



Town of Mammoth Lakes

Advisory Design Panel (ADP) Staff Report

Meeting Date: January 7, 2022

AGENDA TITLE: Advisory Design Panel meeting for consideration of Major Design Review Application (DR) 21-004, for a proposed “Residence Inn boutique hotel by Marriott,” located at 94 and 150 Berner Street. The project site is in the “Specialty Lodging” zone of the North Village Specific Plan Area. The Town’s Major Design Review application process incorporates ADP review for larger development projects to provide professional design recommendations to staff and the Planning and Economic Development Commission.

Applicant/ Property Owner: Greens Group, Inc.

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Kimberly Cooke, Associate Planner

OBJECTIVE:

Hold Advisory Design Panel meeting and complete the following 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
7. Panel consensus report

SUMMARY:

Proposal:	The proposed Residence Inn boutique hotel by Marriott is a four-story condominium hotel project with 151 rooms, two levels of understructure parking, and guest amenities.
Project Name:	Residence Inn boutique by Marriott
Location:	150 and 94 Berner Street
Size of Property:	Combined 2.1 acres (91,911.6 sq. ft.)
Zoning:	Specialty Lodging (SL) 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 Guidelines?

I. INTRODUCTION AND BACKGROUND

On September 30, 2021, an entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town for a proposed “Residence Inn boutique hotel by Marriott”. The project consists of a four-story, 101 guestroom, condominium hotel with two levels of understructure parking, a bar/lounge area, outdoor patio seating area, as well as an indoor pool and fitness center.

Staff issued a completeness letter and initial review comments the applicant on October 29, 2021 (Attachment 3). The applicant submitted revised plans and additional application materials to the Town on December 17, 2021. The revised materials are presented in this review packet.

The project site was previously entitled for development of a resort condominium project referred to as the “Vista Point” project. The Vista Point project consisted of 27 resort condominium units with a total of 101 rooms. Although the overall density of the current proposed project (48 rooms per acre) is the same as the previously entitled project, a new Tentative Tract Map is required because the number of subdivided units will be increased from 27 condominium units to 101 units.

Pursuant to the Town’s Design Guidelines Section 9.4.1 *Process*,

- Staff will review a proposal against the Town’s Design Guidelines and provide a written analysis for larger development projects. Once the project application is deemed complete, an Advisory Design Panel (ADP) Review may be held to review the project.
- Following correction of deficiencies or concerns, the ADP will make recommendations to staff concerning the merits or deficiencies associated with the project.
- The Town will schedule a date with the Planning Commission for review and environmental evaluation. All staff and ADP findings and recommendations will be forwarded to the Planning Commission in a staff report.

The role of the ADP is to provide impartial professional feedback to Town staff and the applicant 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 in this case include the Town’s General Plan, North Village Specific Plan, and The Village Design Guidelines.

Existing Site and Surrounding Land Uses

The project site, shown in Figure 1 below, consists of two parcels and a total of 2.1- acres located at the southeast corner of Forest Trail and Berner Street. The property is within the “Specialty Lodging” zone of the North Village Specific Plan, and the site is currently developed with four commercial/light industrial buildings and one unoccupied single-family residence. The developed portion of the site is relatively level, but the northern portion of the site features a significant slope, with an approximate grade change of 40-feet from the north property line to the south property line. The northern portion of the property features a stand of approximately 100 Jeffrey Pine trees, which the site plan indicates will be preserved.

The project site is physically separated from the main core of The Village however, a pedestrian linkage exists via a pedestrian easement that runs along the abandoned portion of Berner Street. This easement provides a direct connection to the signaled pedestrian crosswalk on Minaret Road.

Figure 1: Project Site.

