



Town of Mammoth Lakes
Advisory Design Panel Staff Report
Meeting Date: October 26, 2023

AGENDA TITLE: Advisory Design Panel meeting for consideration of Concept Review Application (CR) 23-001, for the “Regal Peaks” Project located in the North Village Specific Plan Area. The project consists of a 5-story Resort Condominium Lodge Development with a total of 198 rooms within 118 residential condominium units. The Concept Review application process incorporates Advisory Design Panel (ADP) review to provide impartial feedback regarding conformity with applicable design guidelines.

Applicant/ Property Owner: Mark Rafeh / 6060 Minaret, LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Acting CED Director

Kimberly Cooke, Senior Planner

OBJECTIVE:

Hold Advisory Design Panel meeting and complete the following Concept Review procedures:

1. Introduction of Staff and Applicant
2. Staff presentation
3. Applicant presentation
4. Panel and applicant questions and discussion
5. Public comment
6. Panel discussion/identification of consensus comments

SUMMARY:

Proposal:

The proposed resort condominium lodge project consists of 4 levels of resort condominiums located above an understructure parking garage. The project includes 118 resort condominium units as well as a 2,200 square foot restaurant and other amenities oriented to guests of the hotel.

Project Name:

Regal Peaks

Location:

6060, 6040, and 6042 Minaret Road (“Dempsey/Nevados Site)

Size of Property:

Combined 2.5 acres

Zoning:

Resort General (RG) of the North Village Specific Plan

General Plan:

North Village Specific Plan (NVSP)

KEY ISSUES: Does the proposed project meet the applicable North Village Specific Plan design standards and the North Village Design Guidelines?

I. INTRODUCTION AND BACKGROUND

Existing Site and Surrounding Land Uses

The project site, shown in Figure 1 below, consists of three contiguous parcels with a total size of approximately 2.5 acres.

Figure 1: NVSP Zoning Map.

