

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES
MEETING AGENDA

Monday, October 1, 2018

437 Old Mammoth Road, Suite Z, 10:00 A.M.

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town of Mammoth Lakes at (760) 965-3600. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda are available for public inspection in the Community and Economic Development Department at 437 Old Mammoth Road, Suite 230 during normal business hours.

NOTE: All comments will be limited to a speaking time of five minutes.

CALL TO ORDER

ROLL CALL: Elliott Brainard, Jennifer Burrows, Amy Callanan, Robert Creasy, Greg Enright, Dawn Vereuck, and Larry Walker

PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Panel on matters not otherwise listed on the agenda. Under California law the Panel is prohibited from generally discussing or taking action on items not included in the agenda; however, the Panel may briefly respond to comments or questions from members of the public. Therefore, the Panel will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Panel for the opportunity to be heard when the item comes up for the Panel consideration.

BUSINESS MATTERS

10 minutes

1. Approval of the minutes of the June 8, 2018 meeting.

DESIGN REVIEWS

Design Review Procedure:

- i. Introduction of staff and applicant
- ii. Staff presentation
- iii. Applicant presentation

- iv. Panel and application questions and discussion
- v. Public comment
- vi. Panel discussion
- vii. Panel consensus report

90 minutes

- 2. Mammoth Arts and Cultural Center Design Review. Staff contact: Ruth Traxler, Associate Planner, (760) 965-3637.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT

Agenda Item I

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Friday, June 8, 2018

437 Old Mammoth Road, Suite Z, 10:00 A.M.

ROLL CALL

The meeting was called to order at 10:00 a.m. with members Elliott Brainard, Jennifer Burrows, Amy Callanan, Robert Creasy, Greg Enright, and Dawn Vereuck. Larry Walker recused himself from the Mammoth Arts and Cultural Center review and was absent from the meeting.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Review of Advisory Design Panel Procedures. Staff contact: Sandra Moberly, Community and Economic Development Director, (760) 965-3633.

There was a brief presentation of the procedures from staff. There was no discussion and there was no action required or taken.

2. Election of Advisory Design Panel Chair. Staff contact: Sandra Moberly, Community and Economic Development Director, (760) 965-3633.

Amy Callanan was appointed Chair of the Advisory Design Panel.

DESIGN REVIEWS

3. Mammoth Arts and Cultural Center Design Review. Staff contact: Ruth Traxler, Associate Planner, (760) 965-3637.

Ruth Traxler, Associate Planner, introduced the Mammoth Arts and Cultural Center (MACC) project and presented the design review analysis.

Evan Russell, CEO of Mammoth Lakes Foundation (MLF), Shira Dubrovner, Artistic Director for MLF, and Bruce Woodward, Architect, presented the history of the MACC, information on event and theater programming, and additional architectural information regarding the project.

The ADP members asked questions of staff and the applicant and there was a discussion. The ADP members provided the following comments, which have been organized based on comments applicable to site and building design:

Site Design

- The portable toilets and the area in which they are located should be reconsidered. Portable toilets themselves are not recommended and staff noted that the Building Official is working on a determination regarding their use in association with a

permanent event facility. Options to address the concerns include moving the portable toilet area further from the street to a less visible location to the north, adding a limited number (e.g. four) of permanent facilities with portable toilets available for larger events with designed screening, or creating an exterior entrance to the bathroom facilities within the Performing Arts Theater (“Theater”).

- Ticketing and concessions for the outdoor amphitheater should be planned for in detail on the site plan.
- The orientation of the outdoor amphitheater is appropriate because in the summer, the sun sets just north of west and the building will provide protection from the winds. Special consideration should be given to the protection of the trees framing the stage during construction.
- No additional landscaping, from what has been proposed in the landscape plans, is necessary on the east side of the new parking lot. The change in elevation likely mitigates the visibility of parked vehicles from College Parkway.
- Pedestrian access between the new parking lot and the entrance of the Theater should be improved. Pedestrians may be confused by the walkways leading towards the amphitheater, which appear more significant than the sidewalk. Review and revisions may be needed to improve circulation overall between the new parking lot and the amphitheater and theater.
- Additional ADA parking spaces may be needed in the existing Edison Theater parking lot.
- The primary entry patio will be very affected from the wind and this may affect the usability of this area. Additional buffering from the wind is preferred.