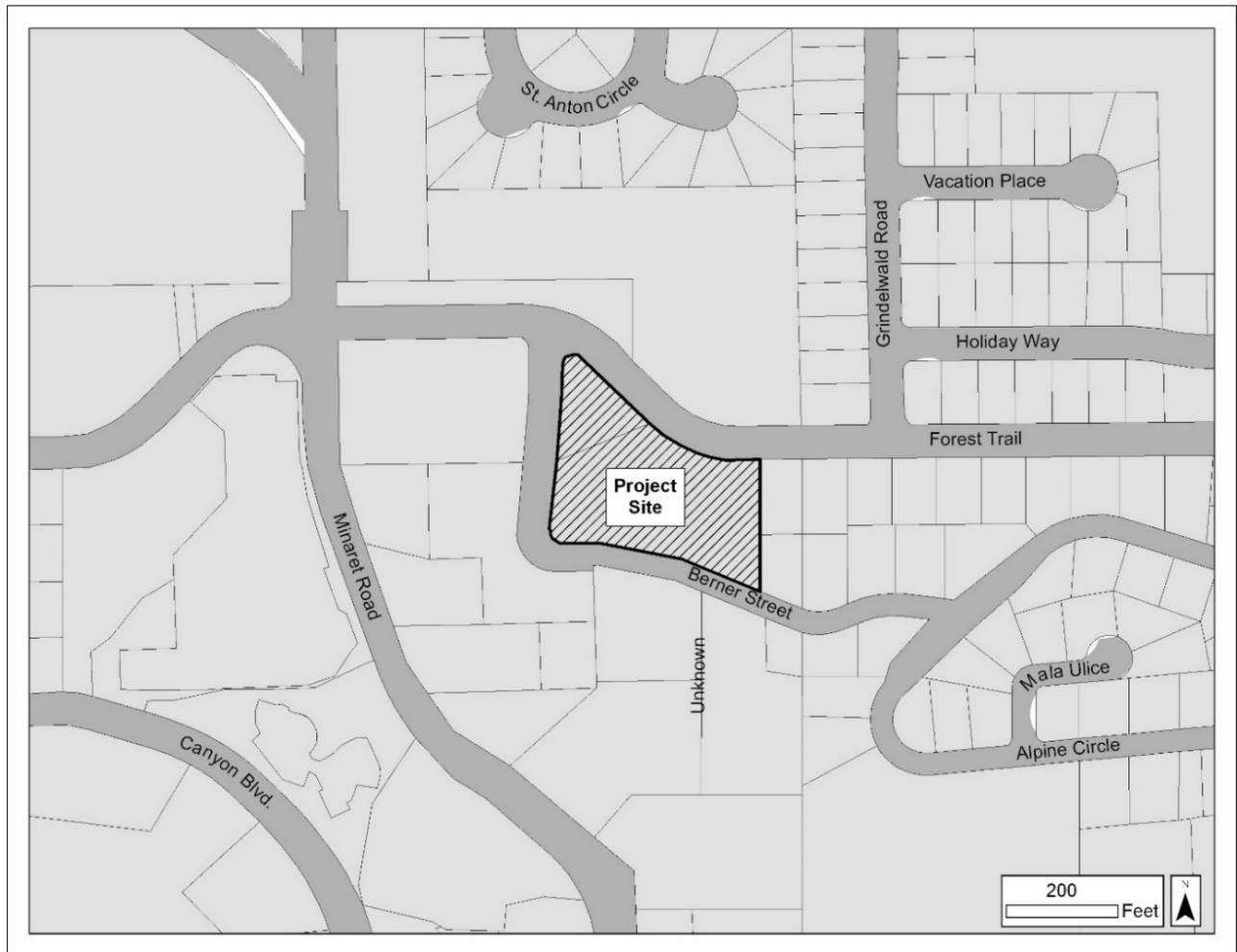


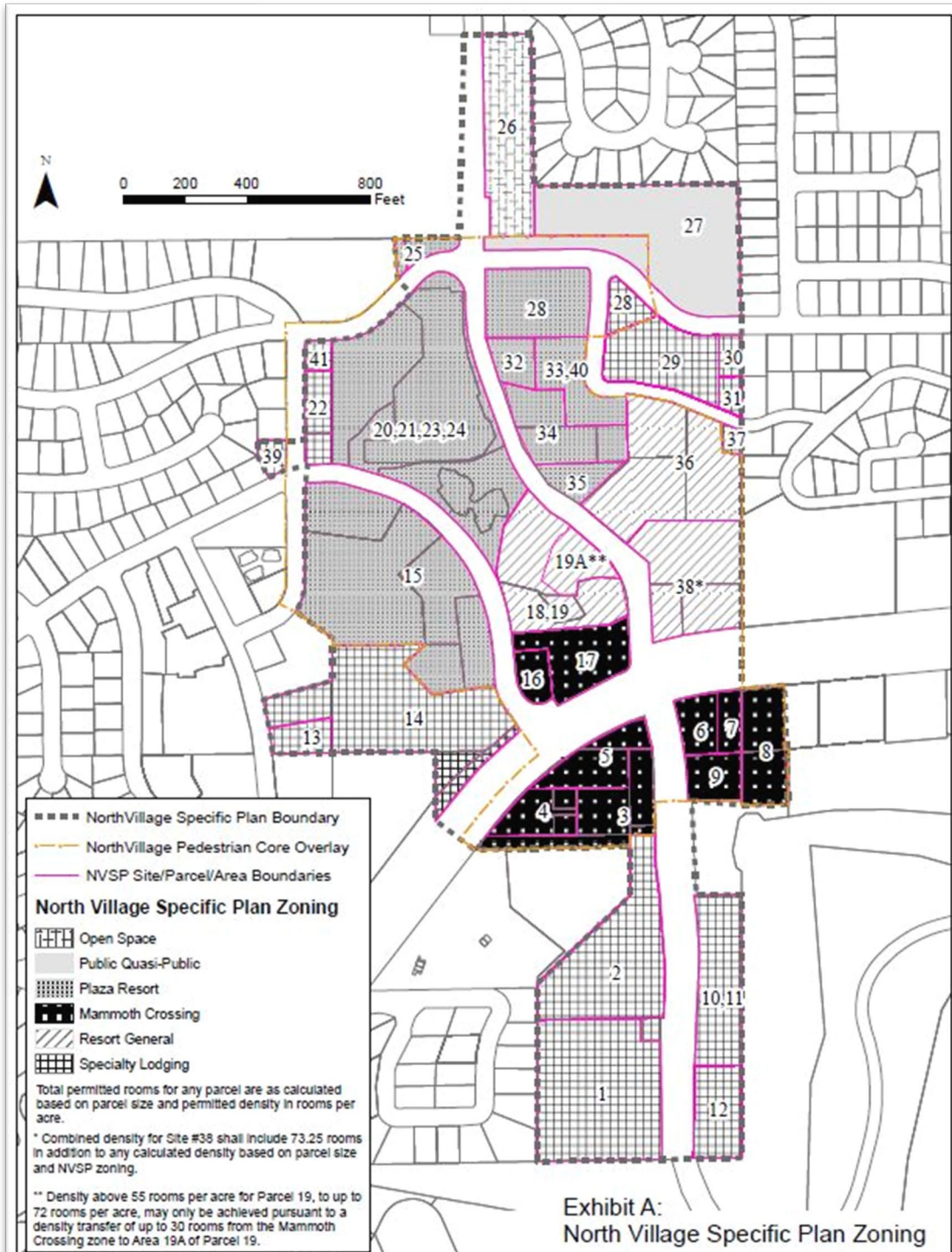
Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (PQP Zone)	Town of Mammoth Lakes Community Center, tennis courts and surface parking	Public/Quasi Public Zone
South	NVSP (RG Zone)	0.83 acre vacant parcel and a 1.3 acre parcel developed with a single-family residence	Both parcels are associated with the Alpenhof Lodge owners
East	NVSP (SL Zone)	Lodging and Apartment Use (Innsbruck Lodge and Kitzbuhel Apartments)	None Noted
West	NVSP (PR Zone)	Surface Parking Lot with Pedestrian Easement	Future Resort Condominium Hotel use is anticipated

Site Zoning

As shown in Figure 2 below, the project site is zoned Specialty Lodging (SL). The Specialty Lodging designation allows uses such as lodges, bed and breakfast establishments, resort condominiums, European style inns, employee housing, affordable housing, and other multi-family housing types including apartments and condominiums. The proposed condominium hotel use is consistent with the allowable land use table for the SL zone.

Figure 2: NVSP Zoning Map.



Specialty Lodging (SL) district land use objectives (Pg. 18 NVSP):

- To provide a transition between North Village’s resort orientation and surrounding residential development
- To provide for special lodging opportunities which may not be available within the commercial orientation of the PR and RG districts in North Village
- To encourage development of employee housing and supporting residential facilities
- To lower development intensities for parcels located away from the Plaza Resort district and avoid future strip commercial development patterns

Project Description:

The project is a 101-unit condominium hotel, which will be branded as a Residence Inn boutique by Marriott. The hotel provides guest amenities including a bar and lounge, an outdoor patio seating area with fire pit feature, as well as a fitness center and an indoor pool with jacuzzi. Hotel guest parking is provided within a structured parking garage located on the first and second floors of the building. The design of the parking garage provides 109 standard parking stalls including five ADA van accessible spaces. The standard parking configuration allows guests to self-park and does not require valet parking service.