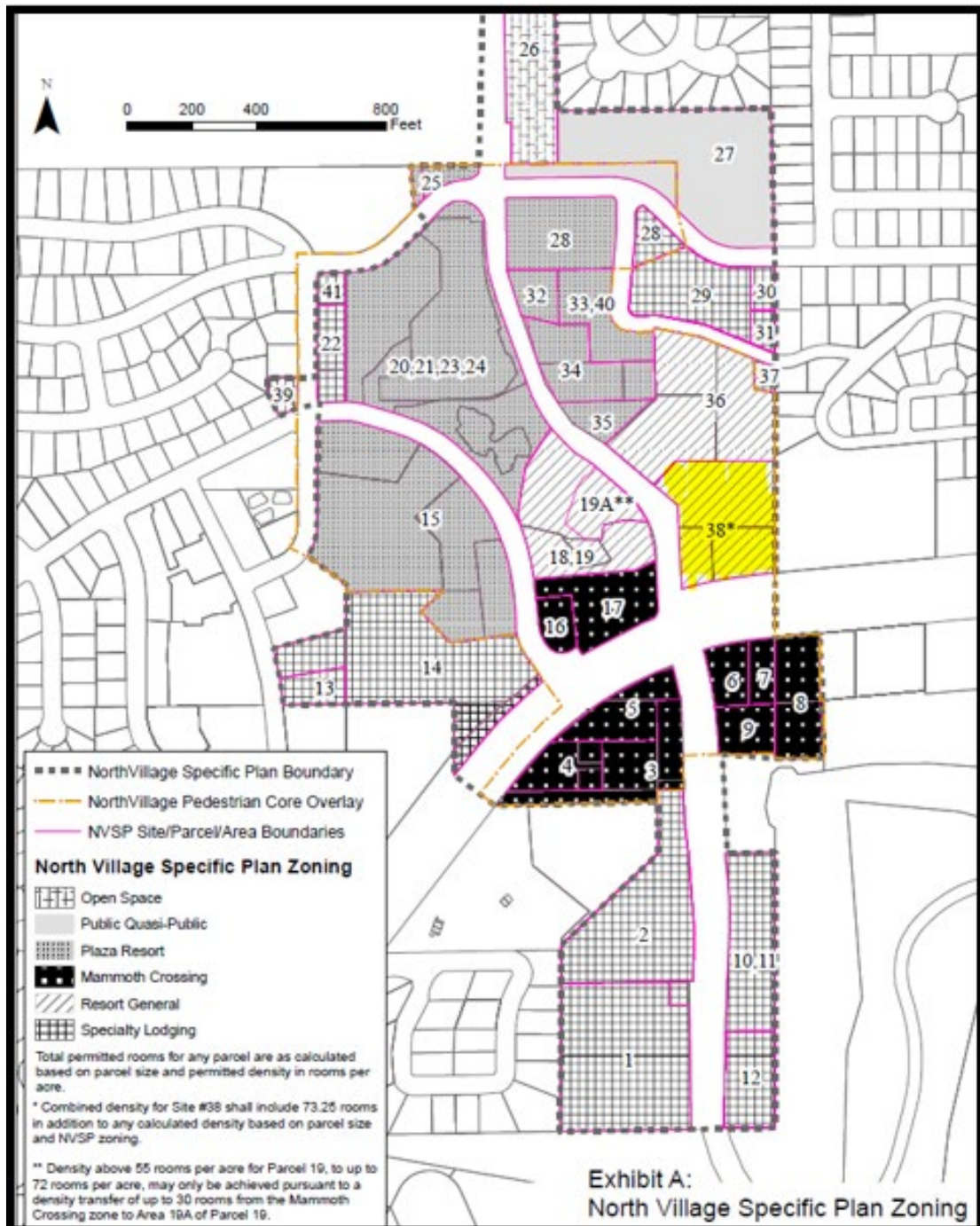
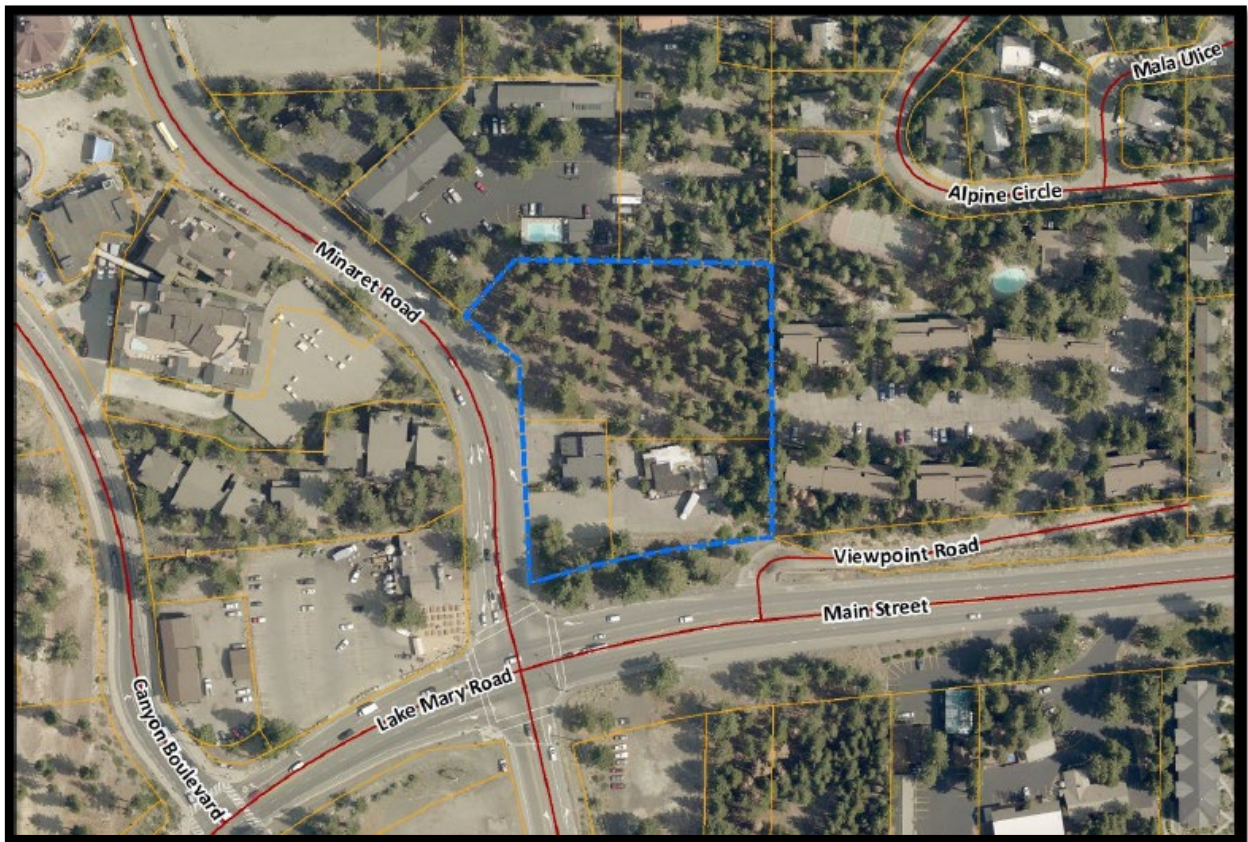