Building Design

- Minimal articulation on the east building elevation is preferred, as it doesn’t distract the outdoor amphitheater audience from the stage and performance. However, it was requested that the applicant provide a better representation of the view of the stage from the amphitheater seating area.
- The workshop / storage building has not been adequately designed and should better integrate with, or relate to, the architecture of the Theater. The visibility of the storage building from the entry patio of the Theater is also a concern and it is recommended that the building move further to the east. Another option is to extend the Heritage Room to the west to shield the view of the storage building.
- The Heritage Room should be expanded based on the likely demand for the space and its possible use as a display for Dave McCoy history and objects.
- The building form and massing is driven primarily by its use as a theater. The flat roof is acceptable and also representative of the building’s function.
- The building base in the front of the building, including along the Heritage Room and in the ticketing areas, should be defined using a change in materials. Options include wainscoting, board-formed concrete, or a different metal, and it was noted that rock was not necessary. The building base should incorporate a change in

texture and color from the primary wall material and help to substantiate the building where it meets the ground.

- The Theater should stand out and be unique and does not necessarily need to be architecturally compatible with other buildings located on the Cerro Coso Community College campus. It was acknowledged that the Theater represents a different function and current architectural perspective.
- Where possible, the Theater should expand on and further the proposed design elements through the use of materials such as additional concrete, natural metals, and rock. Specific suggestions were made regarding metal shingles, natural metal finishes such as rusts, bronzes, and acid washes, and materials that were reflective of the area's mining culture. It was requested that the taupe color be reduced or removed from the building. The building materials should provide a local, but modern character, tying into the Theater as an "arts place." Overall, it was noted that more authentic materials and darker, muted, and earthy colors were preferred.
- It was requested that the applicant provide a materials board including actual samples of roofing and siding materials and samples of all exterior colors, keyed to a color elevation. Paint chips and / or printed color samples are not adequate. All samples should be large enough for evaluation and mounted to a rigid backing.
- Address opportunities for additional natural light in gathering and meeting spaces and rooms. Light monitors could achieve this goal and also provide architectural interest from the exterior. Additional windows should be considered in the Heritage Room to reduce glare.
- A geothermal heating system should be considered in place of or in addition to a traditional heating and cooling system to reduce energy consumption. The applicant noted that the proposed solar array is expected to result in a net-zero electric energy system.
- The vent tower on the south elevation should be redesigned to be less visible from the entry areas. It appears to be out of place with the rest of the building form and massing. A darker color could also help to mitigate the visibility.

During the discussion, the applicant provided clarification on several points. It was noted that the retaining walls shown on the plan would be made of granite rocks and not Redi-Rock. There was also a discussion regarding an orchestra pit, and the applicant noted that an orchestra pit was not proposed but that they were considering other ways to incorporate musicians into theater events.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

There was consensus from the ADP members to schedule a second review of the MACC project after the applicant submits revised plans addressing the comments from this meeting.

ADJOURNMENT

The meeting was adjourned at 12:05 p.m.

Agenda Item 2



Town of Mammoth Lakes

Advisory Design Panel Staff Report

Date:	October 1, 2018	File No.:	Major Design Review (DR) 17-002
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Mammoth Arts and Cultural Center
Time:	After 10:00 a.m.	Location:	114 College Parkway
Appeal Status:	Not Applicable	General Plan:	Institutional Public (IP)
Applicant / Owner:	Rich Boccia / Mammoth Lakes Foundation	Specific Plan:	Not Applicable
Environmental Review:	Initial Study / Mitigated Negative Declaration (in process)	Zoning:	Public and Quasi-Public (P-QP)

TITLE: Mammoth Arts and Cultural Center Design Review.

A. EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) reviewed the Mammoth Arts and Cultural Center (MACC) project at their meeting on June 8, 2018. The staff report from the June 8 meeting is included as Attachment A. In addition, the comments made at the June 8 meeting are provided in the Background section, below, and in the ADP comment letter sent to the applicant on June 18 (Attachment B). The comment letter dated June 18 is based on the draft meeting minutes (Agenda Item 1).

At this meeting, the ADP is requested to review the revisions made to the MACC project and the response to the ADP comments provided as a part of the resubmittal. Staff requests that the ADP review, discuss, and provide comments on the revised site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents. The guiding documents for this project are the Town's General Plan, Zoning Code, Design Guidelines, and Color Handbook, all of which are available for review on the Town's website (<https://www.townofmammothlakes.ca.gov/>).

B. DESIGN REVIEW AND ANALYSIS

1. Background

The MACC project was presented to the ADP for initial review on June 8, 2018. A summary of the ADP's comments, organized as applicable to site and building design, are as follows:

Report Prepared By:
Ruth Traxler, Associate Planner

Report Approved By:
Sandra Moberly, Community and Economic Development Director

Site Design

1. The portable toilets and the area in which they are located should be reconsidered. Portable toilets themselves are not recommended and staff noted that the Building Official is working on a determination regarding their use in association with a permanent event facility. Options to address the concerns include moving the portable toilet area further from the street to a less visible location to the north, adding a limited number (e.g. four) of permanent facilities with portable toilets available for larger events with designed screening, or creating an exterior entrance to the bathroom facilities within the Performing Arts Theater (“Theater”).
2. Ticketing and concessions for the outdoor amphitheater should be planned for in detail on the site plan.
3. The orientation of the outdoor amphitheater is appropriate because in the summer, the sun sets just north of west and the building will provide protection from the winds. Special consideration should be given to the protection of the trees framing the stage during construction.
4. No additional landscaping, from what has been proposed in the landscape plans, is necessary on the east side of the new parking lot. The change in elevation likely mitigates the visibility of parked vehicles from College Parkway.
5. Pedestrian access between the new parking lot and the entrance of the Theater should be improved. Pedestrians may be confused by the walkways leading towards the amphitheater, which appear more significant than the sidewalk. Review and revisions may be needed to improve circulation overall between the new parking lot and the amphitheater and theater.
6. Additional ADA parking spaces may be needed in the existing Edison Theater parking lot.
7. The primary entry patio will be very affected from the wind and this may affect the usability of this area. Additional buffering from the wind is preferred.

Building Design

8. Minimal articulation on the east building elevation is preferred, as it doesn't distract the outdoor amphitheater audience from the stage and performance. However, it was requested that the applicant provide a better representation of the view of the stage from the amphitheater seating area.
9. The workshop / storage building has not been adequately designed and should better integrate with, or relate to, the architecture of the Theater. The visibility of the storage building from the entry patio of the Theater is also a concern and it is recommended that the building move further to the east. Another option is to extend the Heritage Room to the west to shield the view of the storage building.
10. The Heritage Room should be expanded based on the likely demand for the space and its possible use as a display for Dave McCoy history and objects.
11. The building form and massing is driven primarily by its use as a theater. The flat roof is acceptable and also representative of the building's function.
12. The building base in the front of the building, including along the Heritage Room and in the ticketing areas, should be defined using a change in materials. Options include wainscoting, board-formed concrete, or a different metal, and it was noted that rock was not necessary. The

building base should incorporate a change in texture and color from the primary wall material and help to substantiate the building where it meets the ground.