Each guestroom provides a kitchenette with a built-in refrigerator, cooking range, sink and microwave as well as a dining area, work desk, clothes closet, vanity area and bathroom with a shower. The units also have a sofa seating area with a flat screen television, and the different room types offer a variation of beds, including king or double queen beds, and accessory bunk beds to provide for specific guest needs.

The proposed structure is a four-story, L-shaped building with two wings that connect at the southwest corner of the site. The main hotel entrance is situated at this corner, with access provided via a semi-circular driveway with porte-cochere. The larger windows and enhanced roof design located above the main hotel entrance and lobby creates a sense of arrival for hotel guests. The hotel guestrooms are located on the third and fourth floors of the hotel which maximizes views to the south and west of the site.

The building is situated within the previously developed areas of the site, oriented south and west towards the Berner Street frontage and desirable views looking towards the Sherwin range and Mammoth Mountain. The building orientation also provides afternoon sun exposure to the outdoor patio at the west side of the structure.

The design of the structure provides a modern aesthetic with a flat roof and parapet walls to screen roof top equipment. Three corners of the hotel feature an embellished “tower”, designed with a shed roof supported by substantial wood beams. The addition of the shed roof elements, which include natural wood adds warmth to the proposed color palette. The following materials and finishes are proposed for the exterior of the building:

- Stone Masonry (building base)
- Stucco “Ice Grey” (primary siding)
- Stucco “Black River Falls” (primary siding)
- Corrugated Metal “Black River Falls” (accent siding)
- Wood “Yankee Barn stain” (shed roof and beams)
- Metal Screen for parking garage (finish not identified)
- Windows – Anodized aluminum in light bronze finish
- Steel doors – finished in “Barnwood Grey”

The application has been reviewed for consistency with the NVSP Development Standards (i.e., project density, building height, lot coverage, building area, parking, etc.) and is found to be in compliance with the applicable standards.

II. 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 addition of pedestrian sidewalk along the hotel street frontage. this extension provides pedestrian connectivity from existing sidewalk on the opposite side of Berner Street. Pedestrian sidewalk connects to the outdoor patio area located at the west side of the hotel. Pedestrian signs or crosswalk striping may be required to identify the pedestrian easement leading towards Minaret Road. Standard met.

- *Special places, memorable views and experiences.*

Staff comment: The building orientation maximizes views from hotel rooms towards the Sherwin range and Mammoth Mountain. The hotel provides a fourth-floor covered deck with seating and fire pit feature which provides a scenic lookout for memorable views and experiences. Standard met.

- *Many opportunities to sit and rest.*

Staff comment: Opportunities to sit and rest are provided in the outdoor patio area located adjacent to the sidewalk. This area provides pedestrian oriented frontage along the west side of the structure. Standard met.

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

Staff comment: Public space is provided within the outdoor patio area. This area is large enough to accommodate planned celebrations and small 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 is flat which will hold snow. The shed roof design of the tower features shed backward onto the flat roof. Overall, the roof design prevents shedding into pedestrian areas but there are not any covered pedestrian areas other than the fourth-floor view area and the porte-cochere. Standard met.

- *Windows and balcony openings are detailed and framed to create visual interest and variety.*

No balconies are proposed. The windows are not framed. This standard should be discussed.

- *The bases of buildings will be natural or manufactured stone or other durable materials.*

Staff Comment: The building base along the Berner Street frontage incorporates stone. The stone is not extended along the entire building base because of planned landscape screening and low visibility areas at the rear of the structure. Standard met.

2. Village Structure

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

Two levels of structured parking garage is proposed, but not subterranean parking. The standard will be met with adequate architectural treatment of the visible portions of the parking structure. 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 provides two primary pedestrian connections with the addition of sidewalks along the hotel frontage and through orientation of pedestrian areas in proximity to the existing pedestrian easement that leads to the interior of The Village. Standard met.

4. Vehicular Circulation and Parking Systems

- Staff comment: Four short-term parking spaces are provided near the hotel check-in lobby. The proposed parking system provides adequate parking for the proposed use and does not require the use of valet parking services.
- Staff comment: One tour bus parking space is provided on the east side of the porte-cochere. Standard met.

Site Design

- Site Planning

Objectives: The planning objective is to site buildings, roads, parking areas, pathways. And other site elements to achieve the spatial arrangement and scale, functional order, physical relationships, and environmental setting as described in the preceding project concept section.

