

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Friday, January 7, 2022

437 Old Mammoth Road, Suite 250, 10:00 A.M. and via Zoom.

The meeting notice provided the following Zoom information:

<https://monocounty.zoom.us/j/83426004977>

ROLL CALL

The meeting was called to order at 10:00 a.m. with members Elliott Brainard, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck present. Larry Walker and was absent. Jennifer Burrows arrived at 11:06 a.m. Dawn Vereuck left the meeting at 12:03 p.m.

PUBLIC COMMENTS

There were no public comments.

BUSINESS MATTERS

1. Resolution making findings to allow the Advisory Design Panel to meet virtually during the COVID-19 pandemic declared emergency

Community and Economic Development Director Sandra Moberly outlined the information in the staff report. Moved by Robert Creasy and seconded by Elliot Brainard.

For (5): Elliott Brainard, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck

Carried (5 to 0)

2. Approval of the minutes of the January 25, 2021, meeting.

Community and Economic Development Director Sandra Moberly outlined the information in the staff report. Moved by Elliot Brainard and seconded by Robert Creasy.

For (5): Elliott Brainard, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck

Carried (5 to 0)

3. 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.

Associate Planner, Kim Cooke outlined the information in the staff report.

The following project representatives were in attendance:

- Atman Kadakia (Project Applicant - Greens Group)
- Adam Corral – (Applicant Team - Greens Group)
- Angel Orozco – (Applicant Team - Greens Group)
- Robert Tuttle – (Hotel Architect - RFT Architecture)
- Kelsea Stickelmaier – (Hotel Architect - RFT Architecture)
- Tom Platz – (Triad Homes – Civil Engineer)
- Marie Pavlovsky – Triad Homes
- Josephine McProud – (McProud and Associates Landscape Architecture)
- Matthew Lehman – (Matthew Lehman Real Estate)

Atman Kadakia, the project applicant, introduced the project team, and stated that the Greens Group is the project developer, general contractor and operator, and noted that as the developer they take care to propose buildable projects that pencil financially.

ADP provided the following initial design comments to the group:

Elliott Brainard asked for clarification of the allowable density and percentage of accessory uses permitted. Staff and the applicant confirmed that the project meets the allowable density and that all guest amenities are intended to serve hotel guests rather than the general public, which enables those areas to be excluded from the project density.

Robert Creasy stated that the south/east corner of the building appears to be over 60 feet in height from existing grade, which does not provide an effective transition from the higher density uses in The Village to the surrounding neighborhood, as stated in the NVSP objectives for the SL zone.

- Robert stated the height at the north/east corner of the building is of concern because it is the tallest part of the building which is located closest to adjacent property east of the site.
- Robert suggested there might be a way to mitigate the building height at the southeast corner by re-grading or other means and noted that the plans appear to show site grading beyond the property line where site work should stay within the property boundaries.
- Robert noted that the maximum allowed height for the parking garage is 20 feet per the NVSP and stated that the plan shows the height to be about 30 feet to the garage ceiling at the northeast corner of the site. Robert asked staff to consider the building height concerns and possible mitigation options for the north/east corner should a Variance for height be requested.

Elliott Brainard agreed with Robert's general comments and suggested pushing the building farther north on the site if setbacks allow, to provide a greater setback for the northeast corner of the building to the east property line.

ADP reached consensus on the following comments based on the key questions provided by staff in the ADP staff report:

- Scale and Roof Form:
 - a. The cornice detail at the roof edge is too thin and does not satisfy the design guidelines.
 - b. The corner shed roof elements are too small and appear to be an afterthought design element.
 - c. The design is not currently consistent with the mountain village character and seems out of place in Mammoth Lakes.
 - d. ADP recommends adding roof elements on the scale of the corner shed roof enhancements currently shown for the rest of the building and incorporate a larger scale version at the three corners with struts extending down to the stone wall. Incorporating the smaller shed roof on all the blue wall sections and add a cornice detail for the lighter color stucco wall sections that currently have no cornice detail.
 - e. Addition of a trellis structure over the patio area is recommended to break down the scale of that elevation.
 - f. The façade adjacent to the Porte cochere illustrates windows that look right into the side of that structure. Recommend adjusting the window placement.
 - g. More articulation is needed at the building entry front door.