13. The Theater should stand out and be unique and does not necessarily need to be architecturally compatible with other buildings located on the Cerro Coso Community College campus. It was acknowledged that the Theater represents a different function and current architectural perspective.
14. Where possible, the Theater should expand on and further the proposed design elements through the use of materials such as additional concrete, natural metals, and rock. Specific suggestions were made regarding metal shingles, natural metal finishes such as rusts, bronzes, and acid washes, and materials that were reflective of the area's mining culture. It was requested that the taupe color be reduced or removed from the building. The building materials should provide a local, but modern character, tying into the Theater as an "arts place." Overall, it was noted that more authentic materials and darker, muted, and earthy colors were preferred.
15. It was requested that the applicant provide a materials board including actual samples of roofing and siding materials and samples of all exterior colors, keyed to a color elevation. Paint chips and / or printed color samples are not adequate. All samples should be large enough for evaluation and mounted to a rigid backing.
16. Address opportunities for additional natural light in gathering and meeting spaces and rooms. Light monitors could achieve this goal and also provide architectural interest from the exterior. Additional windows should be considered in the Heritage Room to reduce glare.
17. A geothermal heating system should be considered in place of or in addition to a traditional heating and cooling system to reduce energy consumption. The applicant noted that the proposed solar array is expected to result in a net-zero electric energy system.
18. The vent tower on the south elevation should be redesigned to be less visible from the entry areas. It appears to be out of place with the rest of the building form and massing. A darker color could also help to mitigate the visibility.

2. Project Resubmittal

On August 27, 2018, staff received a resubmittal including the applicant's written responses to the ADP comment letter dated June 18 and a staff comment letter dated June 22, as well as revised project plans (Attachment C).

The applicant made several changes to both the site and building design to address comments received from the ADP and staff, described below.

Site Design:

- The workshop building has been incorporated into the primary performing arts theater building.
- Walkways to and from the new parking lot have been reconfigured to provide more direct access to the entry of the theater.
- Permanent restrooms and a location for trailered restrooms have been added to the north side of the theater building.
- New perspective drawings of the views from the amphitheater to the theater building have been added to the plan set.

Building Design:

- Roof forms on the north side were modified so there is additional area of sloped roof (in place of flat roof).
- Further articulation of the building base (board formed concrete approximately four feet in height) is shown.
- Cedar siding accent materials were replaced with metal plates in a shiplap pattern.
- The south vent tower was reduced in height.
- There was a change to the window arrangement in the Heritage Room.

3. Agency Comments

Staff routed the project revisions to the Mammoth Community Water District and the Mammoth Lakes Fire Protection District. No additional comments were received.

4. Next Steps

The ADP's comments will be documented by the Secretary and distributed to the applicant. As a part of their comments, the ADP may request that the applicant return to a subsequent meeting of the ADP to review any additional changes made to the project. After review of the project by the ADP has concluded, staff will include the ADP's comments on the project as a part of the staff report to the Planning and Economic Development Commission. The Planning and Economic Development Commission will ultimately approve or deny the Major Design Review application after completion of the environmental review.

C. RECOMMENDATION

Staff requests that the ADP review, discuss, and provide comments on the revised site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents.

Attachments

Attachment 1: Advisory Design Panel staff report, dated June 8, 2018

Attachment 2: Advisory Design Panel comment letter sent to applicant, dated June 18, 2018

Attachment 3: Mammoth Arts and Cultural Center responses to comment letters, revised project plans, and visual simulations, dated August 27, 2018

Attachment I

Advisory Design Panel staff report, dated June 8, 2018



Town of Mammoth Lakes

Advisory Design Panel Staff Report

Date:	June 8, 2018	File No.:	Major Design Review (DR) 17-002
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Mammoth Arts and Cultural Center
Time:	After 10:00 a.m.	Location:	114 College Parkway
Appeal Status:	Not Applicable	General Plan:	Institutional Public (IP)
Applicant / Owner:	Rich Boccia / Mammoth Lakes Foundation	Specific Plan:	Not Applicable
Environmental Review:	Initial Study / Mitigated Negative Declaration (in process)	Zoning:	Public and Quasi-Public (P-QP)

TITLE: Mammoth Arts and Cultural Center Design Review.

A. EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review the proposed Mammoth Arts and Cultural Center project, located to the east of the existing Edison Theater and north of College Parkway. The Mammoth Arts and Cultural Center (MACC) project includes a new performing arts theater, an outdoor amphitheater, a storage building, a new parking lot, and other site improvements such as walkways and rebuilding the existing parking lot.

The project is subject to the Town's General Plan, Zoning Code, Design Guidelines, and Color Handbook, all of which are available for review on the Town's website (<https://www.townofmammothlakes.ca.gov/>). Staff requests that the ADP review, discuss, and provide comments on the site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents.

B. DESIGN REVIEW AND ANALYSIS

1. Background

All new commercial construction projects require approval of a Major Design Review application by the Planning and Economic Development Commission (PEDC), pursuant to Municipal Code Section 17.88.020. The purpose of the design review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and ensure that

Report Prepared By:
Ruth Traxler, Associate Planner

Report Approved By:
Sandra Moberly, Community and
Economic Development Director

the architectural design of structures and their materials and colors are appropriate to the function of the project, the climate, and natural vegetation.

Projects which are deemed significant by the Community and Economic Development Department also require review by the ADP prior to review and a decision by the PEDC. The role of the ADP is to provide impartial and professional advice to Town staff and the PEDC on site planning and building design based on the same guidance that staff uses in their analysis. Those recommendations are then typically used to make changes to the project that improve conformity with the guiding documents, which include the Town's General Plan, Zoning Code, Design Guidelines, and Color Handbook.

A Major Design Review application for the MACC project was submitted to the Town in August 2017 in order to initiate the environmental review process (no building or site plans were submitted). By April 2018, the materials required for the ADP design review had been received and after staff analysis of the submittal was complete, a meeting of the ADP was scheduled.

2. Project Proposal

The MACC is the result of a partnership between the Mammoth Lakes Foundation, Cerro Coso Community College, Town of Mammoth Lakes, and private donors. The project includes a new performing arts theater, an outdoor amphitheater (and portable toilet area), a storage building, a new parking lot, and other site improvements such as walkways and rebuilding the existing parking lot. The existing Edison Theater will remain.

The MACC is intended to be a year-round venue for performing arts events, including live theater, musical performances, films, lectures, conferences, and community activities. There is also the option for other special events to be scheduled. The performing arts theater will have 298 seats and the outdoor amphitheater will accommodate approximately 500 people.

3. Design Review and Analysis

The design review and analysis in this report is organized following the organization of the content in the Design Guidelines. The Design Guidelines are used as the primary reference in this report, as the guidelines were written to represent the goals and policies provided for in the General Plan and Municipal Code. Comments have been provided to address consistency and conformity with the Design Guidelines.

- a. Site Design Guidelines (Design Guidelines, pages 3-1 to 3-9)
 - i. In general, the site has been designed to integrate well with surrounding natural features and adjacent properties. To the extent feasible, the buildings and parking lots are oriented to take advantage of solar exposure and to avoid shadows. Pedestrian and vehicular circulation has been designed to minimize potential conflicts and provide functional access to the various buildings. The buildings are sited at lower elevations on the property, reducing visual impacts to adjacent residential neighborhoods.
 - ii. The outdoor amphitheater is oriented to the west, which may present visual conflicts during sunset hours (e.g. the sun shining into the amphitheater area). The natural contours of the property also lend themselves to a more southern orientation.
 - iii. Parking areas should be located in areas least visible from the street, to the extent possible, and where visible, screened from view by landscaping. Additional landscaping is required along the south and eastern sides of the new parking lot for screening purposes. Additional shrubs should be included on the south side and trees considered on the east side.