- Staff Comment: The proposed building placement utilizes the previously developed areas of the site which are relatively level and place the building in closer proximity to the rest of The Village. The building placement and main entrance orientation will integrate pedestrian path networks and pedestrian connections to The Village core, while preserving the forested areas along the north perimeter of the site adjacent to Forest Trail. Standard met.
- Staff comment: The active outdoor dining/patio area is oriented towards the west which will maximize afternoon sun exposure. Standard met.
- Staff comment: The primary access road to the hotel entrance/check-in lobby is from Berner Street and allows adequate area for four check-in parking spaces and one tour bus parking space.

- Staff comment: Two levels of structured parking garage are provided. The parking structure is visible from Berner Street and adjacent properties to the east. The applicant proposes metal screening materials and landscaping to reduce the visibility of the parking structure.
- Staff comment: The hotel structure is situated to minimize impacts to neighboring land uses by utilizing the previously disturbed areas of the site, which are lower in elevation with respect to Forest Trail. Preservation of the forested areas adjacent to forest trail will provide a natural buffer from the street and residential neighbors on Forest Trail.
- Staff comment: The building is situated to maximize south/west sun exposures. No shading of Berner Street or adjoining sidewalks would occur at midday as a result of the project. Some shading off-site will occur on Berner street and adjoining sidewalk at the west side of the hotel in the morning hours.
Staff Comment: The exposed parking structure is an item of concern regarding pedestrian experience, nighttime lighting, and feasibility of an effective year-round landscape screen.
- Surface Parking
 - Staff comment: The NVSP and the NVSP Design Guidelines allow for short-term surface parking for passenger drop-off and loading. Four spaces are provided for this purpose.
- Structured Parking

Staff Comments: Staff recommends alternative architectural treatments including incorporating more natural wood material to screen the visible areas of the parking structure to achieve a warmer, more visually appealing pedestrian level experience. additional information is needed regarding parking structure lighting and the metal screening material currently proposed.

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 west, which provides optimal afternoon sunlight. (See Sheet A-15 – Shadow Analysis) Standard met.
 - *Roof forms should be varied to create visual interest.*
Staff comments: The primary roof form is flat with a parapet wall. Slight variations in height are provided along with projections in the building wall to break up the massing of the building. The roof design provides a modern shed roof element accented with wood beam supports at three corners of the building. The roof design prevents snow shedding onto pedestrian areas.
 - *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 wall projections, changes in height and color and material. The south elevation of the building where the parking structure entrance is located needs additional architectural treatment. Additional design work is needed.
- Scale
 - *Variations in wall materials should define the scale.*
Staff Comments: Overall, the project provides variations in wall materials that help define the scale; however, the proposed building colors and materials are not well defined in the review package. See staff comments under “Colors” below for concerns regarding the color palette. Standard not met.

- *Emphasize cornice details at roof edges.*

Staff Comment: Cornice detail should be enhanced. Standard not met.

- Roof Form

- *Roof overhangs can be an important architectural feature and may provide protection for balcony and pedestrian areas.*

Staff comment: There are no individual balconies proposed and no roof overhang is proposed for the outdoor seating area. Standard not met.

- *Towers or other vertical architectural projections may be square, round, or octagonal in form.*

Staff comment: The proposed shed roof elements at the three corners of the building provide a square architectural projection. Standard met.

- *The ridgeline should not have the appearance from public vantage points of being continuous.*

Staff Comment: The proposed roof form is primarily flat with a parapet wall. The building design provides slight variations in height along with projections of the building walls. Three shed roof tower features provide architectural interest to the roof line. Standard met.

- 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 vertical projections in the building walls and slight increases in height along with changes in material and colors. Standard met.

- *Use extended and recessed balconies to add rhythm and texture to the façade.*

Staff comment: No balconies are proposed. Standard not 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.

- Base and Lower Wall

- *Materials shall appropriately provide the building to ground relationship.*

Staff comment: Most of the ground floor along the street frontage is faced with stone however, there are large portions of the building where the building base is stucco. The building base standard has not been met for the west elevation and the east elevation should be discussed further.

- *Full stone walls are encouraged at prominent locations and buildings should have a durable base at the pedestrian level.*

- *Pg. 39 (e) of the NVSP states, "The plaza and parking garages shall be no more than 20 feet above natural grade at any point and shall be stepped, faced with storefronts or similarly treated to diminish the exposed height."*

- Staff Comment: Architectural treatments for visible portions of the parking structure should be discussed further. Standard not met.

