION PROCESS

This form has been developed to assist applicants with the submittal process. Town Staff can work through the checklist with applicants to determine specific requirements.

- ☐ READ DESIGN GUIDELINES
- ☐ REQUEST PRE-SUBMITTAL MEETING

  Bring:

  1. Site Plan/Color Elevation Drawings
  2. Current Photo - Subject Building/Site
  3. Current Photo - Building/Site with Adjoining Properties

  IDENTIFY WITH TOWN STAFF:

  (A) RELEVANT DESIGN GUIDELINES SECTIONS

  (B) DRAWINGS/REPORTS REQUIRED FOR DESIGN REVIEW

- ☐ ENSURE COMPLIANCE WITH A (see right)
- ☐ ENSURE COMPLIANCE WITH B (see right)
- ☐ SUBMIT APPLICATION MATERIAL
  - ☐ COMPLETED APPLICATION FORM
  - ☐ PHOTOS OF BUILDING AND CONTEXT
  - ☐ DESIGN REVIEW APPLICATION CHECKLIST
  - ☐ DRAWINGS/REPORTS (REQUIRED IN B)

SUBMISSION REQUIREMENTS

(A) DESIGN GUIDELINES

REQUIRED (Check all that apply)

- ☐ - PROJECT CONCEPT
- ☐ - SITE DESIGN
- ☐ - BUILDING DESIGN
- ☐ - COLOR
- ☐ - LANDSCAPE DESIGN
- ☐ - PUBLIC FURNISHINGS
- ☐ - LIGHTING
- ☐ - OUTDOOR SALES
- ☐ - STOREFRONT DISPLAYS

(B) SUBMITTAL DRAWINGS / REPORTS/ SPECIFICATIONS

REQUIRED	*COMPLETED (Check all that apply)*	
☐	☐	- SITE PLAN SURVEY OF EXISTING CONDITIONS
☐	☐	- SITE DEVELOPMENT PLANS
☐	☐	- LANDSCAPING AND REVEGETATION PLAN
☐	☐	- BUILDING PLANS, ELEVATIONS AND SECTIONS
☐	☐	- SAMPLE MATERIALS AND COLOR PALETTE
☐	☐	- SIGNAGE PLAN

Refer Section 9.3 Design Guidelines for more details

9.4 Project Review

9.4.1. Process

1. Meeting is set with Town staff to review project prior to submittal.
2. Project is submitted to Town Planning Division with completed check list and application fee of $1050 or $300 (for minor projects).
   - Fifteen copies (or as specified by the Town) of the complete submittal addressing the Design Guidelines shall be submitted to the Town.
3. Town reviews application for completeness and notifies applicant within 30 calendar days if additional information is required.
   - Staff will review proposal against the Town's Design Guidelines and provide a written analysis for larger development projects, once the project application is deemed complete, an Advisory Design Panel (ADP) Review may be held to review the project.
   - The Town shall distribute copies of the submittal materials to the appropriate agencies for review.
   - Following correction of deficiencies or concerns, the ADP will make recommendations to staff concerning the merits or deficiencies associated with the project.
4. The Town will schedule a date with the Planning Commission for review and environmental evaluation. All staff and ADP findings and recommendations will be forwarded to the Planning Commission in a staff report.
5. At least 5 days prior to the Planning Commission meeting, a copy of the staff report to the Commission will be sent to the applicant.
6. Planning Commission conducts the public hearing.
   - The Planning Commission may deny, approve, approve with conditions or continue the hearing to receive additional input.
7. The applicant may appeal the decision of the Planning Commission to the Town Council within 15 days of the Planning Commission decision.
8. The applicant may make a written request to withdraw or postpone the Design Review process at any time.
9. Approval shall be valid for a period of two years. A one year extension of the approval of a project may be granted by the Planning Commission upon a application for extension from the applicant. In all circumstances, all approvals will expire in three years after Planning Commission or Director approval. Within this time frame, the applicant shall obtain building permits, if required, and begin construction of the permitted project.

9.5 Authorization to Proceed with Work

1. There shall be no grading, excavation, cutting of trees or removal of vegetation until a grading and/or building permit has been obtained from the Community Development Director or their representative. The project resolution of approval must be signed by the property owner and recorded prior to the issuance of any development permits (except minor permits).
2. If the project is a multi phased project (grading or building), each phase of the project shall obtain a Development Permit prior to commencement of work on that phase.

