



# Town of Mammoth Lakes

## Advisory Design Panel Staff Report

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|------------------------------|--|-----------------------|------------------------------------|
| <b>Date:</b>                 | January 15, 2019   | <b>File No.:</b>      | Major Design Review (DR) 18-006    |
| <b>Place:</b>                | Town & County Conference Room, 2 <sup>nd</sup> Floor<br>Minaret Village Shopping Center<br>Mammoth Lakes, CA 93546 | <b>Project:</b>       | Yotelpad                           |
| <b>Time:</b>                 | After 2:00 p.m.  | <b>Location:</b>      | 6040, 6042, 6060 Minaret Road      |
| <b>Appeal Status:</b>        | Not Applicable   | <b>General Plan:</b>  | North Village Specific Plan (NVSP) |
| <b>Applicant / Owner:</b>    | RePlay Destinations - Chris Heinrich / One Mammoth, LLC  | <b>Specific Plan:</b> | North Village Specific Plan (NVSP) |
| <b>Environmental Review:</b> | Conformance review with the existing North Village Specific Plan Environmental Impact Report                       | <b>Zoning:</b>        | North Village Specific Plan (NVSP) |

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**TITLE:** Yotelpad Design Review

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### **A. EXECUTIVE SUMMARY**

The Advisory Design Panel (ADP) is requested to review the proposed Yotelpad project, which will be located on the 2.6-acre site at the northeast corner of Minaret Road and Main Street. The Yotelpad project is a mixed-use project consisting of a five-story condo-hotel with 156 units, 21 three-story townhome units, 4,700 square feet (sq. ft.) of restaurant/lounge space, understructure parking for up to 185 vehicles with valet service, and other amenities and site improvements such as a pool, bocce ball court, and a sidewalk along Minaret Road. The approvals required for this project include a tentative tract map and major design review.

The project is subject to the Town's General Plan, Zoning Code, North Village Specific Plan (NVSP), and the NVSP Design Guidelines, all of which are available for review on the Town's website (<https://www.townofmammothlakes.ca.gov/>). 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.

### **B. DESIGN REVIEW AND ANALYSIS**

#### **1. Background**

Pursuant to the NVSP, all new projects within the NVSP area require approval of a Major Design Review application by the Planning and Economic Development Commission (PEDC). The purpose of the design

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Nolan Bobroff, Associate Planner

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

review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and consistent with the image for the NVSP area.

Projects which are deemed significant by the Community and Economic Development Department also require review by the ADP prior to review and a decision by the PEDC. The role of the ADP is to provide impartial and professional advice to Town staff and the PEDC 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 include the Town’s General Plan, Zoning Code, NVSP, and the NVSP Design Guidelines.

A Major Design Review application for the Yotelpad project was submitted to the Town in November 2018. Prior to the formal submittal of the application, a concept review application was submitted in August 2018, which provided an opportunity for staff to provide preliminary comments on the proposed project. The concept review application was reviewed by the PEDC Design Committee on August 28, 2018 and comments were provided to the applicant. The minutes from that meeting are included as Attachment 3.

## 2. Site Context and Project Proposal

### *Site Context*

The 2.6 acre site is located within the North Village Specific Plan (NVSP) area at the northeast corner of Minaret Road and Main Street. The project encompasses three parcels and the current uses on the site include a restaurant (Nevados), the Yotelpad sales office (*previously the Dempsey construction office*), and vacant land.

The project site is located in the Resort General (RG) zone of the NVSP within the Pedestrian Core area. The RG zone is intended for visitor-oriented resort services, such as hotels, resort condominiums, and retail/restaurant uses and the Pedestrian Core area is envisioned to be a mixed-use village with commercial uses on the ground floor and accommodation uses on the upper floors. The project site serves as the gateway to the remainder of the NVSP area and the NVSP specifies that development at this site shall feature distinctive architecture in order to create a sense of arrival. Additionally, the sites central location within the Pedestrian Core area makes this an integral site for providing pedestrian connectivity between the north and south areas of the North Village.

The surrounding land uses include lodging, residential, restaurant, and lounge/bar type uses. Table 1 further describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning

| Location | Zoning* | Adjacent Streets | Land Use  |
|----------|---------|------------------|---|
| North    | NVSP    | N/A              | Lodging and Restaurant Uses<br>(Alpenhof Lodge; Petras; Clocktower)   |
| South    | NVSP    | Main Street      | Vacant Land (Part of the Mammoth Crossing sites)  |
| East     | MLR     | N/A              | Residential Use<br>(Viewpoint Condominiums)   |
| West     | NVSP    | Minaret Road     | Residential, Lodging, and Restaurant Uses<br>(8050; Fireside Condominiums; Mammoth Brewing Company; The EATery) |

### *Project Proposal*

The Yotelpad project is a new mixed-use condo-hotel project that consists of a five-story condo-hotel with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,700 sq. ft. of restaurant space, understructure parking for up to 185 vehicles with valet service, and a 17 space surface parking lot. The condo-hotel units are being branded as “micro-units” that will range in size from 334 sq. ft. (studio unit) to 569 sq. ft. (1-br unit) and the townhome units will be approximately 1,300 sq. ft. The vision of the project is to have smaller living spaces that are accompanied by a variety of amenity spaces, such as a fitness room, kids zone and media center, numerous indoor and outdoor fireplaces, a pool and hot tub, and bocce ball court.

The subject site is identified in the NVSP as Parcel 38 (Dempsey/Nevados site) and was the subject of an Implementation Agreement completed in 2007, which provided a density bonus and certain concessions on development standards that are applicable only to this site.<sup>1</sup> The project, as proposed, is consistent with all of the development standards for this site and the RG zone. The project consists of three separate buildings, which are proposed to be constructed atop the parking structure. The condo-hotel units and the restaurant space will all be located in a five-story building that is parallel to Minaret Road. The townhome units will be located within two buildings located along the northern and eastern property lines. The site layout is intended to provide a transition between the denser North Village core and the adjacent residential area to the east and the building on the eastern side of the property has a substantially lower maximum height than the hotel structure.

Access to the site will be from Minaret Road and will lead to a 17-space surface parking lot area intended for guests checking in. The remainder of the parking for the project is proposed to be located understructure and will utilize valet services to park the guest’s vehicles. Access to the parking structure is proposed to be on the north side of the site.

### **3. Design Review and Analysis**

The design review and 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. Objectives from the NVSP Design Guidelines, where applicable, are specified in *Italics*.

#### **a. Site Design**

##### **1. Site Planning**

- The site has been designed to take advantage of the topography of the site and proposes to construct a partially subterranean parking garage that is located below natural grade on the northern portion of the side and above natural grade on the southern portion of the site. The elevated portion on the southern portion of the site will provide an elevated platform above Main Street that will provide unrestricted views to the south of the Sherwins and will provide a pedestrian friendly environment occupied by a pool, spa, restaurant patio, and other site amenities.

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<sup>1</sup> The Implementation Agreement transferred 36.625 units (*equal to 73.25 bedrooms*) of unused residential density from the Snowcreek Athletic Club site to the subject site and provided a 5% increase in lot coverage, a 16 foot increase in the maximum permitted height, and up to a 20% reduction of setbacks. The unused residential density was the result of a density bonus provided to the owners of the Snowcreek Athletic Site in exchange for 4.41 acres of unimproved property that was ultimately developed with affordable housing (Aspen Village Apartments).

- The buildings are situated to minimize impacts to neighboring land uses and the larger, taller building is proposed to be located closer to the denser North Village core and the smaller, shorter buildings are proposed to be located along the perimeter of the site adjacent to the residential area to the east and adjacent hotel use to the north.
- The buildings are situated to minimize shading to adjacent land uses. As shown on the Shadow Study (Attachment 2, Sheet F.0), no shading of Minaret Road or Main Street will occur as a result of the project and shading of a portion of the adjacent site to the north will only occur around the winter solstice. Portions of the interior common space areas will be shaded at various times of the day throughout the year, but the pool area, located on the southeast corner, will remain largely unshaded.

## 2. Surface Parking

- The NVSP and the NVSP Design Guidelines allow for short-term surface parking for passenger drop-off and loading, if adequate landscaping is provided. The Conceptual Landscape Plan (Attachment 2, Sheet G.4) indicates that numerous Aspen, Pine, and Maple trees will be planted at the southwest corner of the site and along the western boundary of the site to assist in screening the surface parking lot. Attachment 2, Sheet J.1 shows the view looking to the northeast from the southwest corner of the intersection at Main Street and Minaret Road.

**Staff Comment:** The surface parking lot being located on the prominent southwest corner of the site was an item of concern during the PEDC Design Committee meeting.

## 3. Subterranean Parking

- The portions of the parking structure that are above natural grade will be sided with the same stone as the remainder of the structure.

**Staff Comment:** Staff recommends additional variation in the materials near the southeast corner of the parking structure to assist with breaking up the mass of the structure.

- The entrance of the parking structure is located on the northern side of the site away from areas with pedestrian activity. However, the drive aisle leading to the parking garage has a downward slope of approximately 9.5% and will be shaded during the winter months.

**Staff Comment:** Staff recommends the use of a heated ramp to avoid ice build-up.

## b. Building Design

### 1. Form and Mass

- *The design of buildings should preserve sunlight into public places.* Shadows are minimized by placing the larger building in a north to south configuration and placing the smaller buildings along the northern and eastern sides of the property. See the Shadow Study (Attachment 2, Sheet F.0) for the modeling of the anticipated shading that will occur.
- *Roof forms should be varied to create visual interest.* The project has a flat roof, but creates variation in the roof form through changes in height and a higher center portion on the hotel structure. The NVSP allows flat roofs if the building design warrants the flat roof design.
- *Large buildings should be broken up to avoid the appearance of a large single mass.* The building mass is broken up through various pop-outs and changes in materials. The massing of the townhome units are further broken up by shifts in the footprint of each unit.

## 2. Scale

- *Variations in wall materials should define the scale.* The wall materials consist of wood (western red cedar) with a vertical application, fiber cement siding in charcoal-brown color tones with a horizontal application, corrugated metal panels in a charcoal color with a vertical application, and cultured stone.

**Staff Comment:** The Town's experience with cultured stone is that it is fragile and is easily damaged by snow removal operations and falling ice and snow and real stone is encouraged because of its durability. Cultured stone may be an acceptable material in areas protected from snow and ice, but not along the base of a building.

- *The ground floor of buildings must be scaled to the pedestrian space.* The ground floor of the building is scaled to the pedestrian space through the use of awnings, store fronts, and variations in materials.

## 3. Roof Form

- *The ridgeline should not have the appearance from public vantage points of being continuous.* The proposed roof is a flat roof with a two-foot parapet. In order to create visual interest, the various building pop-outs have variations in the roof height. The NVSP allows flat roofs if the building design warrants the flat roof design.

## 4. Building Facades

- *The visual alignment of building facades should be varied.* The building façade is varied through steps in the building walls, changes in material colors and types, and angled walls on the north and south ends of the larger hotel building.
- *Use recessed balconies to add rhythm and texture to the façade.* Each unit has a balcony, which is recessed into the façade. This further breaks up the building massing.
- Unfinished structural concrete is not permitted and all walls are proposed to be finished with a stone like product.

## 5. Base and Lower Wall

- *Materials shall appropriately provide the building to ground relationship.* The majority of the ground floor in the pedestrian areas are storefront windows with an awning above.
- *Full stone walls are encouraged at prominent locations and buildings should have a durable base at the pedestrian level.* The portion of the parking structure that is above grade in the southwest corner is proposed to be finished with a cultured stone. As mentioned above, the Town's experience with cultured stone is that it is fragile and is easily damaged by snow removal operations and falling ice and snow and real stone is encouraged because of its durability. Cultured stone may be an acceptable material in areas protected from snow and ice, but not along the base of a building.

## 6. Windows and Doors

- *Windows should be typically rectangular and vertically oriented.* Throughout the buildings, the windows have a similar vocabulary. Smaller windows are used in some areas to provide visual interest.

7. Entrances, Porches

- *Places of pedestrian ingress and egress should be defined by the architecture of buildings.* The primary hotel entrance is defined by large storefront windows and an awning system that has varying angles.
- *Porches should be slightly higher than adjacent walkways or streets.* A cantilevered patio projects off of the restaurant area over a portion of the parking lot and the pedestrian walkway on the south side of the property.

8. Materials (Samples of the materials are available at the Town offices. A photo of the materials is included on the last page of Attachment 2).

- *Wood siding is encouraged.* The majority of the siding is a combination of western red cedar wood siding with a vertical application and charcoal-brown colored fiber cement siding with a horizontal application.
- *Metal can be used in limited amounts.* The majority of the proposed siding materials are wood and fiber cement board. Corrugated metal in a dark, non-reflective color is proposed as an accent material on various portions of the building.

9. Colors (Samples of the materials are available at the Town offices. A photo of the materials is included on the last page of Attachment 2).

- *Building walls shall incorporate appropriate colors from the local natural setting.* The proposed colors are a combination of light natural wood and darker charcoal colors. The variation in colors is intended to break up the massing of the buildings.
- *A mix of colors are encouraged.* The proposed colors alternate between light and dark to provide contrast and visual interest.
- *Walls color should be vertically organized to express building modules and characters.* The color and material changes occur on different sections of the building and the colors are maintained throughout the vertical section.

c. Landscape Design

1. Due to the proposed subterranean parking structure, the majority of the trees on the site are proposed to be removed. Replacement tree plantings will be located throughout the site and an assortment of Maples, Aspens, and Pine trees are proposed. The majority of the proposed plants are on the Town's recommended plants list.
2. Low walls will be used throughout the project to serve as informal seating areas. Additionally, numerous fireplace and other seating areas will be located throughout the project.
3. All pedestrian areas will be connected with paths throughout the project. An additional walkway and plaza area is proposed for the south side of the project.

d. Snow Management

1. A detailed snow management plan was not provided in the initial submittal, but has been requested.

e. Vehicle and Pedestrian Circulation (P. 11-12)

1. Guests checking in will be directed to pull into the surface parking area directly in front of the hotel entrance. Vehicles will then be parked by the valet parking operators.
2. A service vehicle parking plan was not provided in the initial submittal, but has been requested.

