

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.
- The exterior parking spaces at the southern portion of the parking aisle should be screened more effectively with landscape features.
- 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.