9.6 Project Monitoring and Reporting

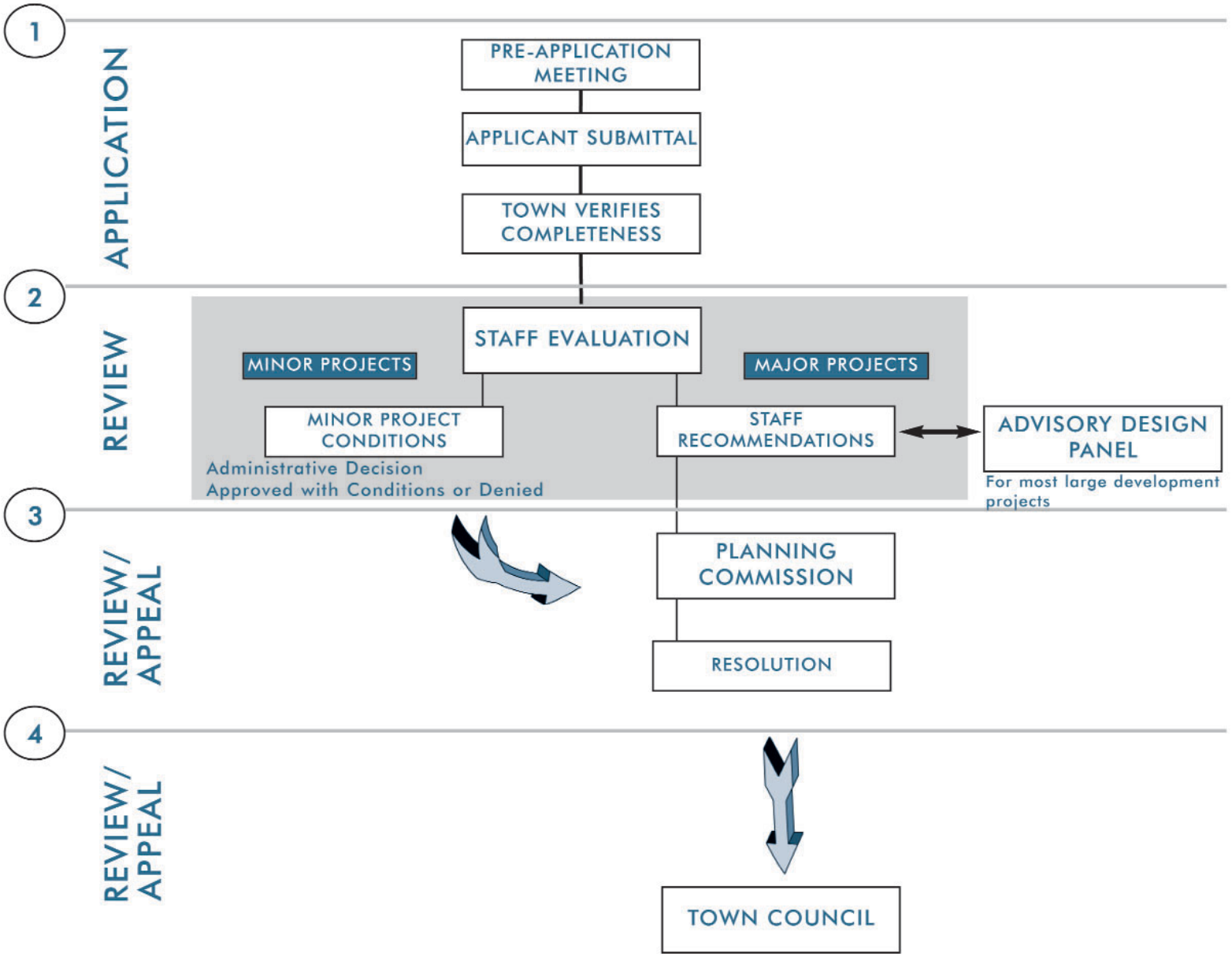
1. The Town will observe the project during its construction to ensure applicable conditions of approval are being adhered to, and to facilitate assistance with the development if any changes are necessary.

9.7 Sureties to Guarantee Completion and Warranties of Required Improvements

1. Sureties to Guarantee Completion. This surety shall consist of an itemized listing of public and private improvements such as landscaping, re-vegetation, public and private drives, streets, walks, storm drainage improvements, sewer and water lines required for a development with specific quantities and costs. A reclamation surety will also be required by the Town. This agreement shall be on a form provided by the Town.
2. Warranties of Required Improvements. This guarantee shall consist of one or more security arrangements acceptable to the Town which secure the construction of such public and private improvements as are stipulated within the improvements agreement and shown on the approved development plan.

