

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

MEETING

Tuesday, March 27, 2018, 11:30 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); Nolan Bobroff (Assistant Planner); Kim Cooke (Assistant Planner)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and approval of the minutes from the:
 - a. March 6, 2018 meeting. *Approved.*
2. ADR 18-001 – Consideration of Administrative Design Review (ADR) 18-001 for the construction of a new 5,700 sf single-family residence located within the Bluffs neighborhood at 480 Le Verne Street. Staff contact: Kim Cooke, Assistant Planner (760) 965-3638.

In attendance representing the project were: Ted Brobst and Caitlin Davis (Ward-Young Architects); Robert Schwartz and Karen Breslow (Property Owners); and Derrick Johnson (Contractor).

K. Cooke presented a summary of the project and discussed the mitigation measures specified in the Bluffs EIR MMRP. K. Cooke indicated that the project met all of the requirements of the Municipal Code, Design Guidelines, and the Bluffs EIR MMRP. The group discussed the window tint and requested verification from the window manufacturer that light transmittance is reduced with the proposed windows and that a sample of the window showing the tint be provided.

The Design Committee was supportive of the design of the residence and provided a recommendation for approval to the Community and Economic Development Director upon Staff's determination that the windows met the intent of the Bluffs EIR requirement for a reduction of light transmittance from the interior of the residence.

3. DR 18-001 – Consideration of Design Review (DR) 18-001 for a new 5-unit condo project located at 131 and 145 Manzanita Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

In attendance representing the project were: Mark Lehman (Property Owner/Contractor) and John Bishop (Contractor).

N. Bobroff presented a summary of the project and discussed the rationale for the setback adjustment and the design. The group discussed the project and the Design Committee requested the following changes:

- a. In the areas where board-formed concrete is proposed, the Design Committee determined that either board-formed concrete or corten steel are acceptable and the final material can be determined based on the final structural engineering. A sample of the corten steel showing the proposed pattern was requested.
- b. Wood siding and/or corten steel should be added to the north elevation to break up the building massing. The material changes should align with the roof projections.
- c. The roof vents, exhaust pipes, and flues should be grouped together to the maximum extent possible and faux chimneys should be incorporated to hide the vents and break up the mass of the roof structure.

The Design Committee was supportive of the design of the condominium project with the above changes and provided a recommendation to move the project forward to the PEDC for consideration.

4. Grocery Outlet – Discussion with the Project applicant regarding the exterior art proposal. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

In attendance representing the project was Matthew Lehman.

The group discussed the issues with the previous art proposal and provided Mr. Lehman with some direction on what the Design Committee would like to see for the exterior artwork. They indicated that sketches of various design ideas would be helpful before the artist spends too much time on the development of final drawings.

5. Minor Design Review – Consideration of Minor Design Review (DR) 18-003 for a 725 square foot addition to the east side of the existing structure located at 160 Commerce Drive. Staff contact: Kim Cooke, Assistant Planner (760) 965-3638.

In attendance representing the project was Robert Calvert (Project Applicant).

K. Cooke presented a summary of the proposed changes. The group discussed the changes and had no comments or issues with the proposal.

The Design Committee was supportive of the design changes and provided a recommendation for approval to the Community and Economic Development Director.

ADJOURNMENT

The meeting adjourned at 1:15 p.m.

Respectfully submitted,

Nolan Bobroff, Assistant Planner