- iv. As required by the Guidelines, utilities and mechanical equipment are all proposed to be enclosed or interior to the main buildings. Rooftops will be free of equipment clutter. The hardware associated with the proposed solar panels will be consistent with the color scheme of the building.
 - v. The materials used for the site retaining walls are represented differently in the landscaping plans (granite boulders) and the civil plans (Redi-Rock) and this will need to be clarified.
- b. Architectural Guidelines (Design Guidelines, pages 4-1 to 4-9)
- i. Unless otherwise specified, the comments in this section apply to the new performing arts theater.
 - ii. In large buildings, the design should ease the effect of a single large mass. The building form, as seen from the south and west elevations, includes variation and an appropriate scale and proportions to achieve this goal. These elevations present a comfortable and interesting perspective for the pedestrian environment. This should be considered as it applies to the north and east elevations and the upper sections of the building.
 - iii. Flat roofs and long, uninterrupted roof forms are generally not permitted. The applicant has noted that a flat roof is proposed to address potential issues with snow shedding and snow removal and that those may create hazardous conditions for the public.
 - iv. The roof has many changes in height, which is encouraged, and variation in eave lines. Exposed rafter tails have been incorporated on the south elevation, under the sloped roof supporting the solar panels. Deep overhangs have been provided on the south and east entry areas.
 - v. The building design should be composed to provide variation and visual interest and provide an aesthetic appeal to all sides of a building where visible from adjacent properties or public spaces. The east facing elevation is oriented towards the amphitheater, a significant public outdoor space, but has little visual interest other than the stage itself. In several other locations, there are large expanses of surface material with little articulation.
 - vi. The building base is the lower part of the building where it meets the ground. A clear distinction between the building base and wall material should be present, but has not been provided for in the design. The building base shall be of adequate size and scale, in proportion to the building, to ensure that buildings have substance where they meet the ground. The materials and textures used should help to create a pedestrian scale.
 - vii. The façade, the face of the building, should have visual interest, character, and personality through the use of materials and scale. Features such as windows and doors shall be designed to create scale on the building façade. A limited number of doors and windows have been included in the design and may either be increased or further articulated (i.e. using molding, frames, paneling, hardware, recessed windows, bay windows, etc.) to create additional interest at the pedestrian level.
 - viii. Buildings should be designed to maximize use of natural light. While theaters are unique with regards to the need for darker interiors, there may be additional opportunities for light in the lobby and other gathering locations within the building.

- ix. Buildings should be oriented towards the street. The primary exterior patio area is oriented towards the parking lot to the west. There is a secondary entry plaza located adjacent to the street on the south elevation, but the building is not generally oriented towards the street.
- x. Buildings should respect the character of the neighborhood, or in this case, of Cerro Coso Community College. The architecture and materials used on the MACC are not representative of the architectural style and materials used throughout the rest of the college campus.
- xi. Materials should be of natural, renewable, and indigenous where possible. Exterior siding materials shall be appropriate for the neighborhood or regional area and harmonize with the site and surrounding structures. The use of wood or wood-like materials and natural stone is strongly encouraged. Wall materials of horizontal wood or wood-like siding, vertical board and batten, and stone shall be the primary materials at pedestrian levels. Heavy members such as timber, logs, and steel with matte finish are encouraged as framing or design accent materials.

The primary material used is vertical metal siding, from the building base to the roof. There are limited accent materials proposed which include stained cedar siding, raw steel columns and beams, wood fascia and beams, and board-formed concrete. While metal siding is not prohibited, the extent to which metal siding is proposed for this building is not representative of the architectural style of the area and is not in keeping with the recommendations in the Design Guidelines. In addition, there is no building base material and no use of wood (or wood-like) or stone materials at the pedestrian level (up to 12 feet).

- xii. Color choices should consider colors on neighboring buildings and taken from the natural setting of Mammoth Lakes. They should have low reflectivity and be subtle, neutral or earth-tone colors. On large planar surfaces, select a color that is slightly darker than surrounding natural colors. Roof colors should be dark and muted rather than bright.