Figure 2: Aerial View of Project Site.



Resort General (RG) district land use objectives (pg. 17 NVSP):

- To increase the commercial potential of the North Village Specific Plan Area through the creation of a pedestrian oriented core.
- To provide resort-oriented lodging and commercial facilities in a pedestrian setting.
- To provide opportunities for visitors to take part in non-ski oriented activities.
- To provide pedestrians a direct link to MMSA facilities through the construction of a lift and ski-return area.
- To provide appropriately sized public spaces to accommodate summertime activities, including festivals, concerts, art shows, etc.

Policies Specific to the Resort General Zone (pg. 24 NVSP)

- A variety of resort-oriented lodging and limited commercial uses shall be developed in the RG district. Visitor lodging shall be primarily inns, resort condominiums, or specialty lodging, as opposed to motels.
- Predominantly underground parking shall be required.
- At least 50% of all commercial uses within a multi-tenant commercial development shall be devoted to restaurants.
- Convenient, safe pedestrian connections to the rest of the North Village area, transit facilities and ski lifts shall be provided.

Dempsey/Nevados (Parcel 38 (RG) (pg. 29 NVSP):

This site is an important part of the Pedestrian Core area. The development could consist of a mixture of accommodation units with some ground floor retail/commercial uses and a freestanding restaurant. Building heights would vary from one to five levels. This site is subject to an Implementation Agreement between the Town

of Mammoth Lakes, Snowcreek Investments, LP, and Minaret Investments, LP which was adopted by the Town Council on November 7, 2007. The Implementation Agreement is incorporated into the North Village Specific Plan...

Project Description:

The project site, referred to as the “Dempsey-Nevados” site, includes three individual parcels for a total size of approximately 2.5 acres. The proposed project is a 5-level “Resort Condominium Lodge” development consisting of 118 resort condominium units with a total of 198 rooms (density), and understructure parking for 127 vehicles. The hotel amenities are oriented to guests of the hotel, and include an on-site restaurant, lobby, convenience retail and ski rental, fitness center, an outdoor pool and jacuzzi courtyard, and outdoor seating within a small, approximately 700 square foot pedestrian plaza at the Minaret Road frontage.

Three check-in surface parking spaces are located near the hotel entrance lobby, within a surface parking lot with an additional 11 spaces to accommodate oversized vehicles and restaurant parking.

The architecture evokes a “Mountain Resort” style and incorporates craftsman style architectural details. The project plans have been reviewed for consistency with the NVSP Development Standards (i.e., project density, building height, lot coverage, building area, parking, etc), and the project design conforms to the applicable development standards.



I. DESIGN REVIEW CRITERIA

The design review analysis in this report is organized following the organization of the content in the NVSP Design Guidelines (<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/404/The-Village-at-Mammoth-Design-Guidelines?bidId=>). The NVSP Design Guidelines are used as the primary reference in this report, as the guidelines were written to represent the objectives, goals, policies, and standards provided for in the NVSP, General Plan, and Municipal Code. Comments have been provided to address consistency and conformity with the NVSP Design Guidelines and to help provide a basis for discussion by the Advisory Design Panel.