9.8 Completion of Project and Certificate of Occupancy

1. No project shall be issued a Certificate of Occupancy until all required landscaping and site improvements, both public and private, are completed and conditions of approval have been met.
2. A conditional or temporary Certificate of Occupancy may be issued by the Town when sufficient funds or collateral remain as a part of the improvements agreement to complete all incomplete landscaping or site improvements.


1
APPLICATION
PRE-APPLICATION MEETING
APPLICANT SUBMITTAL
TOWN VERIFIES COMPLETENESS
2
REVIEW
STAFF EVALUATION
MINOR PROJECTS
MAJOR PROJECTS
MINOR PROJECT CONDITIONS
STAFF RECOMMENDATIONS
ADVISORY DESIGN PANEL
For most large development projects
Administrative Decision
Approved with Conditions or Denied
3
REVIEW/ APPEAL
PLANNING COMMISSION
RESOLUTION
4
REVIEW/ APPEAL
TOWN COUNCIL

10.1 Appendix - Environmentally Sustainable Design

The United Nations Commission of the Environment defines sustainability as "achieving stability of both physical and social systems by meeting the needs of the current generation without compromising the ability of future generations to meet their needs".

A sustainable built environment aims to meet the following goals:

i. minimize the use of resources

ii. conserve ecosystems, the source of all resources

iii. create healthy built environments and landscapes for present and future generations.

A number of components comprise the concept of sustainability and "green design" including energy efficient design, natural ventilation, siting of structures, daylighting, water use & conservation and materials/resources.

Sustainable Building Design

Buildings have a tremendous impact on the environment from the consumption of resources to the production of waste and building can substantially reduce these impacts. A building that benefits our environment and is successful for all building stakeholders requires a synergistic discussion that begins in the planning stages and continues through construction and post construction.

Rating Systems

One of the most well developed building rating systems is the Leadership in Energy and Environmental Design (LEED) program developed and administered by the United States Green Building Council. It is a flexible incentive program based on an existing international building rating system and sets standards for a building in the categories of: Sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation in design. More detailed information can be found at http://www.usgbc.org. Other programs include the Energy Star program, which utilizes the Environmental Protection Agency's guidelines for energy efficiency, the Build America program and the Green Building Standard.

Note: There is potential for the use of geothermal energy in Mammoth. New buildings should be designed with the flexibility to be retrofitted if geothermal energy becomes available, in addition to other green technologies.

10.2 Suggested Plant List

The plant list below was prepared for 'Eastern Sierra Gardens'. The list is intended to provide a guide only - some species listed may not be appropriate for the Mammoth area. Additional recommendations should be obtained from local nurseries (see below). Images of plants listed may be found at www.laspilitas.com/comhabit or www.highcountrygardens.com. Additional resources are listed below:

The following list was compiled by: Karen Ferrell-Ingram, native plant propagator
Sherryl Taylor, Garden Club of America/Partners for Plants
Elizabeth Tenney, Master Gardener, University of Nevada-Reno

PLANTS THAT THRIVE IN EASTERN SIERRA GARDENS

Compiled by: Karen Ferrell-Ingram, native plant propagator
Sherryl Taylor, Garden Club of America / Partners for Plants
Elizabeth Tenney, Master Gardener, University of Nevada-Reno

These plants will minimize garden maintenance, water use and fire danger, and provide a beautiful home landscape that complements the scenic surroundings of the Eastern Sierra.

Secrets of a successful garden

Every successful garden needs planning and some follow-up care after planting.

- Fire-resistance depends more on location and maintenance than variety planted. Plan your garden to include a 30' fire-safe buffer. *(See "RESOURCES")*
- Water regularly for 1st season; periodically deep soak once plants are established.
- Mulch to conserve water and control weeds.
- Prune selectively for better bloom, to remove dead wood and limit fire hazard. Consult a good pruning guide for each plant's specific requirements.

Some recommended plant varieties

Growing areas differ within Mono County. Check with your local nursery to determine which plants are appropriate for your elevation.

