



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Date:	February 13, 2019	Case/File No.:	TTM 18-003; DR 18-006
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Yotelpad
Time:	After 2:00 p.m.	Location:	6040, 6042, 6060 Minaret Road
Appeal Status:	Not Applicable	General Plan:	North Village Specific Plan (NVSP)
Applicant / Owner:	RePlay Destinations – Chris Heinrich / One Mammoth, LLC	Specific Plan:	North Village Specific Plan (NVSP)
Environmental Review:	Conformance review with the existing North Village Specific Plan Environmental Impact Report	Zoning:	North Village Specific Plan (NVSP)

TITLE: Public workshop on the Yotelpad project

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Planning and Economic Development Commission (“Commission”) is requested to discuss the proposed Yotelpad project, a new mixed-use condominium-hotel project located at the northeast corner of Main Street and Minaret Road. The project consists of a 5-story condominium-hotel with 156 units (studio and 1-br units), 21 three-story townhomes (2-br units), 4,700 sq. ft. of restaurant/lounge space, and understructure parking for up to 185 vehicles with valet service. The project is within the North Village Specific Plan (NVSP) area and the application consists of a tentative tract map and design review. Staff is requesting that the Commission provide initial feedback on this project to staff and the applicant.

2. Required Findings to Support Requested Actions

This item is for informational purposes only; no action can be taken at this time.

3. Report Summary

This workshop allows the Commission and public to provide early input on the proposed Yotelpad project and identify any issues and/or concerns that the Commissions and public may have with the project. This report includes a brief and preliminary description of the project’s conformance to the General Plan, North Village Specific Plan (NVSP), and North Village Design Guidelines. Additional analysis will be available as the review process progresses. The project, as proposed, conforms to all of the development standards of the NVSP and is not requesting any amendments to the specific plan or variances from the development standards.

Report Prepared By:
Nolan Bobroff, Associate Planner

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

Figure 1 – Location Map



B. ANALYSIS

1. Background and Project History

The subject site is identified in the NVSP as Parcel 38 (Dempsey/Nevados site) and was the subject of an Implementation Agreement (“Agreement”) completed in 2007, which provided a density bonus, certain concessions on development standards that are applicable only to this site, and assigned unused affordable housing mitigation credits to this site. The Agreement transferred 36.625 units (*equal to 73.25 bedrooms*) of unused residential density from the Snowcreek Athletic Club site to the subject site and provided a 5% increase in lot coverage, a 16-foot increase in the maximum permitted height, a maximum 20% reduction of setbacks, and assigned 40.41 Full Time Equivalent Employee (FTEE) housing mitigation credits to the site. The unused residential density was the result of a density bonus provided to the owners of the athletic club in exchange for 4.41 acres of unimproved property that was ultimately developed with affordable housing (Aspen Village Apartments). The project, as proposed, is consistent with all of the development standards for this site.

Pursuant to the NVSP, all new projects within the NVSP area require approval of a Major Design Review application by the Commission. Additionally, projects which are deemed significant by the Community and Economic Development Department also require review by the Town’s Advisory Design Panel (ADP) prior to review and a decision by the Commission. The role of the ADP is to provide impartial and professional advice to Town staff and the Commission on site planning and building design based on the same guidance that staff uses in their analysis. Those recommendations are then typically used to make changes to the project that improve conformity to the guiding documents, which include the Town’s General Plan, Zoning Code, NVSP, and the NVSP Design Guidelines. The ADP initially reviewed the project in January 2019 and provided feedback to the applicant regarding recommended changes. The staff report is included as Attachment 3 and the ADP comment letter along with the applicant’s responses are included as Attachment 4. The applicant has incorporated changes into the project as a result of the

feedback provided at the January 2019 ADP meeting and the revisions will be reviewed by the ADP on February 14, 2019. The staff report for the February 14, 2019 ADP meeting is available online at: <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/8933/ADP-Staff-Report-20190214>

2. Development Proposal

The Yotelpad project is a new mixed-use condominium-hotel project that consists of a five-story condominium-hotel with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,700 sq. ft. of restaurant space, and understructure parking for up to 185 vehicles with valet service. The condominium-hotel units are being branded as “micro-units” that will range in size from 334 sq. ft. (studio unit) to 569 sq. ft. (1-br unit) and the townhome units will be approximately 1,300 sq. ft. The vision of the project is to have smaller living spaces that are accompanied by a variety of amenity spaces, such as a fitness room, kids zone and media center, numerous indoor and outdoor fireplaces, a pool and hot tub, and bocce ball court.

The project consists of three separate buildings, which are proposed to be constructed atop the parking structure. The condominium-hotel units and the restaurant space will all be located in a five-story building that is parallel to Minaret Road. The townhome units will be located within two buildings located along the northern and eastern property lines. The site layout is intended to provide a transition between the denser North Village core and the adjacent residential area to the east and the proposed building on the east side of the property has a substantially lower maximum height than the hotel structure.

Access to the site will be from Minaret Road and will lead to a five-space surface parking lot area intended for guests checking in. The remainder of the parking for the project is proposed to be located understructure and will utilize valet services to park the guest’s vehicles. Access to the parking structure is proposed to be on the north side of the site.

3. Subject Property and Surrounding Land Uses

The 2.6-acre site is located within the NVSP area at the northeast corner of Main Street and Minaret Road. The project encompasses three parcels and the current uses on the site include a restaurant (*Nevados*), the Yotelpad sales office (*previously the Dempsey construction office*), and vacant land.

The project site is located in the Resort General (RG) zone of the NVSP within the Pedestrian Core area. The RG zone is intended for visitor-oriented resort services, such as hotels, resort condominiums, and retail/restaurant uses and the Pedestrian Core area is envisioned to be a mixed-use village with commercial uses on the ground floor and accommodation uses on the upper floors. The project site serves as the gateway to the remainder of the NVSP area and the NVSP specifies that development at this site shall feature distinctive architecture in order to create a sense of arrival. Additionally, the sites central location within the Pedestrian Core area makes this an integral site for providing pedestrian connectivity between the north and south areas of the North Village.

The surrounding land uses include lodging, residential, restaurants, and lounge/bar type uses. Table 1 further describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning

Location	Zoning*	Adjacent Streets	Land Use
North	NVSP	N/A	Lodging and Restaurant Uses (Alpenhof Lodge; Petras; Clocktower)
South	NVSP	Main Street	Vacant Land (Part of the Mammoth Crossing sites)
East	MLR	N/A	Residential Use (Viewpoint Condominiums)

West	NVSP	Minaret Road	Residential, Lodging, and Restaurant Uses (8050; Fireside Condominiums; Mammoth Brewing Company; The EATery)
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4. General Plan Consistency

The Yotelpad project is consistent with the General Plan’s goals for the North Village District and the NVSP land use designation since the project will be a visitor-oriented that includes a condominium-hotel, townhomes, and a restaurant. Additionally, the project incorporates a variety of amenities and services that are intended to enhance the visitor experience and includes numerous active open pedestrian plazas that showcase the mountain views. A thorough review of the project against the General Plan will be included in the staff report for the future public hearing.

5. North Village Specific Plan Consistency

As proposed, the Yotelpad project is consistent with all applicable zoning requirements of the NVSP, including, but not limited to, density, site coverage, building area, height, setbacks, and parking. A thorough review of the project against the NVSP will be included in the staff report for the future public hearing.

6. North Village Design Guidelines Consistency

The staff report for the January 15, 2019 ADP meeting (Attachment 3) provides a thorough analysis of the projects conformance with the NVSP Design Guidelines (“Guidelines”). At the January ADP meeting, the ADP recommended reducing the size and visibility of the surface parking area adjacent to Minaret Road and incorporating additional development features at the prominent southwest corner of the site to improve the projects conformance with the Guidelines. The recommendations were intended to enhance the pedestrian connectivity and improve the visual interest of the project. The applicant incorporated changes into the project as a result of the ADP’s feedback and the revised plans include a reduced surface parking area that is located further away from the corner and development features that include terraced landscaping, a gateway monument sign/artwork, pedestrian connections that direct pedestrians to the crosswalk, an extended restaurant patio area, and an extended restaurant footprint that breaks down the scale of the building. Additional revisions that were made to improve the projects conformance with the Guidelines include: (1) terraced retaining walls using boulders and landscaping along the south side of the property to reduce the mass of the retaining wall and provide a more natural transition; (2) more substantial roof elements on the ground floor porte-cochere to break up the building mass; (3) a varied roof line on the parapet for the hotel and townhomes to provide visual interest; and (4) slight modifications to the materials and colors to be more reflective of the local natural setting. The ADP comments along with the applicant’s responses are included as Attachment 4. The ADP will be reviewing the project revisions on February 14, 2019 and the staff report for that meeting is available online at:

<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/8933/ADP-Staff-Report-20190214>

7. Discussion Items

The Commission may not make any formal determinations related to the application submittal. However, the Commission may raise concerns and ask questions related to the preliminary design and site planning of the project. After the applicant’s design team conducts the workshop presentation, staff will be interested in hearing the Commission and public comments on:

- Context and compatibility of the project in relation to the North Village and its location as the “Gateway to the North Village.”
- Site design including pedestrian movement and connectivity, vehicle circulation, and building orientation.
- Bulk, mass, and form of the buildings including visual interest, roof design and articulation, and wall articulation.

- Architectural detail, exterior building materials, entry area articulation and attractiveness, and color scheme.
- Functionality of the site regarding snow storage management, access by service vehicles (i.e., trash and deliveries), and emergency access.

8. Process and Next Steps

The anticipated process and next steps for the Yotelpad project are as follows:

- 2nd Advisory Design Panel (ADP) Review – 2/14/2019
- Analysis of the project by staff – 2/2019 – 4/2019
- Public hearing by the Commission – 4/10/2019 (*tentative*)
- Demolition of the existing buildings on the site and site grading – Spring 2019
- Construction of the parking structure – Summer 2019
- Construction of the units using modular construction techniques – Beginning spring 2020
- Completion of the project – Early winter 2021

Throughout this process, staff will continue to discuss potential areas of concern and possible revisions to the project based on feedback from the Commission, ADP, and the public.

9. Financial and Staffing Considerations

The applicant is paying for the staff time for the processing of this project.

C. OPTIONS

This item is a workshop, so no options are provided.

D. RECOMMENDATION

Staff recommends the Planning and Economic Development Commission take public input, discuss the items identified in Section 7 of this report, and provided feedback to staff and the applicant.

Attachments

- Attachment 1: Project narrative, dated November 2018
- Attachment 2: Project plans and graphics, dated February 2019
- Attachment 3: Advisory Design Panel staff report, January 15, 2019
- Attachment 4: Advisory Design Panel comment letter w/ applicant responses, January 28, 2019

Attachment I

**Yotelpad Project Narrative,
dated November 2018**

PROJECT NARRATIVE

The proposed YotelPad Mammoth will be prominently located on the 2.6-acre Dempsey/Nevados site at the corner of Main Street and Minaret Road, the gateway to the Village at Mammoth. The site boasts spectacular views to the south and west and lies less than a block from The Village at Mammoth gondola and commercial core.

The YotelPad signifies a new era of sustainable development for Mammoth Lakes, featuring a unique, contemporary condominium hotel with 156 “micro-units” distributed over five floors, 21 three-story townhomes, a restaurant and lounge, and a wide array of owner/guest amenities over one level of structured parking. The project features modular construction for all vertical improvements above the parking garage.



The YotelPad reinterprets the traditional grand mountain lodge program by providing ample and varied interior amenity spaces, including multiple seating areas organized around a central fireplace and bar, a gaming area, a library, a “grab and go” sundries space, a fitness room, and a kids’ zone and media center. The full-service restaurant and lounge feature an outdoor deck that animates the south elevation of the hotel, providing ample sunlight and exceptional views of the Sherwin Mountains. The expansive “backyard” in the center of the site provides lounge and meeting space for small and large groups and offers expansive views to the south. The backyard includes a large spa pool and hot tub, a bocce ball court, and several seating areas centered around fire pits.



Back Yard Looking North From The Pool Deck

An après ski/bike patio at the southwest corner of the site provides flexible seating and a fire pit amidst a kids' snow-play area with afternoon sunshine and southerly views.

The horizontal form of the main building traces the contours of the site from north to south and is balanced by articulated vertical massing from the architectural base. The north-south orientation maximizes views and ensures ample daylight throughout the year. Main entry areas feature timber and steel detailing while contemporary flat roofs with low parapets and modest eaves minimize the massing. The rhythmic arrangement of large windows within each unit brightens the interior spaces and adds a sense of transparency to the design. Juliette balconies and doors add a subtle pop of playfulness to the façade. Units with larger balconies feature a blackened steel railing layering additional texture on the façade. Human-scaled details, a neutral color palette, and modern materials create a timeless style, featuring two tones of wood siding (natural/warm grey) and charcoal grey metal panels above a base of grey horizontal ledgerstone.

The project highlights several sustainable strategies with the most significant being modular construction for all vertical construction above the parking garage.



Modular Construction

RESIDENTIAL & COMMERCIAL COMPLIANCE SUMMARY

This project is located within the North Village Specific Plan (“NVSP”) planning area and has the specific Land Use Designation of Resort General (“RG”).

