

ADVISORY DESIGN PANEL OF THE TOWN OF MAMMOTH LAKES

MINUTES

Tuesday March 7, 2022

437 Old Mammoth Road, 1:00 P.M. and via Zoom.

The meeting notice provided the following Zoom information:

<https://monocounty.zoom.us/j/87946536932?pwd=dzRFaVNjMURlQjJlV3ZhVEVYQ1FRZz09>

ROLL CALL

The meeting was called to order at 1:02 p.m. with members Elliott Brainard, Jennifer Burrows, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck present. Larry Walker and was absent.

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, Jennifer Burrows, Robert Creasy, Greg Enright, Jessica Kennedy, and Dawn Vereuck

Carried (6 to 0)

2. **Approval of the minutes of the January 7, 2022, meeting.**

Ms. Moberly outlined the information in the staff report. Moved by Elliot Brainard and seconded by Dawn Vereuck.

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

Carried (6 to 0)

3. **Consideration of Major Design Review application (DR) 22-001, for a proposed "Limelight Hotel," located at 5, 15, 17 and 49 Canyon Blvd, 106 Lake Mary Road, and 107 Lakeview Blvd. The project site located in the Plaza Resort (PR) and Specialty Lodging (SL) zones of the North Village Specific Plan (NVSP) Area.**

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

The following project representatives were in attendance:

The little Nell Hotel Group

- Andy Reed, Vice President, Development
- Ken Ishiguro, Director of Architecture and Construction

Reicker Pfau, Business Law

- R. Mark Carney, Partner

Wimberly Allison Tong & GOO (WATG)

- Bryan Algeo, AIA , Senior Vice President, Director of Design
- Lance Walker, Vice President, Director of Landscape
- Dan Patton, NCARB, LEED AP BD+C, Senior Associate, Senior Project Manager

A. Reed, Little Nell Hotel Group, provided an introduction of the revised design for the project.

Bryan Algeo, WATG, presented the new project design and described how the design team interpreted the Design Guidelines, as well as how the guidelines are satisfied with the revised design.

ADP provided the following general design comments:

- E. Brainard stated that the new design may be a step backward from the previous design with regard to the overall massing. Elliott noted that the design lacks depth along the vertical face of the building.
- R. Creasy stated that the parapet wall design accomplishes the appearance of a well-articulated roofline.
- R. Creasy noted that the stone base of the structure should be a natural stone material because cultured stone products do not hold up in the Mammoth Lakes environment.
- Robert Creasy stated that he appreciates that the applicants have broken the massing down and that there is a good amount of articulation in the façade.
- G. Enright stated that commented on the pedestrian accessibility/connectivity. should be incorporated into the design (think about guests in ski boots with skis walking to the gondola building)

ADP reached consensus on the following items based on the key questions noted in the ADP staff report:

- The architectural style is appropriate in the context of Mammoth Lakes and The Village.
- The roof design is appropriate and provides a well-articulated roofline and visual interest.
- The surface parking lot is acceptable as proposed as long as it can be permitted pursuant to the applicable NVSP standards.
- The windows and doors are sufficiently sized, trimmed and recessed.
- The anodized aluminum metal panels used to screen and ventilate the parking garage is a successful architectural treatment.

ADP Recommendations:

- The building design lacks pedestrian scale and would be improved through the addition of a pedestrian arcade attached to the structure. This element could be an intermittent design to accommodate the outdoor living room concept and outdoor dining areas.
- Incorporate a roof form above the extended upper-level balconies to provide shelter and depth to the building façade.
- Provide detail to express support or attachment for the extended balconies.
- Eliminate the lightest color grey on the color/material sheet to reduce the “patchy” appearance of the façade.
- ADP noted that a physical color and material board is necessary to provide accurate comments on the quality or appropriateness of proposed materials and exterior colors. ADP panelists will be notified when staff received the physical color and material board to provide an opportunity to review and comment.

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT

The meeting was adjourned at 2:40 p.m.