

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

**MEETING**

**Monday, November 17, 2014, 1:00 p.m.**

**437 Old Mammoth Road Suite R**

**CALL TO ORDER**

**ROLL CALL:**

Committee members present: Commissioners Amy Grahek and Elizabeth Tenney.

Staff members present: Jennifer Daugherty, Senior Planner; Ruth Traxler, Assistant Planner; Nolan Bobroff, Planning Technician

**PUBLIC COMMENTS**

None.

**BUSINESS MATTERS**

1. Review and Approval of the minutes from the October 14, 2014 Meeting.

*The minutes of the October 14, 2014 meeting were approved with corrections.*

2. SP 14-00031 – Consideration of a Master Sign Program Amendment at Sierra Center Mall, located at 452 Old Mammoth Road, to allow for a second monument sign. Staff contact: Ruth Traxler, Assistant Planner, ext. 233.

*The property owners, Drew Hild and Paul Rudder, attended the meeting. Mr. Hild made the following comments in regards to the proposed monument sign:*

- *The purpose of the second sign is to have separate signage for the government entity and the commercial tenants.*
- *The main panel is a powder coated steel. The flush surface of the sign will ease maintenance efforts.*
- *The letters are translucent but the light source is not visible. The internal illumination will have auto-dimming capabilities to adjust to ambient light conditions.*
- *The logo is printed on the white translucent surface.*
- *The location on the west side of the driveway was not considered because of possible easements that may be granted to the adjacent property owner.*
- *The sign is proposed to be parallel to the sidewalk.*

*The Committee members responded with the following comments:*

- *It was requested that the applicant provide additional material and design details on the stone veneer. Materials such as integrated concrete or real stone are preferred.*

- *It was requested that the applicant provide additional material and design details on the top and bottom beams. It was suggested that it may be appropriate to incorporate bolts on the beams as a design detail.*
  - *It was requested that the applicant provide photos showing the sign in context by placing stakes or similar objects in the sign location. Photos should be taken from the adjacent intersections. It was suggested that the angle of the sign facing the street should be reviewed for optimal visibility from the roadways.*
  - *The information requested may be emailed to Committee members for review and comments prior to the Planning and Economic Development Commission meeting on December 10, 2014.*
3. VAR 13-002; ADR 13-002 – Consideration of the final design of the landscaping and garage walls (required by Resolution No. PEDC-2013-07) and consideration of modifications to the approved design for the wireless antenna at the Shilo Inn, located at 2963 Main Street. Staff contact: Nolan Bobroff, Planning Technician, ext. 227.

*The Design Committee discussed the re-design of the cupola and the proposed rock work and had the following comments:*

- *The re-design is an improved design and is much less visually obtrusive than the original approved design.*
  - *The rock siding should only be applied to the east face and the solid wall portion of the north face. The header and column above the garage opening should be painted to match the building.*
  - *The applicant shall maintain the vegetation along the eastern wall and replace any vegetation damaged during installation of the rock siding.*
  - *Vegetation on the southern edge of the property shall follow the recommended plant list and the Water Efficient Landscape Ordinance.*
4. ADR 13-009 – Review proposed new single family home within the Bluffs subdivision, located at 145 Pine Street. Staff contact: Nolan Bobroff, Planning Technician, ext 227.

*This item was a follow-up item from the February 19, 2014 Design Committee meeting. The applicant (Elliott Brainard) was in attendance.*

- *The applicant indicated the roof material had been changed from the original zinc material to smooth cor-ten.*
- *The wood siding would be redwood with stain applied.*
- *The exposed concrete would be board-formed using a rough sawn 2x10 plank or similar material.*

*The Committee discussed the design and reached a consensus of 2-0 to approve the design.*

**ADJOURNMENT** – The meeting was adjourned at 2:30pm.