Development Design Standards:

1. Land Uses

- a. Hotels, Resort Condominiums and Inns
 - i. Project Consists of 177 Resort Condominiums
- b. Restaurant, Bars, Night Clubs within Hotels
 - i. Project Consists of:
 - 1. 1,000 sq.ft. Yotel Bar/Kitchen
 - 2. 3,750 sq.ft. 3rd Party Restaurant

2. Density

- a. Allowed Density 198.25 Rooms
- b. Proposed Density 198 Rooms:
 - i. 156 YotelPad (Studio & 1 Bedroom Units)
 - ii. 21 Townhomes (2 Bedroom Units)

3. Site Coverage

- a. Allowed Site Coverage 75%
- b. Proposed Site Coverage 74%

4. Building Area

- a. Allowed Building Area (87,000 sq.ft. x 2.6 acres) 226,200 sq.ft.
- b. Proposed Building Area 181,871 sq.ft.

5. Building Heights

- a. Allowed Building Heights 1 – 5 Stories, 56 Ft. (max. projected height 67 ft.)
- b. Proposed Building Heights:
 - i. YotelPad Building
 - 1. 5 Stories, 56 ft. (Top of Parapet)
 - ii. Townhomes
 - 1. 3 Stories, 36 ft. (Top of Parapet)

6. Building Setbacks

- a. Allowed
 - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.
- b. Proposed
 - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.

7. Driveway Access & Gradients

- a. Allowed
 - i. Max 10%
- b. Proposed
 - i. Main Entry 3.7%
 - ii. Parking Garage Access 9.5%

8. Minimum Parcel Sizes

- a. Min Allowed Parcel Size 20,000 sq.ft.
- b. Project Parcel Size 113,256 sq.ft.

9. Snow Removal & Management

- a. Combination of On-Site Snow Storage & Haul Offsite Snow Removal

10. Art/Events

- a. Towns Public Art Fee is Reduced to \$0.00 Through July 31st, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

11. Parking

- a. Residential
 - YotelPad (156 Units) 156 Stalls (Parking Garage)
 - i. Townhomes (21 Units) 21 Stalls (Parking Garage)
- b. Commercial
 - i. Restaurant None requires per NVSP for restaurants within hotels
- c. Hotel
 - i. Check-In 3 Stalls (Surface Stalls) 180 Stalls
- d. Stalls Required 180 Stalls
- e. Stalls Provided 190 Stalls
- f. Parking Garage Valet Controlled

GENERAL PLAN CONFORMANCE

Community Vision. The General Plan for Mammoth Lakes was founded upon a “Community Vision” which states that the community places a high value on seven standards, guidelines, and priorities, which include: (1) Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors; (2) protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urban area; and (3) exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “Village in the trees.” The YotelPad Mammoth conforms to these standards, guidelines, and priorities by: (1) creating an ambiance on the site that will attract visitors to Mammoth; (2) redeveloping the site as an urban in-fill project to protect the surrounding natural environment and limit the urban area; and (3) providing an exceptional design that complements Mammoth’s mountain setting entirely within the existing tree canopy on the site.

Community Design. The goals and policies of the Community Design Element of the General Plan include: (1) requiring unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony; (2) maximizing opportunities for public spaces that support community interaction, such as outdoor café and restaurant patios, performance and art spaces, and child activity centers; (3) requiring building height, massing, and scale to complement neighboring land uses and preserving views to the surrounding mountains. The YotelPad Mammoth conforms to these goals and policies by: (1) providing a mountain lodge with a unique contemporary design and unit mix; (2) maximizing opportunities for open space through the “backyard” plaza and recreation areas, the south-facing deck of the full-service restaurant and lounge, and the après ski/bike patio and snow-play area; and (3) ensuring that the building height, massing, and scale of the hotel complements neighboring land use and preserves and enhances view to the Sherwin Mountains.

North Village District Character. The YotelPad Mammoth will be located in the North Village District as described in the General Plan. The North Village District includes hotels, restaurants, and visitor-oriented commercial operations that create “an intensely focused entertainment district.” Among the notable characteristics of the North Village District outlined in the General Plan are: (1) a sense of exploration using pedestrian-oriented sidewalks, plazas, and courtyards with pedestrian comforts; (2) a variety of resort lodging supported by outdoor activities and restaurants; and (3) convenient structured parking and small-scale street adjacent surface parking. The YotelPad Mammoth will display these characteristics by providing: (1) sidewalks, plazas, and courtyards with pedestrian comforts and amenities; (2) the first “micro-unit” condominium hotel, with an array of unique amenities, to be constructed in Mammoth; and (3)

understructure parking to accommodate all residential and commercial uses and, for convenience, a small surface parking lot adjacent to Minaret Road.

Land Use. Among the goals contained in the “Accommodations and Community Amenities” section of the Land Use Element of the General Plan is to “provide an overall balance of uses, facilities and services to further the Town’s role as a destination resort community.” The General Plan identifies the North Village District as the location where development projects “provide a wide range of amenities and services that enhance the visitor experience.” To achieve these goals, the Land Use Element details a list of policy recommendations, which include: (1) encouraging and supporting a range of visitor accommodations that include a variety of services and amenities; (2) locating visitor lodging in appropriate areas; and (3) ensuring that there are an adequate number of units available for nightly rental. The YotelPad Mammoth conforms to these recommendation because: (1) there is no other lodging product in Mammoth that offers a unit mix and amenity package similar to that of the YotelPad; (2) the condominium hotel will be located on a site which the General Plan describes as the “Gateway” to the North Village; and (3) the reasonable expectation of the applicant is that virtually all of the units in the YotelPad will be available for nightly rentals when the owners of those units are not in residence.

TOWN'S PUBLIC ART REQUIREMENT

Towns Public Art Fee is Reduced to \$0.00 Through July 31st, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

ENERGY SAVINGS TECHNIQUES

Meet and exceed the heightened California Title 24 standards. The engineering team is striving to exceed those standards through investigating;

- Use of High efficiency chillers.
- Heat pump/condensing units THAT utilize equipment with high SEER.
- Use of high efficiency domestic water heaters.
- Use of high efficiency, sealed combustion furnaces with ECM motors.
- Utilize variable speed, ECM pumps to distribute chilled and heating water throughout the project.
- Utilize ECM motors on fan coil units, furnaces, and other air moving equipment where possible.
- Utilize High efficiency boilers for snowmelt and pool heating service.

In addition to the Energy Savings the Modularized Construction methodology being proposed also has a significant green/energy component.



Factory Built



Site Set in 30 Days

MARKETING/OPERATIONS BUSINESS PLAN

The Yotel Brand is flagging the property as a YotelPad and will be operating the property as both Property Manager for the Home Owners Association (HOA) and as the Hotel. YotelPad Mammoth is being designed as a Resort Condominium Development that extends the opportunity to the purchasers to enter into a Rental Program with Yotel (Condo Hotel).

- Yotel <https://www.yotel.com/en>
- YotelPad <https://togo.hotelbusiness.com/article/yotels-new-brand-aims-staying-power/>

YOTEL - REDEFINING TRADITIONAL HOSPITALITY & RESORT REAL ESTATE

For independent, tech-savvy travelers who value time and efficiency, YOTEL offers guests a whole new hotel experience with everything you need and nothing you don't. We use our signature, cutting-edge design to create small but perfectly-formed rooms for guests who appreciate quality but don't need the fuss of a traditional luxury hotel. By removing the unnecessary extras, we give space for our guests to enjoy their stay in city center locations without the city center prices.

YOTELPAD's are typically conceived for long stays. They optimize square Foot, include sleeping and living areas with comfortable bathrooms, kitchenettes, work desks and ample storage space. Technology makes it easy to connect, stay charged and manage services during an extended stay. Our first YOTELPAD developments will be launched in Park City and Miami in 2020. You will not only be able to stay at a YOTELPAD but also you will be able to purchase one if you so wish.

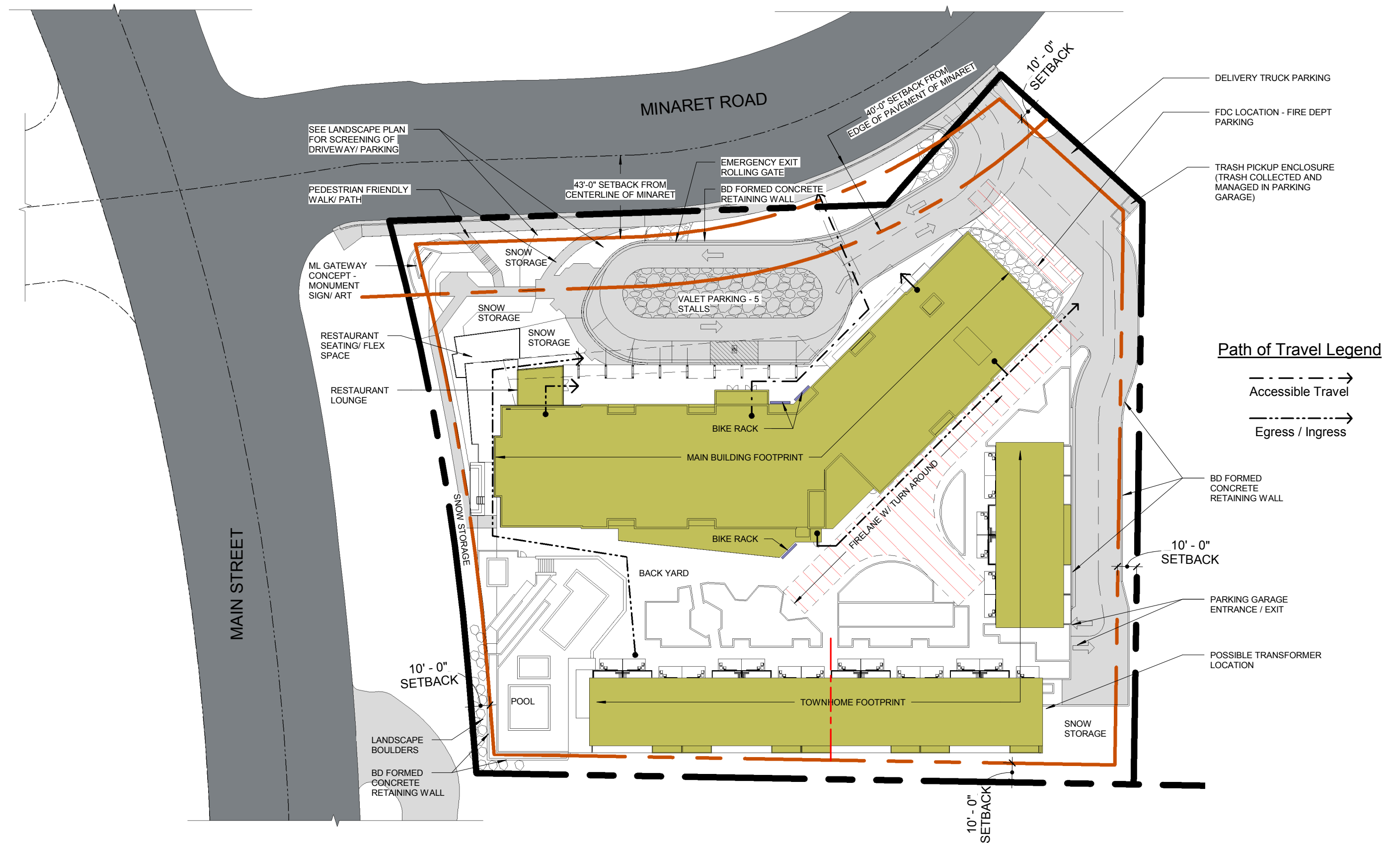
EMPLOYEE HOUSING MITIGATION PLAN

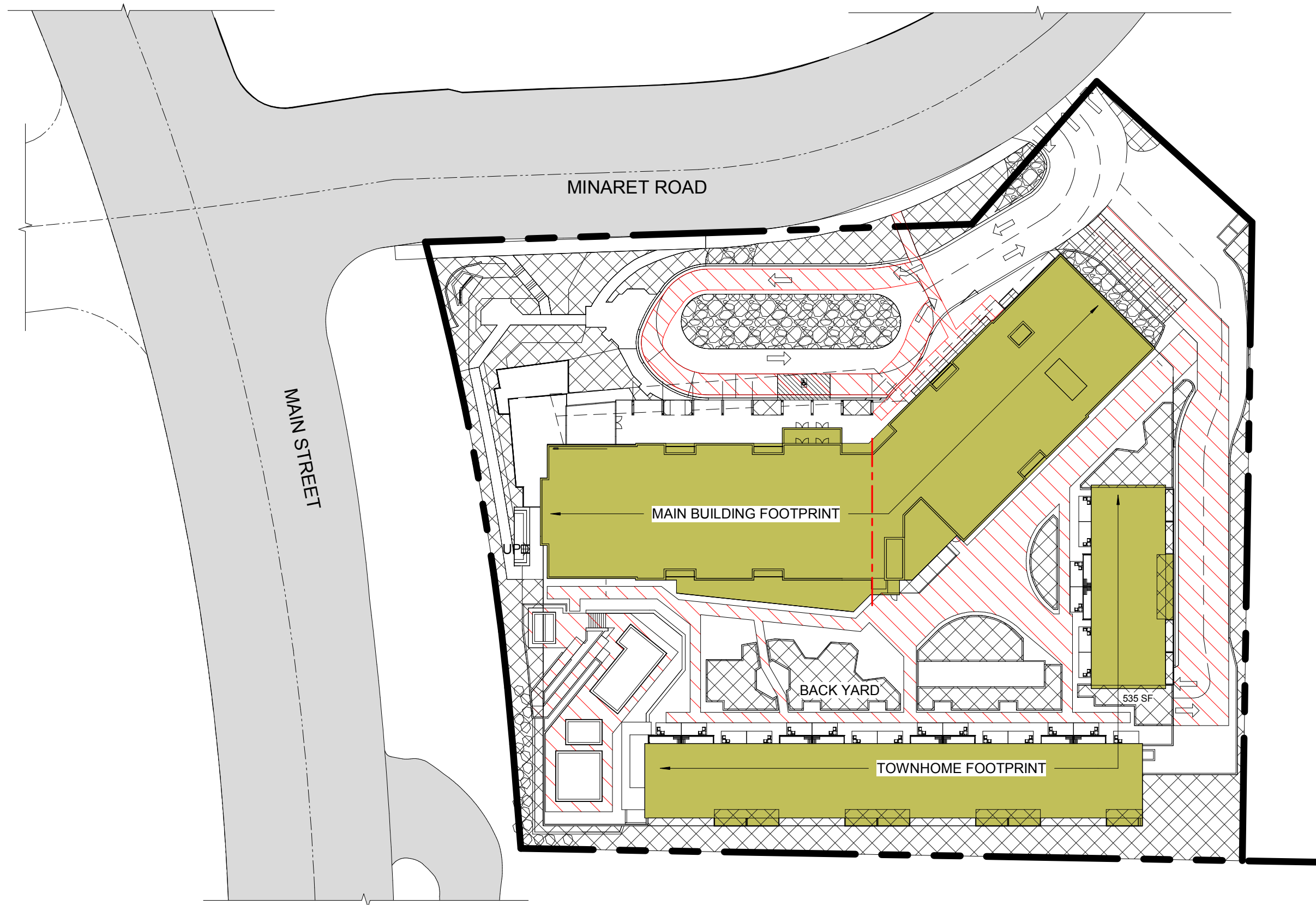
The Employee Housing Credits (40.41 FTEE Credits) that were transferred from the Dempsey Site will be applied to the requirements to mitigate the Employee Housing requirements for this project.