3. The applicant has been working with the Mammoth Lakes Fire Protection District to address emergency vehicle access. The preliminary plan is for emergency vehicles to access the interior area of the site via the garage driveway ramp and the pull-out that is proposed to be located between the main hotel building and the northern townhome building.
4. A sidewalk that conforms to Town Standards is proposed along the property frontage on Minaret Road and will connect to the newly completed sidewalk on Main Street.

The Town is looking into options to close the sidewalk gap that will exist between the northern edge of the project site and the sidewalk adjacent to the South Hotel site.

#### **4. Next Steps**

The ADP's comments will be documented in meeting minutes by the Secretary and distributed to the panel members and the applicant. As a part of their comments, the ADP may request that the applicant return to a subsequent meeting of the ADP to review any changes made to the project. After review of the project by the ADP has concluded, and any applicable staff and agency comments have been addressed, the entitlement process will continue. The Planning and Economic Development Commission will ultimately approve or deny the Major Design Review application in conjunction with the Tentative Tract Map.

#### **C. RECOMMENDATION**

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 may request that the applicant return to a subsequent meeting of the ADP to review any proposed changes to the project.

#### **Attachments**

- Attachment 1: Narrative, dated November 2018
- Attachment 2: Project Plans, dated November 2018
- Attachment 3: PEDC Design Committee Minutes, August 28, 2018

# **Attachment I**

**Yotelpad Narrative,  
dated November 2018**

**PROJECT NARRATIVE**

The proposed YotelPad Mammoth will be prominently located on the 2.6-acre Dempsey/Nevados site at the corner of Main Street and Minaret Road, the gateway to the Village at Mammoth. The site boasts spectacular views to the south and west and lies less than a block from The Village at Mammoth gondola and commercial core.

The YotelPad signifies a new era of sustainable development for Mammoth Lakes, featuring a unique, contemporary condominium hotel with 156 “micro-units” distributed over five floors, 21 three-story townhomes, a restaurant and lounge, and a wide array of owner/guest amenities over one level of structured parking. The project features modular construction for all vertical improvements above the parking garage.



The YotelPad reinterprets the traditional grand mountain lodge program by providing ample and varied interior amenity spaces, including multiple seating areas organized around a central fireplace and bar, a gaming area, a library, a “grab and go” sundries space, a fitness room, and a kids’ zone and media center. The full-service restaurant and lounge feature an outdoor deck that animates the south elevation of the hotel, providing ample sunlight and exceptional views of the Sherwin Mountains. The expansive “backyard” in the center of the site provides lounge and meeting space for small and large groups and offers expansive views to the south. The backyard includes a large spa pool and hot tub, a bocce ball court, and several seating areas centered around fire pits.



Back Yard Looking North From The Pool Deck

An après ski/bike patio at the southwest corner of the site provides flexible seating and a fire pit amidst a kids' snow-play area with afternoon sunshine and southerly views.

The horizontal form of the main building traces the contours of the site from north to south and is balanced by articulated vertical massing from the architectural base. The north-south orientation maximizes views and ensures ample daylight throughout the year. Main entry areas feature timber and steel detailing while contemporary flat roofs with low parapets and modest eaves minimize the massing. The rhythmic arrangement of large windows within each unit brightens the interior spaces and adds a sense of transparency to the design. Juliette balconies and doors add a subtle pop of playfulness to the façade. Units with larger balconies feature a blackened steel railing layering additional texture on the façade. Human-scaled details, a neutral color palette, and modern materials create a timeless style, featuring two tones of wood siding (natural/warm grey) and charcoal grey metal panels above a base of grey horizontal ledgestone.

The project highlights several sustainable strategies with the most significant being modular construction for all vertical construction above the parking garage.



Modular Construction

## RESIDENTIAL & COMMERCIAL COMPLIANCE SUMMARY

This project is located within the North Village Specific Plan (“NVSP”) planning area and has the specific Land Use Designation of Resort General (“RG”).

Development Design Standards:

### 1. Land Uses

- a. Hotels, Resort Condominiums and Inns
  - i. Project Consists of 177 Resort Condominiums
- b. Restaurant, Bars, Night Clubs within Hotels
  - i. Project Consists of:
    - 1. 1,000 sq.ft. Yotel Bar/Kitchen
    - 2. 3,750 sq.ft. 3<sup>rd</sup> Party Restaurant

### 2. Density

- a. Allowed Density 198.25 Rooms
- b. Proposed Density 198 Rooms:
  - i. 177 YotelPad (Studio & 1 Bedroom Units)
  - ii. 21 Townhomes (2 Bedroom Units)

### 3. Site Coverage

- a. Allowed Site Coverage 75%
- b. Proposed Site Coverage 74%

### 4. Building Area

- a. Allowed Building Area (87,000 sq.ft. x 2.6 acres) 226,200 sq.ft.
- b. Proposed Building Area 181,871 sq.ft.

### 5. Building Heights

- a. Allowed Building Heights 1 – 5 Stories, 56 Ft. (max. projected height 67 ft.)
- b. Proposed Building Heights:
  - i. YotelPad Building
    - 1. 5 Stories, 56 ft. (Top of Parapet)
  - ii. Townhomes
    - 1. 3 Stories, 36 ft. (Top of Parapet)

**6. Building Setbacks**

- a. Allowed
  - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.
- b. Proposed
  - i. Minaret Rd 40 ft, South, North & East Property Lines 10 ft.

**7. Driveway Access & Gradients**

- a. Allowed
  - i. Max 10%
- b. Proposed
  - i. Main Entry 3.7%
  - ii. Parking Garage Access 9.5%

**8. Minimum Parcel Sizes**

- a. Min Allowed Parcel Size 20,000 sq.ft.
- b. Project Parcel Size 113,256 sq.ft.

**9. Snow Removal & Management**

- a. Combination of On-Site Snow Storage & Haul Offsite Snow Removal

**10. Art/Events**

- a. Towns Public Art Fee is Reduced to \$0.00 Through July 31<sup>st</sup>, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

**11. Parking**

- a. Residential
  - YotelPad (156 Units) 156 Stalls (Parking Garage)
  - i. Townhomes (21 Units) 21 Stalls (Parking Garage)
- b. Commercial
  - i. Restaurant 14 Stalls (Surface Stalls)
- c. Hotel
  - i. Check-In 3 Stalls (Surface Stalls)
  - 194 Stalls
- d. Stalls Required 194 Stalls
- e. Stalls Provided 194 Stalls
- f. Parking Garage Valet Controlled

**GENERAL PLAN CONFORMANCE**

Community Vision. The General Plan for Mammoth Lakes was founded upon a “Community Vision” which states that the community places a high value on seven standards, guidelines, and priorities, which include: (1) Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors; (2) protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urban area; and (3) exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “Village in the trees.” The YotelPad Mammoth conforms to these standards, guidelines, and priorities by: (1) creating an ambiance on the site that will attract visitors to Mammoth; (2) redeveloping the site as an urban in-fill project to protect the surrounding natural environment and limit the urban area; and (3) providing an exceptional design that complements Mammoth’s mountain setting entirely within the existing tree canopy on the site.

Community Design. The goals and policies of the Community Design Element of the General Plan include: (1) requiring unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony; (2) maximizing opportunities for public spaces that support community interaction, such as outdoor café and restaurant patios, performance and art spaces, and child activity centers; (3) requiring building height, massing, and scale to complement neighboring land uses and preserving views to the surrounding mountains. The YotelPad Mammoth conforms to these goals and policies by: (1) providing a mountain lodge with a unique contemporary design and unit mix; (2) maximizing opportunities for open space through the “backyard” plaza and recreation areas, the south-facing deck of the full-service restaurant and lounge, and the après ski/bike patio and snow-play area; and (3) ensuring that the building height, massing, and scale of the hotel complements neighboring land use and preserves and enhances view to the Sherwin Mountains.

North Village District Character. The YotelPad Mammoth will be located in the North Village District as described in the General Plan. The North Village District includes hotels, restaurants, and visitor-oriented commercial operations that create “an intensely focused entertainment district.” Among the notable characteristics of the North Village District outlined in the General Plan are: (1) a sense of exploration using pedestrian-oriented sidewalks, plazas, and courtyards with pedestrian comforts; (2) a variety of resort lodging supported by outdoor activities and restaurants; and (3) convenient structured parking and small-scale street adjacent surface parking. The YotelPad Mammoth will display these characteristics by providing: (1) sidewalks, plazas, and courtyards with pedestrian comforts and amenities; (2) the first “micro-unit” condominium hotel, with an array of unique amenities, to be constructed in Mammoth; and (3)

understructure parking to accommodate all residential and commercial uses and, for convenience, a small surface parking lot adjacent to Minaret Road.

Land Use. Among the goals contained in the “Accommodations and Community Amenities” section of the Land Use Element of the General Plan is to “provide an overall balance of uses, facilities and services to further the Town’s role as a destination resort community.” The General Plan identifies the North Village District as the location where development projects “provide a wide range of amenities and services that enhance the visitor experience.” To achieve these goals, the Land Use Element details a list of policy recommendations, which include: (1) encouraging and supporting a range of visitor accommodations that include a variety of services and amenities; (2) locating visitor lodging in appropriate areas; and (3) ensuring that there are an adequate number of units available for nightly rental. The YotelPad Mammoth conforms to these recommendation because: (1) there is no other lodging product in Mammoth that offers a unit mix and amenity package similar to that of the YotelPad; (2) the condominium hotel will be located on a site which the General Plan describes as the “Gateway” to the North Village; and (3) the reasonable expectation of the applicant is that virtually all of the units in the YotelPad will be available for nightly rentals when the owners of those units are not in residence.

## **TOWN'S PUBLIC ART REQUIREMENT**

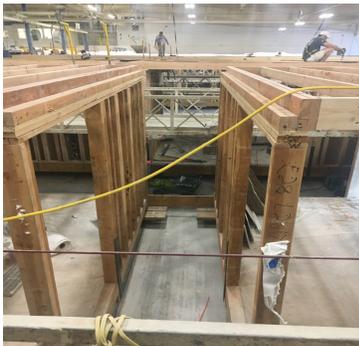
Towns Public Art Fee is Reduced to \$0.00 Through July 31<sup>st</sup>, 2019 Pursuant to Town Council Resolution (Deemed Complete and being Processed)

## ENERGY SAVINGS TECHIQUES

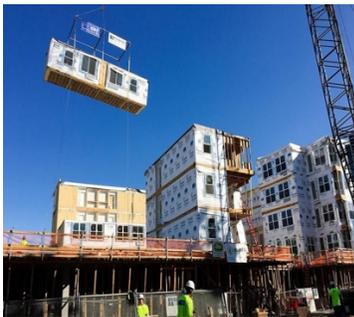
Meet and exceed the heightened California Title 24 standards. The engineering team is striving to exceed those standards through investigating;

- Use of High efficiency chillers.
- Heat pump/condensing units THAT utilize equipment with high SEER.
- Use of high efficiency domestic water heaters.
- Use of high efficiency, sealed combustion furnaces with ECM motors.
- Utilize variable speed, ECM pumps to distribute chilled and heating water throughout the project.
- Utilize ECM motors on fan coil units, furnaces, and other air moving equipment where possible.
- Utilize High efficiency boilers for snowmelt and pool heating service.

In addition to the Energy Savings the Modularized Construction methodology being proposed also has a significant green/energy component.



Factory Built



Site Set in 30 Days

## MARKETING/OPERATIONS BUSINESS PLAN

The Yotel Brand is flagging the property as a YotelPad and will be operating the property as both Property Manager for the Home Owners Association (HOA) and as the Hotel. YotelPad Mammoth is being designed as a Resort Condominium Development that extends the opportunity to the purchasers to enter into a Rental Program with Yotel (Condo Hotel).

- Yotel <https://www.yotel.com/en>
- YotelPad <https://togo.hotelbusiness.com/article/yotels-new-brand-aims-staying-power/>

### **YOTEL - REDEFINING TRADITIONAL HOSPITALITY & RESORT REAL ESTATE**

*For independent, tech-savvy travelers who value time and efficiency, YOTEL offers guests a whole new hotel experience with everything you need and nothing you don't. We use our signature, cutting-edge design to create small but perfectly-formed rooms for guests who appreciate quality but don't need the fuss of a traditional luxury hotel. By removing the unnecessary extras, we give space for our guests to enjoy their stay in city center locations without the city center prices.*

*YOTELPAD's are typically conceived for long stays. They optimize square Foot, include sleeping and living areas with comfortable bathrooms, kitchenettes, work desks and ample storage space. Technology makes it easy to connect, stay charged and manage services during an extended stay. Our first YOTELPAD developments will be launched in Park City and Miami in 2020. You will not only be able to stay at a YOTELPAD but also you will be able to purchase one if you so wish.*

## **EMPLOYEE HOUSING MITIGATION PLAN**

The Employee Housing Credits (40.41 FTEE Credits) that were transferred from the Dempsey Site will be applied to the requirements to mitigate the Employee Housing requirements for this project.

The Town is in the process of determining the Mitigation Fee and determining the amount of transferred Credits that will be applied to offset the Employee Housing requirement.

