

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES MEETING

October 30, 2018

437 Old Mammoth Road, Suite Z, 1:00 P.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, Amy Callanan, Paul Chang, 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 October 1, 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

30 minutes

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

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES
MEETING MINUTES

Monday, October 1, 2018

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

ROLL CALL

The meeting was called to order at 10:03 a.m. with members Elliott Brainard, Robert Creasy, Greg Enright, and Paul Chang. Larry Walker recused himself from the Mammoth Arts and Cultural Center review and was absent from the meeting. Amy Callanan and Dawn Vereuck were also absent.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. The minutes of the June 8, 2018 meeting were approved.

DESIGN REVIEWS

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

Ruth Traxler, Associate Planner, reviewed background information on the Mammoth Arts and Cultural Center (MACC) project and summarized the revisions made to the MACC project since the last ADP meeting on June 8, 2018.

Rich Boccia, Executive Director of Mammoth Lakes Foundation, presented the vision for the project. Bruce Woodward, Architect, presented additional architectural information on the changes to the site and building design.

The ADP members asked questions of staff and the applicant and there was a discussion. There was consensus from the ADP members on the following:

- a. The trash enclosure should be located further back into the landscaping, to the northwest of the existing parking lot, to reduce visibility. Additional screening may be provided by landscaping and boulders.
- b. The building colors, particularly the green color, should be revised to be less similar to the bowling alley and more representative of rusted metals or other darker colors. The use of raw, unpainted, or otherwise treated or aged metals may be considered.
- c. The height of the board-formed concrete should be increased on the west elevation to further articulate the entry areas and add definition to the metal façade.

- d. An additional screen wall may be utilized on the southwest portion of the entry patio to reduce wind and weather exposure.
- e. Public and visual art may be considered for the project.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

There was consensus from the ADP members to schedule a third review of the MACC project to review the revisions to the theater building colors and materials as recommended. Staff will coordinate a meeting of the ADP to review these changes after the applicant submits revised plans.

ADJOURNMENT

The meeting was adjourned at 10:54 a.m.

DRAFT



Town of Mammoth Lakes

Advisory Design Panel Staff Report

Date:	October 30, 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 1:00 p.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 meetings on June 8 and October 1, 2018. The comments made by the ADP at the October 1 meeting are provided in the Background section, below, and in the ADP comment letter sent to the applicant on October 5, 2018 (Attachment 1). The comment letter dated October 5 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 and a second review on October 1, 2018. A summary of the ADP's comments at their last meeting on October 1 are as follows:

Report Prepared By:
Ruth Traxler, Senior Planner

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

1. The trash enclosure should be located further back into the landscaping, to the northwest of the existing parking lot, to reduce visibility. Additional screening may be provided by landscaping and boulders.
2. The building colors, particularly the green color, should be revised to be less similar to the bowling alley and more representative of rusted metals or other darker colors. The use of raw, unpainted, or otherwise treated or aged metals may be considered.
3. The height of the board-formed concrete should be increased on the west elevation to further articulate the entry areas and add definition to the metal façade.
4. An additional screen wall may be utilized on the southwest portion of the entry patio to reduce wind and weather exposure.
5. Public and visual art may be considered for the project.

2. Project Resubmittal

On October 22, 2018, staff received a resubmittal including the applicant's written responses to the ADP comment letter dated October 1, as well as revised project plans (Attachment 2). The applicant made several changes to address comments received from the ADP and staff, described below.

- The trash enclosure has been relocated to the edge of the northwest corner of the existing parking lot. Additional landscaping will be provided along the street-facing façade of the trash enclosure structure.
- Material and color changes have been made to the exterior of the performing arts theater building. The Taupe and Hemlock Green colors have been replaced with two brown tones, Weathered Copper and Medium Bronze, Matte Black, and Tahoe Blue. The Tahoe Blue color is limited to the exterior of the Heritage Room and the Ticket Office. The brown, black, and blue siding colors all have distinct profiles and exposed fasteners.
- The height of the board formed concrete on the west (front) elevation has been increased and extended to the south and north elevations.
- The length of the glass screen wall on the southwest portion of the entry has been extended and another screen wall may be considered during construction based on wind conditions.