The Town is in the process of determining the Mitigation Fee and determining the amount of transferred Credits that will be applied to offset the Employee Housing requirement.

Attachment 2

**Yotelpad Project Plans,
dated February 2019**





SITE COVERAGE TABLE

TOTAL SITE S.F. = 113,108
 GREENSCAPE S.F. = 30,048
 HARDSCAPE S.F. = 83,060

Max allowable site coverage = 75%
 Max allowed site coverage = 84,831 SF

Design Site Coverage = 83,060 SF

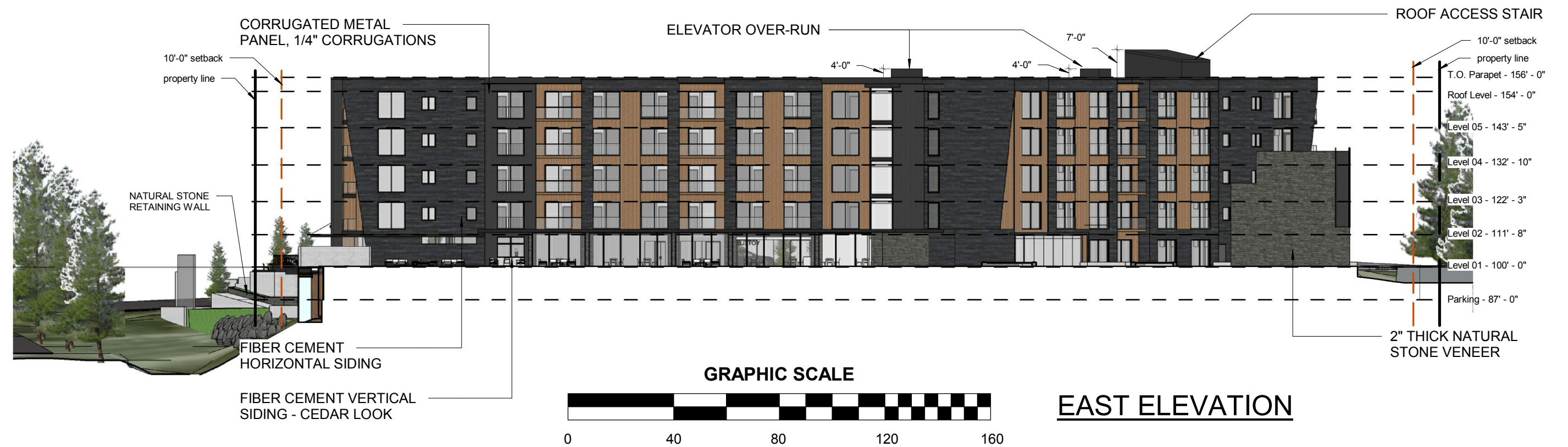
83,060 < Allowable site coverage

TOTAL SITE S.F. = 113,108
 Total Podium Footprint = 63,730
 Main Building Footprint = 20,179
 Townhome Footprint = 13,970

Building Footprint Coverage = 56%

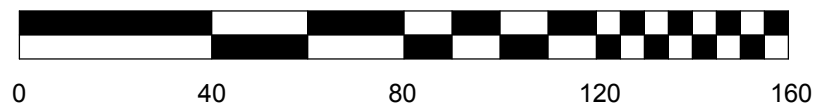
Greenscape area indicated
 with hatch pattern