- Parking Structure Design:
 - a. ADP recommends extending the metal screen material the full length of the parking structure openings along the Berner Street frontage and at the southeast end of the building where the property abuts another use. Intent is to screen light from shining out.
 - b. The proposed landscaping by itself does not provide adequate screening for the garage openings.

- Façade and Architectural Detail:
 - a. More architectural definition is needed throughout the building facades.
 - b. ADP recommends enhancing the windows on all sides of the building.
 - c. ADP recommends a darker window frame such as a dark charcoal or black.
 - d. ADP recommends adding relief through the addition of a sill and deeper recessed window.

- Colors and Materials:
 - a. ADP recommends using natural stone for the base material instead of a cultured stone material.
 - b. ADP recommends using a warmer and darker grey instead of the light grey stucco finish. The light grey currently provides too much contrast with the proposed blue color. A warmer and darker shade of grey should be used instead.
 - c. ADP recommends extending the stone base around the southeast corner of the building to mitigate the height and scale of the building at that location.
 - d. ADP recommend providing greater articulation for the windows on all sides of the building.
 - e. ADP recommends using a darker window frame such as a dark charcoal or black.
 - f. ADP recommends adding relief to the windows through the addition of a sill and deeper recess.
 - g. ADP recommends a horizontal corrugated pattern as shown on the renderings for the metal siding material as opposed to vertical as shown on the material board.

- Snow removal:
 - a. ADP recommends incorporating a snowmelt system into the roof design.

There was consensus among the ADP members that staff can review revisions provided by the applicant to address these concerns and determine whether a second ADP meeting is necessary.

4. Consideration of Design Review application (DR) 21-005, for redevelopment of the Sierra Nevada Resort site located at 164, 202, and 248 Old Mammoth Road.

Assistant Planner, Gina Montecallo outlined the information in the staff report.

The following project representatives were in attendance:

- Matt Mering, Peg Blackall, Megan O'Malley, John Daley (project applicants)
- Brent Truax (Sierra Nevada Resort manager)
- Brian Palidar (modular architect)
- Rory Carrol (hotel architect)
- Richie Jones, John Sexton, DeMera Ollinger (project landscape architects)
- Tom Platz (land surveyor)

Gina Montecallo, Assistant Planner, introduced the project.

Matt Mering introduced Waterton, the project team, and the mission of their lifestyle hotel brand known as Outbound.

Peg Blackall and Brian Palidar provided an overview of the Sierra Nevada Resort Redevelopment submittal and provided a summary of the changes made to the site plan.

Dawn Vereuck provided her comments to the group as she had to leave the meeting at 12:00. She indicated that the color schemes appeared to be muddy and she had concerns with the application of stone veneer. Dawn also expressed that the site plan proposes too much lawn and suggested the use of artificial turf. Additionally, she had concerns that the food garden area located between the parking and Old Mammoth Road creates an awkward space that recommended some type of landscape features or grade changes to create a visual/spatial barrier.

Brian Palidar finished his presentation on the materials and architecture of the cabin units.

The group walked through the comments in the order in which they were included in the staff report ADP Discussion/Comments Section:

- Site Planning:
 - a. Robert Creasy recommended the need for signage to direct visitors to access the parking off Sierra Nevada Road.
 - b. The group noted that the extensive path system in the interior of the site will require significant snow maintenance.
- Materials:
 - a. The group thought the cultured stone veneer was not an appropriate material due to the aesthetic and the lack of durability. The group recommended natural stone. Using natural stone at the base of the single-unit cabins would help to make the modular construction feel more integrated into the site.
 - b. There were comments regarding the materials and concerns that they do not reflect a cohesive theme throughout the site. The group recommended on choosing a single theme for the entire site, whether that is contemporary or rustic, and using materials to reflect the theme. The theme or experience would also be used to tie the modular buildings to the existing resort.
 - c. The group would like to see the proposed paint be consistent with the existing hotel and the modular buildings.

A topic that was not included in the staff report but was brought up after the discussion of materials was the massing and articulation of the modular units. Elliot Brainard was concerned with the modular construction of the single-unit cabins appearing to look like trailers and suggested adding a variety of articulation to the roof lines. The group was in general favor of the overall articulation of the four-plexes.