# **Attachment 2**

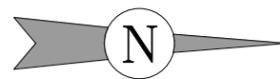
**Yotelpad Project Plans,  
dated November 2018**

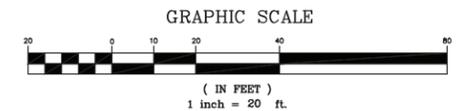
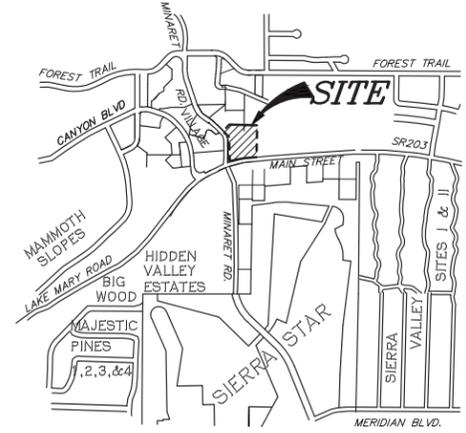
|       |                                |
|-------|--------------------------------|
| A.1   | Cover Sheet                    |
| B.1   | Vacinity Map                   |
| C.1   | Subject Property Plat          |
| C.2   | Topographical Survey           |
| D.1   | Conceptual Site Plan           |
| D.2   | Conceptual Site Grading Plan   |
| D.3   | Conceptual Site Drainage Plan  |
| D.4   | Conceptual Utility Plan        |
| D.5   | Construction Staging Plan      |
| D.6   | Site Cross Section             |
| E.1   | East/West Elevations           |
| E.2   | North/South Elevations         |
| E.3   | Townhome Elevations            |
| F.0   | Shadow Study                   |
| F.1   | Hotel Perspective              |
| F.2   | Hotel Perspective              |
| F.3   | Backyard Perspective           |
| F.4   | Backyard Perspective           |
| F.5   | Backyard Perspective           |
| F.6   | Pool Deck perspective          |
| G.1   | Conceptual Landscape Site Plan |
| G.2.1 | Conceptual Backyard Plan       |
| G.2.2 | Conceptual Backyard Plan       |
| G.3   | Conceptual Irrigation Plan     |
| G.4   | Conceptual Planting Plan       |
| H.1   | Architectural Site Plan        |
| H1.1  | Site Coverage Plan             |
| H.2   | Garage Floor Plan              |
| H.3   | Level 01 Floor Plan            |
| H.4   | Level 02 Floor Plan            |
| H.5   | Level 03 Floor Plan            |
| H.6   | Level 04 Floor Plan            |
| H.7   | Level 05 Floor Plan            |
| H.8   | Building Section               |
| H.9   | Townhome Section               |
| H.10  | Unit Plans                     |
| H.11  | Unit Plans                     |
| H.12  | Townhome Plans                 |
| J.1   | Viewshed Analysis              |
| J.2   | Viewshed Analysis              |
| K.1   | Vesting Tentative Map          |
| L.1   | Rendering                      |



# YOTEL PAD MAMMOTH LAKES, CA

## SD DESIGN REVIEW 11.08.18





360 west aspen ave  
 salt lake city, utah 84101  
 phone: (801) 532-4422

# Yotel Pad Mammoth Lakes

project#: Design Review Submittal  
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MAMMOTH LAKES  
 BISHOP  
 REDWOOD CITY

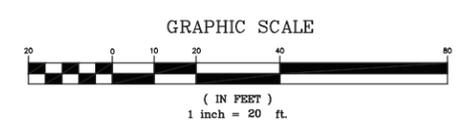
**C.1**  
 Subject Property Plat



**LEGEND**

- PROPERTY LINE AS PER CURRENT TITLE COMMITMENT
- - - CENTERLINE
- - - - - EDGE OF PAVEMENT
- - - - - EASEMENT
- - - - - FLOWLINE
- - - - - WATER LINE
- - - - - SANITARY SEWER LINE
- - - - - OVERHEAD UTILITIES
- - - - - FENCE LINE, WOOD POST & IRON FENCING
- FENCE POST WITH SLEEVE
- ⊗ WATER VALVE BOX
- UTILITY POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ SEWER MANHOLE
- ⊙ COMMUNICATION MH
- ⊙ LIGHT STANDARD
- ⊙ TBM TEMPORARY BENCHMARK PER TOWN DATUM: MAGNETIC NAIL AND WASHER STAMPED: "LS 8441" AT SOUTHWEST CORNER ELEVATION=8022.83

CONTOUR INTERVAL: 2'



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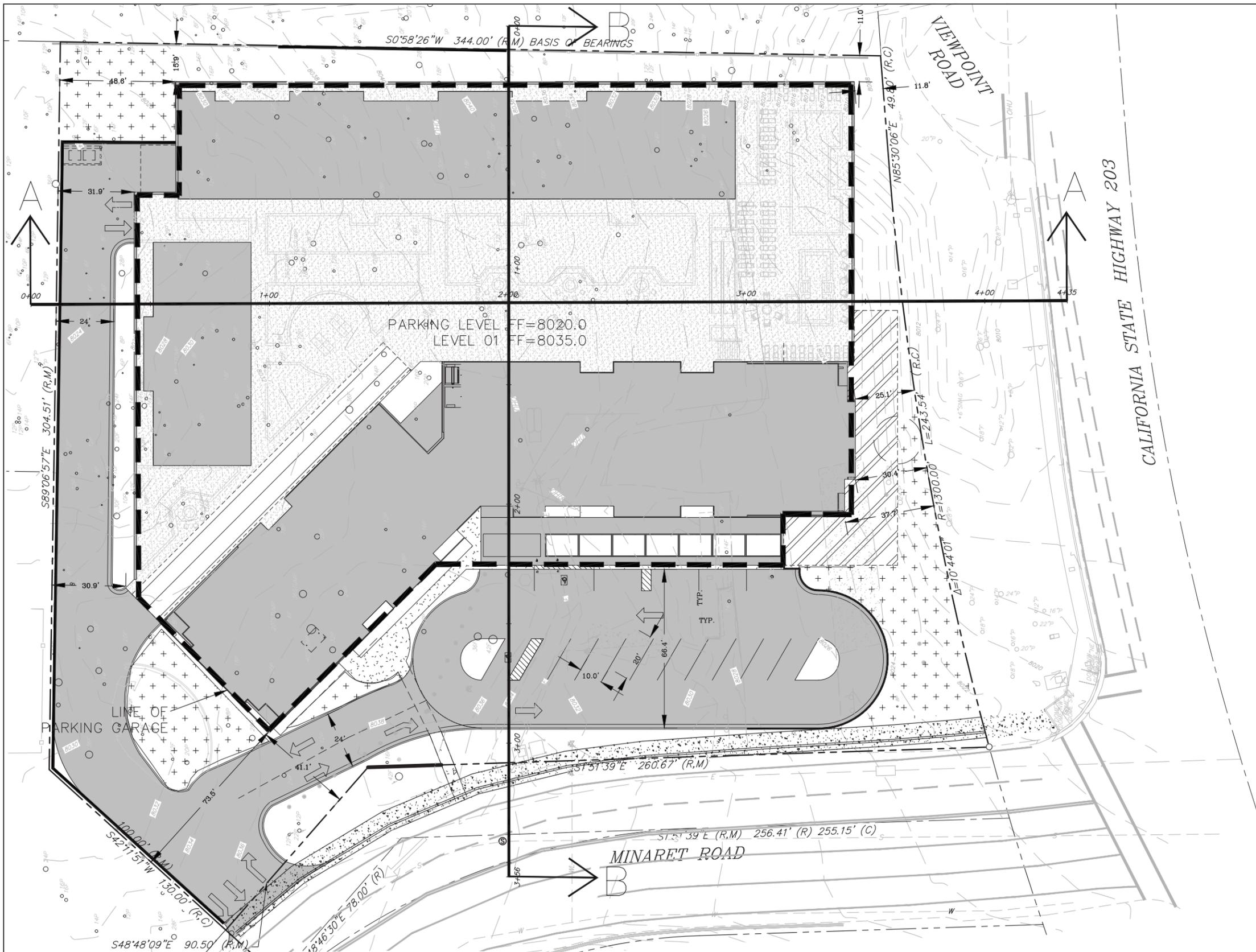


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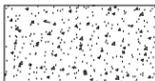
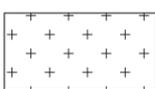


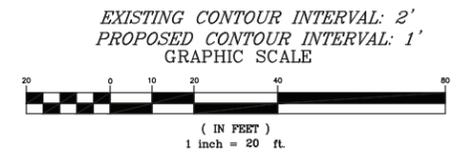
**C.2**  
Topographical Survey



**CONSTRUCTION LEGEND**

- ① PROPOSED 24' WIDE PAVED ACCESS ROAD
- ② PROPOSED CONCRETE PAVEMENT
- ③ PROPOSED CONCRETE CURB
- ④ PROPOSED CONCRETE CURB & GUTTER
- ⑤ PROPOSED CURB, GUTTER & 6' SIDEWALK
- ⑥ PROPOSED RETAINING WALL
- ⑦ PROPOSED 4' CONCRETE ACCESSIBLE PATH
- ⑧ PROPOSED CONCRETE DRIVEWAY ENTRANCE
- ⑨ PROPOSED STORM DRAIN PIPE
- ⑩ PROPOSED PRECAST CONCRETE DROP INLET
- ⑪ PROPOSED TRENCH DRAIN
- ⑫ PROPOSED STORMWATER RETENTION BASIN
- ⑬ PROPOSED SANITARY SEWER SERVICE LATERAL
- ⑭ PROPOSED WATER SERVICE LATERAL
- ⑮ PROPOSED 8" FIRE & 6" DOMESTIC WATER SUPPLY IN JOINT TRENCH
- ⑯ PROPOSED ELECTRICAL, TELEPHONE, TV, & PROPANE SERVICE LINES IN DRY UTILITY JOINT TRENCH
- ⑰ PROPOSED CONCRETE BULKHEAD DRY HYDRANT CONNECTION AND 4" DRY YARD PIPE SYSTEM (TO BE MAINTAINED BY PROPERTY MANAGEMENT)

|   |  |
|---|--|
|   | PROPOSED AC PAVEMENT / BLDG FOOTPRINT  |
|  | PROPOSED CONCRETE PAVEMENT   |
|  | PROPOSED PLAZA LEVEL LANDSCAPING—SEE LANDSCAPE PLANS   |
|  | PROPOSED SNOW STORAGE AREA=7,758 SQ FT<br>NOTE: SNOW REMOVAL WILL INVOLVE TRUCKING/HAULING TO LOCATION TBD |
|  | PROPOSED RESTAURANT PATIO  |



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MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

**D.1**  
Conceptual Site Plan



**CONSTRUCTION LEGEND**

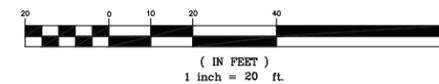
- ① PROPOSED 24' WIDE PAVED ACCESS ROAD
- ② PROPOSED CONCRETE PAVEMENT
- ③ PROPOSED CONCRETE CURB
- ④ PROPOSED CONCRETE CURB & GUTTER
- ⑤ PROPOSED CURB, GUTTER & 6' SIDEWALK
- ⑥ PROPOSED RETAINING WALL
- ⑦ PROPOSED 4' CONCRETE ACCESSIBLE PATH
- ⑧ PROPOSED CONCRETE DRIVEWAY ENTRANCE

**EARTHWORK VOLUME**

PARKING GARAGE CALCULATED 1' BELOW FF  
 CUT=29,416 CU YDS  
 FILL= 208 CU YDS

FINISH GRADE OUTSIDE BUILDING 0.6' BELOW FG  
 CUT=1,386 CU YDS  
 FILL=1,825 CU YDS

EXISTING CONTOUR INTERVAL: 2'  
 PROPOSED CONTOUR INTERVAL: 1'  
 GRAPHIC SCALE



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**Yotel Pad Mammoth Lakes**

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MAMMOTH LAKES  
 BISHOP  
 REDWOOD CITY  
**Conceptual Site Grading Plan**

**D.2**



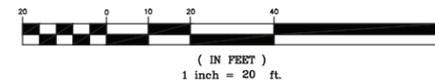
**CONSTRUCTION LEGEND**

- ⑨ PROPOSED 12" SDR 35 PVC STORM DRAIN PIPE
- ⑩ PROPOSED PRECAST CONCRETE DROP INLET
- ⑪ PROPOSED TRENCH DRAIN
- ⑫ PROPOSED STORMWATER RETENTION PIPE/ BASIN WITH CLEANOUT MANHOLE

NOTE: DRAIN INLETS AND PIPING FROM PLAZA LEVEL ARE SHOWN IN SCHEMATIC LOCATIONS ON THIS PLAN. FINAL INLET LOCATIONS WILL BE SHOWN ON LANDSCAPE CONSTRUCTION DOCUMENTS. STORM DRAIN PIPING FROM PLAZA LEVEL DRAINS WILL BE ALIGNED IN PARKING GARAGE CEILING PER PLUMBING CONSTRUCTION DOCUMENTS.