Snowmelt area indicated
 with hatch pattern





GRAPHIC SCALE

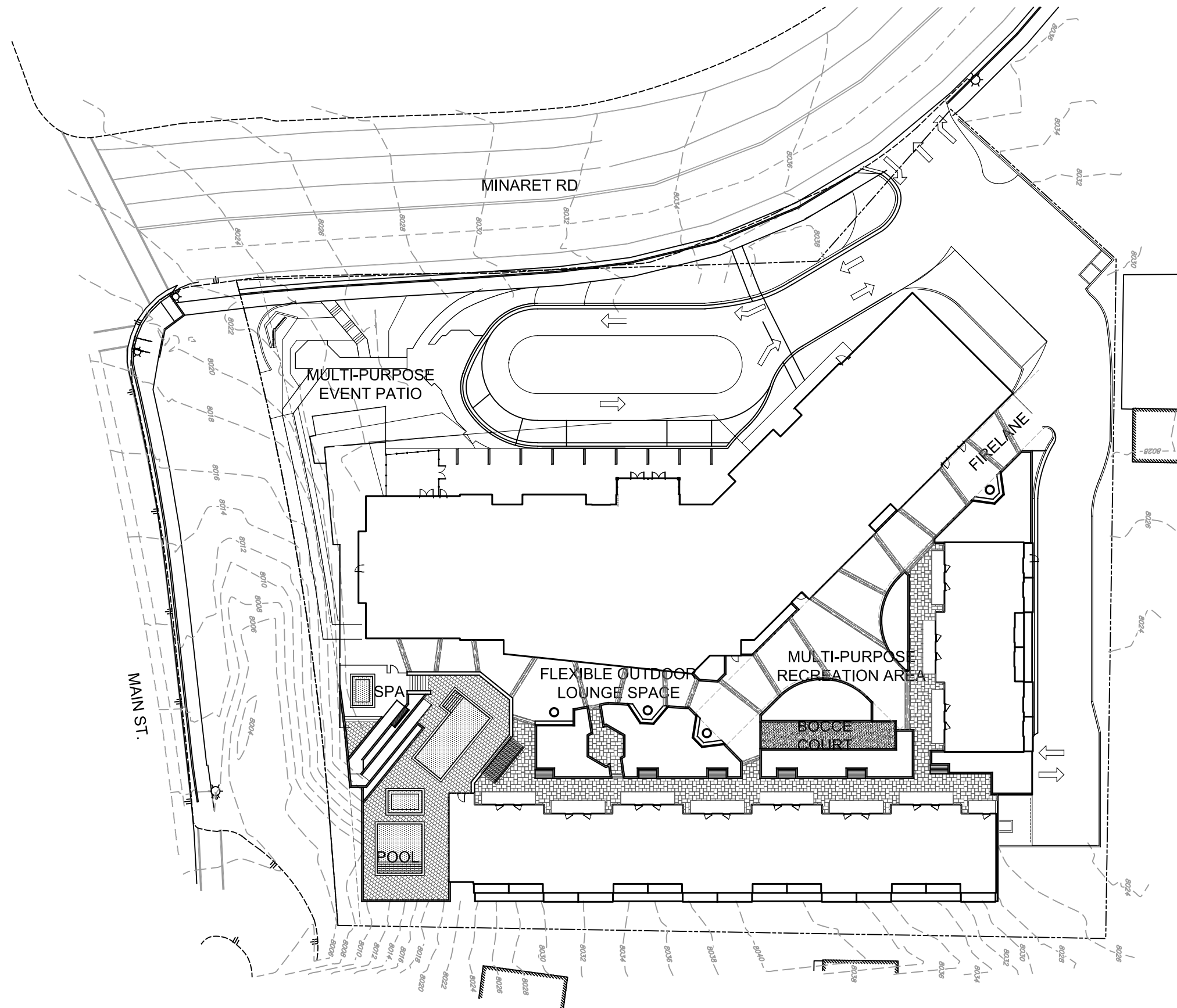


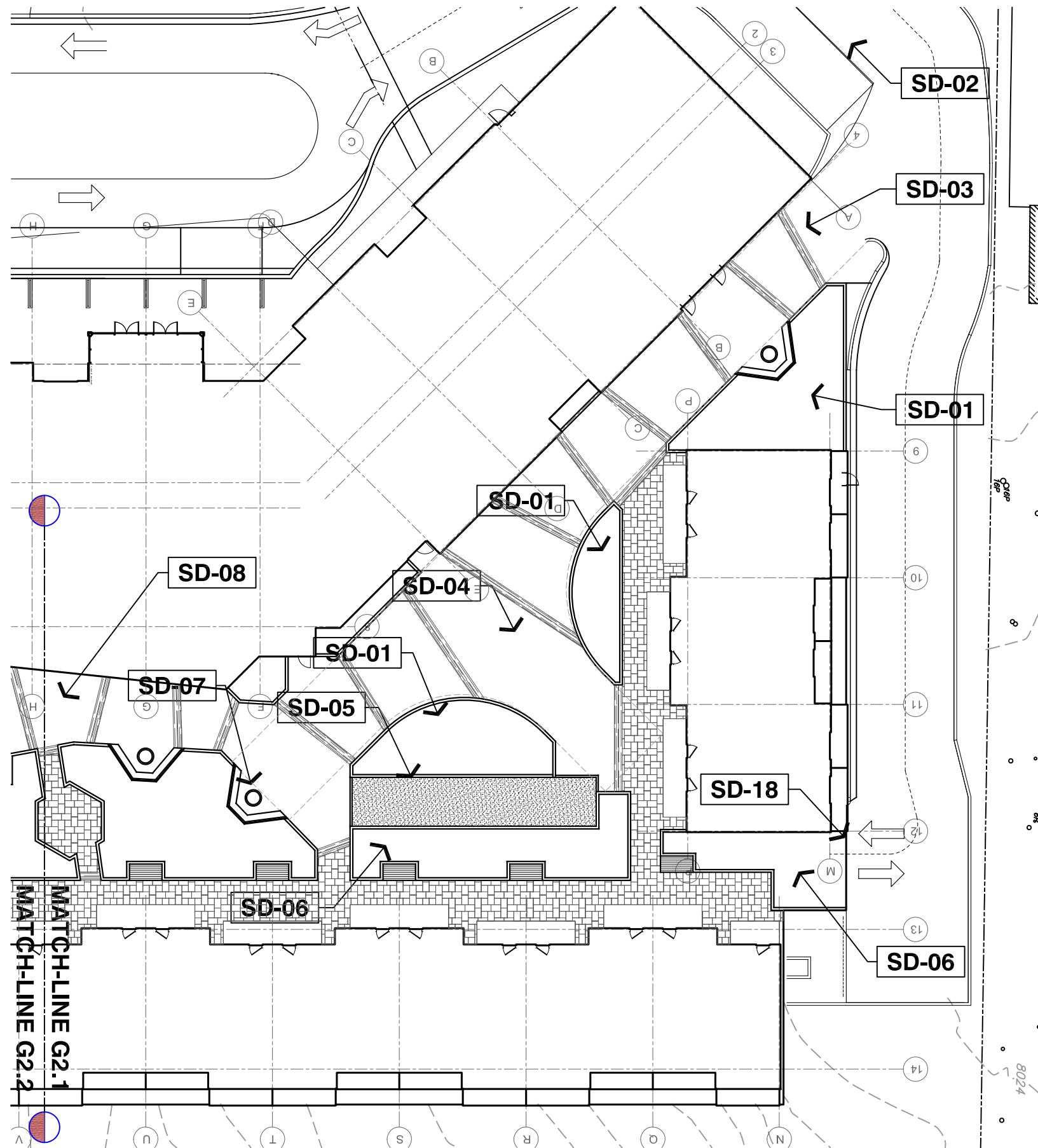
SOUTH ELEVATION





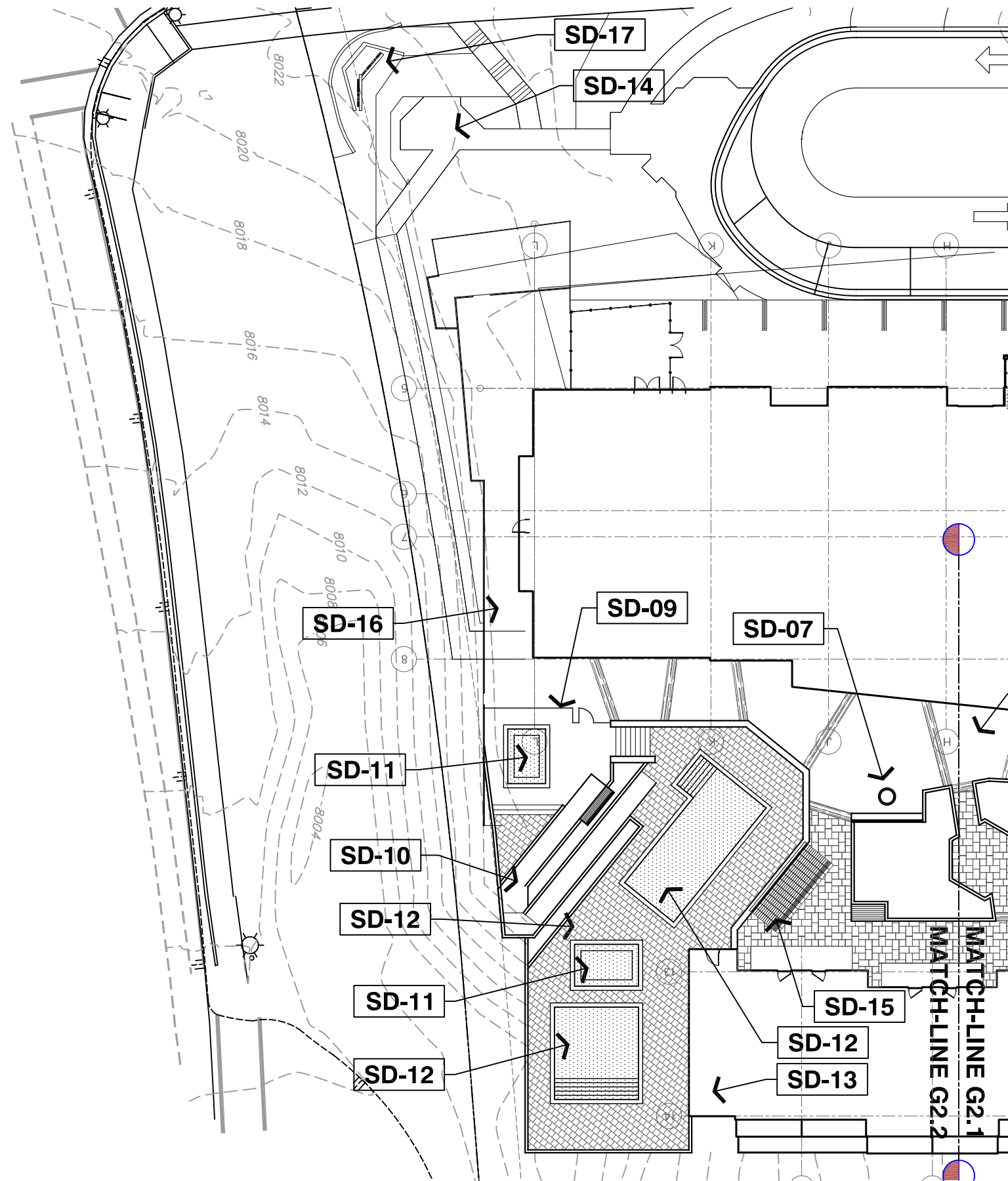






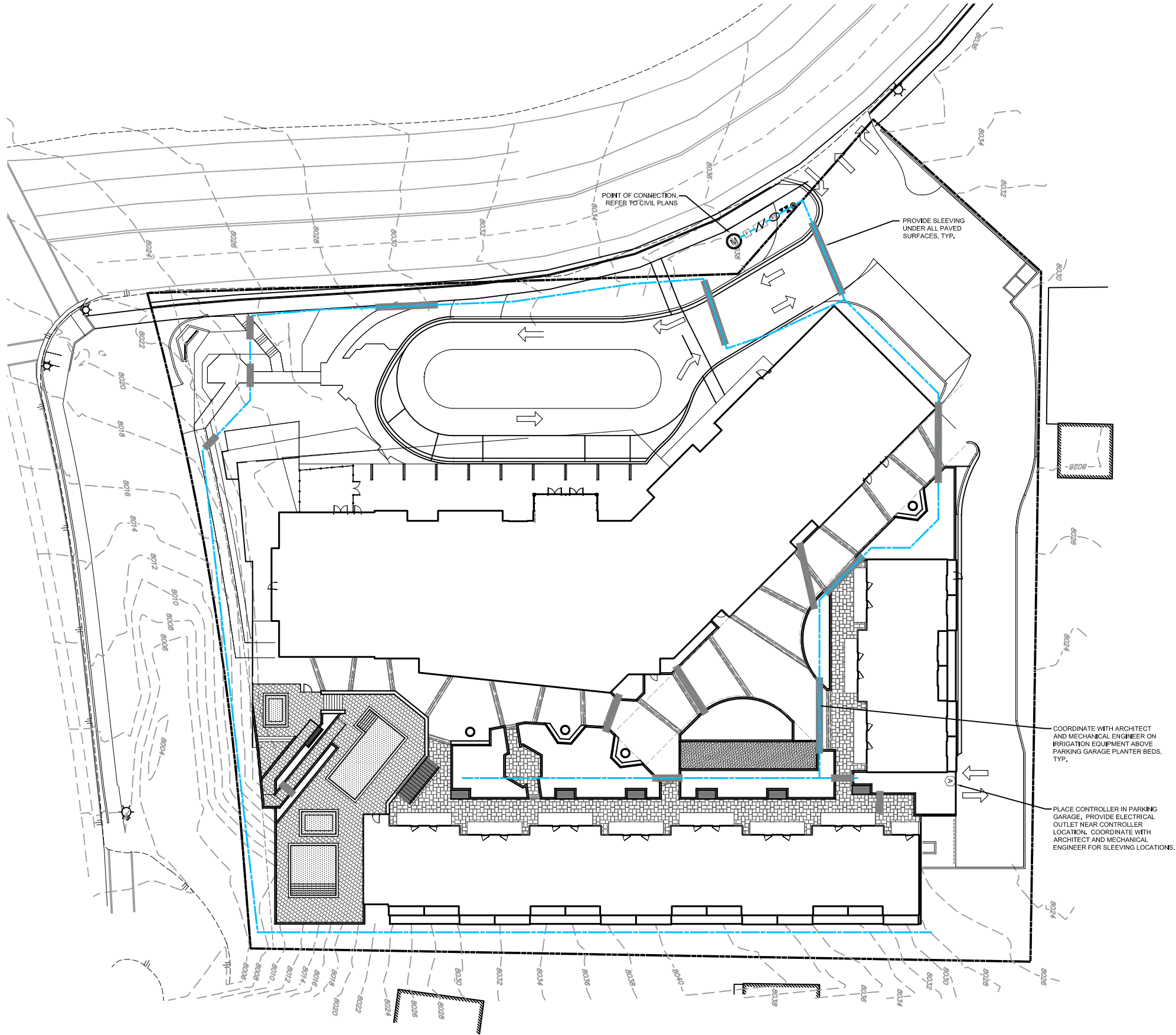
SD REFERENCE NOTES

SYMBOL	DESCRIPTION
SD-01	LANDSCAPE PLANTER
SD-02	FIRE LANE
SD-03	HARDSCAPE FIRE LANE PER ARCHITCURAL PLANS
SD-04	MULTI-PURPOSE RECREATION AREA
SD-05	BOCCE BALL COURT
SD-06	LANDSCAPE PLANTER WITH BUILT-IN BENCHES
SD-07	FIRE PIT
SD-08	FLEXIBLE OUTDOOR LOUNGE SPACE
SD-09	POOL FENCE AND GATE
SD-10	ACCESSIBLE RAMP
SD-11	SPA
SD-12	SWIMMING POOL
SD-13	RESTROOMS AND POOL EQUIPMENT ROOM
SD-14	MULTI-PURPOSE EVENT PATIO
SD-15	SHADE STRUCTURE
SD-16	CONNECTION TO NEVADOS DECK
SD-17	GATEWAY AND PROJECT SIGNAGE
SD-18	PARKING GARAGE ENTRY



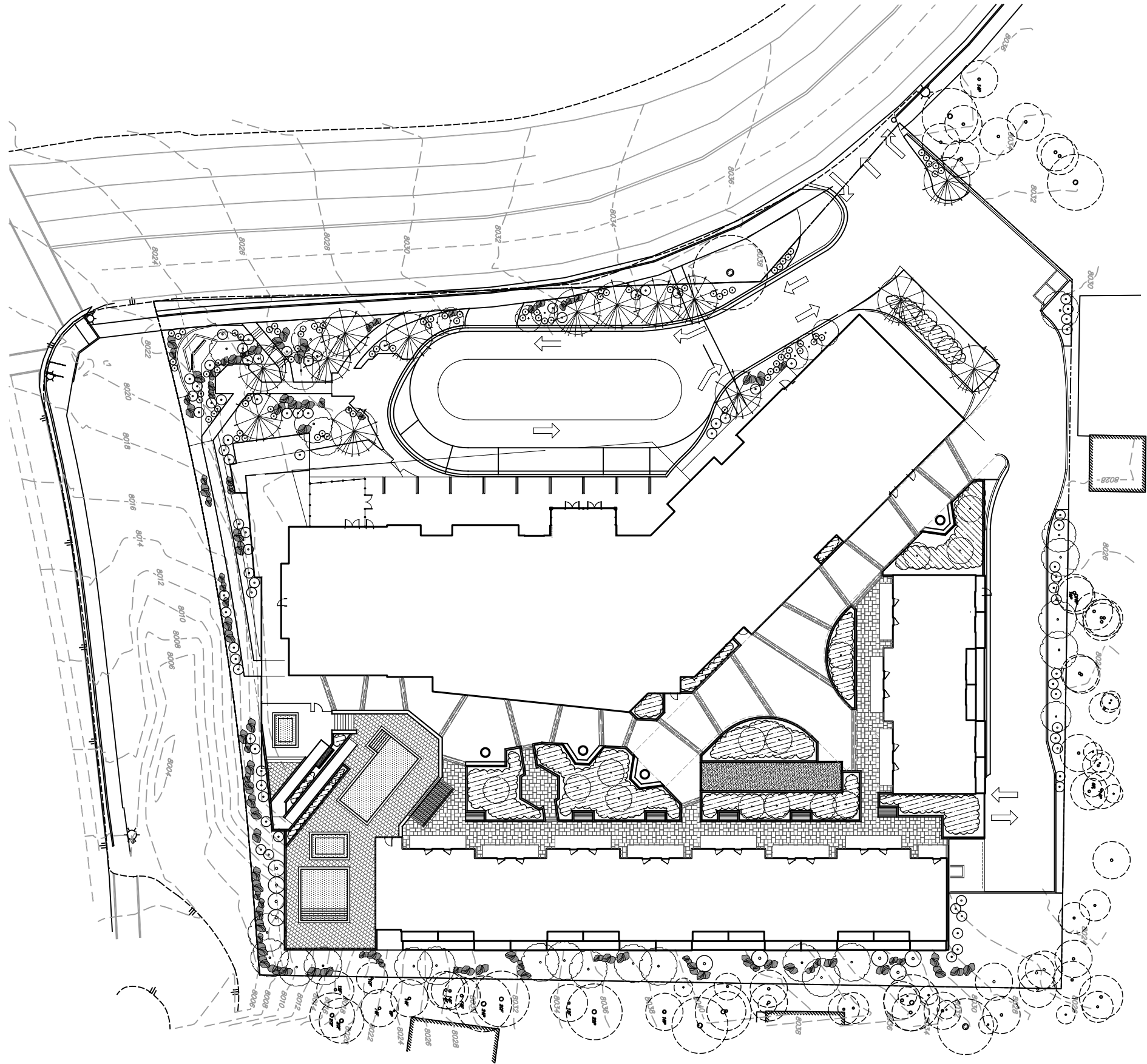
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SD-05	BOCCE BALL COURT
SD-06	LANDSCAPE PLANTER WITH BUILT-IN BENCHES
SD-07	FIRE PIT
SD-08	FLEXIBLE OUTDOOR LOUNGE SPACE
SD-09	POOL FENCE AND GATE
SD-10	ACCESSIBLE RAMP
SD-11	SPA
SD-12	SWIMMING POOL
SD-13	RESTROOMS AND POOL EQUIPMENT ROOM
SD-14	MULTI-PURPOSE EVENT PATIO
SD-15	SHADE STRUCTURE
SD-16	CONNECTION TO NEVADOS DECK
SD-17	GATEWAY AND PROJECT SIGNAGE
SD-18	PARKING GARAGE ENTRY



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
	RAINBIRD	XCZ-075-PRF or XCZ-100-PRF	DRIP VALVE ASSEMBLY
	RAINBIRD	44-LRC	QUICK COUPLING VALVE
	RAINBIRD	ESP-LXMEF CONTROLLER w/ FLOW SMART MODULE	ELECTRIC CONTROLLER
	FEBCO	825YA	RP BACKFLOW PREVENTER
	FEBCO	FEBCO 650A (SIZE PER LINE)	WYE STRAINER
N/S	OLD CASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES
N/S	MATCO	201X	MANUAL DRAIN VALVE
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE
	RAINBIRD	PESB	MASTER CONTROL VALVE
	DATA INDUSTRIAL	IR220P - 1"	FLOW SENSOR
		CLASS 200 BE	PVC MAINLINE
		TYPE K COPPER	HARD COPPER PIPE
		CLASS 200 BE	PVC LATERAL
		CLASS 160	PVC SLEEVING
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH
N/S		XERI-BUG	DRIP EMITTERS
	RAINBIRD		DRIP LINE BLOW-OUT STUB
		REFER TO CIVIL PLANS FOR LOCATION	WATER METER
		MODEL NUMBER TO BE DETERMINED	BOOSTER PUMP
CONTROLLER & STATION NO. CONTROL VALVE SIZE			
A (controller) NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES			

IRRIGATION DESIGN STATEMENT:
ALL NON-TURF AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS.
TURF AREAS (PET AREA) WILL BE IRRIGATED WITH POP-UP SPRAY HEADS.



