



Town of Mammoth Lakes

Advisory Design Panel Staff Report

February 1, 2024

AGENDA TITLE: Advisory Design Panel meeting for consideration of Major Design Review Application #DR 24-001, for the “Regal Peaks” 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 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: Has the applicant team adequately addressed the review comments provided by the Advisory Design Panel at its October 26, 2023, meeting? Does the revised project design meet the applicable Design Guidelines?

I. BACKGROUND

The Advisory Design Panel (ADP) reviewed the Regal Peaks (6060 Minaret Road) development project at their meeting on October 26, 2023. The staff report from the October 26th meeting is included as Attachment A. In addition, the comments made at the October 26th meeting are provided in the section below, and in the ADP meeting minutes (Attachment B).

At this meeting, the ADP is requested to review the revisions made to the Regal Peaks (6060 Minaret Road) project and the response to the ADP comments provided as a part of the resubmittal. Staff requests that the ADP review, discuss, and provide comments on the revised site and building design, based on the analysis provided in this staff report and the standards and recommendations provided for in the guiding documents. The guiding documents for this project are the Town's General Plan, 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](#)

ADVISORY DESIGN PANEL REVIEW COMMENTS

The Regal Peaks development project was presented to the ADP for initial review on October 26, 2023. A summary of the ADP's comments, organized as applicable to site and building design, are as follows:

Site Design

1. Pedestrian Circulation. The project does not currently enhance the pedestrian experience walking through North Village because there is not a pathway that takes you from the sidewalk along Minaret Road through the property. The project should include site design elements at the southwest corner of the site to include pedestrian pathways and seating opportunities that draw pedestrians into the property and away from Minaret Road.
2. Give pedestrians the ability to stroll through the courtyard and through the trees.
3. Create a pedestrian park space at the southwest corner of the site to attract visitors and include bike racks.
4. A meandering pathway to the pedestrian plaza and the arcade feature is recommended in order to get pedestrians to take a detour through the property. The Minaret Road sidewalk is busy and is not a comfortable/desirable walking path for pedestrians.
5. Site Design at the southwest corner should be realistically rendered to provide a more accurate depiction of the size and type of improvement.
6. Amenities developed at the southwest corner of the property should animate that corner and add visual interest while providing a buffer between the street and the project.
7. The southwest corner should be designed to welcome guests to the Village.
8. 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.

Parking /Vehicle Circulation:

9. Designation of the southern driveway as a primary entrance rather than an emergency access must be reviewed by the Public Works Division.

10. If the driveways are designated as one-way directions, they should be narrowed if possible.
11. The exterior parking spaces at the southern portion of the parking aisle should be screened more effectively with landscape features.
12. Bicycle racks are needed within the project site for short-term bike parking.

Building Design

13. The Building Massing would be improved by stepping down the structure height at the edges of the project.
14. Realistic renderings from all sides of the project should be provided.

Roof Form:

15. The tower roof elements slope back into the primary roof line which will collect snow that is held on the roof structure, which can cause damage. These elements should be a dormer style or other design so that it does not slope back into the roof.
16. Provide mitigation measures for shedding roof such as heated eave overhang with a steel gutter. This will save a lot in maintenance and labor.
17. There will need to be rows of snow rails not just at the base of the roof eave.

Materials:

18. The cast in place concrete walls may be appropriate if the material samples are reviewed by ADP. The applicant team must provide samples of the form liner finish and integral color finish. The applicant team will need to provide a large sample and examples from other projects that have used this form liner.
19. ADP recommends using the dark earthy red option, not the brighter red color.
20. The horizontal windows on the tower elements should be enlarged to maximize views.

Other Design Considerations:

21. The snow storage plan needs to address temporary snow storage areas and snow hauling.
22. The landscape plan should be revised to preserve as many existing trees as possible.

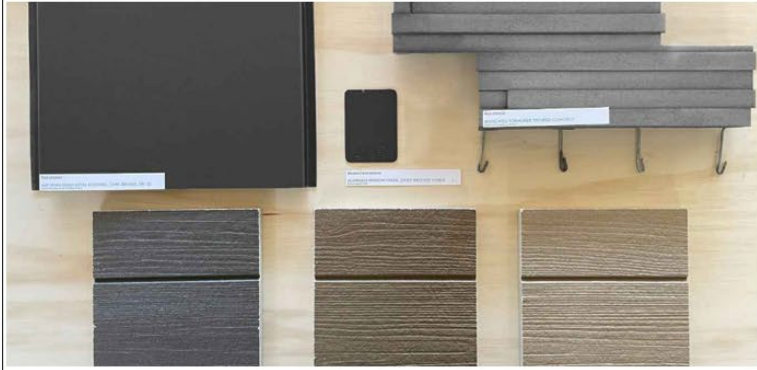
PROJECT RESUBMITTAL

On December 17, 2023, staff received a revised design submittal for the project. After reviewing the revised design staff advised the applicant team that the architecture was significantly different from the design that ADP reviewed and would be treated as a new submittal instead of a design revision in response to ADP comments.

Staff provided the following general comments on the design (images below):

1. The proposed walkway design should be a meandering path rather than the severe zigzag design, and the pathway should connect to the woodland garden feature so that this feature is not an island that is only accessible from the public sidewalk.
2. The architecture no longer incorporates details that evoke alpine chalet or craftsman architectural style.
3. The roofline has an industrial appearance and dominates the upper-level balcony.

4. The color palette appears cooler in tone with the change to gray concrete base material color and elimination of the earthy red accent color.
5. The windows on the tower features are reduced in size rather than enlarged.
6. The additional towers with flat roofs emphasize the building height rather than breaking it down.



