



Community & Economic Development

P.O. Box 1609, Mammoth Lakes, CA, 93546

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www.townofmammothlakes.ca.gov

DATE: OCTOBER 31, 2022
TO: PEDC DESIGN COMMITTEE
FROM: GINA MONTECALLO, ASSISTANT PLANNER
RE: DR 22-002 – 3789 MAIN STREET

The 3789 Main Street project consists of the construction of a 12-unit residential townhome development project located in the Mixed Lodging/Residential zoning district at 3789 Main Street. Pursuant to the Municipal Code, the project shall be reviewed by the Planning Commission for conformance with the Town's Design Guidelines. The Design Review is one of the approvals needed for Tentative Tract Map (TTM) 22-002. The Tentative Tract Map and Design Review will all require approval by the Planning and Economic Development Commission.

Town's Design Guidelines:

<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/173/Town-of-Mammoth-Lakes-Design-Guidelines?bidId=>

Project Proposal

- Four 3-story tri-plex residential structures
 - o 0.96 Acres
 - o 3 bedrooms in each unit
 - o Building height: 40'; Maximum 45' permitted
 - o 2-car garages in each unit
 - o 6 exterior surface parking spaces for guests
- Setbacks:
 - o Main Street and Frontage Road: 0'; 0' permitted
 - o Interior Side (West): 6'-11"; 0' permitted
 - o Interior Side (East): 1'3"; 0' permitted
 - o Rear: 5'; 0' permitted
- Building separation: 8' between Building 1 and 3

Design Guidelines Considerations

- Site Design
 - o Natural and man-made features shall be recognized and incorporated into the project design.
 - o Buildings shall be oriented to the street. Parking should be placed behind the structure(s) to the maximum extent possible.
 - o Location and configuration of buildings shall consider the privacy of surrounding dwellings through setbacks, screening and orientation
- Roofs
 - o Metal roofing may be approved if it has an appropriate matte, non-reflective finish.
 - o Roof colors should be dark and muted.
- Parking

- All parking areas shall be landscaped and cars screened from view as much as possible by buildings and/or landscaping.
- Materials
 - Exterior siding materials shall be appropriate for the neighborhood or regional area and harmonize with the site and surrounding structures.

Municipal Code and Design Guideline Consistency

The proposed 12-unit residential townhome development features four 3-story tri-plex structures ranging in size from 10,571 square feet to 10,765 square feet. The structures include three levels of living space, including a 2-car garage on the first floor, and measure forty feet in height. The first floor is largely obscured from the view off Main Street by a 9' grade stepdown along the north end of the property and is comprised of a single bedroom, entryway, bathroom and 2-car garage. The second and third levels feature 2 bedrooms, 3 bathrooms, a multi-purpose room, kitchen and family space, along with private balconies. In addition to two private balconies, each unit also has a private exterior yard which is enclosed by fencing and tall shrubs. The applicant has coordinated with the Public Works department to include an ADA accessible walkway that leads from the residential units to a Town-proposed multi-use path along the Main Street public right of way.

The design of the units accomplishes a mountain modern aesthetic that is appropriate in the context of the surrounding neighborhood while providing a color palette composed of neutral earth tones that blends with the mountainous backdrop. The materials used include vertical metal seam siding and horizontal warm wood plank siding along with natural stone veneer panels (AAA Natural Stone) accents. Black metal glazing trim is used throughout the exterior to frame windows and architectural features. The proposed natural stone veneer provides a clear distinction between the building base and wall materials.

Recommendation

Staff requests that the Design Committee review, discuss, and provide comments on the building design.

Attachments:

1. Design Submittal and TTM 22-003 maps
2. Materials Board