TREES

- Populus tremuloides
Quaking Aspen
- Pinus jeffreyi
Jeffrey Pine
- Existing Tree, typ
(to be protected and preserved)

SHRUBS

- Amelanchier utahensis
Serviceberry
- Cornus sericea
Dogwood
- Pinus mugo 'Slowmound'
Slowmound Mugo Pine
- Potentilla fruticosa
Shrubby cinquefoil
- Ribes alpinum
Alpine Currant
- Rhus trilobata
Oakbrush / Three Leaf Sumac
- Arctostaphylos patula
Greenleaf Manzanita
- Ceanothus velutinus
Snowbrush

GROUNDCOVERS

- Arctostaphylos uva-ursi
Kinnikinnick
- Juniperus horizontalis 'Bar Harbor'
Bar Harbor Juniper
- Mahonia aquifolium 'compacta'
Compact Oregon Grape
- Rhus aromatica 'Grow Low'
Grow Low Sumac

PERENNIALS

- Aquilegia spp.
Columbine
- Aquilegia canadensis 'Little Lanterns'
Little Lanterns Columbine
- Leucanthemum x superbum 'Alaska'
Alaska Shasta Daisy
- Monarda didyma
Bee Balm
- Echinacea purpurea
Purple Coneflower
- Rudbeckia californica
California coneflower
- Eriogonum umbellatum
Sulfur Buckwheat

LANDSCAPE DESIGN STATEMENT:

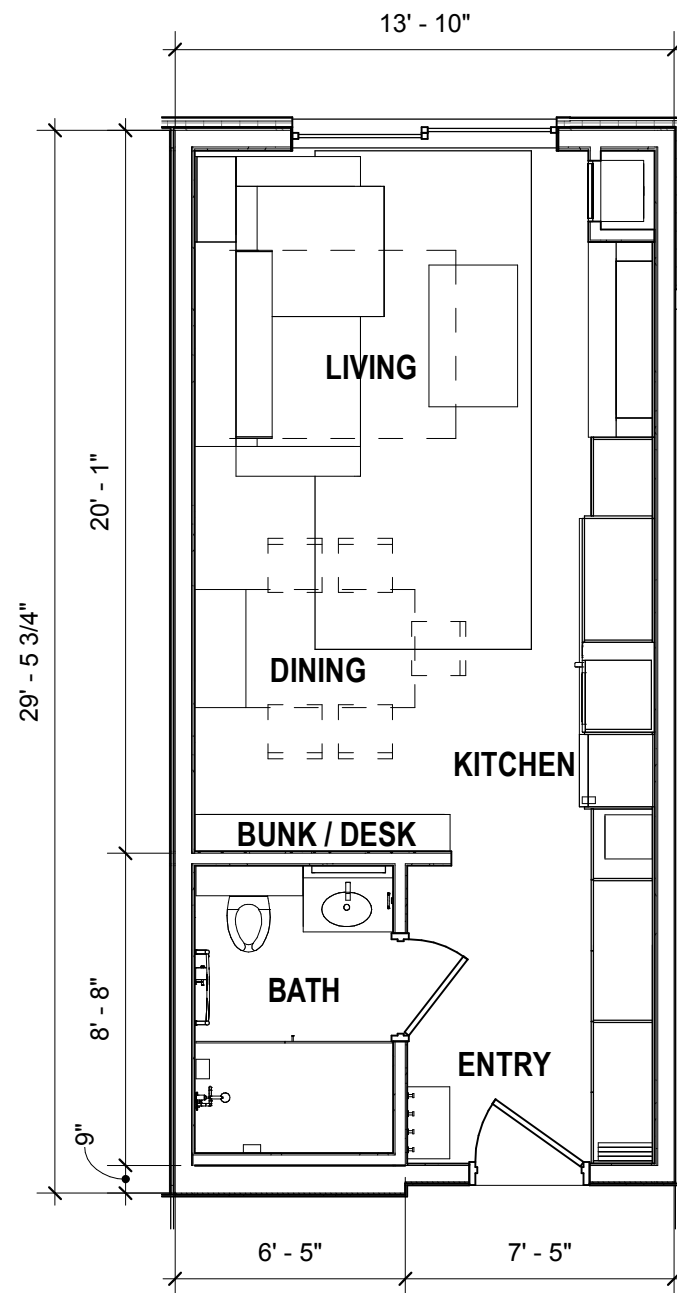
A LIMITED PALETTE OF NATIVE PLANTS WILL COMPRISE A MAJORITY OF THE PLANTS USED ON SITE. TURF AREAS WILL BE MINIMIZED TO PET FRIENDLY AREAS. TREES ARE USED TO PROVIDE SHADE, FRAME AS WELL AS SCREEN VIEWS AND TO PROVIDE VISUAL INTEREST. JEFFREY PINES WILL BE REPLANTED WHERE POSSIBLE TO MAINTAIN THE BEAUTIFUL TREE CANOPY OF MAMMOTH LAKES. PERENNIALS WILL ADD COLOR AND INTEREST TO MUCH OF THE PUBLIC REALM INCLUDING THE FRONT OF THE BUILDING AND THE PLANTERS LOCATED IN THE 'BACKYARD' AREA.