Elliot Brainard discussed that the current site plan, which proposes the side of the four-plexes to be facing Old Mammoth Road, creates a large massing that is not visually stimulating. Additionally, the site plan proposes the single-unit cabins along Old Mammoth Road, which Elliot felt is too small in scale and has little visual interest. Elliot suggested that the applicant consider flipping the site plan to relocate two of the four-plexes along Old Mammoth Road and relocating three single-unit cabins along Sierra Nevada Road. The rationale is that, by flipping the units, the scale and architecture of the four-plexes facing Old Mammoth Road would create a more appropriate frontage experience and by placing the smaller single-unit cabins to the south along Sierra Nevada Road would open the interior of the site to more sun.

- Site Design:
 - a. The group agrees that the corner of Old Mammoth and Sierra Nevada Road is much more centrally located and suitable for events than current existing event locations throughout the town.
 - b. The group felt that the corner of Old Mammoth and Sierra Nevada Road needs something to give the corner more definition and call out the site.
 - c. Elliot Brainard felt that the food and beer garden looks like an extension of the road and the space could do use more landscape features to distinguish the area from the parking and road.
- Landscape:
 - a. The group agreed that the board form concrete would work successfully on the site, so long as the concrete has an integral color to read darker than raw concrete.
 - b. The group agreed that the lawn on the corner was not the best use of space and noted that lawn generally does not survive in Mammoth. The group suggested that if grass were to be proposed, artificial turf should be considered.

After the group finished discussing the comments covered in the staff report, the meeting was opened for any other comments the ADP members had. The following are additional comments that weren't included in the staff report:

- Elliot Brainard suggested that the retaining wall along Old Mammoth Road should be stepped back or terraced to soften the edge. Additionally, the stairs that open up to the site should be tapered to reduce sharp corners.
- Robert Creasy noted that the interior den proposed in the modular units without a window would be a safety concern if guests were to use it as a sleeping space.
- Elliot Brainard commented that the design for the entry portal could be improved. The entry monument could be used to reinforce the theme of the site whether that is contemporary, continuing with the existing Sierra Nevada Lodge or a rustic outdoor theme.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT

The meeting was adjourned at 12:55 p.m.

Response to comments from the

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES MINUTES

Friday, January 7, 2022 437 Old Mammoth Road, Suite 250, 10:00 A.M. and via Zoom.

Gina,

Please see below our comments to the ADP panels comments.

The group walked through the comments in the order in which they were included in the staff report ADP Discussion/Comments Section: -

Site Planning: a. Robert Creasy recommended the need for signage to direct visitors to access the parking off Sierra Nevada Road.

Wayfinding signage and graphics will be designs for guests to assist with direction.

b. The group noted that the extensive path system in the interior of the site will require significant snow maintenance. –

The paths are 5' in width to accommodate operations equipment

Materials: a. The group thought the cultured stone veneer was not an appropriate material due to the aesthetic and the lack of durability. The group recommended natural stone. Using natural stone at the base of the single-unit cabins would help to make the modular construction feel more integrated into the site.

MATERIALS – STONE VENEER:

Response: *The exterior stone veneer product as previously proposed has been further documented for your review on newly added sheets B.10-B.11. This includes product manufacturer documentation, example product installations, and installation descriptions noting how the product's method of construction allows it to perform in cold weather environments. The proposed cladding is installed as a shingle product instead of a thin-veneer, surface applied product which was previously noted by ADP members as not weathering the local climate.*

b. There were comments regarding the materials and concerns that they do not reflect a cohesive theme throughout the site. The group recommended on choosing a single theme for the entire site, whether that is contemporary or rustic, and using materials to reflect the theme. The theme or experience would also be used to tie the modular buildings to the existing resort.

Please see the additional drawings – MATERIALS – OVERALL PALETTE:

Response: *The overall exterior materials palette has been consolidated to three primary exterior material types (lap siding, stone veneer, and wood siding) and associated matching paint colors. Additional sheets B.07-B.09 have been added to document the exteriors for both new and existing buildings on site and document the color selections. A cohesive exterior materials legend applicable to all buildings has also been added to those sheets to show material palette consistency. Material*

consistency at both new and existing buildings is further reinforced with the use of matching lap siding exposure, use of stone at building entry locations, and matching accent paints at deck posts, entry beams and other exposed structural elements.

c. The group would like to see the proposed paint be consistent with the existing hotel and the modular buildings. A topic that was not included in the staff report but was brought up after the discussion of materials was the massing and articulation of the modular units. The group was concerned with the modular construction of the single-unit cabins appearing to look like trailers and suggested adding a variety of articulation to the roof lines. The group was in general favor of the overall articulation of the four-plexes.