Project Concept

1. Image and Character

- The pedestrian system is a primary design concept intended to guide the form of the village. The pedestrian level is the first 10 to 12 feet above the pedestrian system and is defined as the series of public plazas and walkways in the village.

- *Multiple walking routes creating the ability for visitors to wander.*

Staff Comment: The project plans illustrate the extension of a pedestrian sidewalk along the Minaret Road property frontage, which provides access to outdoor seating and a small approx. 700 sq.ft. pedestrian plaza located at the southwest corner of the development. The pedestrian plaza is connected to the rest of the development by a covered pedestrian arcade. The central courtyard area of the development is accessible to the public and features landscape, seating and guest amenities. **Standard met.**

- *Special places, memorable views and experiences.*

Staff comment: The building orientation places the pedestrian plaza at the southwest corner of the property where guests and the public can experience views of the Sherwin range and Mammoth Mountain. **Standard met.**

- *Many opportunities to sit and rest.*

Staff comment: Opportunities to sit and rest are provided within the small pedestrian plaza, as well as along the covered pedestrian arcade. **Standard met.**

- *Public spaces of all sizes capable of accommodating seasonal events, celebrations, year-round cultural events, and programs.*

Staff comment: Portions of the property, including the pedestrian plaza and the courtyard area, are large enough so that these areas could accommodate seasonal events, celebrations, and year-round cultural events. **Standard met.**

- *Building orientation which allows midday sun into major pedestrian areas.*

Staff comment: The Building orientation allows midday sun into the primary pedestrian areas. **Standard met.**

- *Roof forms will generally have shallow slopes to hold snow and roof overhangs to protect building walls.*

Staff comment: The primary roofline features a shallow gable pitch to provide overhangs to shelter balconies and walls of the structure. Additional shed roof elements slope towards the center of the building, thereby reducing snow shedding into pedestrian areas. Roof modulation is

provided through the alternating gable roof and shed roof elements, as well as the U-shaped building configuration with a significant stepped building height at the street frontage. **Standard met.**

- *Windows and balcony openings are detailed and framed to create visual interest and variety. **Standard Met.***
- *The bases of buildings will be natural or manufactured stone or other durable materials.*

Staff Comment: The building base of the hotel is shown in concrete that is textured using a form liner to mimic the appearance of a natural stone material. The location and amount of the base material provides a robust appearance. The material does not appear to have an integral color and chips and damage could be obvious. The building base materials should provide durability, quality, and variety of textures. **ADP input is requested.**

2. Village Structure

- *Parking for lodging in the village will generally be under the footprint of each lodging building.*

One level of subterranean parking is proposed beneath the hotel building footprint and provides adequate parking for the resort condominium use. **Standard met.**

3. Pedestrian Circulation System and Pedestrian Places

- *The Village design guidelines state that the most important characteristic of The Village is the network of pedestrian streets and arcades and states that the pedestrian system should connect to bike lanes and sidewalks adjacent to roadways so that people walking or biking from other parts of Town have convenient access to interior areas of The Village.*

Staff comment: The project features connections to a sidewalk that will be added along the Minaret Road frontage. Pedestrian walkways are proposed on the project grounds through a pedestrian plaza, covered pedestrian arcade and walkways through the courtyard of the property. **Standard Met**

4. Vehicular Circulation and Parking Systems

- Staff comment: 18 short-term parking spaces are provided near the hotel check-in lobby. Three of the spaces will be reserved for guest check-in and 11 may be utilized by guests and restaurant patrons. 127 parking spaces are provided within the parking garage and are arranged in a standard configuration that will not require valet parking. Three bedroom or larger units will feature two tandem garage spaces, which will be assigned. **Standard Met.**
- Staff comment: The applicant has been working with the Mammoth Lakes Fire Protection District to address emergency vehicle access and Caltrans right-of way easement requirements. **Standard Met.**

5. Service Vehicles

- Staff comment: Service vehicles will be able to access the property for delivery and trash service without needing to park on or within Minaret Road. A 12-foot by 40-foot loading space is located within the Turning radius through the property which has been designed to accommodate large trucks including fire department apparatus. **Standard met.**

Site Design

- Site Planning

- Staff comment: The site layout is designed to take advantage of the existing disturbed and developed areas of the site. The sloped topography at the south side of the property will maintain existing trees and the large Caltrans right-of-way provides a natural buffer from Main Street.

