



# Town of Mammoth Lakes

## Advisory Design Panel (ADP) Report

---

<b>Date:</b>	November 14, 2013	<b>Case/File No.:</b>	GPA 13-001, DZA 13-001, VTTM 13-002, UPA 13-003, DR 13-001
<b>Place:</b>	Council Chambers, 2 <sup>nd</sup> Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	<b>Project:</b>	The Inn at the Village
<b>Time:</b>	9:30 a.m.	<b>Location:</b>	50 Canyon Boulevard
<b>Agenda Item:</b>	3	<b>General Plan:</b>	North Village Specific Plan (NVSP)
<b>Applicant/ Property Owner:</b>	Severy Realty Group/SFI Mammoth Owner, LLC	<b>Zoning:</b>	NVSP
<b>Environmental Review:</b>	Environmental Impact Report anticipated		

---

**TITLE:** The Inn at the Village Design Review

---

### **EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review the proposed Inn at the Village project, a proposed hotel with a high quality restaurant, spa, outdoor pool terrace, enhanced landscaping, and up to 73 rooms. The application includes requests for increased density, increased height, and reduced setbacks from Minaret Road.

The project is subject to the General Plan, North Village Specific Plan, and associated design guidelines. Staff is requesting that ADP provide design feedback on this project to staff and the applicant.

---

*Report Prepared By:*  
Jen Daugherty, Associate Planner

*Report Approved By:*  
Sandra Moberly, Acting Community and Economic  
Development Director

---

## **DESIGN ANALYSIS**

### **1. Background**

In April 2005, the 8050 project was approved, and two of the three phases have been completed, 8050A and B. The parking structure serving the entire 8050 project has also been completed, but the third building, 8050C, has not been constructed. The 8050C building is approved to be located above the existing 8050 parking structure, between the Fireside condominiums and 8050A and B. The Inn at the Village (“Inn”) is a proposed redesign of 8050C.

### **2. Project Proposal**

The Inn is proposed to respond to changes in the resort industry as a result of the recession and is intended to improve the building’s design by incorporating recommendations from the North Village District Planning Study. The Inn proposal includes the following:

- Revises fractional ownership private residence club to a traditional “hot bed” hotel.
- Increases the lodging capacity to up to 73 rooms.
- Provides commercial and active uses along Minaret Road (restaurant/bar, terrace, hotel lobby, and spa).
- Creates a pedestrian entrance on Minaret Road to improve feet-first connectivity and with the intent of creating a welcoming and attractive facade.
- Includes amenities typical of a high quality hotel, such as high quality dining, bar, spa, pool terrace and hot tubs, and landscape elements (Zen garden).
- Revises room design to meet the operational needs of a high quality hotel (e.g., majority one-bedrooms, room standardization, increase natural light, etc.).
- Proposes to meet LEED certified standards.

The project narrative and plans are included in Attachments 1 and 2.

### ***Proposed Amendments***

The Inn is proposed to be a “taller and leaner” building than 8050C. The increased height is proposed to allow for the necessary commercial ceiling height on the first floor and accommodate the additional rooms. The following amendments are included in this application:

- ***Density.*** An increase in density above the 55 rooms per acre allowed in the Resort General designation of the NVSP is requested. The request is to allow 36 rooms above the maximum allowable density and not count commercial space towards density (the NVSP counts 450 square feet of commercial space as one room). If approved, this would result in a density of approximately 75 rooms per acre for the 8050 site, excluding the 10,700 square feet of commercial proposed in the Inn.
- ***Height.*** An increase in height above the maximum allowed 40 feet with a projected height of 50 feet is requested. The NVSP allows a “projected height” above the permitted height, provided that a roughly equivalent reduction in building footprint area above the height is provided below

the permitted height, and no more than 50% of the building square footage exceeds the permitted height. Additional appurtenances of up to three feet are also allowed. The request is for an approximately 94-foot tall building with an additional 4.5 feet for roof appurtenances. This would exceed the 8050C building's approved maximum projected height by 32 to 36.5 feet.

- ***Minaret Road Setback.*** A reduced building setback from Minaret Road is requested. The NVSP requires certain setbacks based on the stepped heights of a building. The request is to reduce the stepped setback between five and 15 feet for building heights greater than 35 feet. The applicant has identified that the reduced setback is proposed to create a welcoming pedestrian entrance and improve the streetscape along Minaret Road. Sheet 18-4 in Attachment 3 shows the proposed reduction in this setback.