RETENTION SYSTEMS SHOWN ARE PRELIMINARY AND CAN BE SUBSTITUTED WITH A DIFFERENT TYPE OF SYSTEM OF EQUAL VOLUME

EXISTING CONTOUR INTERVAL: 2'  
 PROPOSED CONTOUR INTERVAL: 1'  
 GRAPHIC SCALE



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**Yotel Pad Mammoth Lakes**

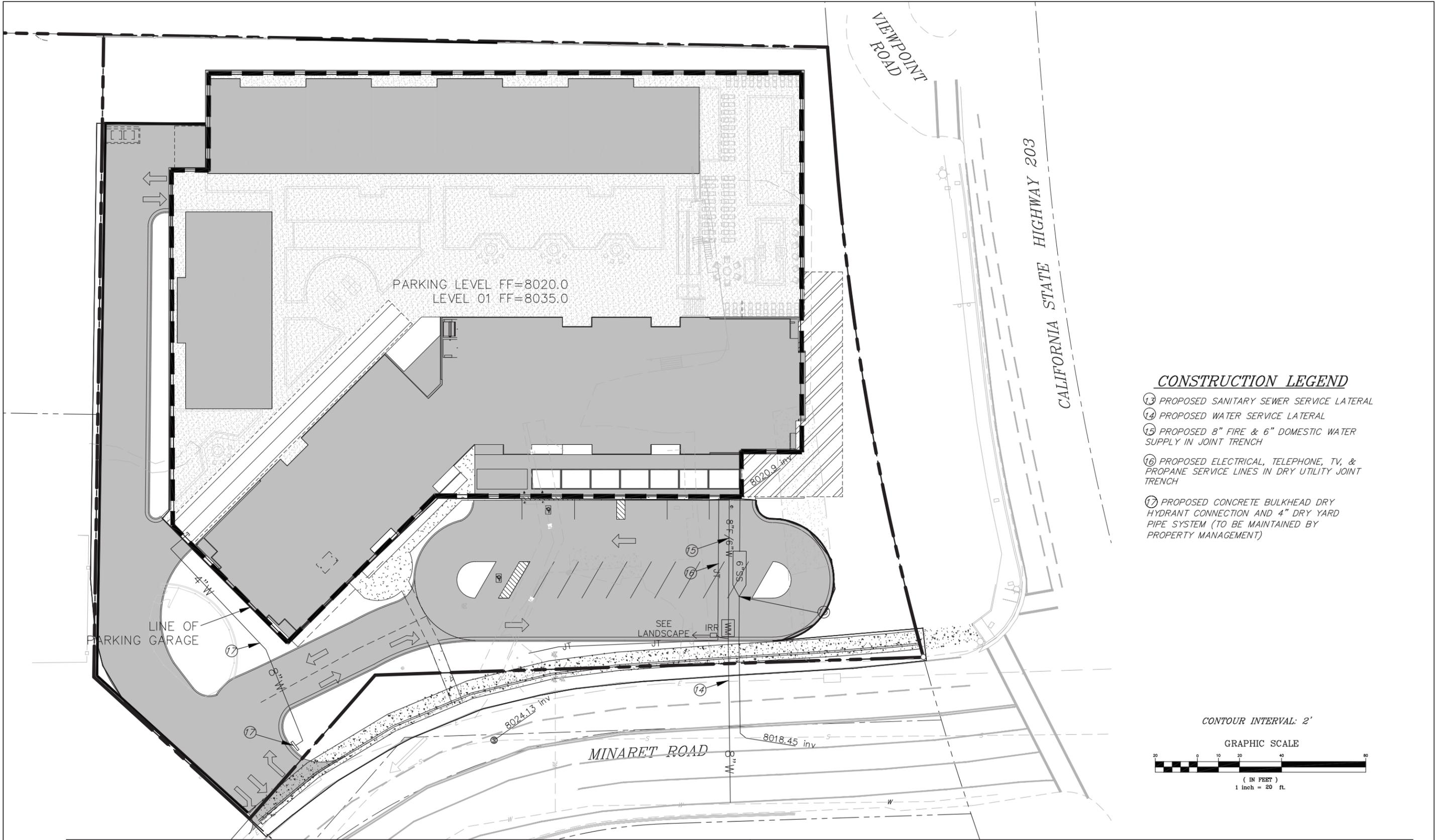
project#: Design Review Submittal  
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MAMMOTH LAKES  
 BISHOP  
 REDWOOD CITY

Conceptual Site Drainage Plan

**D.3**

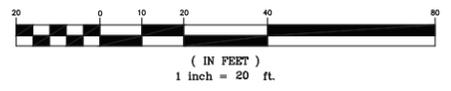


**CONSTRUCTION LEGEND**

- ⑬ PROPOSED SANITARY SEWER SERVICE LATERAL
- ⑭ PROPOSED WATER SERVICE LATERAL
- ⑮ PROPOSED 8" FIRE & 6" DOMESTIC WATER SUPPLY IN JOINT TRENCH
- ⑯ PROPOSED ELECTRICAL, TELEPHONE, TV, & PROPANE SERVICE LINES IN DRY UTILITY JOINT TRENCH
- ⑰ PROPOSED CONCRETE BULKHEAD DRY HYDRANT CONNECTION AND 4" DRY YARD PIPE SYSTEM (TO BE MAINTAINED BY PROPERTY MANAGEMENT)

CONTOUR INTERVAL: 2'

GRAPHIC SCALE



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**Yotel Pad Mammoth Lakes**

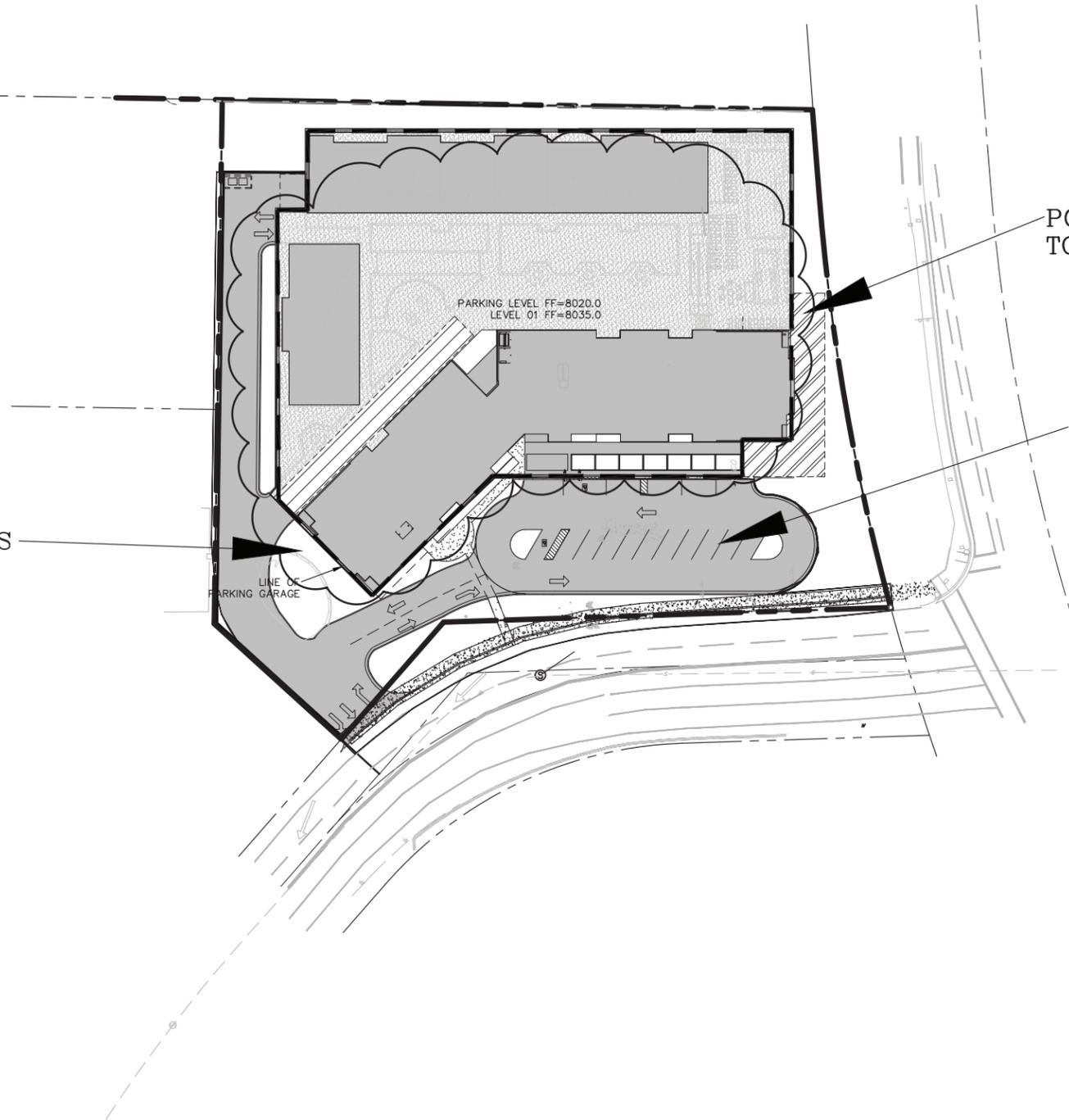
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MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

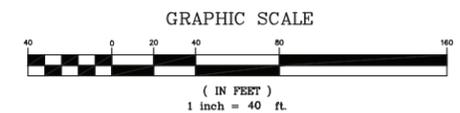
**D.4**  
Conceptual Utility Plan

AREA FOR CONSTRUCTION TRAILERS FOR CONTRACTORS



PODIUM AND PARKING GARAGE TO BE USED AS LAYDOWN AREA

PARKING AREA TO BE USED FOR CRANE SETTING AND FOR PREFAB MODULE QUEING



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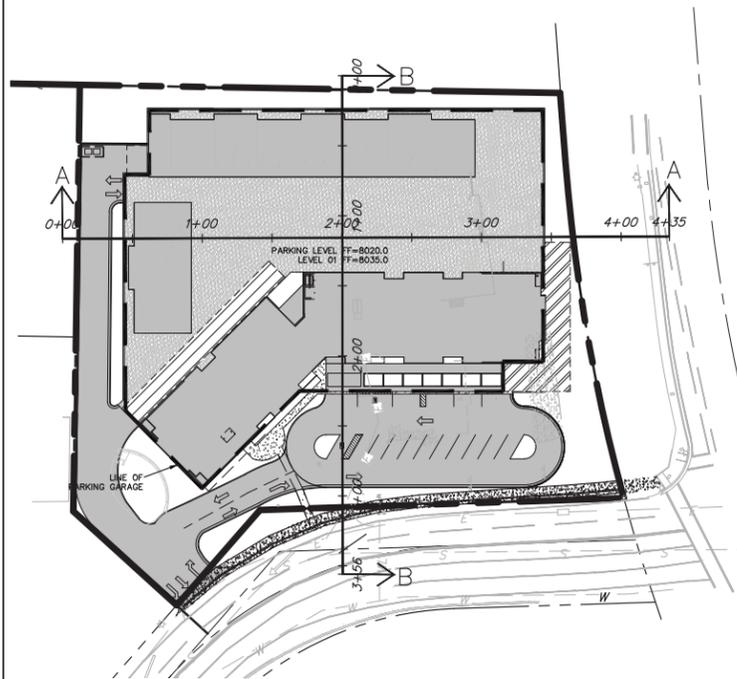
# Yotel Pad Mammoth Lakes

project#: Design Review Submittal  
date: 11.08.2018



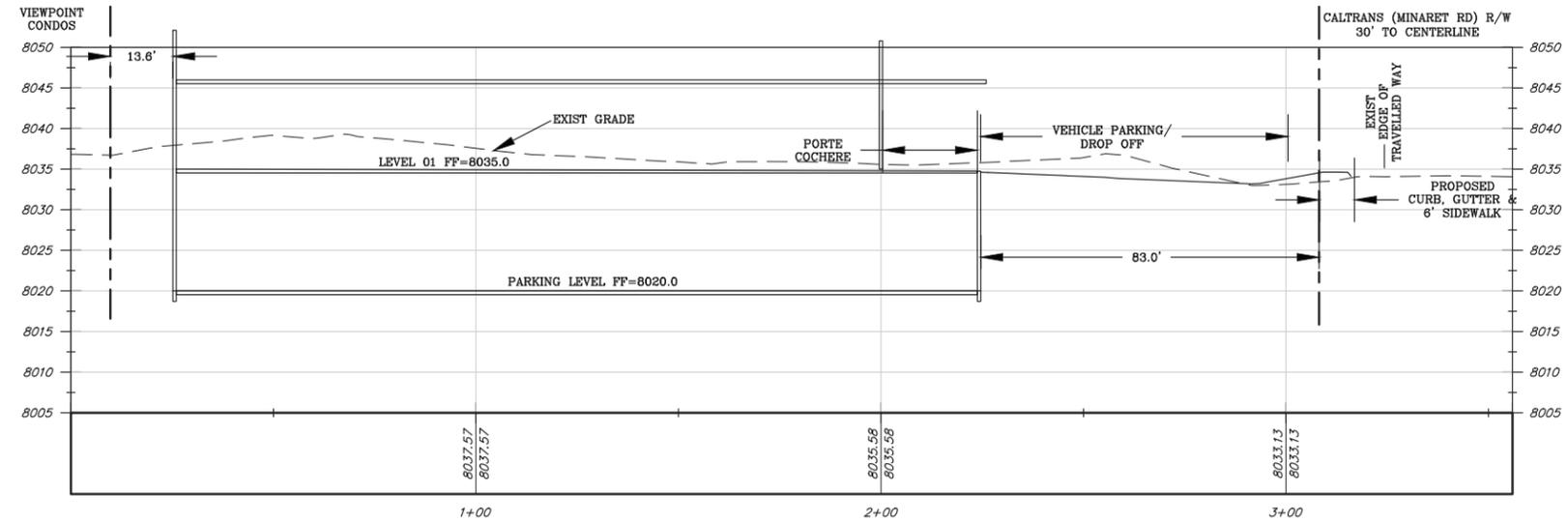
MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