- Windows and Doors

- *Windows should be typically rectangular and vertically oriented.*

Staff comment: Throughout the building, the windows have a similar vocabulary in that they are rectangular and vertically oriented. Standard met.

- *Window trim on stone or plaster-coated buildings may be stone or wood sometimes recessed and sometimes using the same material as the wall.*

Staff comment: Windows do not appear to be recessed and do not feature a trim. Window details should be discussed further. Standard not met.

- *Doors should be recessed within walls to gain scale, weather protection and a sense of entrance/arrival.*

Staff comment: The primary entrance doors appear to be recessed. 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 the porte-cochere, light sconces and masonry wall. Standard met.

- Architectural Details

- *Use brackets and struts to support large roof overhangs and balconies extending outward from building walls. These should be well shaped and emphasize connections to the building wall.*

Staff comment: The shed roof overhang elements are supported by substantial wood beams that emphasize connections to the building wall. Standard met.

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

Staff Comment: Additional architectural detail should be incorporated to screen the visible portions of the parking structure.

- Materials

- *Wood siding is encouraged.*

Staff comment: Wood is an accent material on the proposed structure. Additional wood elements should be considered.

- *In general, metal or plastic siding materials are not acceptable. Metal can be used in limited amounts.*

Staff comment: More information is necessary for staff to consider the corrugated metal siding material. The metal siding material is used in limited amounts. The metal screen proposed for the parking structure should be discussed further. Standard not yet met.

- Colors

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

Staff comment: The primary building colors are a combination of light grey and dark blue with multi-tone stone siding and natural wood accents. The variation in color breaks up the massing of the building, but the use of the light grey and dark blue stucco siding is of concern because it does not provide richness or depth and appears manmade. 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 not yet 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 in a vertical orientation. Standard met.

- *"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."*

Staff comment: The light colored "stucco siding" material is of concern due to the large area of application and smooth finish. The color appears very light and is cool rather than warm in tone. The interior of the parking garage is visible at the pedestrian level along the Berner Street frontages, which detracts from pedestrian orientation. Standard not met.

Landscape Design

- *The perimeter of North Village shall have a greater forested feel than the plaza areas due to the different land use objectives between the Specialty Lodging, Plaza Resort and Mammoth Crossing areas and the transitional nature between the programmed activity area and the surrounding residential community.* Standard met.
- *Where appropriate use rock boulders to achieve grade transitions.* Standard met.
- All pedestrian areas will be connected with paths throughout the project. Standard met.

Snow Management

- The site features open space areas left in a natural state which could be used for snow storage. A detailed snow management plan will be required.

Key Questions/ Discussion Points:

Staff requests that the Panel use the following "Key Questions/ Discussion Points" to guide their discussion and focus the areas of feedback provided at the meeting. These items are a list of areas/ project features where staff feels the design objectives can be better met or where there is room for improvement.

The key questions/ discussion points provided below are based on The Village Design Guidelines, NVSP, and the Design Review criteria that are directly applicable to the project.

Scale and Roof Form: (Pg. 22-23 Village Design Guidelines):

- Does the roof design provide adequate cornice detail at the roof edge to give scale to the upper lines of the building walls?

Parking Structure: (Pg. 18 Village Design Guidelines):

- Does the design of the parking structure reduce the visual impact and minimize potential for outside glare?

Building Façade: (The Village Design Guidelines pg. 25):

- Is the building façade attractive from all sides?
- Does the façade provide adequate variation without the incorporation of extended and recessed balconies?

Architectural Detail: (Village Design Guidelines pg. 32)

- Does the design provide adequate architectural detail?

Materials (Village Design Guidelines pg. 26, 33 & NVSP pg. 39):

- Do the proposed first floor materials provide a connection to the ground and provide a durable building base at the pedestrian level?

Colors (NVSP pg. 50):

- Are the proposed primary building colors (large field application areas) “generally warm”?
- Do the proposed colors reflect the appearance of the natural surroundings and not seem synthetic or manmade?
- Do the proposed colors harmonize with surrounding buildings and with the natural setting of Mammoth Lakes?

Windows (Village Design Guidelines pg. 27):

- Are the windows adequately recessed or trimmed to provide character and relief?

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 at a future public hearing. 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 of recommended design changes.

Attachments

Attachment 1: Project Plans

Attachment 2: Project Narrative

Attachment 3: Completeness Letter dated October 29, 2021