



Town of Mammoth Lakes

Advisory Design Panel Staff Report

March 5, 2025

AGENDA TITLE: Advisory Design Panel meeting for consideration of a Major Change to an Approved project application (Design Review Application #DR 24-001), for the “Rockspring” development project located in the Resort General zoning district of the North Village Specific Plan Area. The project consists of a 5-story “Resort Condominium” development with a total of 198 rooms within 118 condominium units. The Major Design Review application process incorporates Advisory Design Panel (ADP) review to provide impartial feedback regarding significant new development project conformity with applicable design standards and guidelines.

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

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Interim CED Director

Kimberly Cooke, Senior Planner

OBJECTIVE:

Hold Advisory Design Panel meeting and complete the following 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

APPLICATION SUMMARY:

Proposal:	Proposed 5-story resort condominium development consists of 4 levels of resort condominiums located above one level of 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 Major Change to the approved Rockspring project adhere to the applicable NVSP development standards and TOML Design Guidelines?

I. BACKGROUND

The Advisory Design Panel (ADP) reviewed the Rocksprings Project on October 26, 2023, and on February 1, 2024. The project was subsequently approved by the Planning and Economic Development Commission on April 10, 2024. The PEDC Staff Report is included as **Attachment 1** for reference.

The Rockspring development team submitted an application for a Major Change to an Approved Project on February 21, 2025. Pursuant to [M.C. Section 17.64.070 – Changes to an Approved Project](#), The original review authority may authorize major changes to an approved site plan, architecture, or the nature of the approved land use. Since the approved project originally required a noticed public hearing, the review authority shall hold a noticed public hearing on the proposed changes, and any previously approved permit shall be deemed void and superseded by the new land use permit or modification.

At this meeting, the ADP is requested to review the revisions made to the Rockspring project and review, discuss, and provide comments on the revised site and building design, based the standards and recommendations provided for in the guiding documents. The guiding documents for this project are the Town's General Plan, the North Village Specific Plan (NVSP), and the NVSP Design Guidelines, and Color Handbook, all of which are available for review on the Town's website (links below):

- [General Plan](#), [NVSP Specific Plan](#), [NVSP Design Guidelines](#), [Color Handbook](#)

REVISED DESIGN SUMMARY: Images are included for reference with the approved project depicted on the left side and the revised/proposed project design on the right side.



Site Design:

- Changes to the retaining wall design have been made at the south/east corner of the project to accommodate a new subterranean mechanical equipment vault. Staff have recommended the design team incorporate large natural boulders to retain the slope and allow for tree plantings. The applicant team has incorporated gabion walls instead of boulders.

**Building Design:**

- Tower architectural features have been removed from projecting into the roofline.
- Windows have been enlarged on vertical architectural features.
- The Two sides of the project located on the Minaret Road frontage still feature a gable roof design on the west facing façade however, the roof overhang is eliminated, and the vertical design features no longer extend to the ceiling. Metal beams are added for architectural detail.
- Extended balconies located on the front (West) façade have been removed.
- Columns along the property frontage are changed from 10 to 15 less robust columns.
- The lower arcade cover is removed from the property frontage.
- The clear story windows above the pedestrian arcade are replaced with siding.
- New elevator tower projections are depicted on building elevations.



- The color palette is changed to remove the medium brown siding material. Dark slate finish material is added for fascia application.
- The building base material is changed from concrete form liner to incorporate natural stone at the front of the property. Board form concrete finish for the building base is proposed at the sides and rear of the structure.



NEXT STEPS

The ADP's comments will be documented by staff 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 is the decision-making authority for approval or denial of this application.

RECOMMENDATION

Staff requests that the ADP review, discuss, and provide comments on the revised site and building design, based on the standards and recommendations provided in the guiding documents.

Attachments

Attachment 1: PEDC Staff Report, dated April 10, 2024