The colors selected for the metal siding, taupe and hemlock green, are natural and neutral. The taupe color, however, as represented on a large surface, is brighter and lighter than is recommended.

c. Landscape and Public Space Guidelines (Design Guidelines, pages 5-1 to 5-13)

- i. Several trees are proposed to be removed along the south elevation of the performing arts theater to improve solar access. However, in that same location, new evergreen trees are proposed to be planted. Other shrub or perennial plantings may be more appropriate if solar access is the reason for tree removal.
- ii. Seating should be provided in the primary exterior patio and the secondary entry plaza areas. This could be provided in the form of informal seating by way of low walls, long horizontal steps, and / or large boulders and rocks.
- iii. Portable toilets to serve a permanent event facility, the outdoor amphitheater, may not be allowed. Staff will coordinate with the Building Official to determine restroom requirements. The Design Guidelines state that outdoor gathering areas shall provide restrooms within surrounding buildings at an appropriate quantity and location.

d. Lighting Guidelines (Design Guidelines, pages 6-1 to 6-3)

- i. Lighting has been designed in conformance with the Guidelines. The parking lot lighting is pole-mounted and located, where possible, in landscaped areas. There is a difference between the lighting provided for in the building, pedestrian, and parking areas. Lighting fixtures use energy efficient sources (LED) and the fixture design is complementary to the architecture. All lighting proposed meets the dark sky requirements.

4. Agency Comments

Staff routed the application to the Mammoth Community Water District and the Mammoth Lakes Fire Protection District. Comments from those agencies have been incorporated into the design review analysis.

5. Next Steps

The ADP's comments will be documented in meeting minutes by the Secretary and distributed to the panel members and the applicant. As a part of their comments, the ADP may request that the applicant return to a subsequent meeting of the ADP to review any changes made to the project. After review of the project by the ADP has concluded, and any applicable staff and agency comments have been addressed, the environmental review process will continue. The Planning and Economic Development Commission will ultimately approve or deny the Major Design Review application after completion of the environmental review.

C. RECOMMENDATION

Staff requests that the ADP review, discuss, and provide comments on the site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents. The ADP may request that the applicant return to a subsequent meeting of the ADP to review any proposed changes to the project.

Attachments

Attachment 1: Mammoth Arts and Cultural Center project plans and visual simulations

Attachment 2

**Advisory Design Panel comment letter sent to applicant,
dated June 18, 2018**



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3630 | Fax (760) 934-7493
www.townofmammothlakes.ca.gov

June 18, 2018

Rich Boccia, Executive Director
Mammoth Lakes Foundation
PO Box 1815
Mammoth Lakes, CA 93546

Re: Mammoth Arts and Cultural Center (Design Review 17-002)
Location: 100 College Parkway
APN: 035-010-049-000

Dear Mr. Boccia:

The Mammoth Lakes Advisory Design Panel (ADP) has reviewed the submittal dated April 30, 2018 for the Mammoth Arts and Cultural Center (MACC) project. This letter addresses comments made at the ADP meeting on June 8, 2018.

The ADP members provided the following comments, which have been organized based on comments applicable to site and building design:

Site Design

1. The portable toilets and the area in which they are located should be reconsidered. Portable toilets themselves are not recommended and staff noted that the Building Official is working on a determination regarding their use in association with a permanent event facility. Options to address the concerns include moving the portable toilet area further from the street to a less visible location to the north, adding a limited number (e.g. four) of permanent facilities with portable toilets available for larger events with designed screening, or creating an exterior entrance to the bathroom facilities within the Performing Arts Theater ("Theater").
2. Ticketing and concessions for the outdoor amphitheater should be planned for in detail on the site plan.
3. The orientation of the outdoor amphitheater is appropriate because in the summer, the sun sets just north of west and the building will provide protection from the winds. Special consideration should be given to the protection of the trees framing the stage during construction.
4. No additional landscaping, from what has been proposed in the landscape plans, is necessary on the east side of the new parking lot. The change in elevation likely mitigates the visibility of parked vehicles from College Parkway.
5. Pedestrian access between the new parking lot and the entrance of the Theater should be improved. Pedestrians may be confused by the walkways leading towards the amphitheater, which appear more significant than the sidewalk. Review and revisions may be needed to improve circulation overall between the new parking lot and the amphitheater and theater.
6. Additional ADA parking spaces may be needed in the existing Edison Theater parking lot.
7. The primary entry patio will be very affected from the wind and this may affect the usability of this area. Additional buffering from the wind is preferred.