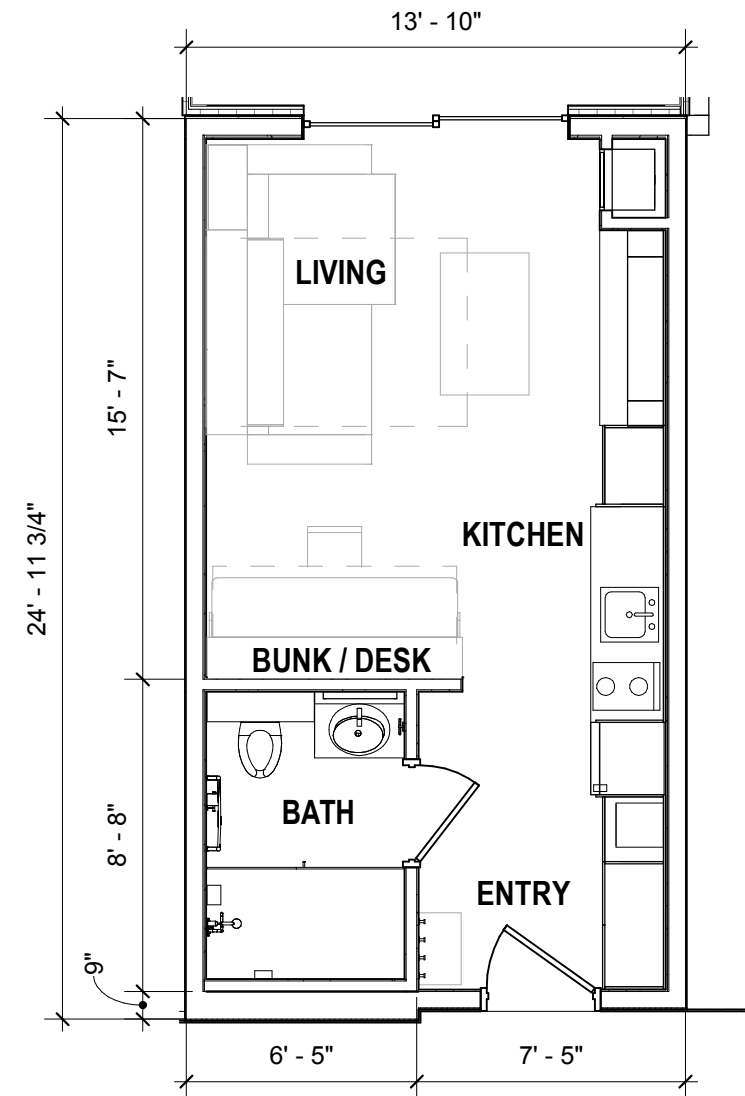
Jeffrey Pine



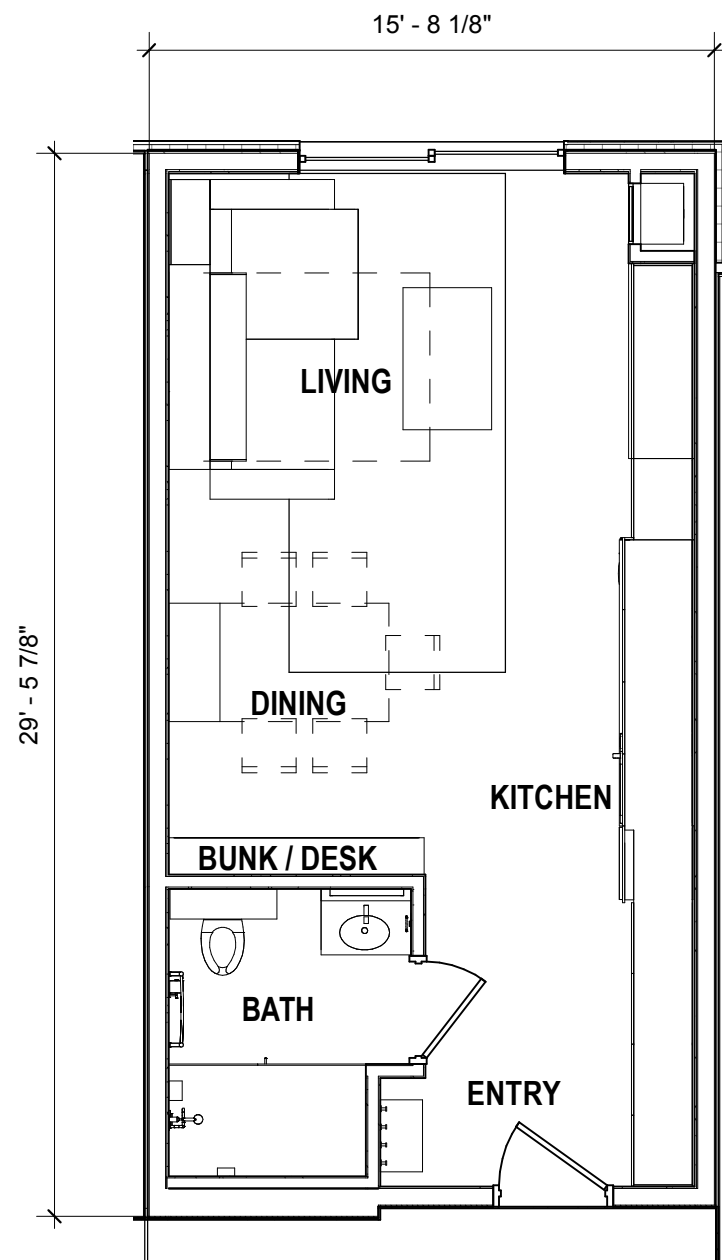
Quaking Aspen



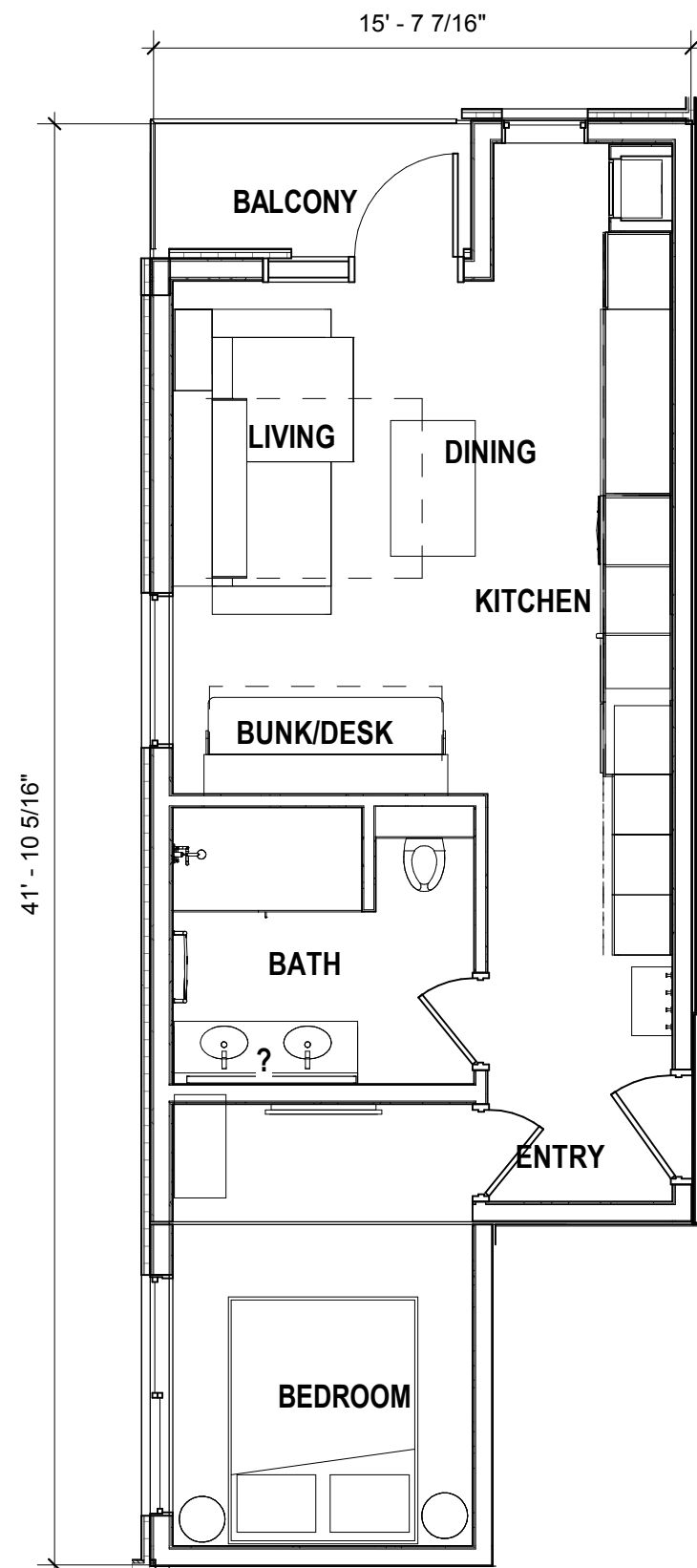
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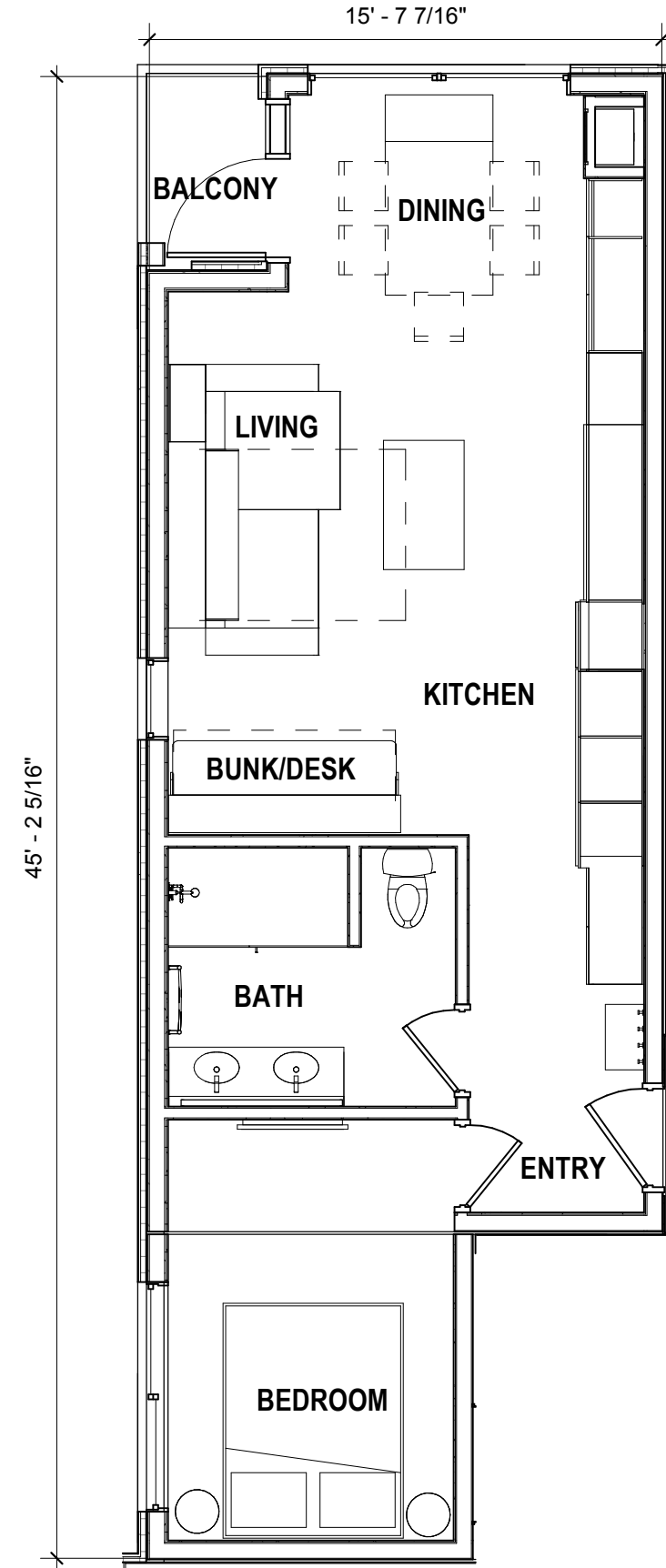
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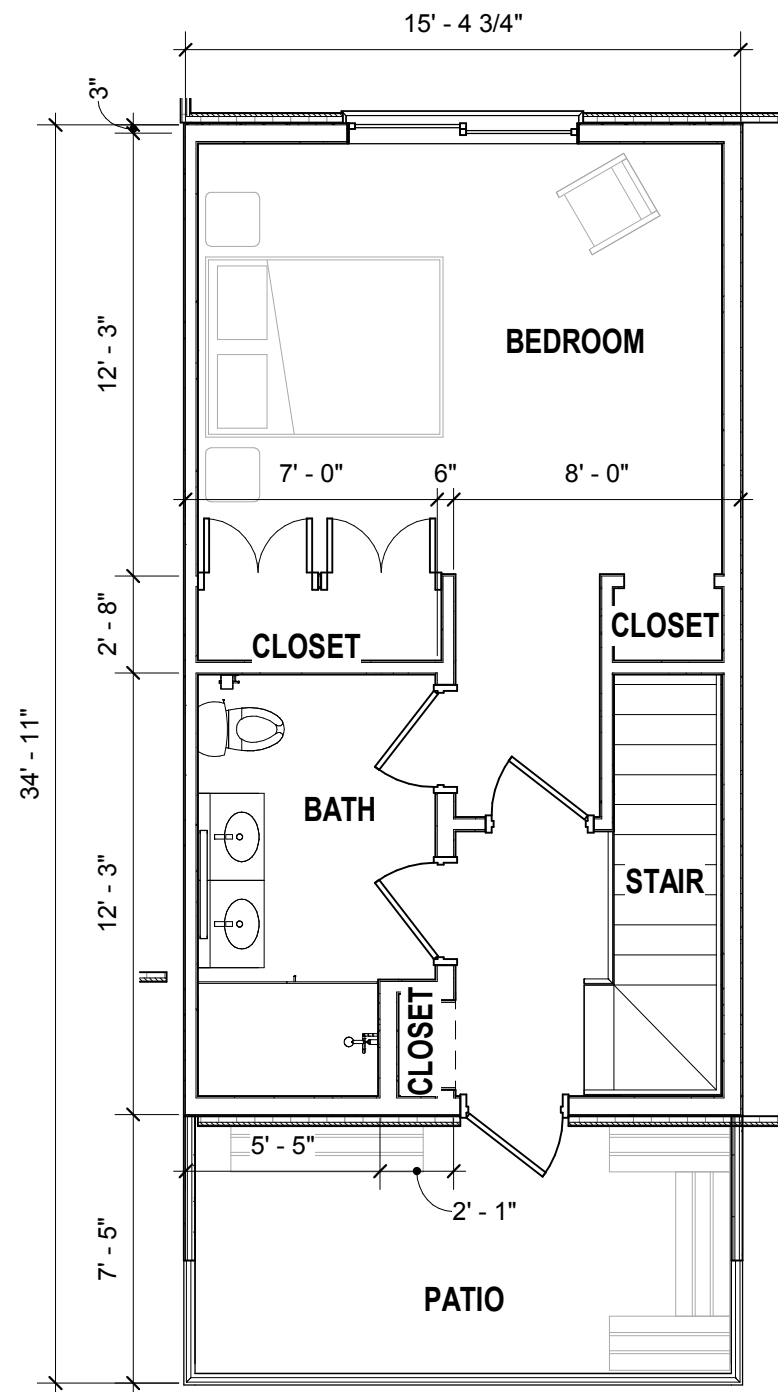
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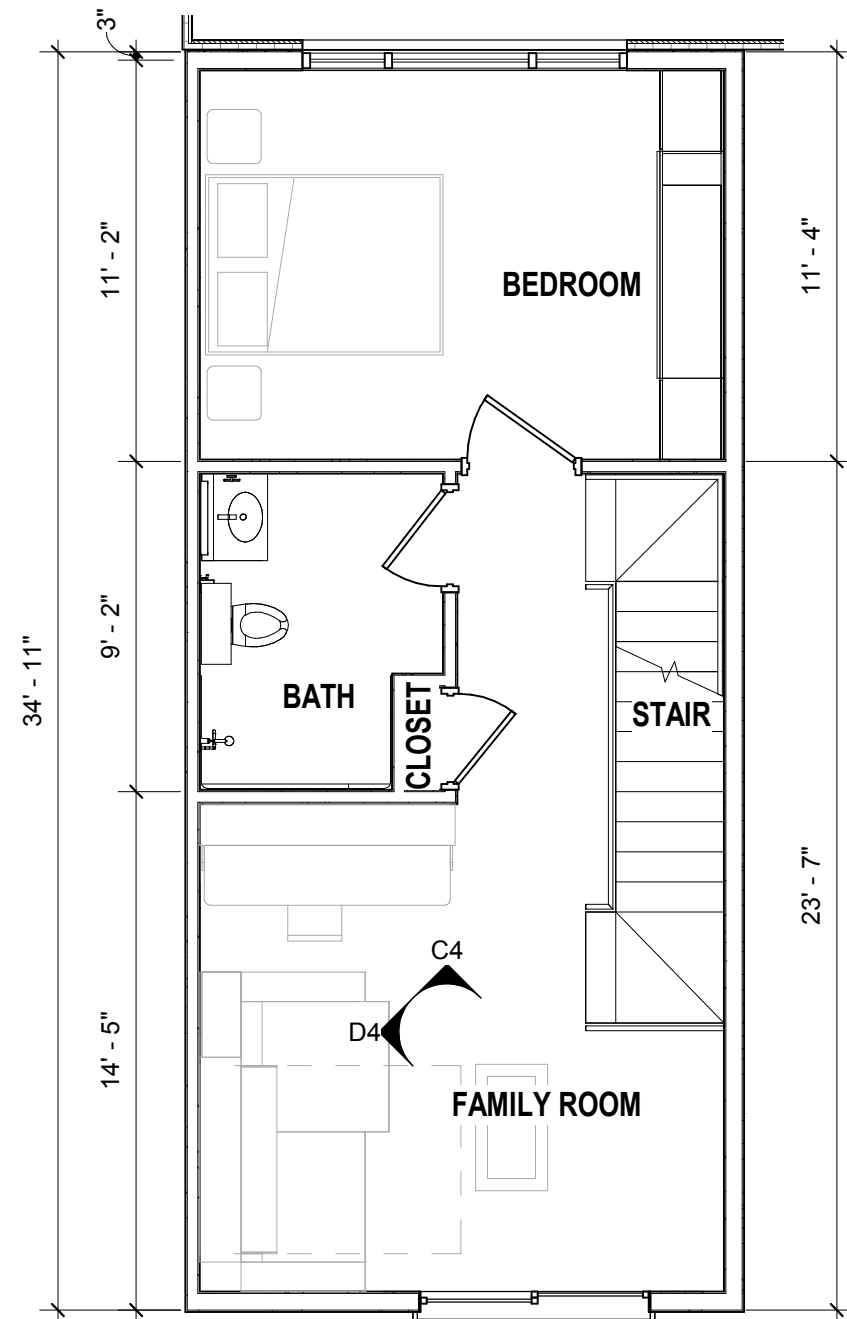
TYPE "C" UNIT