- The active outdoor spaces such as the pedestrian plaza and courtyard will be visible to pedestrians.
- Staff comment: One level of an understructure parking garage is beneath the building footprint. The parking podium and two access portals are visible from Minaret Road. The dark stone shown on the photo simulations helps disguise the parking garage portals, so that these are not a prominent feature on the building façade.
- Staff comment: The building is situated to maximize southwest exposures along the pedestrian plaza and the outdoor courtyard area.

The General Site Design Objectives described in The Village Design Guidelines are satisfied.

- Surface Parking
 - Staff comment: The NVSP and the NVSP Design Guidelines allow for short-term surface parking for passenger drop-off and loading. The proposed additional 14-space surface parking lot is an item that should be discussed. **ADP input is requested.**

Building Design

- Form and Mass
 - *Design and step buildings to preserve sunlight into public places.*
Staff comments: The hotel design orients the primary outdoor activity spaces and public places to the south/west, which provides optimal sunlight and view opportunities for the pedestrian plaza, and good sun exposure to the courtyard areas. **Standard met.**
 - *Roof forms should be varied to create visual interest.*
Staff comments: The primary roof design features a gable roof with deep overhangs. Elevations appear to illustrate a metal roof material, so snow restraint devices would be required. Flat portions of the roof feature shed roof forms that shed snow toward the central roof structure. This design provides roof eaves, overhangs, and detailed roof cornice. **ADP input is requested.**
 - *Large buildings should be broken up to avoid the appearance of a large single mass.*
Staff comments: The project meets this standard in that the building mass is broken up through various recessed walls. Steps in the building height and changes in materials. The structure is U-shaped with a large reduction in building height at the property frontage. The Building modulation provides approximately six attached building sections which provides building articulation and interest. **Standard met.**
- Scale
 - *Variations in wall materials should define the scale.*
Staff Comments: Overall, the project provides variations in wall materials that help define the scale and detail to the façade. **Standard met.**
 - *The ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, arcades, store fronts, cornices at the top of the first-floor level, porches, awnings, signage, and other elements to create a human sized scale at the base of the building.*
Staff comments: The proposed design provides a covered pedestrian arcade at the property frontage, where the lobby, restaurant, retail, and outdoor seating areas are located. **Standard Met.**

- Roof Form
 - *Roof overhangs can be an important architectural feature and may provide protection for balcony and pedestrian areas.*
Staff comment: Proposed balconies are protected by roof overhangs. **Standard Met.**
 - *The ridgeline should not have the appearance from public vantage points of being continuous.*
Staff Comment: The proposed roof form gives the appearance of the stepped roof line. The appearance of the ridgeline is not continuous because of the variation in building height, and the reduced height of the building wall at the connection points between the buildings. These sections feature a flat roof, which may require additional architectural treatment. **ADP Input Requested.**
- Building Facades
 - *The visual alignment of building facades should be varied by utilizing slight steps in the building walls, by “punched” openings, by angles in alignment, or by color and material changes.*
Staff Comment: The building façade is varied through steps in the building walls, recessed walls with some recessed balconies, and changes in materials, colors, and window design. **Standard met.**
 - *Use extended and recessed balconies to add rhythm and texture to the façade.*
Staff comment: The building façade features extended and recessed balconies with varied architectural details to achieve a visual interest and rhythm along the façade. **Standard Met.**
 - *By varying use of materials, provide vertical breaks in the wall alignment.*
Staff comment: The use and combination of the proposed building materials accomplishes vertical breaks in the wall alignment. **Standard met.**
 - *Architectural finished concrete may be used as appropriate to the building design.*
Staff Comment: Proposed use of board form liner for the concrete design on the building base may not provide the durability and material quality for the extent of the application of this proposed material. **ADP Input Requested.**
- Base and Lower Wall
 - *Materials shall appropriately provide the building to ground relationship.*
Staff comment: The building base is proposed as a concrete material designed to mimic natural stone. **ADP Input Requested.**
 - *Full stone walls are encouraged at prominent locations and buildings should have a durable base at the pedestrian level.*
Staff Comment: The base material is proposed in dark concrete with board form liner design to mimic natural stone along the first floor on all sides of the hotel. **ADP Input Requested.**
- Windows and Doors
 - *Windows should be typically rectangular and vertically oriented.*
Staff comment: Throughout the buildings, the primary windows have a similar vocabulary in that they are rectangular and vertically oriented. **Standard met.**
Accent windows are horizontally oriented and are recessed into the wall. **ADP Input Requested.**
 - *Doors should be recessed within walls to gain scale, weather protection and a sense of entrance/arrival.*