**D.5**  
Construction Staging Plan



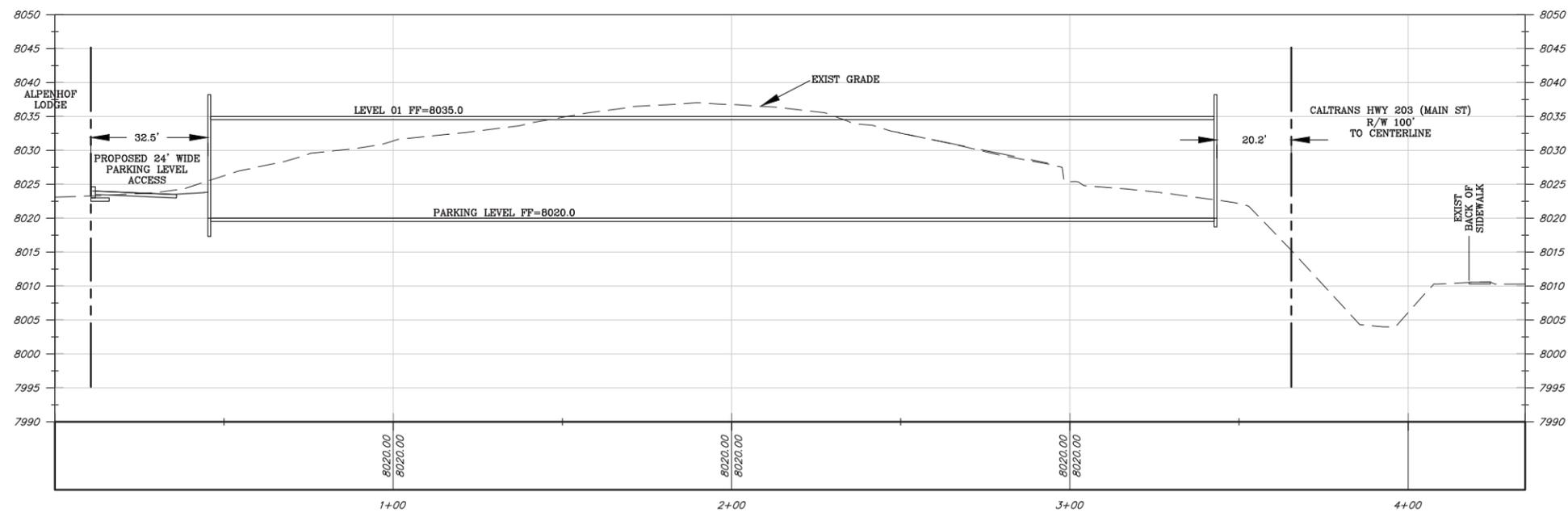
SITE SECTIONS  
SCALE 1"=60'

SECTION B-B



HORIZ 1"=20'  
VERT 1"=10'

SECTION A-A



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Yotel Pad Mammoth Lakes

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MAMMOTH LAKES  
BISHOP  
REDWOOD CITY

10'-0" Setback  
 Setback Line  
 Property Line

10'-0" Setback  
 Property Line  
 T.O. Parapet - 156' - 0"  
 Roof Level - 154' - 0"  
 Level 05 - 143' - 3"  
 Level 04 - 132' - 6"  
 Level 03 - 121' - 9"  
 Level 02 - 111' - 0"  
 Level 01 - 100' - 0"  
 Parking - 85' - 0"  
 Setback Line

**MATERIALS LEGEND**



**metal panel**  
 corrugated, 24 ga.  
 "charred wood" color  
 vertical application



**wood**  
 clear, western red cedar  
 1"x4" vertical application



**fiber cement**  
 8" smooth boards  
 tri-tone  
 horizontal application



**cultured stone**  
 modern ledgerstone  
 honed finish  
 horizontal application

**WEST ELEVATION**

10'-0" Setback  
 Setback Line  
 Property Line

10'-0" Setback  
 Property Line  
 T.O. Parapet - 156' - 0"  
 Roof Level - 154' - 0"  
 Level 05 - 143' - 3"  
 Level 04 - 132' - 6"  
 Level 03 - 121' - 9"  
 Level 02 - 111' - 0"  
 Level 01 - 100' - 0"  
 Parking - 85' - 0"  
 Setback Line

**EAST ELEVATION**



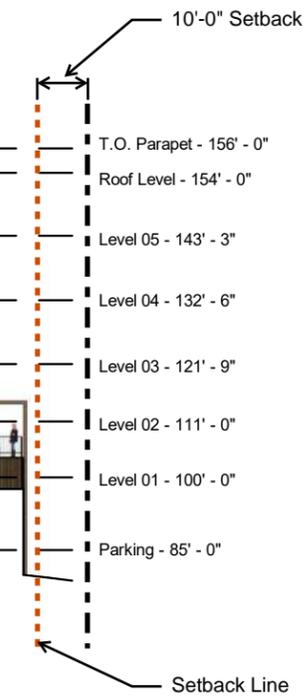
**NORTH ELEVATION**

**MATERIALS LEGEND**

|  |   |
|--|---|
|  |   |
| <p><b>metal panel</b><br/>corrugated, 24 ga.<br/>"charred wood" color<br/>vertical application</p> | <p><b>wood</b><br/>clear, western red cedar<br/>1"x4" vertical application</p>                  |
|  |   |
| <p><b>fiber cement</b><br/>8" smooth boards<br/>tri-tone<br/>horizontal application</p>            | <p><b>cultured stone</b><br/>modern ledgerstone<br/>honed finish<br/>horizontal application</p> |



**SOUTH ELEVATION**



### MATERIALS LEGEND



**metal panel**  
corrugated, 24 ga.  
"charred wood" color  
vertical application



**wood**  
clear, western red cedar  
1"x4" vertical application



**fiber cement**  
8" smooth boards  
tri-tone  
horizontal application

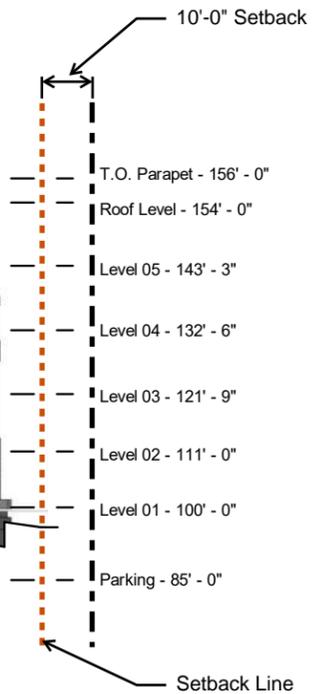
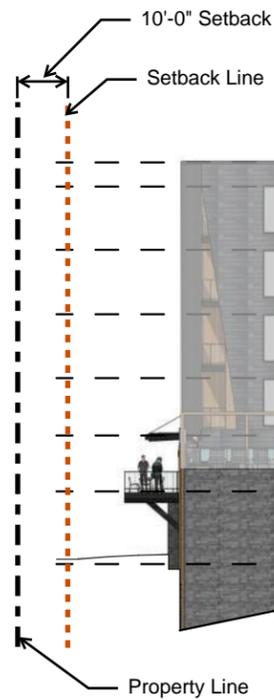


**cultured stone**  
modern ledgestone  
honed finish  
horizontal application



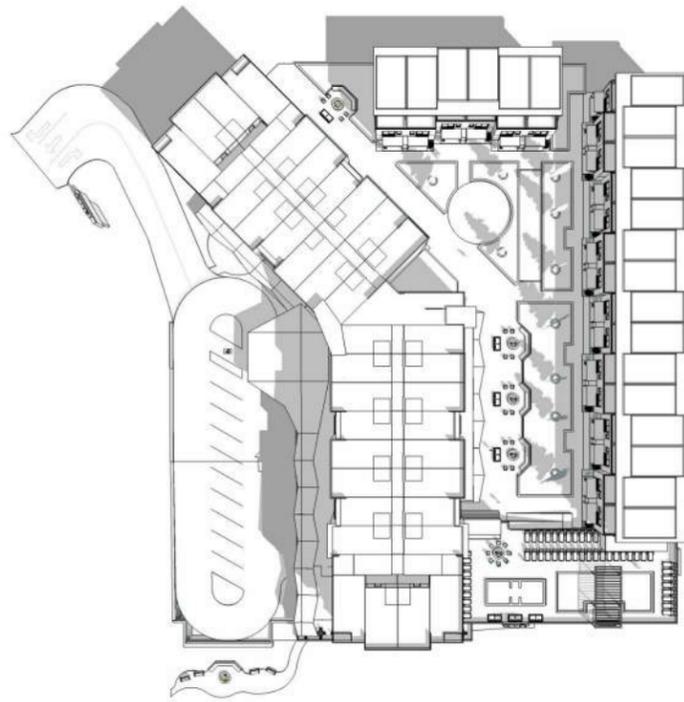
- T.O. Parapet - 156' - 0"
- Roof Level - 154' - 0"
- Level 05 - 143' - 3"
- Level 04 - 132' - 6"
- Level 03 - 121' - 9"
- Level 02 - 111' - 0"
- Level 01 - 100' - 0"
- Parking - 85' - 0"

### WEST ELEVATION

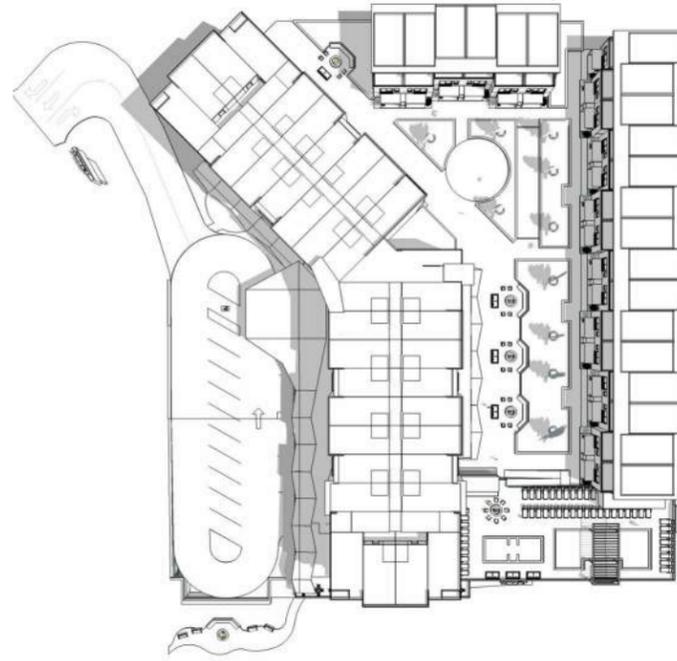


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- Level 04 - 132' - 6"
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- Level 02 - 111' - 0"
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- Parking - 85' - 0"