Plant outside the 30' fire-safe buffer (*)
Native plant (N)

LARGE TREES

(Large – over 40')

COMMON HACKBERRY	(*Celtis occidentalis*)
WHITE ASH	(*Fraxinus americana*)
HONEY LOCUST	(*Gleditsia triacanthos inermis*)
KENTUCKY COFFEE TREE	(*Gymnocladus dioica*)
AMERICAN SWEETGUM	(*Liquidambar styraciflua*)
SIBERIAN CRABAPPLE	(*Malus baccata*)

COLORADO SPRUCE	(*Picea pungens*)	(*)
LODGEPOLE PINE	(*Pinus contorta*)	(*)(N)
JEFFREY PINE	(*Pinus jeffreyi*)	(*)(N)
JAPANESE BLACK PINE	(*Pinus thunbergiana*)	(*)
WESTERN COTTONWOOD	(*Populus fremontii*)-male trees only	(N)
EUROPEAN BIRD CHERRY	(*Prunus padus* 'Plena')	
RED OAK	(*Quercus rubra*)	
SILVER LINDEN	(*Tilia tomentosa*)	

MEDIUM TREES
(Medium – 20' to 40')

WESTERN WATER BIRCH	(*Betula occidentalis*)	(N)
WESTERN HACKBERRY	(*Celtis reticulata*)	(N)
GREEN ASH	(*Fraxinus pennsylvanica*)	
JAPANESE CRABAPPLE	(*Malus floribunda*)	
BECHTEL CRABAPPLE	(*Malus ioensis plena*)	
QUAKING ASPEN	(*Populus tremuloides*)	(N)
MOUNTAIN ASH	(*Sorbus aucuparia*)	

SMALL TREES
(Small - about 20')

AMUR MAPLE	(*Acer ginnala*)	
MOUNTAIN MAPLE	(*Acer glabrum*)	(N)
COCKSPUR HAWTHORN	(*Crataegus crus-galli*)	
SCHEIDECKER CRABAPPLE	(*Malus scheideckeri*)	
BRISTLECONE PINE	(*Pinus aristata*)	(*)(N)
PINON PINE	(*Pinus monophylla*)	(*)(N)
FLOWERING PEAR	(*Pyrus calleryana*)	
SMOOTH SUMAC	(*Rhus glabra*)	
3-LEAFED SUMAC	(*Rhus trilobata*)	(N)

HIGH SHRUBS
(High – over 6')

MOUNTAIN MAPLE	(*Acer glabrum*)	(N)
SHADBUSH, SERVICE BERRY	(*Amelanchier laevis*)	
SHADBUSH	(*Amelanchier alnifolia*)	(N)
SHADBUSH	(*Amelanchier utahensis*)	(N)

CHOKEBERRY	(*Aronia melanocarpa*)	
BUTTERFLY BUSH	(*Buddleia davidii*)	
SIBERIAN PEA-SHRUB	(*Caragana arborescens*)	
MOUNTAIN MAHOGANY	(*Cercocarpus ledifolius*)	(*)(N)
FERNBUSH	(*Chamaebatiaria millifolium*)	(N)
SIBERIAN DOGWOOD	(*Cornus alba* 'Sibirica')	
CREEK DOGWOOD	(*Cornus sericea*)	(N)
REDTWIG DOGWOOD, REDOSIER DOGWOOD	(*Cornus stolonifera*)	(N)
WINGED EUONYMUS, BURNING BUSH	(*Euonymus alatus*)	
FORSYTHIA	(*Forsythia* 'Beatrix Farrand')	
WITCH HAZEL	(*Hamamelis*)	
PFITZER JUNIPER	(*Juniperus chinensis* 'Pfitzeriana')	(*)
BEAUTY BUSH	(*Kolkwitzia amabilis*)	
HEDGE CRABAPPLE	(*Malus pumila* 'Centurion')	
BAYBERRY	(*Myrica pennsylvanica*)	
WESTERN SAND CHERRY	(*Prunus besseyi*)	
BITTERCHERRY	(*Prunus emarginata*)	(N)
WESTERN CHOKECHERRY	(*Prunus virginiana demissa*)	(N)
TALLHEDGE BUCKTHORN	(*Rhamnus frangula* 'Columnaris')	
STAGHORN SUMAC	(*Rhus typhina*)	
BLUE ELDERBERRY	(*Sambucus caerulea, S.glauca*)	(N)
SILVER BUFFALO BERRY	(*Shepherdia argentea*)	(N)
COMMON LILAC	(*Syringa vulgaris*)	
VIBURNUM	(*Viburnum lantana, V. dentatum*)	

LOW SHRUBS
(Low – under 6')