Staff comment: The primary hotel entrance doors are recessed and protected by a roof overhang. **Standard met.**

- Entrances, Porches

- *Places of pedestrian ingress and egress should be defined by the architecture of buildings.*

Staff comment: The primary hotel entrance is defined by a covered pedestrian arcade and is framed with large floor to ceiling windows as well as stone-like building base columns. **Standard met.**

- Architectural Details

- *Where appropriate, emphasize connections in a Craftsman design style such as bolts, straps, pegs and other sturdy connection techniques.*

Staff Comment: Exposed wood beams are featured throughout the roof design, balcony design and the pedestrian arcade. **Standard Met.**

- Materials

- *Wood siding is encouraged.*

Staff comment: Wood like siding is a primary siding material proposed for upper floors of the structure. The material selected does not appear to provide adequate variation in wood texture and color. **ADP input requested.**

- *Precast concrete, poured in place concrete and architectural finished concrete may be appropriate in special conditions where a building is distinctly separate from others and where suitable for the design intent.*

Staff comment: The use of board form liner concrete for the building base does not appear to provide the quality and durability expected within the NVSP Design Guidelines. **ADP Input Requested.**

- Colors

- *Building walls shall incorporate appropriate colors from the local natural setting.*

Staff comment: The proposed colors are a combination of light natural wood, light and dark grey wood finish, textured dark grey concrete to mimic stone material, and earthy red window frame systems. The variation in color breaks up the massing of the building and provides a warm color palette that is consistent with the NVSP design Guidelines. NVSP pg. 50 states, "In general warm colors are encouraged for large field application...the color of materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or manmade." **Standard Met.**

- *A mix of colors are encouraged.*

Staff comment: The proposed colors alternate between light and dark to provide contrast and visual interest. **Standard met.**

- *Wall colors should be vertically organized to express building modules and characters.*

Staff comment: The color and material changes occur on different sections of the building and the colors are maintained throughout the vertical sections. **Standard met.**

Landscape Design

- Due to the proposed understructure parking footprint, many existing native trees are shown to be removed from the site. Extensive tree planting may be required and some of the existing pine trees located at the southwest corner of the property will need to be preserved if possible. Staff has

provided comments to the applicant that are yet to be addressed. **ADP may have additional comment.**

- Landscape planters and retaining walls will be used throughout the project landscape within the courtyard area. **Standard met.**

Snow Management

- A snow management Plan is proposed; however, larger Interim snow storage areas are requested. **ADP Input Requested.**

III. EVOLUTION OF PROPOSED DESIGN

Submittal 1 (Pre-Application, 4/23/2023): The applicant team submitted a pre-application review request for the Regal Peaks resort condominium lodge development on April 23, 2023. Images from the pre-application plan set are included below:



Planning Staff provided the following comments:

Consistency with the North Village Design Guidelines is not achieved by the design as currently proposed.

- “High architectural standards shall be used throughout the North Village Specific Plan Area to create the desired image and promote cohesiveness among development.”

The proposed architectural theme is not consistent with North Village Design Guidelines. Page 19 discusses building design and architectural vocabulary which states, “Common to some of the architectural styles noted include shallow roof forms which retain snow, broad overhangs which shelter lower walls, relatively simple surfaces such as wood or plaster on walls, rugged stone building bases of round or fractured stone, and surprises such as expressive wood details at roof edges, balconies, window trims, and doorways...a

description of the architectural vocabulary for The Village is a style that embodies all the renowned traditions and distinctive heritage of California architecture executed with materials, colors, and finishes appropriate to the local environment.”

