

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

MEETING

Tuesday, October 14, 2014, 9:30 a.m.

437 Old Mammoth Road Suite R

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioner Amy Grahek and Elizabeth Tenney

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and Approval of the minutes from the August 21, 2014 Meeting.
Approved.
2. TTM 14-004; DR 14-002 – Discussion of the Mammoth Creek Inn expansion located at 663 Old Mammoth Road. Staff contact: Nolan Bobroff, Planning Technician, ext. 227

The Committee's comments and the applicants responses are summarized below:

- *The chalet style roof portions are not integrated with the modern parapet roof. The applicant suggested that the parapet could be sided with Cor-ten, installed horizontally. The Committee was supportive of this idea.*
- *Stucco is not durable and does not hold up to the harsh weather. The applicant provided pictures of various buildings around town that have utilized stucco, and explained that stucco is very durable when installed correctly. The Committee was supportive of using stucco.*
- *Additional material should be added onto the elevator shaft to break up the solid color. The applicant indicated they would consider incorporating either stone or hardie board siding onto a portion of the elevator shaft to break up the mass.*
- *It would be helpful to see the buildings in context with the surroundings. The applicant indicated that renderings of the proposed buildings in context would be provided at the public hearing.*
- *Questioned where the snow would be stored prior to being hauled off-site. Per the Municipal Code, interim snow storage areas shall not interfere with more than one-third of the required minimum parking and shall be removed within five calendar days following a storm cycle (MC §17.36.110.B.3.a). Approval of a snow storage management plan is required prior to approval of the final map.*

- *The windows as shown on the materials board are very reflective. The applicant indicated that they had to be reflective in order to comply with Title 24, but did indicate that if the Building Official was agreeable, he would prefer to use a different window. Staff recommended including a Condition of Approval in the Resolution that the windows shall be HP Sun-2 or equivalent, pursuant to the Building Official's permission. The Committee and the applicant agreed to the Condition.*
3. TPM 14-001; UPA 14-004; DR 14-003 – Discussion of Chalet Hestia, a three unit condominium project located at 196 Davison Road. Staff contact: Nolan Bobroff, Planning Technician, ext. 227
- *The Committee stated that the long uninterrupted ridgeline running east and west needs to be broken up. The Committee suggested increasing the pitch on the front roof and rear roof of the center unit to break up the monotony.*
 - *The vents will need to be grouped together.*
 - *There is an opportunity to increase the building height to get an additional floor or loft.*
 - *Applicant needs to indicate what finish or stain will be applied to the siding.*

ADJOURNMENT

The meeting ended at 11:15 am

Respectfully submitted,

Nolan Bobroff
Planning Technician