BEARBERRY, KINNIKINNICK	(*Arctostaphylos uva-ursi*)	
SOUTHERNWOOD, OLD MAN	(*Artemisia abrotanum*)	
GREAT BASIN SAGEBRUSH	(*Artemisia tridentata*)	
JAPANESE BARBERRY	(*Berberis thunbergii*)	
DESERT CEANOTHUS	(*Ceanothus greggi*)	(N)
SPREADING COTONEASTER	(*Cotoneaster divaricatus*)	
SULFUR BUCKWHEAT	(*Eriogonum umbellatum*)	(N)
DWARF WINGED EUONYMUS, BURNING BUSH	(*Euonymus alatus*)	
WINTERCREEPER	(*Euonymus fortunei*)	
APACHE PLUME	(*Fallugia paradoxa*)	

ARMSTRONG JUNIPER	(*Juniperus chinensis* 'Armstrongii')	(*)
SAN JOSE JUNIPER	(*Juniperus chinensis* 'San Jose')	(*)
MUGHO PINE	(*Pinus mugo mughus*)	(*)
SHRUBBY POTENTILLA	(*Potentilla fruticosa*)	(N)
ANTELOPE BITTERBRUSH	(*Purshia tridentata*)	(*)(N)
FRAGRANT SUMAC	(*Rhus aromatica*)	
GOLDEN CURRANT	(*Ribes aureum*)	
WAX CURRANT	(*Ribes cereum*)	(N)
COYOTE WILLOW	(*Salix exigua*)	(N)
PURPLE SAGE	(*Salvia dorrii*)	(N)
SPIRAEA	(*Spiraea billiardi*)	
MOUNTAIN SNOWBERRY	(*Symphoricarpos rotundifolius*)	(N)
DWARF EUROPEAN CRANBERRY BUSH	(*Viburnum opulus* 'Nana')	

GROUND COVERS

BEARBERRY, KINNIKINNICK	(*Arctostaphylos uva-ursi*)	
SERBIAN BELLFLOWER	(*Campanula poscharskyana*)	
SNOW-IN-SUMMER	(*Cerastium tomentosum*)	
PURPLE-LEAF WINTER CREEPER	(*Euonymus fortunei* 'Colorata')	
SWEET WOODRUFF	(*Galium odoratum*)	
DAYLILY	(*Hemerocallis*)	
CINQUEFOIL, spring	(*Potentilla tabernaemontanii*)	
CREEPING JUNIPER	(*Juniperus horizontalis*)	(*)
TAM JUNIPER	(*Juniperus sabina* 'Tamariscifolia')	(*)
VIRGINIA CREEPER	(*Parthenocissus*)	
MOSS PINK	(*Phlox subulata*)	
STONECROP	(*Sedum, spp.*)	
WOOLLY THYME	(*Thymus pseudolanuginosus*)	
WOOLLY SPEEDWELL	(*Veronica incana*)	

GRASSES

INDIAN RICE GRASS	(*Achnatherum hymenoides*)	(N)
NEEDLEGRASS	(*Achnatherum spp.*)	(N)
NEEDLE AND THREAD GRASS	(*Hesperostipa comata*)	(N)
GREAT BASIN WILD RYE	(*Leymus cinereus*)	(N)
CREEPING WILD RYE	(*Leymus triticoides*)	(N)
ALKALI SACATON	(*Sporobilis airoides*)	(N)

PERENNIALS

YARROW	(*Achillea*)	(N)
HUMMINGBIRD MINT	(*Agastache cana*)	
COLUMBINE	(*Aquilegia*)	(N)
ARTEMISIA	(*Artemisia*)	
DUSTY MILLER	(*Centaurea cineraria*)	
CLEMATIS	(*Clematis ligusticifolia*)	(N)
VIRGIN'S BOWER	(*Clematis montana*)	
COREOPSIS	(*Coreopsis grandiflora, C.lanceolata*)	
SWEET WILLIAM, PINKS	(*Dianthus*)	
BUCKWHEAT	(*Eriogonum spp.*)	(N)
CALIFORNIA POPPY	(*Eschscholzia californica*)	(N)
DAYLILY	(*Hemerocallis*)	
HYSSOP	(*Hyssopus officinalis*)	
GILIA, STAR OR SCARLET	(*Ipomopsis aggregata*)	
LUPINE	(*Lupinus spp.*)	(N)
LAVENDER	(*Lavendula spp.*)	
BLUE FLAX	(*Linum lewisii*)	
BEE BALM	(*Monarda didyma*)	
CATMINT	(*Nepeta x faassenii*)	
EVENING PRIMROSE	(*Oenethera caespitosa*)	(N)
HERBACEOUS PEONY	(*Paeonia*)	
ORIENTAL POPPY	(*Papaver orientale*)	
PENSTEMON	(*Penstemon spp.*)	(N)
PHLOX	(*Phlox paniculata, P.suffruticosa*)	
RUSSIAN SAGE	(*Perovskia atriplicifolia*)	(N)
BETHLEHEM SAGE	(*Pulmonaria saccharata*)	
BLUE SALVIA	(*Salvia spp.*)	
APRICOT GLOBEMALLOW	(*Sphaeralcea ambigua*)	(N)
LAMB'S EAR	(*Stachys lanata*)	
PRINCE'S PLUME	(*Stanleya pinnata*)	(N)
MEADOW RUE	(*Thalictrum*)	
SPEEDWELL	(*Veronica, spp.*)	