3. 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 comment letter sent to applicant, dated October 5, 2018

Attachment 2: Mammoth Arts and Cultural Center response to comment letters, revised project plans, and visual simulations, dated received by the Town on October 22, 2018

Attachment I

**Advisory Design Panel comment letter sent to applicant,
dated October 5, 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

October 5, 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 August 27, 2018 for the Mammoth Arts and Cultural Center (MACC) project. This letter addresses comments made at the ADP meeting on October 1, 2018.

The ADP members provided consensus on the following:

- a. The trash enclosure should be located further back into the landscaping, to the northwest of the existing parking lot, to reduce visibility. Additional screening may be provided by landscaping and boulders.
- b. The building colors, particularly the green color, should be revised to be less similar to the bowling alley and more representative of rusted metals or other darker colors. The use of raw, unpainted, or otherwise treated or aged metals may be considered.
- c. The height of the board-formed concrete should be increased on the west elevation to further articulate the entry areas and add definition to the metal façade.
- d. An additional screen wall may be utilized on the southwest portion of the entry patio to reduce wind and weather exposure.
- e. Public and visual art may be considered for the project.

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.

Please contact me at this office (760) 965-3637 if you have any questions.

Respectfully,



Ruth Traxler
Associate Planner

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

Attachment 2

Mammoth Arts and Cultural Center response to comment letters, revised project plans, and visual simulations, dated received by the Town on October 22, 2018



WOODWARD
ARCHITECTURE

October 22, 2018

Ruth Traxler, Associate Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

RE: Performing Arts Theatre
Mammoth Arts & Cultural Center (Design Review 17-002)
114 College Parkway APN: 035-010-049-000
Mammoth Lakes, CA

Ruth,

Please find attached a copy of the comments from the letter to Rich Boccia dated October 5, 2018 followed in *italics* with our responses.

Thank you,

A handwritten signature in blue ink that reads "Bruce P. Woodward". The signature is stylized and fluid.

Bruce P Woodward, Architect

Performing Arts Theatre at the Mammoth Arts and Cultural Center ADP Comment Responses

The Mammoth Lakes Advisory Design Panel (ADP) has reviewed the submittal dated August 27, 2018 for the Mammoth Arts and Cultural Center (MACC) project. This letter addresses comments made at the ADP meeting on October 1, 2018.

The ADP members provided consensus on the following:

- a. The trash enclosure should be located further back into the landscaping, to the northwest of the existing parking lot, to reduce visibility. Additional screening may be provided by landscaping and boulders. *Response: We moved the trash enclosure back so that the front wall is now aligned with the edge of the parking lot paving. This will provide space for landscaping to soften this small structures appearance.*
- b. The building colors, particularly the green color, should be revised to be less similar to the bowling alley and more representative of rusted metals or other darker colors. The use of raw, unpainted, or otherwise treated or aged metals may be considered. *Response: We are providing a revised color and material scheme. We are using similar materials but have changed some of the profiles of the metal siding. A copy of the manufacturer's technical reference has been provided for each profile.*
- c. The height of the board-formed concrete should be increased on the west elevation to further articulate the entry areas and add definition to the metal façade. *Response: The board formed concrete around the Heritage Room and the Ticket Office has been raised and now fully wraps the exterior of those spaces. An additional portion of board formed concrete has been added to the north side of part of the workshop.*
- d. An additional screen wall may be utilized on the southwest portion of the entry patio to reduce wind and weather exposure. *Response: We have added one additional length of glass windwall and have noted (sheet A-2.11) that we may add another after evaluating the wind conditions during construction.*
- e. Public and visual art may be considered for the project. *Response: This will continue to be considered by the client.*

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.

Please contact me at this office (760) 965-3637 if you have any questions.