

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

MEETING

Tuesday, January 16, 2018, 11:00 a.m.

437 Old Mammoth Road, Suite R

MINUTES

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioners Amy Callanan and Jennifer Burrows

Staff members present: Sandra Moberly (Community and Economic Development Director); Ruth Traxler (Associate Planner)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Grocery Outlet – Consideration of exterior artwork and proposed signage for Grocery Outlet located at 37 & 77 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631

The project applicant, Terry Johnson of Best Development Group along with Cole McLaughlin of Revello Metal (artist) and Sean Campbell of United Sign Systems (Sign Contractor), participated via teleconference.

Nolan Bobroff gave a brief summary of the project and the specific items that were being reviewed by the Design Committee.

Exterior Artwork

Cole McLaughlin of Revello Metal summarized his artistic vision and described the techniques that he would use for the construction and installation of the art. He indicated that the art would depict local iconic vistas (Mammoth Mountain, Crystal Crag, and the Minarets) and the pieces would be constructed out of powder-coated aluminum that is layered to create depth.

The Design Committee members agreed that the artist's concept was appropriate and met the intent of providing visual mitigation of the uninterrupted CMU block sections of the north and west facades, but requested the following revisions to the design:

- (1) Use muted toned-down colors so that the colors are not distracting and/or use unfinished metal that will develop a patina (i.e., steel).
- (2) Use realistic shapes for the art pieces (i.e., snowflakes with six points).
- (3) Ensure that the vistas depicted in the images are realistic and eliminate the road in the Minarets scene.
- (4) Ensure that the animals depicted are representative of animals that inhabit the area (i.e., black bears and not grizzly bears).

The Design Committee requested a 2nd review of the concept once the above noted changes have been completed and will provide final approval once the CAD drawings showing the actual construction of the art pieces has been provided.

Monument Sign

The Design Committee agreed that the design and style of the monument sign was appropriate and matched architecturally with the building, but requested the following revisions to the monument sign:

- (1) The sign lettering needs to be three-dimensional in order to provide visual interest.
- (2) Internally illuminated signs are not permitted and the sign lighting needs to be consistent with the Town's sign code (i.e., halo lit or indirect lighting).
- (3) The color of the sign base needs to match the approved color for the building (i.e., caramel apple).

The Design Committee will review the final design once it has been provided.

2. DR 17-003 (Starbucks) – Consideration of proposed exterior modifications for the Starbucks building (Old McDonalds) located at 2935 Main Street. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631

The project applicant, Jim Forgey or Architects Orange, participated via teleconference.

The Design Committee was supportive of the overall design proposal for the project and had the following comments and recommendations:

- (1) The proposed primary building color is lighter than normally recommended, but provides visual contrast with the proposed darker trim and accent colors and is acceptable.
- (2) The Town requires use of real stone (i.e., cultured stone is not permitted) and the pattern should utilize large random shapes. A physical sample of the stone is required. Stone veneer is acceptable so long as the veneer is real stone.
- (3) The signage will require a separate sign permit and will be reviewed as a separate application.
- (4) If the future fireplace requires a chimney, the design will require some level of design review. The fireplace design can be included on the current design materials and be approved in conjunction with the current design review application.
- (5) The applicant needs to confirm that the existing "swiss chalet" design components are being removed and will be replaced with a material that is similar to the rest of the building.
- (6) Staff recommends considering an alternate location for the outdoor seating area that will be less shaded. The proposed location is on the north side of the building and will have residual snow/ice during the winter months. A second outdoor seating area would be another reasonable option.

The Design Committee was supportive of moving the project forward to the PEDC for consideration upon Staff's determination that the above items have been addressed.

ADJOURNMENT

The meeting adjourned at 12:00 p.m.

Respectfully submitted,

Nolan Bobroff, Assistant Planner