RESOURCES

PLANT INFORMATION

"An Eastern Sierra Firescape Plant List", Fire Safe Plan for the Community-Wildlands Interface of Inyo and Mono Counties *(9/26/02 draft)* by Bruce Allan Klein, Eastside Associates (760) 872-6727, www.firesafecouncil.org

Gardening in the Mountain West by Barbara Hyde, ISBN 0-9635224-3-4

Home Landscaping Guide for Lake Tahoe and Vicinity

- The Tahoe Regional Planning Area Recommended Plant List of "resource- efficient plants"
- Accent Plant List of the Tahoe Basin.
  John Cobourn, Water Resource Specialist,
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  P.O. Box 8208, Incline Village, NV 89452-8208

Sunset Western Garden Book

Xeriscape Plant Guide (Denver Water, American Water Works Association), ISBN 1-55591-322-9

High Country Gardens, www.highcountrygardens.com (1-800-925-9387)

PLANT SOURCES

- Bishop Nursery, Bishop (760) 873-7515
- California Native Plant Society - Bristlecone Chapter
  Fall Plant Sale *For INFORMATION*: (760) 387-2913
- Dry Creek Garden Co., 7250 S. Virginia, Reno (775) 851-0353
- High Country Gardens www.highcountrygardens.com
  (1-800-925-9387)
- Mammoth Lakes Nursery, Mammoth Lakes (760) 934-6012
- Pleasant Gardens Nursery, Mammoth Lakes (760) 924-8981
- Sage Hill Nursery, Crowley Lake (760) 935-9110
- Sierra Gardens Nursery, Bishop (760) 873-3459

CHOKEBERRY	(*Aronia melanocarpa*)	
BUTTERFLY BUSH	(*Buddleia davidii*)	
SIBERIAN PEA-SHRUB	(*Caragana arborescens*)	
MOUNTAIN MAHOGANY	(*Cercocarpus ledifolius*)	(*)(N)
FERNBUSH	(*Chamaebatiaria millifolium*)	(N)
SIBERIAN DOGWOOD	(*Cornus alba* 'Sibirica')	
CREEK DOGWOOD	(*Cornus sericea*)	(N)
REDTWIG DOGWOOD, REDOSIER DOGWOOD	(*Cornus stolonifera*)	(N)
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BAYBERRY	(*Myrica pennsylvanica*)	
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BLUE ELDERBERRY	(*Sambucus caerulea, S.glauca*)	(N)
SILVER BUFFALO BERRY	(*Shepherdia argentea*)	(N)
COMMON LILAC	(*Syringa vulgaris*)	
VIBURNUM	(*Viburnum lantana, V. dentatum*)	

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(Low – under 6')

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COYOTE WILLOW	(*Salix exigua*)	(N)
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HUMMINGBIRD MINT	(*Agastache cana*)	
COLUMBINE	(*Aquilegia*)	(N)
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CLEMATIS	(*Clematis ligusticifolia*)	(N)
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BEE BALM	(*Monarda didyma*)	
CATMINT	(*Nepeta x faassenii*)	
EVENING PRIMROSE	(*Oenethera caespitosa*)	(N)
HERBACEOUS PEONY	(*Paeonia*)	
ORIENTAL POPPY	(*Papaver orientale*)	
PENSTEMON	(*Penstemon spp.*)	(N)
PHLOX	(*Phlox paniculata, P.suffruticosa*)	
RUSSIAN SAGE	(*Perovskia atriplicifolia*)	(N)
BETHLEHEM SAGE	(*Pulmonaria saccharata*)	
BLUE SALVIA	(*Salvia spp.*)	
APRICOT GLOBEMALLOW	(*Sphaeralcea ambigua*)	(N)
LAMB'S EAR	(*Stachys lanata*)	
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- Sierra Gardens Nursery, Bishop (760) 873-3459