- Pg. 19 of the North Village Design Guidelines states, “The buildings must relate carefully to the pedestrian experience, as well as to the visibility from public roadways, with great attention paid to materials, details, colors and texture of the edges.”

The proposed design of the surface parking and hotel entrance does not accomplish this development objective since the property frontage is dominated by exterior parking spaces and vehicle drive aisles.

Form and Mass:

- Modulation of the roofline will be a desired element of building design.
- Design and step buildings to preserve sunlight into important public places.
- Vary roof forms with changes of height, with some taller accents, towers, or special vertical architectural features or projections, or multiple story changes.
- In large buildings, ease the effect of a large single mass by creating the effect of a sequence of smaller attached buildings.

Scale

- Wall materials of wood or fiber cement siding, vertical board and batten, or shingle. Plaster coat surfacing is acceptable in limited applications if accompanied by trim and/or decorative details. Fiber cement siding may not be used within the pedestrian level on building elevations which front the pedestrian plazas (the pedestrian system).
- The ground floor of buildings must be scaled to the pedestrian space by the addition of roof forms, arcades, store fronts, cornices at the top of the first-floor level, porches, awnings, signage and other elements to create a human sized scale at the base of the building.

Submittal 2 (Pre-Application): In response to staffs’ review comments, the applicant provided the following revised design on June 13, 2023, for additional comment:



VIEW OF BUILDING ENTRY AND LOBBY | 1

Staff provided additional review comments on the Pre-Application Review via a Zoom Call and suggested the applicant submit a Concept Review application to obtain a formal review letter including Advisory Design Panel (ADP) review of the project.

Submittal 3 (Concept Review): The applicant provided the following design on September 13, 2023, with a Concept Review application:



In response to that submittal, staff provided the following review comments for the Concept Review application, summarized below:

Building Design

The proposed design currently lacks depth and character. This may be due in part to the quality of the renderings. The placement of windows does not provide rhythm or balance with the exterior architecture. The facades and building walls are checkered with windows and patches of siding. Applicable Design Guidelines Regarding Windows:

- Window type and spacing should reflect the building architectural style. (Pg. 22 NVSP Design Guidelines)
 - Moldings, frames, paneling, and hardware should be used to give character to the design.
- a. Vary roof forms with changes of height, with some taller accents, towers, or special vertical architectural features or projections, or multiple story changes (Pg. 21 NVSP Guidelines).
 - b. Break the linear aspects of a building with architectural features such as arcades, balconies, steps in the wall plane and exterior layering of materials. Do not permit building surfaces which are monotonous or which by design, make the village buildings appear massive or unscaled (pg. 21 NVSP Design Guidelines).

- c. Where appropriate, step eaves emphasize cornice details at roof edges to give historic scale to the upper lines of walls (pg.22 NVSP Design Guidelines).
- d. When flat roof sections are used, they must have a distinctive cornice or architectural feature to screen the flat portion (pg.24 NVSP Design Guidelines)
- e. Pg. 19 of [The Village Design Guidelines](#) states, *"The buildings must relate carefully to the pedestrian experience, as well as to the visibility from public roadways, with great attention paid to materials, details, colors and texture of the edges."*
- f. Please provide a color and material board to depict physical color chips and material finishes proposed. This shall be submitted prior to scheduling of an ADP meeting.
 - The proposed building colors and materials are not well defined in the review package. NVSP (pg. 50) states, *"In general, warm colors are encouraged for large field application...The color of exterior materials, whether applied or innate, shall reflect the appearance of the natural surroundings and not seem synthetic or manmade."*

Submittal 4 (Concept Review, 10/23/2023): This is the submittal that is being reviewed by the ADP.

Next Steps

Staff requests that the ADP review, discuss, and provide comments on the 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 ADP's comments will be documented in meeting minutes by Town staff and will be presented to the Planning and Economic Development Commission if and when the applicant submits a formal entitlement application. Staff requests that the comments provided at this meeting be sufficiently detailed and easy to understand. The PEDC may request that the applicant return to ADP for review prior to the Public Hearing for the application.

Attachments

Attachment 1: Project Plan Set