

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

MEETING

Thursday, May 11, 2017, 8:30 a.m.

437 Old Mammoth Road, Suite R

MINUTES

CALL TO ORDER

ROLL CALL:

Committee members present: Commissioners Amy Callanan and Jennifer Burrows

Staff members present: Ruth Traxler (Associate Planner), Nolan Bobroff (Assistant Planner), and Haislip Hayes (Engineering Manager)

PUBLIC COMMENTS

None.

BUSINESS MATTERS

1. Review and Approval of the minutes from the:
 - a. October 17, 2016, meeting. *Approved.*
 - b. December 20, 2016 meeting. *Approved.*
2. Consideration of a Major Design Review (DR) 16-012 for the proposed construction of a Grocery Outlet, a single-story, 18,000 sq.ft. grocery store proposed to be located at 37 & 77 Old Mammoth Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631. (*This was previously reviewed by the Design Committee at the December 12, 2016 meeting.*)

Nolan Bobroff, Assistant Planner, presented a brief history of the Grocery Outlet site and discussed the updates to the project design that had occurred since the previous Design Committee review of the project. The Design Committee members discussed the changes and were supportive of the design changes, with the understanding that the final design of the artwork on the side of the building would come back to the Design Committee for final review.

The Design Committee expressed concerns about the parking plan and the parking analysis. Haislip Hayes, Engineering Manager, indicated that the parking analysis did not address staffs concerns and indicated that there was potential for additional parking spaces on the site. Staff and the architect discussed adding spaces in the truck nose-in area; in the area paralell to the truck delivery ramp; and in the southwest corner of the site where the monument sign is shown. Staff suggested moving the monument sign west into the setback area. Additionally, staff suggested removing the peninsulas in the parking lot to facillitate snow removal and to re-orient the dumpster enclosure. The architect indicated that they would evaluate the additional areas and would provide a revised site plan, landscape plan, and civil drawings to reflect any changes. Staff requested a draft site plan once it was completed.

The Design Committee was supportive of moving the project forward to the PEDC for consideration with the conditions that (1) the final artwork for the building be reviewed

by the Design Committee; and (2) that the final parking plan be approved by Staff prior to the meeting.

3. SP 17-004 – Consideration of proposed signage for Shetler Distilling located in the Village at Mammoth at 100 Canyon Boulevard, Unit 217. Staff contact: Nolan Bobroff, Assistant Planner (760) 934-3631.

Nolan Bobroff, Assistant Planner, introduced the item and discussed its conformance with the Village at Mammoth Master Sign Plan. Mr. Bobroff indicated that the maximum size allowed for fascia signs was 20 sq. ft. and that the sign size would need to be reduced.

The Design Committee was supportive of the design of the signage on the basis that the size be reduced so that it conforms with what is permitted by the Village Master Sign Plan.

ADJOURNMENT

The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Nolan Bobroff

Assistant Planner