On January 22, 2024, staff received a formal entitlement application and a revised design package (Attachment C). The applicant team incorporated design changes to both the site and building design to address comments received from the ADP. Additional design revisions have been made to reflect the applicant’s preferences and are outlined below.

Current design proposal images:



Site Design:

- A meandering pedestrian walkway with bench seating has been added. (ADP comment response).
- A pocket park / garden seating area with bike racks has been added to the southwest corner of the property and is connected to the meandering pedestrian path. (ADP comment response).
- Landscape areas have been adjusted to preserve additional existing mature trees. (ADP comment response).
- Additional landscape area is depicted to screen the south end of the exterior parking aisle. (ADP comment response).
- A concrete pedestrian stairway is added at the southeast corner of the property to provide access from the public sidewalk.

Building Design:

- The architectural style has changed from alpine chalet with craftsman details to a contemporary architectural style.
- The primary roof form is changed to a pyramid hip roof form. The Two sides of the project located on the Minaret Road frontage still feature a gable roof design on the west facing façade.
- Roof forms on the tower features are revised to a flat roof to prevent excess accumulation of snow on the primary roof structure. (ADP comment response).
- Windows on the tower features have been enlarged and are vertically oriented. (ADP comment response).
- The color palette is changed to remove the earthy red accent color.
- The form liner pattern for the concrete walls along the base of the building is changed to a contemporary linear pattern.

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 will ultimately approve or deny the Major Design Review/entitlement 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: Advisory Design Panel staff report, dated October 26, 2023

Attachment 2: Advisory Design Panel Meeting Minutes – October 26, 2023

Attachment 3: Revised project plans, and visual simulations, received January 22, 2024

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Thursday, October 26, 2023

437 Old Mammoth Road, Suite 220, 11:00 A.M.

(Location: The Parcel Conference Room)

ROLL CALL

The meeting was called to order at 11:05 a.m. with ADP members Elliott Brainard, Mike Britton, PEDC Commissioner Jennifer Burrows, Greg Enright, PEDC Commissioner Jessica Kennedy, and Dawn Vereuck.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. The minutes of the March 7, 2022, meeting were approved.

CONCEPT REVIEW

2. “Regal Peaks” Concept Review. Staff contact: Kim Cooke, Senior Planner, (760) 965-3638.

The following project representatives were in attendance:

- Mark Rafeh, 6060 Minaret LLC (Owner/Applicant) – In Person
- Poorva Garg (Applicant) - Virtually
- Neil Kaye, Stanley Saitowitz | Natoma Architects Inc. (Project Architect) - Virtually

Kim Cooke, Senior Planner, introduced the project and presented staff’s design review consistency analysis and outlined the next steps for ADP review.

Neil Kaye, Project Architect, from Stanley Saitowitz | Natoma Architects Inc., presented the concepts for the design and discussed various architectural components of the project.

The ADP members asked questions of staff and the applicant and there was a discussion. The ADP members provided the following comments, which have been consolidated and organized based on comments applicable to site design, building design, and other design considerations:

Site Design

- Pedestrian circulation. The project does not currently enhance the pedestrian experience walking through North Village because there is not a pathway that takes you from the sidewalk along Minaret Road through the property. The project should include site design elements at the southwest corner of the site to include pedestrian pathways and seating opportunities that draw pedestrians into the property and away from Minaret Road.
 - o Give pedestrians the ability to stroll through the courtyard and through the trees.
 - o Create a pedestrian park space at the southwest corner of the site to attract visitors and include bike racks.
 - o A Meandering pathway to the pedestrian plaza and the arcade feature is recommended in order to get pedestrians to take a detour through the property. The Minaret Road sidewalk is busy and is not a comfortable/desirable walking path for pedestrians.
 - o Site Design at the southwest corner should be realistically rendered to provide a more accurate depiction of the size and type of improvement.
 - o Amenities developed at the southwest corner of the property should animate that corner and add visual interest while providing a buffer between the street and the project.

- The southwest corner should be designed to welcome guests to the Village.
- 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.

Parking /Vehicle Circulation:

- Designation of the southern driveway as a primary entrance rather than an emergency access must be reviewed by the Public Works Division.
- If the driveways are designated as one-way directions, they should be narrowed if possible.
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- Bicycle racks are needed within the project site for short-term bike parking.

Building Design

- The Building Massing would be improved by stepping down the structure height at the edges of the project.
- Realistic renderings from all sides of the project should be provided.

Roof Forms:

- There will need to be rows of snow rails not just at the base of the roof eave.
- Provide mitigation measures for shedding roof such as heated eave overhang with a steel gutter. This will save a lot in maintenance and labor.
- The tower roof elements slope back into the primary roof line which will collect snow that is held on the roof structure, which can cause damage. These elements should be a dormer style or other design so that it does not slope back into the roof.

Materials:

- The cast in place concrete walls may be appropriate if the material samples are reviewed by ADP. The applicant team must provide samples of the form liner finish and integral color finish. The applicant team will need to provide a large sample and examples from other projects that have used this form liner.
- ADP recommends using the dark earthy red option, not the brighter red color.
- The horizontal windows on the tower elements could be enlarged.

Other Design Considerations

- The snow storage plan needs to address temporary snow storage areas and snow hauling.
- The landscape plan should be revised to preserve as many existing trees as possible.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

The next ADP meeting will be scheduled after a formal entitlement application is received by the Town.

ADJOURNMENT

The meeting was adjourned at 12:20 p.m.