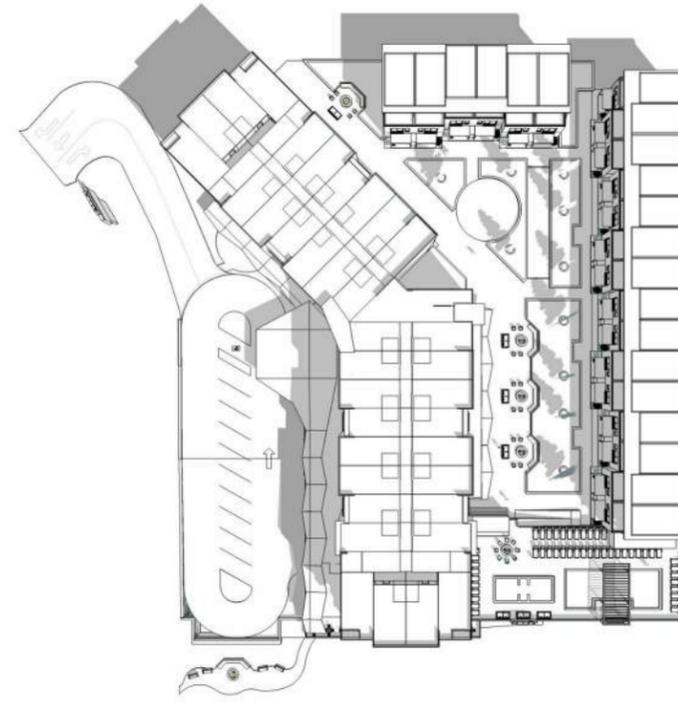
### EAST ELEVATION



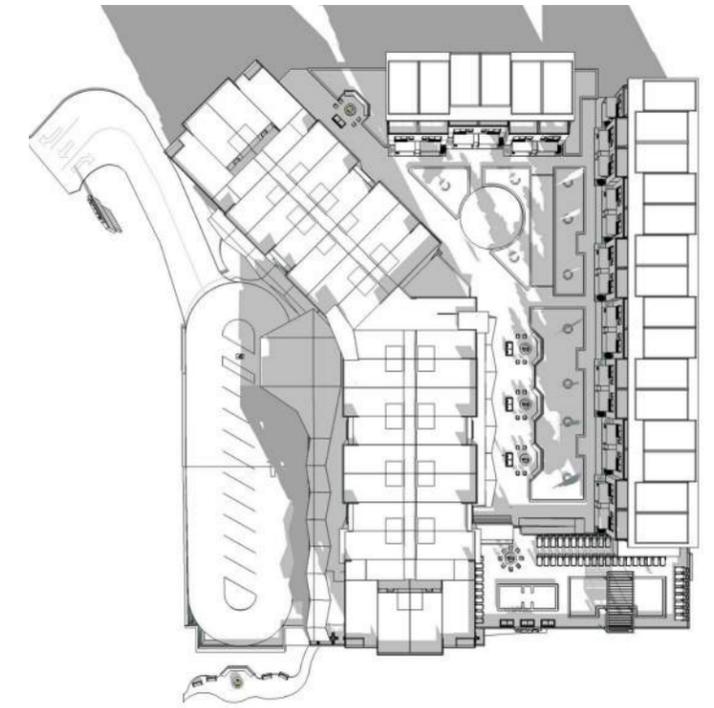
SPRING EQUINOX 9 AM



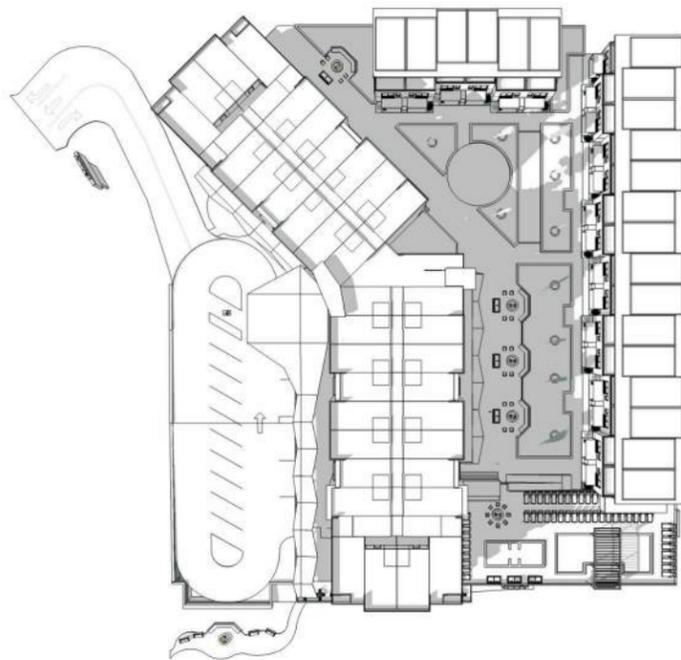
SUMMER SOLSTICE 9 AM



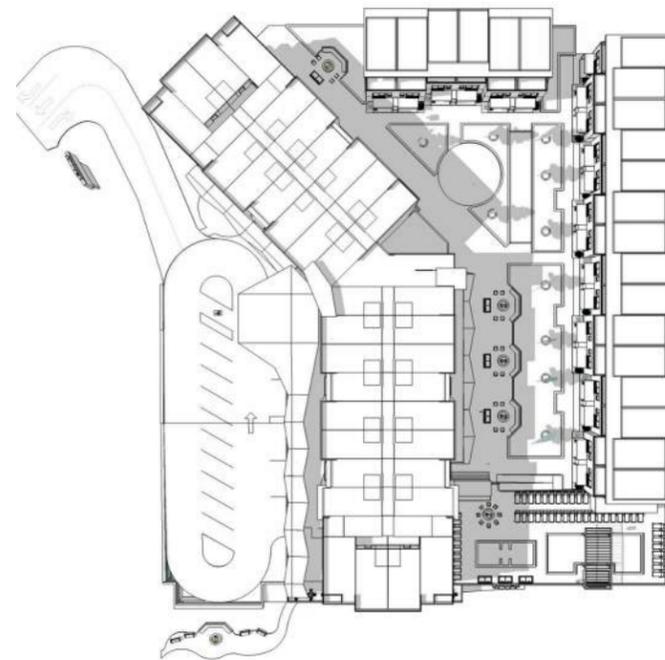
FALL EQUINOX 9 AM



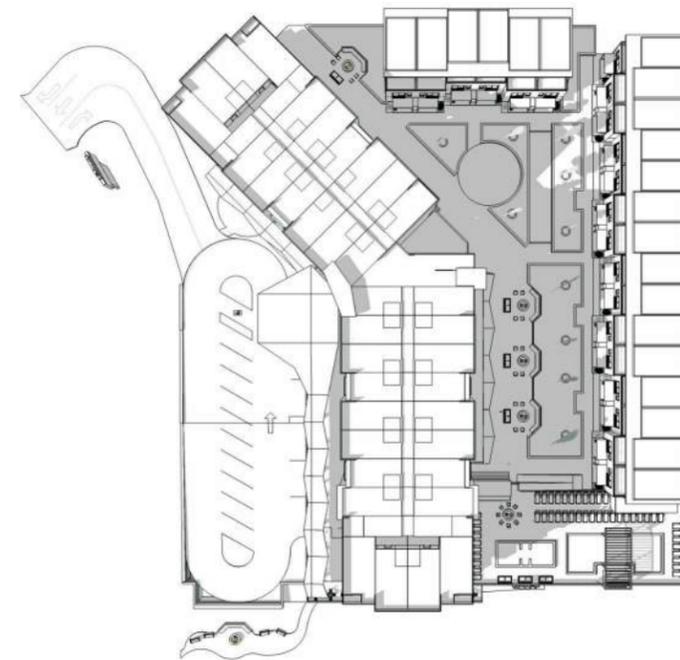
WINTER SOLSTICE 9 AM



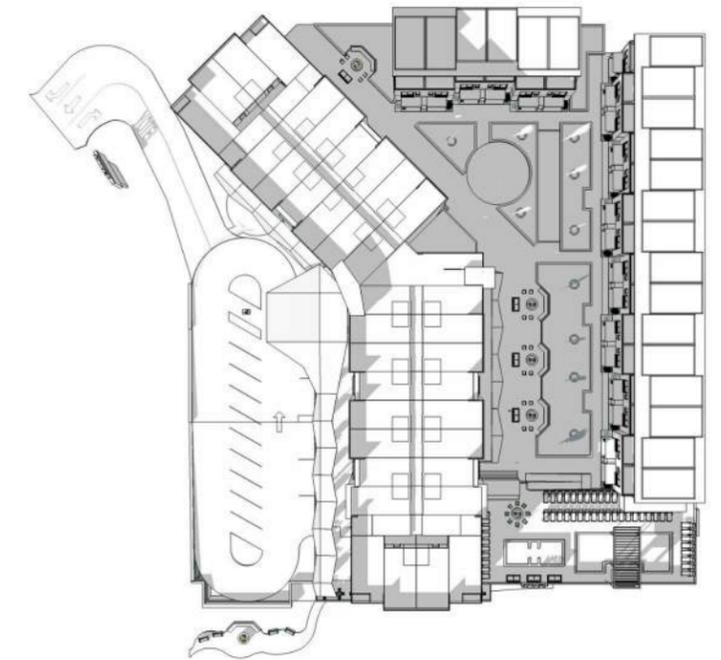
SPRING EQUINOX 3 PM



SUMMER SOLSTICE 3 PM



FALL EQUINOX 3 PM



WINTER SOLSTICE 3 PM



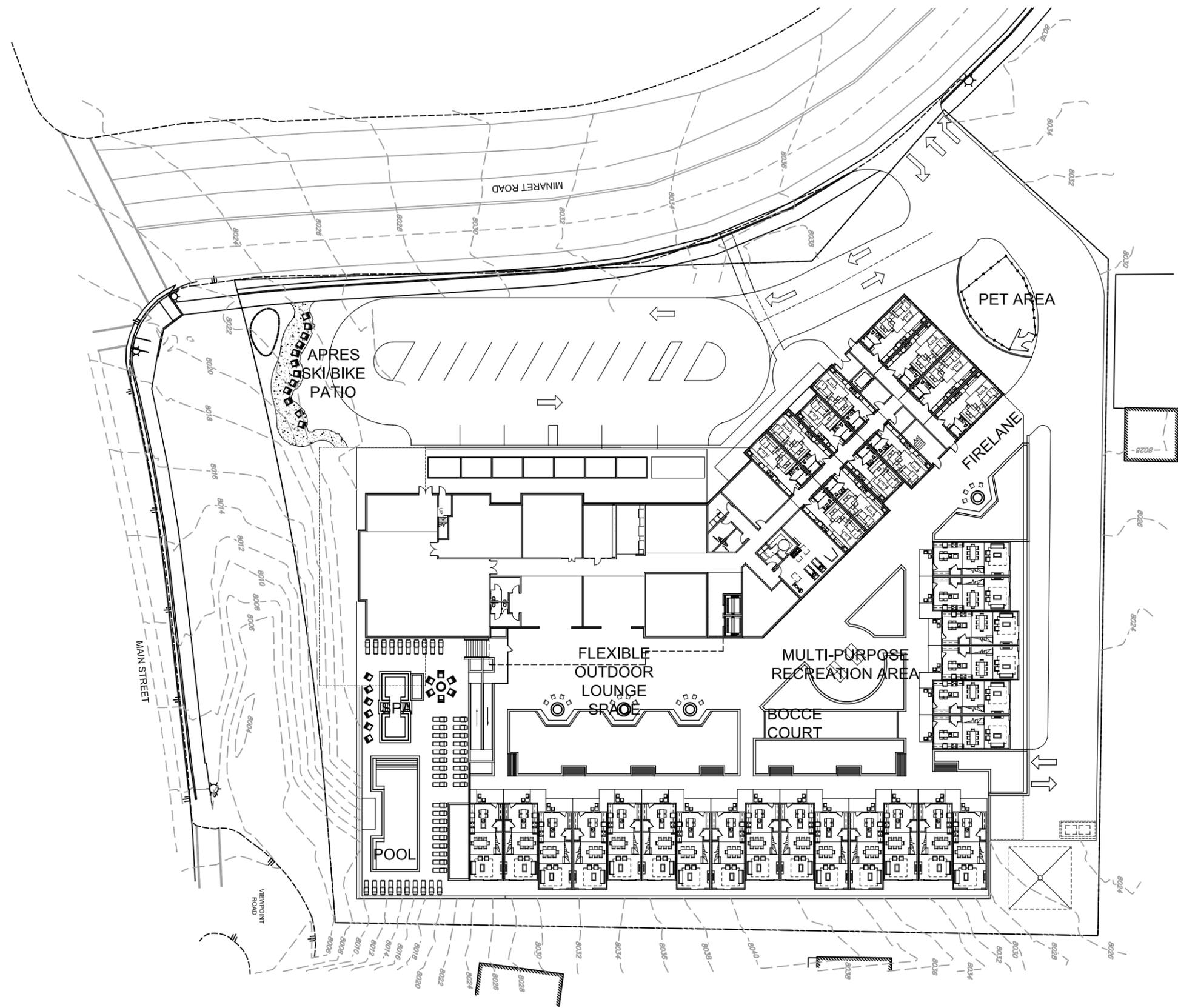


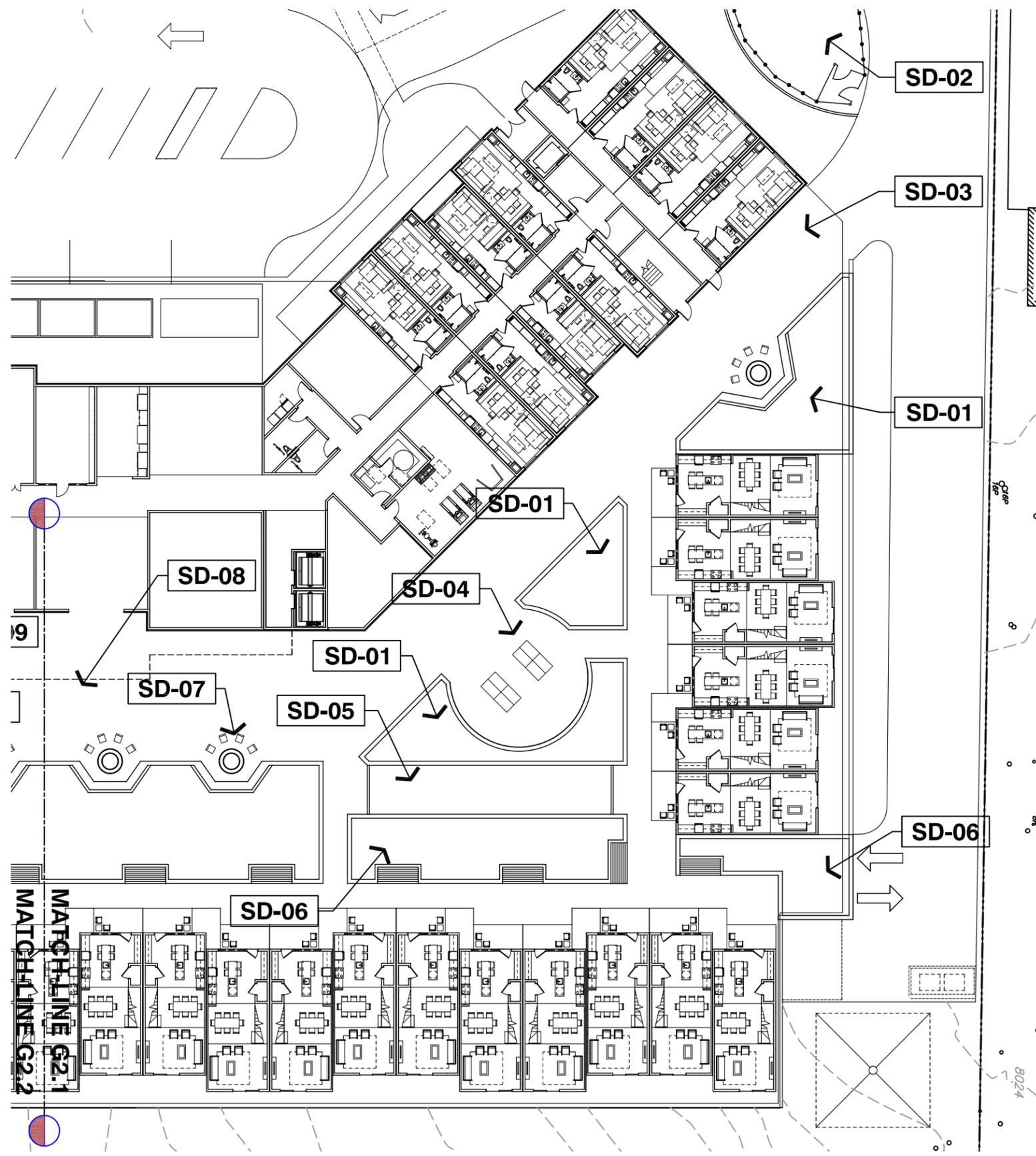






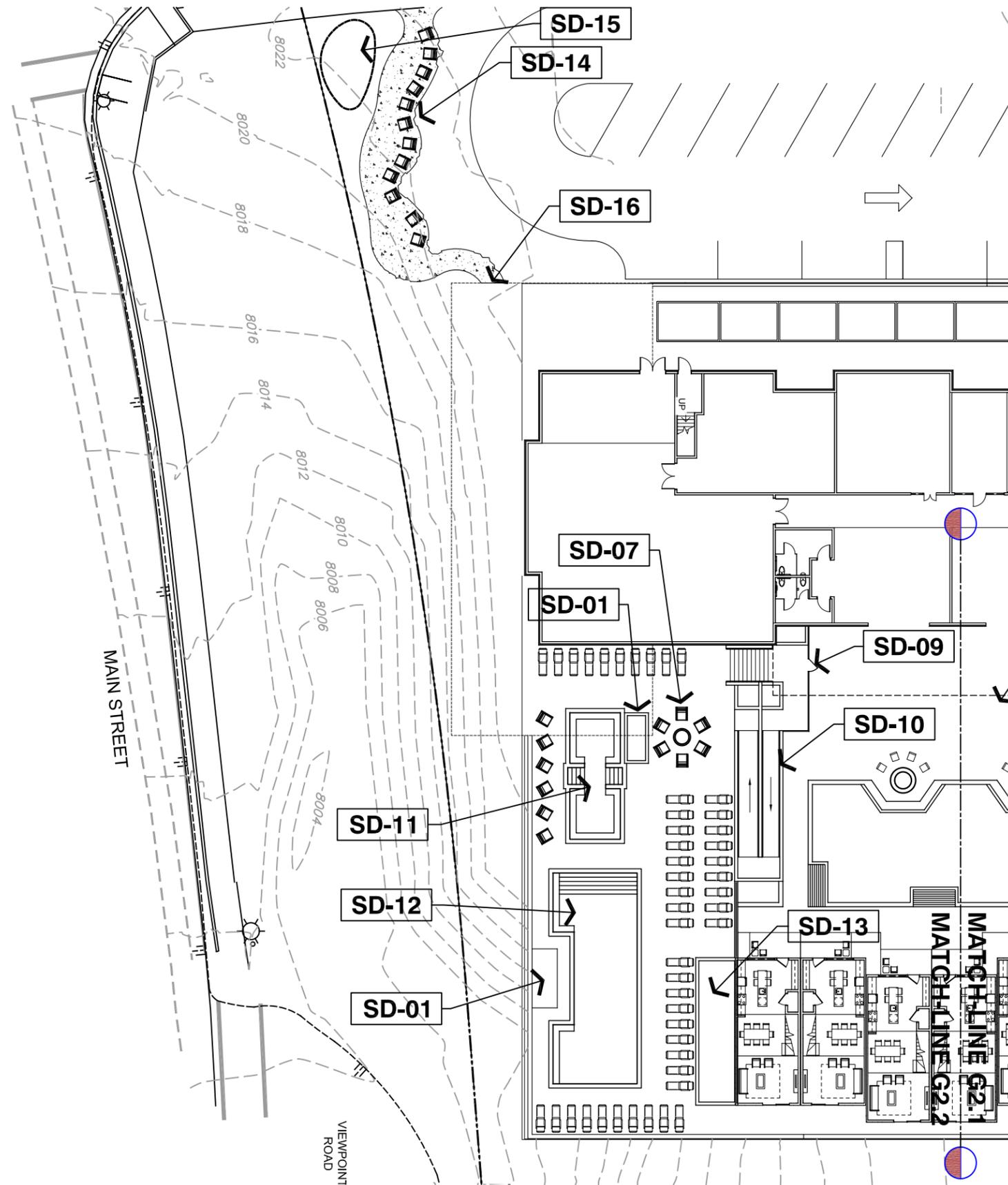






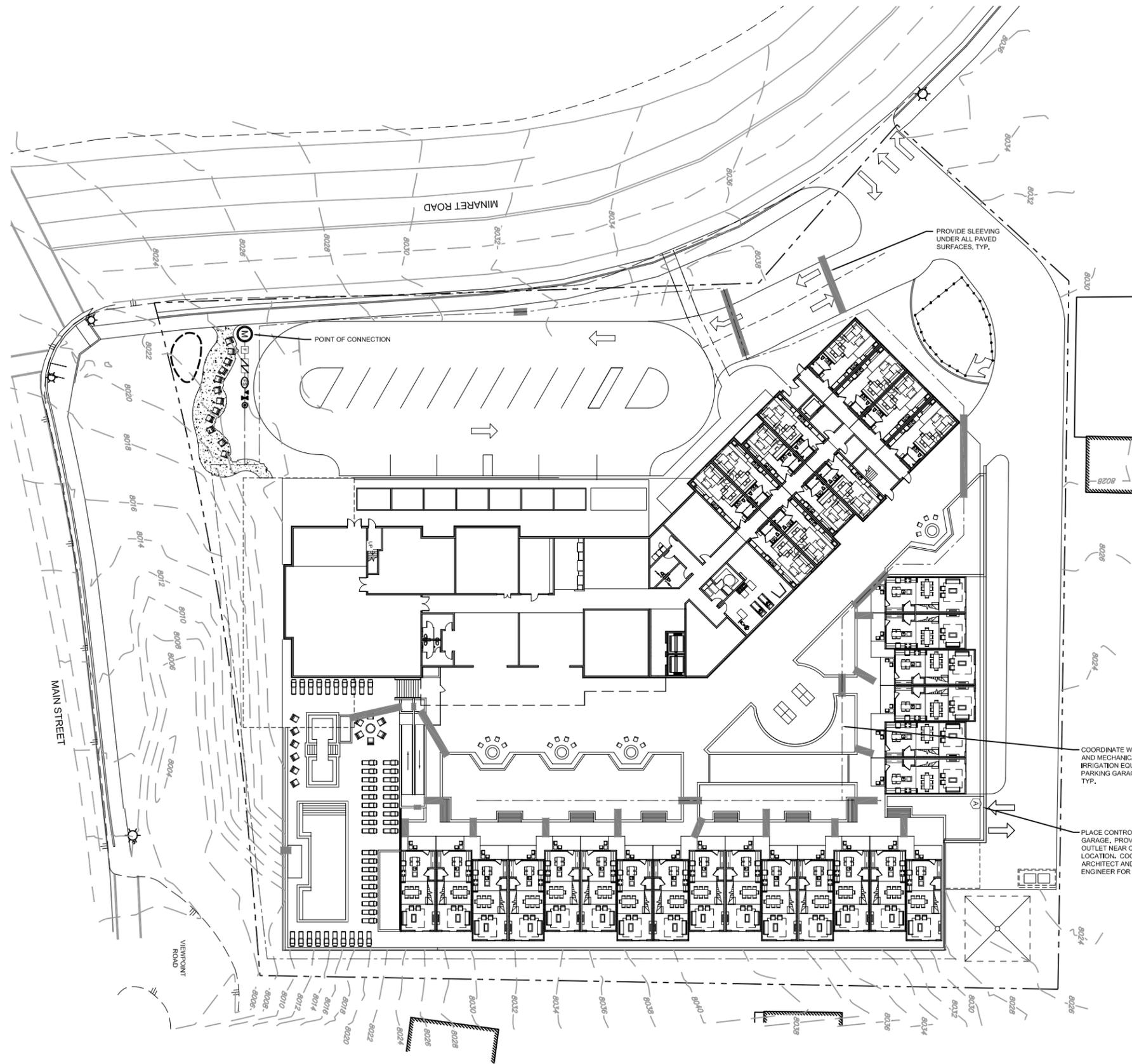
## SD REFERENCE NOTES

| SYMBOL | DESCRIPTION                                |
|--------|--|
| SD-01  | LANDSCAPE PLANTER                          |
| SD-02  | PET AREA WITH FENCE                        |
| SD-03  | HARDSCAPE FIRE LANE PER ARCHITCURAL PLANS  |
| SD-04  | MULTI-PURPOSE RECREATION AREA              |
| SD-05  | BOCCE BALL COURT                           |
| SD-06  | LANDSCAPE PLANTER WITH BUILT-IN BENCHES    |
| SD-07  | FIRE PIT                                   |
| SD-08  | FLEXIBLE OUTDOOR LOUNGE SPACE              |
| SD-09  | POOL FENCE AND GATE                        |
| SD-10  | ACCESSIBLE RAMP                            |
| SD-11  | SPA  |
| SD-12  | SWIMMING POOL                              |
| SD-13  | RESTROOMS AND POOL EQUIPMENT ROOM          |
| SD-14  | APRES SKI/BIKE PATIO WITH FLEXIBLE SEATING |
| SD-15  | KIDS SNOW PLAY AREA                        |
| SD-16  | CONNECTION TO NEVADOS DECK                 |



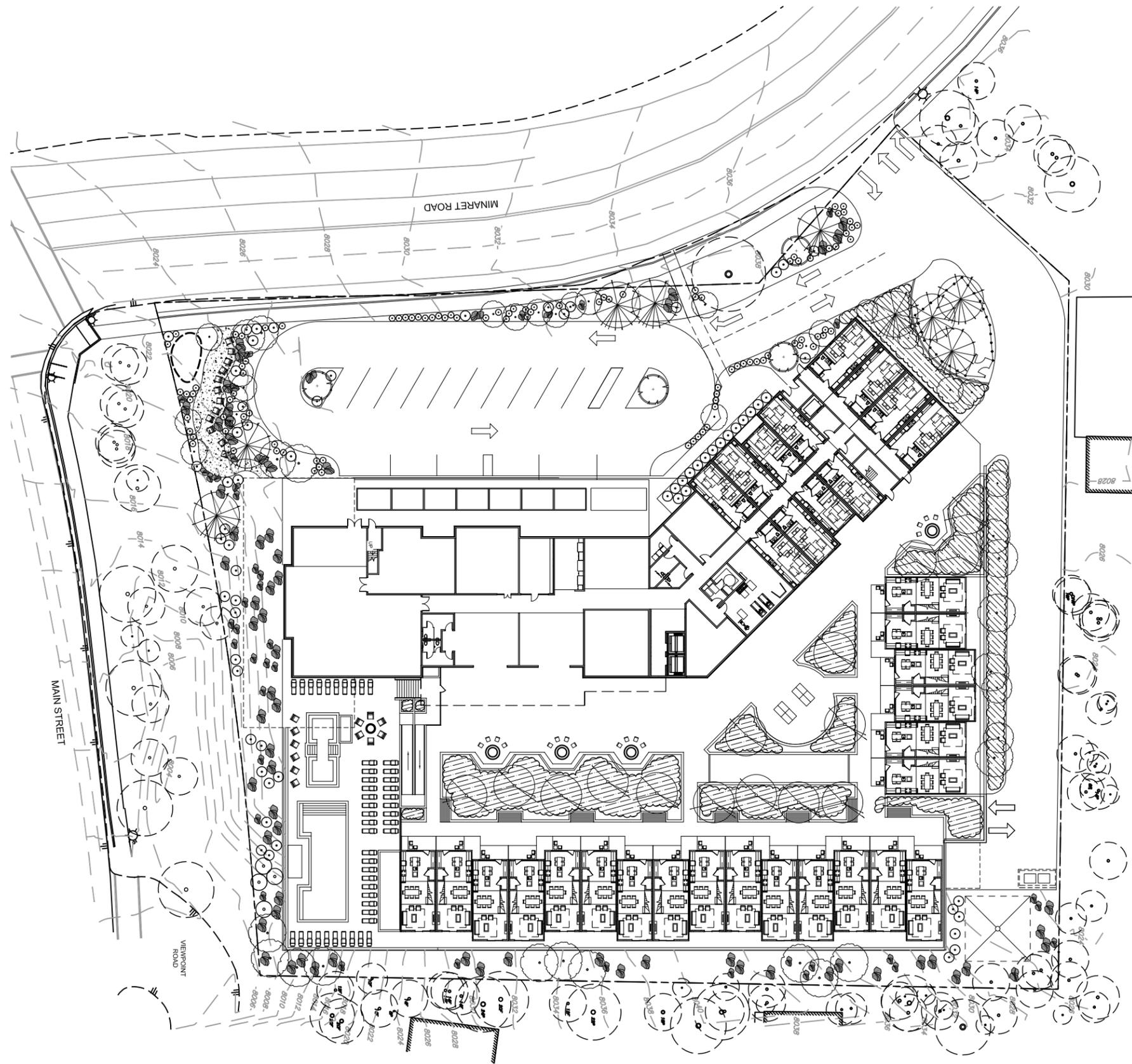
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| SD-07  | FIRE PIT                                   |
| SD-08  | FLEXIBLE OUTDOOR LOUNGE SPACE              |
| SD-09  | POOL FENCE AND GATE                        |
| SD-10  | ACCESSIBLE RAMP                            |
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| SD-12  | SWIMMING POOL                              |
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| SD-14  | APRES SKI/BIKE PATIO WITH FLEXIBLE SEATING |
| SD-15  | KIDS SNOW PLAY AREA                        |
| SD-16  | CONNECTION TO NEVADOS DECK                 |



| IRRIGATION SCHEDULE |                 |   |  |
|---------------------|-----------------|---|--|
| SYMBOL              | MANUFACTURER    | MODEL NUMBER                              | DESCRIPTION  |
