

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

Tuesday, August 28, 2018 – 11:30 a.m.

437 Old Mammoth Road, Suite 230

MEETING MINUTES

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioners Amy Callanan and Paul Chang
Staff members present: Sandra Moberly (CEDD Director), Ruth Traxler (Associate Planner), and Nolan Bobroff (Assistant Planner)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and approval of the minutes from the:
 - a. June 28, 2018 meeting. *Approved.*
2. PSR 18-005 (Yotel Concept Review) – Review and provide preliminary comments on the design of the Yotel project located at 6040, 6042, 6060 Minaret Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

Chris Heinrich from RePlay (Applicant) was in attendance.

N. Bobroff provided a summary of the proposed project and indicated that the concept review submittal was a preliminary submittal and that a formal submittal that incorporates comments from Staff and the Design Committee would be forthcoming.

The Design Committee had the following comments regarding the proposed project:

- a. Sidewalks on the east side of Minaret Road should be considered.
- b. Analyze pedestrian connectivity around the site and look into the possibility of a pedestrian connection to Main Street.
- c. The SW corner of the site needs to be redesigned in order to enhance the pedestrian environment and maximize animation and the surface parking should be relocated to a less visible location and they should consider an extended patio/roof structure from the restaurant area
- d. Additional articulation/modulation on the ground floor and upper floors should be incorporated into the project design.
- e. The circulation plan needs to account for service truck access and parking in order to avoid trucks being parking on the roadway.
- f. The project will be reviewed by the Advisory Design Panel (ADP).

3. DR 18-005 (Manzanita Creek) – Review proposed design changes to the Manzanita Creek project located at 131 and 145 Manzanita Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

Mark Lehman (Applicant/Developer) was in attendance.

N. Bobroff provided a summary of the proposed design changes to the Manzanita Creek project and indicated that the extent of the changes was to replace the areas that were proposed to be stucco with a combination of corten steel and charred wood siding.

The Design Committee, staff, and Mr. Lehman discussed the proposed changes and the Design Committee indicated that the proposed materials were appropriate since they were previously approved and that they would leave it up to Mr. Lehman to decide where to use the steel vs the wood siding.

The Design Committee approved the proposed changes.

ADJOURNMENT

The meeting adjourned at 1:00 p.m.