### **3. Site Design**

The site design for this project is limited because of the existing 8050 parking garage, on top of which the Inn is proposed. However, site design should consider the following:

- a. Siting buildings to preserve public views and open space. Public views exist from Minaret Road to the south (i.e., Sherwins).
- b. Orienting buildings to the street. The Inn includes a pedestrian entrance and active uses along Minaret Road to orient the building to the street.
- c. Emphasizing sunlight in major pedestrian areas, such as the Village plaza and pool terrace. Shadow studies are attached (Attachment 2).
- d. Maintaining the landscape context by preserving existing landscaping and installing new landscaping that is appropriate to the local setting. The proposed landscaping includes boulder retaining walls and planters, pavers, a Zen garden, and native plantings. The plant list includes coniferous trees (red fir, lodgepole pine, and mountain hemlock), deciduous trees (e.g., maple, alder), and accent trees (e.g., aspen, birch)
- e. Providing adequate snow management. Snow melt is proposed in the pool terrace/plaza areas and sidewalk. Ice buildup on roof eaves is proposed to be mitigated with heated roof gutters that will convey runoff to existing stormwater retention systems.
- f. Lighting that is consistent with the Town's Dark Skies regulations. Attractive accent/ambiance lighting is proposed (Sheet L1.7, Attachment 2).

### **4. Building Design**

#### **a. Form, Mass, and Scale**

- i. "View corridors through North Village shall be protected by establishing building massing and setback requirements. Taller buildings shall be located where they will not block or impede important views of the surroundings from public spaces" (NVSP Overall Land Use Policy 10).
- ii. The building mass has been moved from the interior of the site towards Minaret Road to accommodate the southwest facing pool terrace and improve solar access to hotel rooms.
- iii. The proposed height would allow for an approximately 94-foot tall building with an additional 4.5 feet for roof appurtenances. This would exceed the 8050C building's

approved maximum projected height by 32 to 36.5 feet. The approved heights for the Mammoth Crossing sites<sup>1</sup> range from 30 feet to 80 feet.

- iv. The increased height is proposed to allow for the necessary commercial ceiling height on the first floor and accommodate the additional rooms.
- v. Stepped heights range from 12 feet to 94 feet. A variety of ridge heights are encouraged.
- vi. The building height analysis is included as Attachment 3.

**b. Roof**

- i. The roof includes both pitched and flat elements. Long uninterrupted ridgelines and roof forms are not permitted.
- ii. Roof appurtenances shall be integral parts of the architecture. The appurtenances are centrally located on the roof.
- iii. Asphalt composition shingle and flat seam metal (faux copper) proposed as materials for pitched roof elements.

**c. Building Facades and Entrances**

- i. The proposed architecture is intended to compliment 8050A and B, but the Inn’s architecture is proposed to be less “complicated and busy.”
- ii. Pedestrian porte cochere along Minaret Road is proposed as a signature architectural element intended to animate the street and provide ease of access to pedestrians. This is proposed to be a glazed structure.
- iii. Restaurant/bar terrace provides an active use along Minaret Road.
- iv. The applicant has identified that the reduced setback is proposed to create a welcoming pedestrian entrance and improve the streetscape along Minaret Road.
- v. Exterior material and colors include fiber board shingle and siding, metal paneling (faux cor-ten steel), stone, and colored concrete.

**d. Windows and Doors**

- i. Wood frame, aluminum clad windows proposed. A variety of window sizes and styles are proposed.
- ii. Both aluminum and wood frame doors are proposed.

The ADP may have additional topics to discuss. Input on other topics is welcomed at this early stage of permit processing.

**RECOMMENDATION**

It is recommended that the Advisory Design Panel discuss and provide feedback to the staff and applicant regarding the proposed design for the Inn at the Village.

---

<sup>1</sup> The Mammoth Crossing sites are located at the three corners of the Main Street/Lake Mary Road and Minaret intersection, not including the northeast corner (Dempsey site). The Mammoth Crossing amendment to the North Village Specific Plan was approved in 2009 and is provided as a comparison to the Inn proposal.

**Attachments**

Attachment 1: Project narrative and rationale for requested amendments

Attachment 2: Project plans and graphics, including shadow studies

Attachment 3: Building height analysis

Attachment 4: North Village Specific Plan (available online at <http://www.ci.mammoth-lakes.ca.us/index.aspx?nid=139>)

Attachment 5: North Village District Planning Study and Addendum (available online at <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=138>)