| ⊕                   | RAINBIRD        | XCZ-075-PRF or XCZ-100-PRF                | DRIP VALVE ASSEMBLY  |
| ▽                   | RAINBIRD        | 44-LRC                                    | QUICK COUPLING VALVE   |
| Ⓐ                   | RAINBIRD        | ESP-LXMEF CONTROLLER w/ FLOW SMART MODULE | ELECTRIC CONTROLLER  |
| ⊠                   | FEBCO           | 825YA                                     | RP BACKFLOW PREVENTER  |
| Ⓛ                   | FEBCO           | FEBCO 650A (SIZE PER LINE)                | WYE STRAINER   |
| N/S                 | OLD CASTLE      | REFER TO SPECIFICATIONS AND DETAILS       | VALVE BOXES  |
| N/S                 | MATCO           | 201X                                      | MANUAL DRAIN VALVE   |
| ⊗                   |                 | LINE SIZE - 2 1/2" AND SMALLER            | GATE VALVE   |
| ⊙                   | RAINBIRD        | PESB                                      | MASTER CONTROL VALVE   |
| Ⓢ                   | DATA INDUSTRIAL | IR220P - 1"                               | FLOW SENSOR  |
| ---                 |                 | CLASS 200 BE                              | PVC MAINLINE   |
| ---                 |                 | TYPE K COPPER                             | HARD COPPER PIPE   |
| ---                 |                 | CLASS 200 BE                              | PVC LATERAL  |
| ---                 |                 | CLASS 160                                 | PVC SLEEVING   |
| ~                   | TORO            | BLUE STRIPE                               | POLY DRIP TUBING - 3/4" MIN. WIDTH   |
| N/S                 |                 | XERI-BUG                                  | DRIP EMITTERS  |
| ▶                   | RAINBIRD        |   | DRIP LINE BLOW-OUT STUB  |
| Ⓜ                   |                 | REFER TO CIVIL PLANS FOR LOCATION         | WATER METER  |
| Ⓟ                   |                 | MODEL NUMBER TO BE DETERMINED             | BOOSTER PUMP   |
| Ⓢ                   |                 |   | CONTROLLER & STATION NO. CONTROL VALVE SIZE  |
| Ⓢ                   |                 |   | NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES |

**IRRIGATION DESIGN STATEMENT:**  
 ALL NON-TURF AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS.  
 TURF AREAS (PET AREA) WILL BE IRRIGATED WITH POP-UP SPRAY HEADS.



