

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

MEETING

Wednesday, December 10, 2014, 10:00 a.m.

437 Old Mammoth Road Suite R

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioners Amy Grahek and Elizabeth Tenney.

Staff members present: Sandra Moberly, Planning Manager; Jennifer Daugherty, Senior Planner; Ruth Traxler, Assistant Planner; Nolan Bobroff, Planning Technician

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and Approval of the minutes from the November 17, 2014 Meeting.

The minutes of the October 14, 2014 meeting were approved with minor corrections.

2. Discussion of a proposed Zoning Code Amendment to revise sign lighting standards. Applicant: Drew Hild. Staff contact: Ruth Traxler, Assistant Planner, ext. 233.

Staff member Ruth Traxler noted that the Zoning Code currently prohibits the use of internal illumination for sign lighting and that the potential applicant, Drew Hild, had interest in discussing a possible Zoning Code Amendment to allow specific types of internal illumination on both monument and wall signs.

The potential applicant, Drew Hild, attended the meeting. Mr. Hild made the following comments:

- *The request is to allow internally illuminated letters and characters on a sign face, stencil cut from metal (or similar) with a translucent plexiglass (or similar) background that would shield the light source but allow some light to shine through.*
- *The reason for the request is that this type of sign lighting reduces the amount of light and energy necessary to provide adequate readability, is low maintenance, and is affordable as compared to neon and halo lighting.*
- *The technology has auto-dimming capabilities.*

The Committee members responded with the following comments:

- *It is appropriate to amend the Zoning Code to allow current technologies.*

- *There are safety issues related to sign lighting and these should be considered in the application.*
 - *It was requested that the applicant provide additional information on auto-dimming capabilities and measurement (and enforcement) of lighting and brightness.*
3. SP14-00032 & SP 14-000XX – Review proposed signage for 18 Lake Mary Road, “The EATery” and “Tasting Room”. Staff contact: Nolan Bobroff, Planning Technician, ext. 227.

The applicants (Theresa Brocia and Sean Turner) were in attendance and provided information about their design and vision for the signs and business. The Design Committee discussed the proposed signs and had the following comments:

- *The site is highly visible and the signs should reflect design of the highest quality.*
 - *The proposed design does not complement the existing MBC logo sign.*
 - *The Commissioners were split on their decision. Commissioner Grahek felt the design could be improved, but was ‘Ok’ with approving the sign for ‘The EATery’. Commissioner Tenney does not approve of the design, but due to extenuating circumstances was ‘Ok’ with approving the sign for ‘The EATery’.*
 - *The design of the sign for the ‘Tasting Room’ will be reviewed at the time the Sign Permit is submitted.*
4. DR 14-002 – Consideration of the final design of the Mammoth Creek Inn Expansion (required by Resolution No. PEDC-2014-11), located at 663 Old Mammoth Road. Staff contact: Nolan Bobroff, Planning Technician, ext 227.

This item was a follow-up item from the February 19, 2014 Design Committee meeting. The applicant (Craig Tapley) was in attendance and discussed the additional design elements for breaking up the mass of the elevator. The Design Committee discussed the final design and had the following comments:

- *The Cor-ten on the parapet shall be rolled corrugated Cor-ten installed horizontally.*
- *The Committee was supportive of the rock siding to break up the mass of the elevator shaft and to help ground the buildings.*
- *The Committee was supportive of the final design and made a recommendation to the Planning Manager to approve the final design and include a memo with the following Design Conditions:*
 - i. *The window and door trim color shall match the proposed fascia color and be painted Dunn Edwards Volcanic (DE/SP 2200) or similar color, as shown on the materials board date stamped 7/28/2014.*

- ii. *Rock shall be installed on the bottom floor along the north frontage of Building A/B and on the bottom floor along the north and east frontage of Building C, as shown on the elevations sheet date stamped 11/20/2014. The rock shall be Deep Creek Ledge stone or similar.*

ADJOURNMENT – The meeting was adjourned at 11:45 a.m.