

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

**Thursday, February 28, 2019 – 8:30 a.m.**

**437 Old Mammoth Road, Suite 230**

**MEETING MINUTES**

**CALL TO ORDER:**

The meeting was called to order at 8:43 a.m.

**ROLL CALL:**

Committee members present: Commissioners Amy Callanan and Paul Chang  
Staff members present: Sandra Moberly (Community and Economic Development Director), Nolan Bobroff (Associate Planner), Kim Cooke (Assistant Planner), Haislip Hayes (Engineering Manager)

**PUBLIC COMMENTS**

There were no public comments.

**BUSINESS MATTERS**

1. Review and approval of the minutes from the:
  - a. December 12, 2018 meeting. *Approved as written.*
2. DR 19-001 (Burgers Restaurant) – Consideration of the proposed 2nd story addition to Burgers Restaurant located at 6118 Minaret Road. Staff contact: Nolan Bobroff, Associate Planner (760) 965-3631.

In attendance representing the project were: Ed Hurley (Business Owner), Adam Ripley (Manager) and Mike Britton (Architect).

N. Bobroff provided a summary of the project and described how the project complies with the applicable standards and design criteria specified within the North Village Specific Plan and associated Design Guidelines.

The Design Committee, staff and the applicant discussed the proposed addition and had the following comments/questions:

- a. The applicant can continue to use the northern disturbed area for parking up to the point a sidewalk is constructed along Minaret Road. Caltrans and the Town will not authorize a second curb cut for this property. The Town will try to work with the property owner and Caltrans to incorporate parallel street parking adjacent to the property, if feasible.
- b. The PCDC inquired if the number of steel support columns on the south side could be reduced and the architect indicated that they were all necessary to provide support for the steel beams than span the building.
- c. Staff and the PCDC indicated that the northern side would be visible from those driving and walking south on Minaret Road and requested additional articulation and design elements to break up the massing of the building. The architect proposed (1) adding a roof/awning structure over the walkway going from the northwest corner to a point above the access door; and (2) adding windows on the second floor of the building. The roof and windows will be located on the portion of the building that is a minimum of 10 feet from the

northern property line (*Note: buildings that are 10 feet or less from the property line are required to maintain a 1-hour fire separation*).

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

3. DR 18-007 (Specialty Clinic) – Consideration of the proposed and covered entry addition for the Mammoth Hospital Specialty Clinic building located at 185 Sierra Park Road. Staff contact: Kim Cooke, Assistant Planner (760) 965-3638.

Elliott Brainard (Architect) was in attendance representing the project applicant.

K. Cooke provided a summary of the project. The group discussed the project and had no comments or issues with the proposal.

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

4. DR 19-002 (New Industrial Building) – Consideration of the proposed development of a new metal industrial storage building that will contain three individual storage units and a caretakers living unit located at 156 Commerce Drive. Staff contact: Kim Cooke, Assistant Planner (760) 965-3638.

Steve Morando (Architect) was in attendance representing the project applicant.

K. Cooke provided a summary of the project.

The Design Committee, staff and the applicant discussed the proposed addition and had the following comments/questions:

- a. K. Cooke indicated that staff would require changes to the proposed exterior lighting on the structure to replace the proposed wall pack flood lighting with a shielded design that could meet the applicable Town standard. K. Cooke also stated that the applicant should reduce the height of the proposed perimeter light poles from 20 feet to 15 feet, to be consistent with the applicable Design Guidelines. S. Morando indicated that those changes would be made.
- b. A. Callanan asked if the design, location and size of windows on the structure was intentional. A. Callanan indicated she understood that the structural elements of the building can dictate the location of certain windows, but asked the architect to consider clustering windows and create some uniformity in window size and placement to provide a more cohesive design where possible.
- c. H. Hayes, Engineering Manager, indicated that parking lot striping, snow storage and drainage plan are required to be submitted with the building plans, and indicated that cargo containers would not be permitted at the site on a permanent basis.
- d. P. Chang inquired about the permitted occupancy for the caretaker's unit and asked staff to ensure applicable conditions are included to clarify eligible occupants of the caretaker's unit.

The Design Committee was supportive of the project with the above changes and provided a recommendation for approval to the Community and Economic Development Director with the incorporation of those changes.

## **ADJOURNMENT**

The meeting adjourned at 10:05 a.m.