MASSING / ARTICULATION OF MODULAR CABINS:

Response: The modular cabins are limited by shipping constraints to the maximum dimensions noted on the drawings. This includes shipping height which restricts our total overall roof pitch and shipping width including building eaves and exterior modulation. The design team looked at options for adding on site additional roof elements and exterior modulation to “break up” the overall cabin roofline and concluded that these elements created design inconsistencies in matching the existing hotel architecture (long roof lines are architecturally consistent with the existing hotel) and their cost / time to construct didn’t justify adding them. It was also noted that the side facades are rarely seen in whole similar to the architectural elevations, as the buildings are arranged in clusters such that the long sides are infrequently exposed without being substantially screened by landscaping and trees.

Elliot Brainard discussed that the current site plan, which proposes the side of the fourplexes to be facing Old Mammoth Road, creates a large massing that is not visually stimulating. Additionally, the site plan proposes the single-unit cabins along Old Mammoth Road, which Elliot felt is too small in scale and has little visual interest. Elliot suggested that the applicant consider flipping the site plan to relocate two of the four-plexes along Old Mammoth Road and relocating three single-unit cabins along Sierra Nevada Road. The rationale is that, by flipping the units, the scale and architecture of the four-plexes facing Old Mammoth Road would create a more appropriate frontage experience and by placing the smaller single-unit cabins to the south along Sierra Nevada Road would open the interior of the site to more sun. –

SITE DESIGN - RELOCATION OF BUILDINGS ALONG BUILDING FRONTAGES:

Response: The design team initially considered a number of site design configurations in early site planning and concluded that the location of cabins along Sierra Nevada Road was not architecturally consistent with the scale of the existing two-story residential structures on the south site of the street and that our own two-story villa structures were most appropriate in that location. There were comments from individual ADP members noting that some of the facades of the cabins and villas facing Old Mammoth Road presented blank façade conditions. The current design mitigates these concerns through building placement (cabins have ends facing Old Mammoth, their smallest façade possible), surface cladding (villas have side facades broken up with cladding changes to reduce apparent bulk and scale), and further that the food courtyard shown in detail on B1.04 provides sufficient landscaping and public elements to visually screen any building facades previously noted.

Site Design: a. The group agrees that the corner of Old Mammoth and Sierra Nevada Road is much more centrally located and suitable for events than current existing event locations throughout the town.

We think it will be a wonderful venue for multiple events as well.

b. The group felt that the corner of Old Mammoth and Sierra Nevada Road needs something to give the corner more definition and call out the site.

We have put lights, seating, there will be trucks on occasion, and our signage and graphics team are also working on this area.

c. The group felt that the food and beer garden looks like an extension of the road and the space could do use more landscape features to distinguish the area from the parking and road.

The plan was developed to be a pedestrian scale amenity there are low walls and vegetation separating the area from the side walk over 70% of the path, the openings are strategically located to welcome pedestrian traffic onto the food garden area.

Landscape: a. The group agreed that the board form concrete would work successfully on the site, so long as the concrete has an integral color to read darker than raw concrete.

Great we think so as well.

b. The group agreed that the lawn on the corner was not the best use of space and noted that lawn generally does not survive in Mammoth. The group suggested that if grass were to be proposed, artificial turf should be considered. After the group finished discussing the comments covered in the staff report, the meeting was opened for any other comments the ADP members had.

SITE DESIGN – CORNER OPEN SPACE DESIGN

Response: To address community concerns, the grass lawn at the corner of Old Mammoth Road and Sierra Nevada Road was removed and replaced with decomposed granite material and low water use planting design

SITE DESIGN – PEDESTRIAN / STAIRWAY CONNECTIONS ALONG OLD MAMMOTH ROAD:

Response: The stair entrance at the existing retaining wall was flared open to Old Mammoth Road to soften the corner wall where it abuts the existing retaining wall.