Building Design

8. Minimal articulation on the east building elevation is preferred, as it doesn't distract the outdoor amphitheater audience from the stage and performance. However, it was requested that the applicant provide a better representation of the view of the stage from the amphitheater seating area.
9. The workshop / storage building has not been adequately designed and should better integrate with, or relate to, the architecture of the Theater. The visibility of the storage building from the entry patio of the Theater is also a concern and it is recommended that the building move further to the east. Another option is to extend the Heritage Room to the west to shield the view of the storage building.
10. The Heritage Room should be expanded based on the likely demand for the space and its possible use as a display for Dave McCoy history and objects.
11. The building form and massing is driven primarily by its use as a theater. The flat roof is acceptable and also representative of the building's function.
12. The building base in the front of the building, including along the Heritage Room and in the ticketing areas, should be defined using a change in materials. Options include wainscoting, board-formed concrete, or a different metal, and it was noted that rock was not necessary. The building base should incorporate a change in texture and color from the primary wall material and help to substantiate the building where it meets the ground.
13. The Theater should stand out and be unique and does not necessarily need to be architecturally compatible with other buildings located on the Cerro Coso Community College campus. It was acknowledged that the Theater represents a different function and current architectural perspective.
14. Where possible, the Theater should expand on and further the proposed design elements through the use of materials such as additional concrete, natural metals, and rock. Specific suggestions were made regarding metal shingles, natural metal finishes such as rusts, bronzes, and acid washes, and materials that were reflective of the area's mining culture. It was requested that the taupe color be reduced or removed from the building. The building materials should provide a local, but modern character, tying into the Theater as an "arts place." Overall, it was noted that more authentic materials and darker, muted, and earthy colors were preferred.
15. It was requested that the applicant provide a materials board including actual samples of roofing and siding materials and samples of all exterior colors, keyed to a color elevation. Paint chips and / or printed color samples are not adequate. All samples should be large enough for evaluation and mounted to a rigid backing.
16. Address opportunities for additional natural light in gathering and meeting spaces and rooms. Light monitors could achieve this goal and also provide architectural interest from the exterior. Additional windows should be considered in the Heritage Room to reduce glare.
17. A geothermal heating system should be considered in place of or in addition to a traditional heating and cooling system to reduce energy consumption. The applicant noted that the proposed solar array is expected to result in a net-zero electric energy system.
18. The vent tower on the south elevation should be redesigned to be less visible from the entry areas. It appears to be out of place with the rest of the building form and massing. A darker color could also help to mitigate the visibility.

Please respond to this letter in writing. Please provide responses in the same order they are shown in this letter. If changes have been made to the plans not resulting from this correction list please indicate the changes and purpose of the changes in your response.

Please provide the requested plans and materials or advise me in writing as to your intended submittal date within 60 days from the date of this letter. Where the total time to provide the additional materials is expected to take longer than 120 days, the application should be withdrawn and a re-submitted once the application is ready. Absent a response within 60 days, the Town will deem your application withdrawn and return your application materials and any unused portion of your application fee.

After the submittal in response to this letter has been received, staff will review the submittal for completeness and any applicable issues and schedule a meeting of the Advisory Design Panel. Please contact me at this office (760) 965-3637 if you have any questions.

Respectfully,



Ruth Traxler
Associate Planner

ATTACHMENTS:

cc: Evan Russell, Mammoth Lakes Foundation
Bruce Woodward, Architect
Sandra Moberly, Community and Economic Development Director
File Copy

Attachment 3

Mammoth Arts and Cultural Center responses to comment letters, revised project plans, and visual simulations, dated August 27, 2018