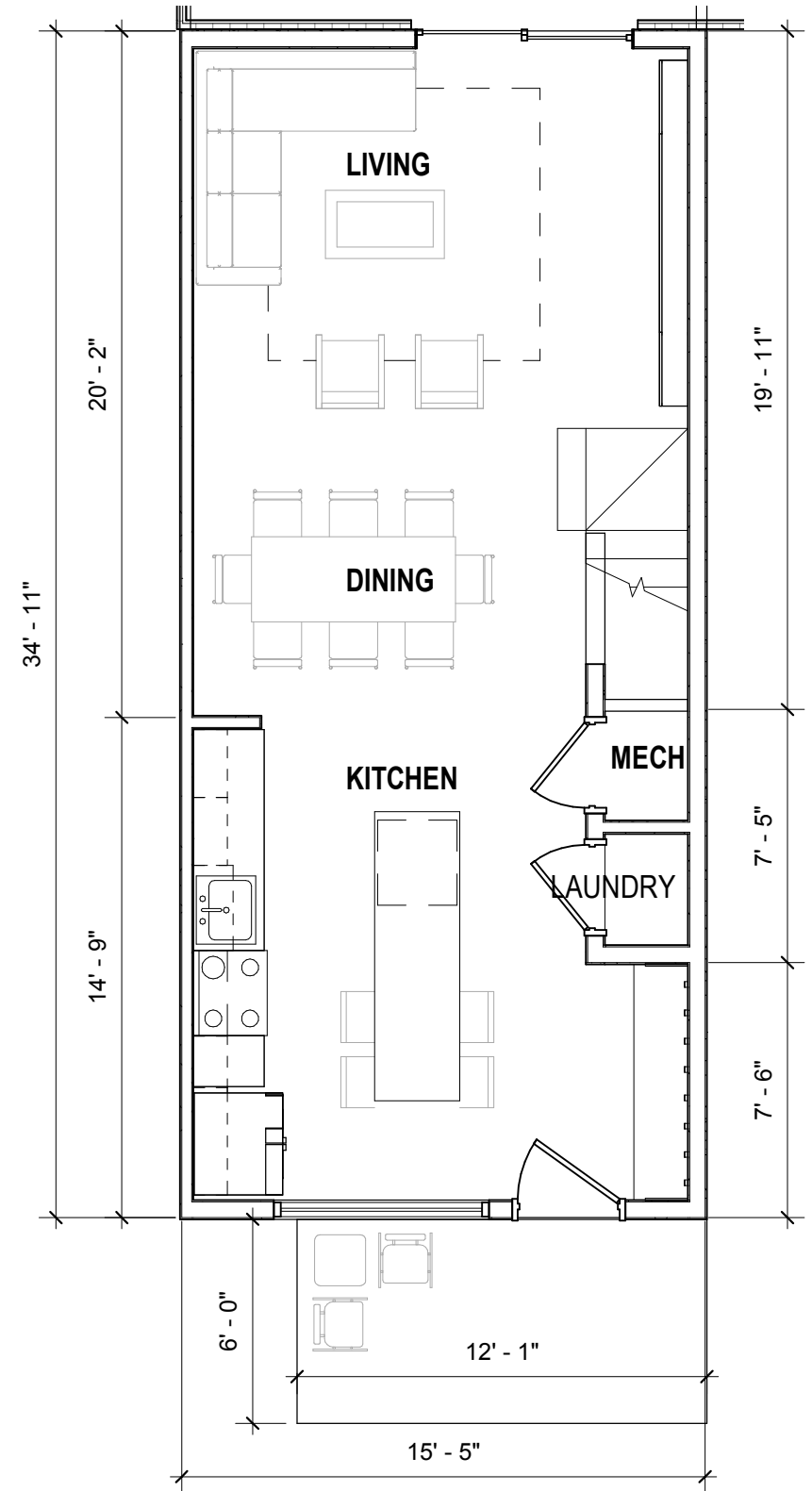
TYPE "E" UNIT



THIRD LEVEL



SECOND LEVEL



MAIN LEVEL

Attachment 3

Advisory Design Panel Staff Report, dated January 15, 2019

[Full ADP Staff Report w/ Attachments Available online at:
<https://www.townofmammothlakes.ca.gov/DocumentCenter/View/8888/ADP-Staff-Report-20190115>]



Town of Mammoth Lakes Advisory Design Panel Staff Report

Date:	January 15, 2019	File No.:	Major Design Review (DR) 18-006
Place:	Town & County Conference Room, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Yotelpad
Time:	After 2:00 p.m.	Location:	6040, 6042, 6060 Minaret Road
Appeal Status:	Not Applicable	General Plan:	North Village Specific Plan (NVSP)
Applicant / Owner:	RePlay Destinations - Chris Heinrich / One Mammoth, LLC	Specific Plan:	North Village Specific Plan (NVSP)
Environmental Review:	Conformance review with the existing North Village Specific Plan Environmental Impact Report	Zoning:	North Village Specific Plan (NVSP)

TITLE: Yotelpad Design Review

A. EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review the proposed Yotelpad project, which will be located on the 2.6-acre site at the northeast corner of Minaret Road and Main Street. The Yotelpad project is a mixed-use project consisting of a five-story condo-hotel with 156 units, 21 three-story townhome units, 4,700 square feet (sq. ft.) of restaurant/lounge space, understructure parking for up to 185 vehicles with valet service, and other amenities and site improvements such as a pool, bocce ball court, and a sidewalk along Minaret Road. The approvals required for this project include a tentative tract map and major design review.

The project is subject to the Town's General Plan, Zoning Code, North Village Specific Plan (NVSP), and the NVSP Design Guidelines, all of which are available for review on the Town's website (<https://www.townofmammothlakes.ca.gov/>). 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.

B. DESIGN REVIEW AND ANALYSIS

1. Background

Pursuant to the NVSP, all new projects within the NVSP area require approval of a Major Design Review application by the Planning and Economic Development Commission (PEDC). The purpose of the design

Report Prepared By:
Nolan Bobroff, Associate Planner

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

review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and consistent with the image for the NVSP area.

Projects which are deemed significant by the Community and Economic Development Department also require review by the ADP prior to review and a decision by the PEDC. The role of the ADP is to provide impartial and professional advice to Town staff and the PEDC on site planning and building design based on the same guidance that staff uses in their analysis. Those recommendations are then typically used to make changes to the project that improve conformity with the guiding documents, which include the Town's General Plan, Zoning Code, NVSP, and the NVSP Design Guidelines.

A Major Design Review application for the Yotelpad project was submitted to the Town in November 2018. Prior to the formal submittal of the application, a concept review application was submitted in August 2018, which provided an opportunity for staff to provide preliminary comments on the proposed project. The concept review application was reviewed by the PEDC Design Committee on August 28, 2018 and comments were provided to the applicant. The minutes from that meeting are included as Attachment 3.

2. Site Context and Project Proposal

Site Context

The 2.6 acre site is located within the North Village Specific Plan (NVSP) area at the northeast corner of Minaret Road and Main Street. The project encompasses three parcels and the current uses on the site include a restaurant (Nevados), the Yotelpad sales office (*previously the Dempsey construction office*), and vacant land.

The project site is located in the Resort General (RG) zone of the NVSP within the Pedestrian Core area. The RG zone is intended for visitor-oriented resort services, such as hotels, resort condominiums, and retail/restaurant uses and the Pedestrian Core area is envisioned to be a mixed-use village with commercial uses on the ground floor and accommodation uses on the upper floors. The project site serves as the gateway to the remainder of the NVSP area and the NVSP specifies that development at this site shall feature distinctive architecture in order to create a sense of arrival. Additionally, the sites central location within the Pedestrian Core area makes this an integral site for providing pedestrian connectivity between the north and south areas of the North Village.

The surrounding land uses include lodging, residential, restaurant, and lounge/bar type uses. Table 1 further describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning

Location	Zoning*	Adjacent Streets	Land Use
North	NVSP	N/A	Lodging and Restaurant Uses (Alpenhof Lodge; Petras; Clocktower)
South	NVSP	Main Street	Vacant Land (Part of the Mammoth Crossing sites)
East	MLR	N/A	Residential Use (Viewpoint Condominiums)
West	NVSP	Minaret Road	Residential, Lodging, and Restaurant Uses (8050; Fireside Condominiums; Mammoth Brewing Company; The EATery)

Project Proposal

The Yotelpad project is a new mixed-use condo-hotel project that consists of a five-story condo-hotel with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,700 sq. ft. of restaurant space, understructure parking for up to 185 vehicles with valet service, and a 17 space surface parking lot. The condo-hotel units are being branded as “micro-units” that will range in size from 334 sq. ft. (studio unit) to 569 sq. ft. (1-br unit) and the townhome units will be approximately 1,300 sq. ft. The vision of the project is to have smaller living spaces that are accompanied by a variety of amenity spaces, such as a fitness room, kids zone and media center, numerous indoor and outdoor fireplaces, a pool and hot tub, and bocce ball court.

The subject site is identified in the NVSP as Parcel 38 (Dempsey/Nevados site) and was the subject of an Implementation Agreement completed in 2007, which provided a density bonus and certain concessions on development standards that are applicable only to this site.¹ The project, as proposed, is consistent with all of the development standards for this site and the RG zone. The project consists of three separate buildings, which are proposed to be constructed atop the parking structure. The condo-hotel units and the restaurant space will all be located in a five-story building that is parallel to Minaret Road. The townhome units will be located within two buildings located along the northern and eastern property lines. The site layout is intended to provide a transition between the denser North Village core and the adjacent residential area to the east and the building on the eastern side of the property has a substantially lower maximum height than the hotel structure.

Access to the site will be from Minaret Road and will lead to a 17-space surface parking lot area intended for guests checking in. The remainder of the parking for the project is proposed to be located understructure and will utilize valet services to park the guest’s vehicles. Access to the parking structure is proposed to be on the north side of the site.

3. Design Review and Analysis

The design review and 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. Objectives from the NVSP Design Guidelines, where applicable, are specified in *Italics*.

a. Site Design

1. Site Planning

- The site has been designed to take advantage of the topography of the site and proposes to construct a partially subterranean parking garage that is located below natural grade on the northern portion of the side and above natural grade on the southern portion of the site. The elevated portion on the southern portion of the site will provide an elevated platform above Main Street that will provide unrestricted views to the south of the Sherwins and will provide a pedestrian friendly environment occupied by a pool, spa, restaurant patio, and other site amenities.

¹ The Implementation Agreement transferred 36.625 units (*equal to 73.25 bedrooms*) of unused residential density from the Snowcreek Athletic Club site to the subject site and provided a 5% increase in lot coverage, a 16 foot increase in the maximum permitted height, and up to a 20% reduction of setbacks. The unused residential density was the result of a density bonus provided to the owners of the Snowcreek Athletic Site in exchange for 4.41 acres of unimproved property that was ultimately developed with affordable housing (Aspen Village Apartments).

- The buildings are situated to minimize impacts to neighboring land uses and the larger, taller building is proposed to be located closer to the denser North Village core and the smaller, shorter buildings are proposed to be located along the perimeter of the site adjacent to the residential area to the east and adjacent hotel use to the north.
- The buildings are situated to minimize shading to adjacent land uses. As shown on the Shadow Study (Attachment 2, Sheet F.0), no shading of Minaret Road or Main Street will occur as a result of the project and shading of a portion of the adjacent site to the north will only occur around the winter solstice. Portions of the interior common space areas will be shaded at various times of the day throughout the year, but the pool area, located on the southeast corner, will remain largely unshaded.

2. Surface Parking

- The NVSP and the NVSP Design Guidelines allow for short-term surface parking for passenger drop-off and loading, if adequate landscaping is provided. The Conceptual Landscape Plan (Attachment 2, Sheet G.4) indicates that numerous Aspen, Pine, and Maple trees will be planted at the southwest corner of the site and along the western boundary of the site to assist in screening the surface parking lot. Attachment 2, Sheet J.1 shows the view looking to the northeast from the southwest corner of the intersection at Main Street and Minaret Road.

Staff Comment: The surface parking lot being located on the prominent southwest corner of the site was an item of concern during the PEDC Design Committee meeting.

3. Subterranean Parking

- The portions of the parking structure that are above natural grade will be sided with the same stone as the remainder of the structure.

Staff Comment: Staff recommends additional variation in the materials near the southeast corner of the parking structure to assist with breaking up the mass of the structure.

- The entrance of the parking structure is located on the northern side of the site away from areas with pedestrian activity. However, the drive aisle leading to the parking garage has a downward slope of approximately 9.5% and will be shaded during the winter months.

Staff Comment: Staff recommends the use of a heated ramp to avoid ice build-up.

b. Building Design

1. Form and Mass

- *The design of buildings should preserve sunlight into public places.* Shadows are minimized by placing the larger building in a north to south configuration and placing the smaller buildings along the northern and eastern sides of the property. See the Shadow Study (Attachment 2, Sheet F.0) for the modeling of the anticipated shading that will occur.
- *Roof forms should be varied to create visual interest.* The project has a flat roof, but creates variation in the roof form through changes in height and a higher center portion on the hotel structure. The NVSP allows flat roofs if the building design warrants the flat roof design.
- *Large buildings should be broken up to avoid the appearance of a large single mass.* The building mass is broken up through various pop-outs and changes in materials. The massing of the townhome units are further broken up by shifts in the footprint of each unit.

2. Scale

- *Variations in wall materials should define the scale.* The wall materials consist of wood (western red cedar) with a vertical application, fiber cement siding in charcoal-brown color tones with a horizontal application, corrugated metal panels in a charcoal color with a vertical application, and cultured stone.

Staff Comment: The Town's experience with cultured stone is that it is fragile and is easily damaged by snow removal operations and falling ice and snow and real stone is encouraged because of its durability. Cultured stone may be an acceptable material in areas protected from snow and ice, but not along the base of a building.

- *The ground floor of buildings must be scaled to the pedestrian space.* The ground floor of the building is scaled to the pedestrian space through the use of awnings, store fronts, and variations in materials.

3. Roof Form

- *The ridgeline should not have the appearance from public vantage points of being continuous.* The proposed roof is a flat roof with a two-foot parapet. In order to create visual interest, the various building pop-outs have variations in the roof height. The NVSP allows flat roofs if the building design warrants the flat roof design.

4. Building Facades

- *The visual alignment of building facades should be varied.* The building façade is varied through steps in the building walls, changes in material colors and types, and angled walls on the north and south ends of the larger hotel building.
- *Use recessed balconies to add rhythm and texture to the façade.* Each unit has a balcony, which is recessed into the façade. This further breaks up the building massing.
- Unfinished structural concrete is not permitted and all walls are proposed to be finished with a stone like product.

5. Base and Lower Wall

- *Materials shall appropriately provide the building to ground relationship.* The majority of the ground floor in the pedestrian areas are storefront windows with an awning above.
- *Full stone walls are encouraged at prominent locations and buildings should have a durable base at the pedestrian level.* The portion of the parking structure that is above grade in the southwest corner is proposed to be finished with a cultured stone. As mentioned above, the Town's experience with cultured stone is that it is fragile and is easily damaged by snow removal operations and falling ice and snow and real stone is encouraged because of its durability. Cultured stone may be an acceptable material in areas protected from snow and ice, but not along the base of a building.

6. Windows and Doors

- *Windows should be typically rectangular and vertically oriented.* Throughout the buildings, the windows have a similar vocabulary. Smaller windows are used in some areas to provide visual interest.

