



TOWN OF MAMMOTH LAKES ADVISORY DESIGN PANEL

Thursday, July 25, 2024, 1:00 p.m.

Town Offices (Main Conference Room), 437 Old Mammoth Rd, Suite 230, Mammoth Lakes

MEETING MINUTES

CALL TO ORDER. The meeting was called to order at 1:05 p.m.

ROLL CALL. ADP members Elliott Brainard, Mike Britton, Jennifer Burrows, Paul Chang, Greg Enright, Dawn Vereuck were present.

PUBLIC COMMENTS.

There were no public comments.

BUSINESS MATTERS.

1. The minutes of the October 26, 2023, meeting were approved.
2. The minutes of the February 26, 2024, meeting were approved.

DESIGN REVIEW.

3. Mammoth Arts and Cultural Center (MACC) Project – Major Design Review (DR 24-004). Staff contact: Kimberly Cooke, Senior Planner, (760) 965-3638.

Kim Cooke, Senior Planner, introduced the item and gave a brief overview of the project, outlined the role of ADP comments, and noted specific areas of the site and building design that warrant additional discussion with ADP including:

- Need for additional landscape screening and evergreen tree plantings along the north and east elevations of the new theatre building.
- Possible improvement to building design with the incorporation of a more substantial (wider) metal coping located around the perimeter of the flat roof portion of the new theatre building.
- Recommended change from the proposed taupe CMU block to a shade that is darker than the surrounding natural colors as recommended in the TOML Design Guidelines.

Andrew Oliver, HMC Architects, presented the concepts for the design and discussed various architectural components of the project.

Tallest point of the building as measured from the slab on grade: 46'

The ADP members provided Staff and the applicant with the following consensus comments:

- Incorporate a more substantial width to the coping installed around the perimeter of the flat roof portion of the theatre building.
- Incorporate a darker CMU Block color for the northern section of the theatre building. This may also be beneficial above the shed roof on the south elevation.
- Change the shed roof over the northeast corner pop-out to a gable roof design.

- Add a roof element to the east elevation, creating a gable design by meeting up with the top of the shed roof on the south side of the structure. This element may function to shelter the mechanical equipment underneath and break up the mass of the theatre wall on this side of the structure.
- Remove the excess pavement between the exterior equipment enclosure and the pop-out to allow for landscape area against the building wall.
- Provide a Landscape Plan to add evergreen trees along the east elevation and the north elevation the help screen, soften, and break down the mass of the structure.
- Add a pedestrian walkway that leads directly to the Edison Hall entrance from across the street, where most attendees will park and where the bus stop is located.

ADP provided general consensus comments regarding the review process and timing for ADP review of projects deemed to be significant by the Town. ADP members expressed concern that ADP should be involved sooner in the design process so that their recommendations are not limited to color and material changes.

FUTURE AGENDA ITEMS AND PANEL MEETINGS. The next ADP meeting will be scheduled as needed.

ADJOURNMENT. The meeting was adjourned at 2:30 p.m.