7. Entrances, Porches

- *Places of pedestrian ingress and egress should be defined by the architecture of buildings.* The primary hotel entrance is defined by large storefront windows and an awning system that has varying angles.
- *Porches should be slightly higher than adjacent walkways or streets.* A cantilevered patio projects off of the restaurant area over a portion of the parking lot and the pedestrian walkway on the south side of the property.

8. Materials (Samples of the materials are available at the Town offices. A photo of the materials is included on the last page of Attachment 2).

- *Wood siding is encouraged.* The majority of the siding is a combination of western red cedar wood siding with a vertical application and charcoal-brown colored fiber cement siding with a horizontal application.
- *Metal can be used in limited amounts.* The majority of the proposed siding materials are wood and fiber cement board. Corrugated metal in a dark, non-reflective color is proposed as an accent material on various portions of the building.

9. Colors (Samples of the materials are available at the Town offices. A photo of the materials is included on the last page of Attachment 2).

- *Building walls shall incorporate appropriate colors from the local natural setting.* The proposed colors are a combination of light natural wood and darker charcoal colors. The variation in colors is intended to break up the massing of the buildings.
- *A mix of colors are encouraged.* The proposed colors alternate between light and dark to provide contrast and visual interest.
- *Walls color should be vertically organized to express building modules and characters.* The color and material changes occur on different sections of the building and the colors are maintained throughout the vertical section.

c. Landscape Design

1. Due to the proposed subterranean parking structure, the majority of the trees on the site are proposed to be removed. Replacement tree plantings will be located throughout the site and an assortment of Maples, Aspens, and Pine trees are proposed. The majority of the proposed plants are on the Town's recommended plants list.
2. Low walls will be used throughout the project to serve as informal seating areas. Additionally, numerous fireplace and other seating areas will be located throughout the project.
3. All pedestrian areas will be connected with paths throughout the project. An additional walkway and plaza area is proposed for the south side of the project.

d. Snow Management

1. A detailed snow management plan was not provided in the initial submittal, but has been requested.

e. Vehicle and Pedestrian Circulation (P. 11-12)

1. Guests checking in will be directed to pull into the surface parking area directly in front of the hotel entrance. Vehicles will then be parked by the valet parking operators.
2. A service vehicle parking plan was not provided in the initial submittal, but has been requested.

3. The applicant has been working with the Mammoth Lakes Fire Protection District to address emergency vehicle access. The preliminary plan is for emergency vehicles to access the interior area of the site via the garage driveway ramp and the pull-out that is proposed to be located between the main hotel building and the northern townhome building.
4. A sidewalk that conforms to Town Standards is proposed along the property frontage on Minaret Road and will connect to the newly completed sidewalk on Main Street.

The Town is looking into options to close the sidewalk gap that will exist between the northern edge of the project site and the sidewalk adjacent to the South Hotel site.

4. Next Steps

The ADP's comments will be documented in meeting minutes by the Secretary and distributed to the panel members and 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 changes made to the project. After review of the project by the ADP has concluded, and any applicable staff and agency comments have been addressed, the entitlement process will continue. The Planning and Economic Development Commission will ultimately approve or deny the Major Design Review application in conjunction with the Tentative Tract Map.

C. RECOMMENDATION

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 may request that the applicant return to a subsequent meeting of the ADP to review any proposed changes to the project.

Attachments

- Attachment 1: Narrative, dated November 2018
- Attachment 2: Project Plans, dated November 2018
- Attachment 3: PEDC Design Committee Minutes, August 28, 2018

Attachment 4

**Advisory Design Panel Comment Letter
w/ Applicant Responses,
dated January 28, 2019**



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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

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January 28, 2019

RePlay Destinations

Attn: Chris Heinrich

17000 Wedge Parkway

Reno, NV 89511

cheinrich@replaydestinations.com

Re: Yotelpad (Design Review 18-006)

Location: 6040, 6042, 6060 Minaret Road

APN: 033-043-002-000; 033-043-001-000; 033-043-003-000

Dear Mr. Heinrich:

The Mammoth Lakes Advisory Design Panel (ADP) has reviewed the submittal dated November 13, 2018 for the Yotelpad project. This letter addresses comments made at the ADP meeting on January 15, 2019.

The ADP members provided the following comments, which have been organized based on comments applicable to site and building design:

Site Design

1. Pedestrian circulation is an issue and the project, as designed, is not consistent with the North Village Design Guidelines related to pedestrian connectivity. The front parking area impedes pedestrian connectivity to the Village and the visual of the parking lot and adjacent sidewalk as you turn from Main Street and Minaret Road appears as a "sidewalk in the middle of a freeway." The pedestrian area on the corner will be limited to summer use only and will be oftentimes windy.
 - Response:
 - The SW Corner has been re-designed to address pedestrian connectivity (Refer to Drawing F.2 & H.1) to the sidewalk along Minaret and to the crosswalk on the corner of Minaret and Mainstreet.
2. The southwest corner of the site is the most visible location in Town and to use it as a parking lot is a loss. Consideration should be given to developing that corner with hotel guest uses (i.e., lobby area or restaurant space) to animate that corner and add visual interest and provide a buffer between the street and the rest of the project.
 - Response:
 - The SW Corner has been re-designed to animate the corner by re-focusing the restaurant patios (Refer to Drawing F.1, F.2 & H.1).
 - The arrival valet area has been greatly reduced in size and all parking has been eliminated. The arrival valet area has also screened with landscaping, landscaping walls, etc. (refer to drawings G.4 and F.1)

The applicant proposed trying to incorporate smaller detached commercial buildings near the southwest corner of the site to bring the building to the street and provide pedestrian connectivity (*Note: Parking for detached commercial uses would need to be analyzed*). The ADP advised that any detached buildings would need to be integrated into the overall project design and should make an architectural statement.

- Response:
 - There were 2 potential options discussed to address the SW corner – Buildings or Landscaping.
 - Buildings:
 - The exploration of buildings proved out more operational challenges if they were hotel related or retail buildings.
 - Landscaping/Building
 - It was felt that a landscaping solution along with the reworking of the corner of the building was a more successful solution.
- 3. The site is the gateway to the Village and that corner should be designed to welcome guests to the Village.
 - Response:
 - We agree that this is one of the sites that is a gateway to the Village and along with the re-design of the SW Corner (monument sign, animated with restaurant patios, landscaping, etc.) we also feel the arrival experience to the front door of the building is as important.
- 4. The number of surface parking spots should be reduced in order to reduce the size of the parking lot (*Note: a minimum of three check-in parking spots are required*).
 - Response:
 - The arrival valet has been reduced in size and all permanent parking has been eliminated (5 valet stalls). The size of the arrival valet lot was in part dictated by the required Fire Truck turning radius movements and setup.
- 5. The site design should take advantage of the existing vegetation around the site and preserve as many trees as possible, especially near the southwest corner of the site.
 - Response:
 - All of the large existing trees within the Caltrans right-of-way will be reserviced (refer to drawing G.5).
- 6. The project appears to have landed on the site and is not integrated into the natural slope of the site nor does it consider the transitions between adjacent properties. Some ideas for better integration into the site include: (1) using natural boulders that are stacked for retaining walls, rather than an engineered block retaining wall; (2) terracing or stepping the parking down; (3) terracing the landscaping up from the street with landscaped knolls; or (4) working the entire building into the grade.
 - Response:
 - Natural Boulders
 - We will introduce natural boulders as retaining walls wherever possible.
 - Terracing the Parking & Building
 - The type of building proposed does not lend itself economically or operationally to stepping/terracing.
 - Terracing of Landscaping
 - The redesign of the SW corner provides significant terracing.
- 7. The Commercial Downtown zoning standards should be considered, and the buildings should be better oriented to the street and the surface parking area should be reduced or relocated so that it is not visible. Allowing surface parking with the provision of adequate landscaping contradicts the goals of the Commercial zoning standards, which encourage surface parking areas to not be visible and be located behind or to the side of buildings.

- Response:
 - As with any property of this type a sense of arrival is extremely important and having the front door orientated to the front street is a part of that arrival experience.
 - Parking has been eliminated and only hotel Valet temporary parking has been provided.

Building Design

8. The forms and mass of the building are too severe and are not broken up enough. The applicant could consider removing or varying some of the building modules to break up the massing.
 - Response:
 - Additional roof element at level one has been extended further north on the main façade to help break up the massing per the discussion at the first review. See the updated exterior elevations for reference.
9. The architecture should be reflective of Mammoth and not try to mimic other resort communities.
 - Response:
 - The exterior material and color palette is customized for Mammoth Lakes context and character. Additional measures for opening up façade with storefront to activate and engage this important gateway to the village have been enhanced – please see the updated exterior elevations provided for reference.
10. The materials and colors are appropriate, but the transitions between materials should be better thought out to break up the massing. The floor to ceiling stone on the townhomes appears daunting and cold. A wall on the front of the building comprised of one material and/or a raised roof/patio feature could break up the massing and create a more horizontal feel.
 - Response:
 - Agreed. See response to item above. Also, it was our understanding that, after much discussion and utilizing the more zoomed in photo-realistic rendering of the townhomes, that the massing/material approach was in alignment with the character and context of mammoth/north village. on minor enhancements to related elements have been made.
11. The roof form is too consistent and needs to be broken up more. This is an issue for both the townhomes and the hotel building.
 - Response:
 - The proposed exterior massing for the YotelPad project features a parapet wall that steps in-and-out, following the undulations of the floor plan. the roof line of the town homes has been updated to also step to add visual interest along the length of the facade. See the updated exterior elevations provided for reference.
12. The buildings need a better connection to the ground. This could be achieved with color and material (does not need to be stone) or through the use of a storefront type material/metal.
 - Response:
 - The proposed exterior elevations for the YotelPad project features “floor to ceiling” storefront & stone columns on level one in several key areas for amenity spaces such as the main entry/lobby/restaurant/bar/lounges/etc, excepting only the bedroom units & service spaces. see the exterior updated elevations provided for reference.
13. Colors should stay as neutral as possible and include greys and dark colors with natural wood tones added in. The color palette should avoid rich-browns and red-browns since they end up turning pink and avoid stone that has red tones since the high UV rays eliminate yellow and red. Natural stone should be used.

- Response:
 - The proposed exterior material/color palette for the YotelPad project features cementitious fiber board siding and natural stone veneer with medium to dark greys. This will be balanced with a natural wood tone siding to align with the appearance of a neutral clear stained cedar. The exterior material palette also includes a tightly corrugated (non-standard) dark-grey metal panel in certain areas to enhance the overall character of the façade. natural cedar will be used in limited soffit areas for additional “warmth” in key exterior programmed areas near the building(s). See the updated exterior elevations provided for reference.
- 14. The combination of vertical and horizontal siding provides visual interest.
 - Response:
 - The proposed exterior material palette for the YotelPad project features both vertical and horizontal siding patterns. see the updated exterior elevations provided for reference.
- 15. Consider using cement board siding with a natural wood appearance rather than natural wood cedar to provide for longevity and less maintenance. Use of natural wood cedar under the ceilings on the patios is appropriate since those areas do not receive direct sunlight.
 - Response:
 - The proposed exterior material palette for the YotelPad project features cementitious fiber-board siding in lieu of natural wood, except at key soffit locations, where a natural cedar is proposed to be installed. see the updated exterior elevations provided for reference.
- 16. The railing on the deck need additional detail and variation in the materials should be considered (i.e., not all pickets). The railing are an opportunity to dress up the building and provide visual interest.
 - Response:
 - The proposed deck railing for the YotelPad project will feature a cost-effective painted steel rail with both vertical and horizontal elements. See the updated exterior elevations provided for reference. details will be provided in a subsequent response.

Other Design Considerations

- 17. Consideration should be given to whether the parking structure could be accessed from Main Street. Caltrans would need to weigh in on whether that would be approved and the grade change would be difficult to work with.
 - Response:
 - The grades are prohibitive for access off of Main Street or View Point Road.
- 18. Service truck routes for deliveries and trash removal need to be well thought out and analyzed to ensure there will be limited impacts to surrounding businesses and streets. The applicant could consider a one-way route through the parking structure if Caltrans allowed for exiting onto Main Street. The applicant indicated that would cause additional visual impacts on the south side of the project and would require additional tree removal along Main Street.
 - Response:
 - The grades are prohibitive for access off of Main Street or View Point Road. Also the parking garage heights will not accommodate larger delivery vehicles.
- 19. The snow storage plan needs to address temporary snow storage areas and snow hauling. The applicant indicated that the courtyard will be heated.
 - Response:
 - Refer to drawing H.1.1 for the extent of the snowmelt system.

20. The landscape plan should use native trees and use trees that are larger than 5 gallons. Landscaping on the southwest corner of the site could be a focal point and have additional landscape features (i.e., terracing, variety of trees and plants, sign) and a pedestrian pathway that meanders through that area and connects to the Main Street sidewalk.
- Response:
 - Retaining wall has been terraced and use of boulders
 - Existing large trees within the Caltrans R.O.W provide significant screening (refer to drawings E.2 and F.3)
21. The applicant asked staff to consider relocating the crosswalk closer to the gondola to try to discourage people from jaywalking across Minaret Road to access the gondola. Staff indicated that as the Village develops, the final location for the pedestrian infrastructure will be determined so that it best serves foot traffic.

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.

After the submittal in response to this letter has been received, staff will review the submittal for completeness and any applicable issues and schedule a meeting of the Advisory Design Panel. Please contact me at this office (760) 965-3631 if you have any questions.

Respectfully,

Nolan Bobroff
Associate Planner