### Plant Schedule

| SYMBOL              | BOTANICAL/Common Name   |
|---------------------|---|
| <b>TREES</b>        |   |
|                     | Acer ginnala<br>Amur Maple  |
|                     | Acer glabrum<br>Rocky Mountain Maple  |
|                     | Populus tremuloides<br>Quaking Aspen  |
|                     | Pinus jeffreyi<br>Jeffrey Pine<br>or<br>Abies magnifica<br>California Red Fir |
|                     | Existing Tree, typ<br>(to be protected and preserved)                         |
| <b>SHRUBS</b>       |   |
|                     | Amelanchier utahensis<br>Serviceberry   |
|                     | Cornus sericea<br>Dogwood   |
|                     | Pinus mugo 'Slowmound'<br>Slowmound Mugo Pine                                 |
|                     | Potentilla fruticosa<br>Shrubby cinquefoil                                    |
|                     | Ribes alpinum<br>Alpine Currant   |
|                     | Rhus trilobata<br>Oakbrush / Three Leaf Sumac                                 |
|                     | Rosa rugosa<br>Rugosa Rose  |
|                     | Syringa meyeri<br>Dwarf Korean Lilac  |
| <b>GROUNDCOVERS</b> |   |
|                     | Arctostaphylos uva-ursi<br>Kinnikinnick                                       |
|                     | Juniperus horizontalis 'Bar Harbor'<br>Bar Harbor Juniper                     |
|                     | Mahonia aquifolium 'compacta'<br>Compact Oregon Grape                         |
|                     | Rhus aromatica 'Grow Low'<br>Grow Low Sumac                                   |
| <b>PERENNIALS</b>   |   |
|                     | Aquilegia spp.<br>Columbine   |
|                     | Aquilegia canadensis 'Little Lanterns'<br>Little Lanterns Columbine           |
|                     | Leucanthemum x superbum 'Alaska'<br>Alaska Shasta Daisy                       |
|                     | Monarda didyma<br>Bee Balm  |
|                     | Echinacea purpurea<br>Purple Coneflower                                       |
|                     | Rudbeckia californica<br>California coneflower                                |
|                     | Eriogonum umbellatum<br>Sulfur Buckwheat                                      |

**LANDSCAPE DESIGN STATEMENT:**

THE PRIMARY GOAL OF THE LANDSCAPE DESIGN IS TO INTEGRATE ITSELF WITHIN THE EXISTING CONTEXT OF THE SURROUNDING AREA AND COMMUNITY. WE ARE ALSO LOOKING TO COMPLEMENT THE PROJECT'S ARCHITECTURAL DESIGN.

ALL PLANT MATERIAL SELECTED IS NATIVE AND/OR ADAPTIVE FOR THIS CLIMATE AND REGION.

ATTENTION HAS BEEN PAID TO VIEW CORRIDORS, CONNECTIONS TO THE ROADWAYS AND WALKS AS WELL AS PROVIDING NATURAL SCREENING TO THE ADJACENT PROPERTIES WHERE APPLICABLE.

IN THE CENTRAL COURTYARD AREA, WE ARE USING PLANT MATERIAL IN RAISED PLANTERS (ABOVE THE PARKING GARAGE) TO PROVIDE A MORE NATURAL SETTING FOR THE PROJECT'S USERS.

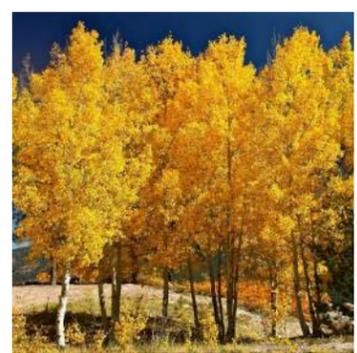
WE ANTICIPATE USING SALVAGED BOULDERS FROM ON-SITE TO USE WITHIN THE PROJECT TO THE EXTENT POSSIBLE.



Jeffrey Pine

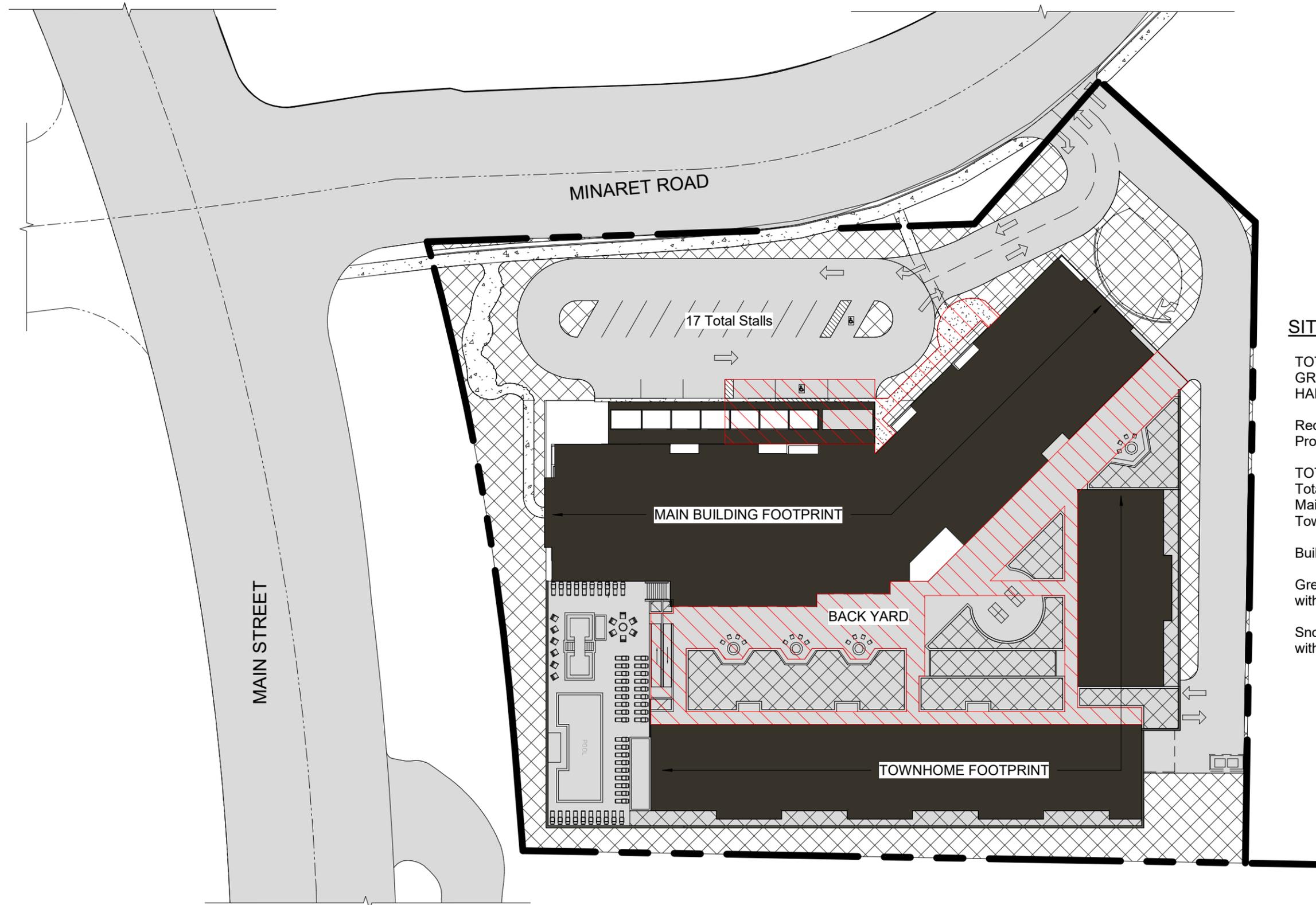


Amur Maple



Quaking Aspen





**SITE COVERAGE TABLE**

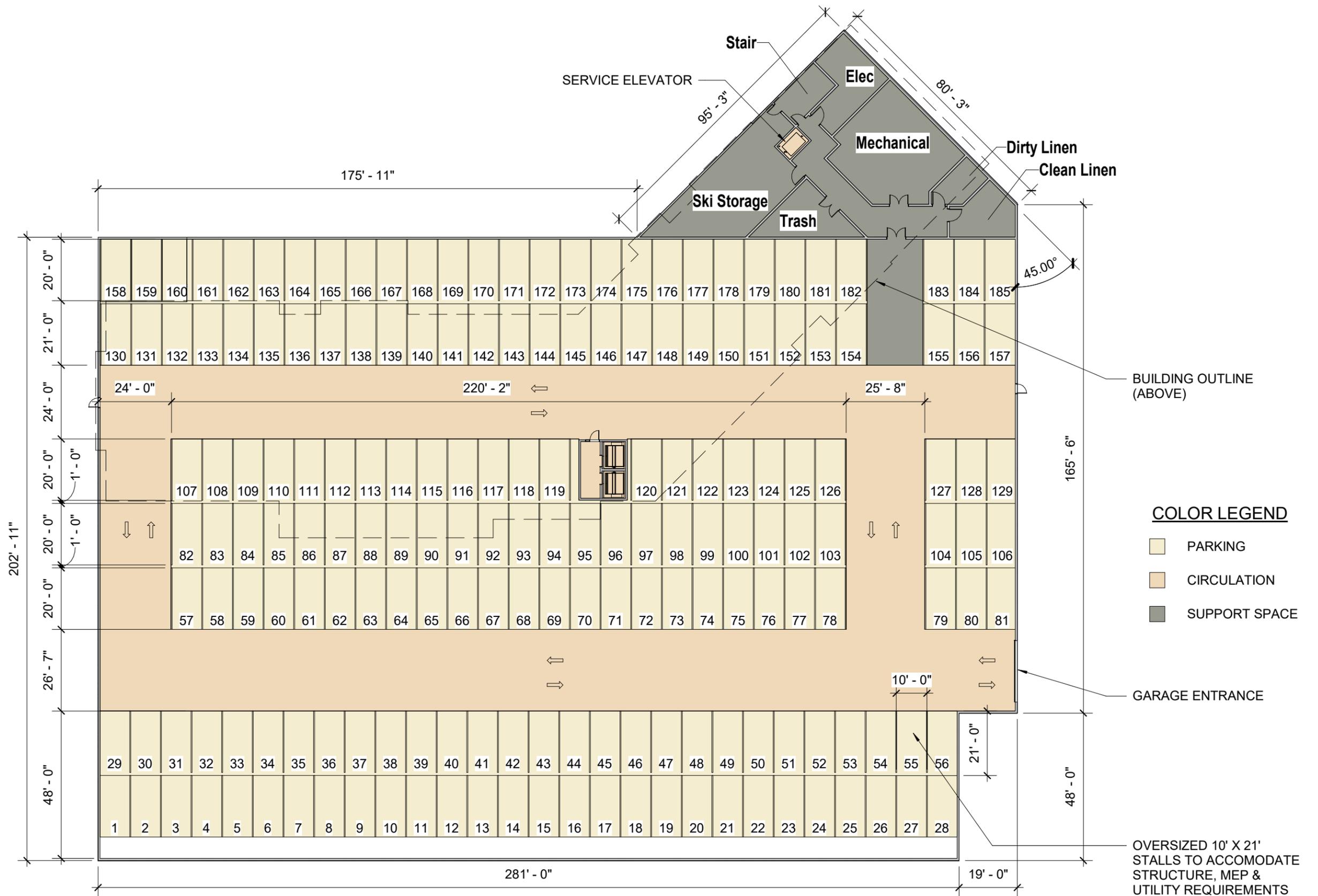
TOTAL SITE S.F. = 113,108  
 GREENSCAPE S.F. = 29,357  
 HARDSCAPE S.F. = 83,751

Required % of Greenscape = 25%  
 Provided % of Greenscape = 26 %

TOTAL SITE S.F. = 113,108  
 Total Podium Footprint = 63,730  
 Main Building Footprint = 20,179  
 Townhome Footprint = 13,970

Building Footprint Coverage = 56%

Greenscape area indicated with hatch pattern   
 Snowmelt area indicated with hatch pattern 

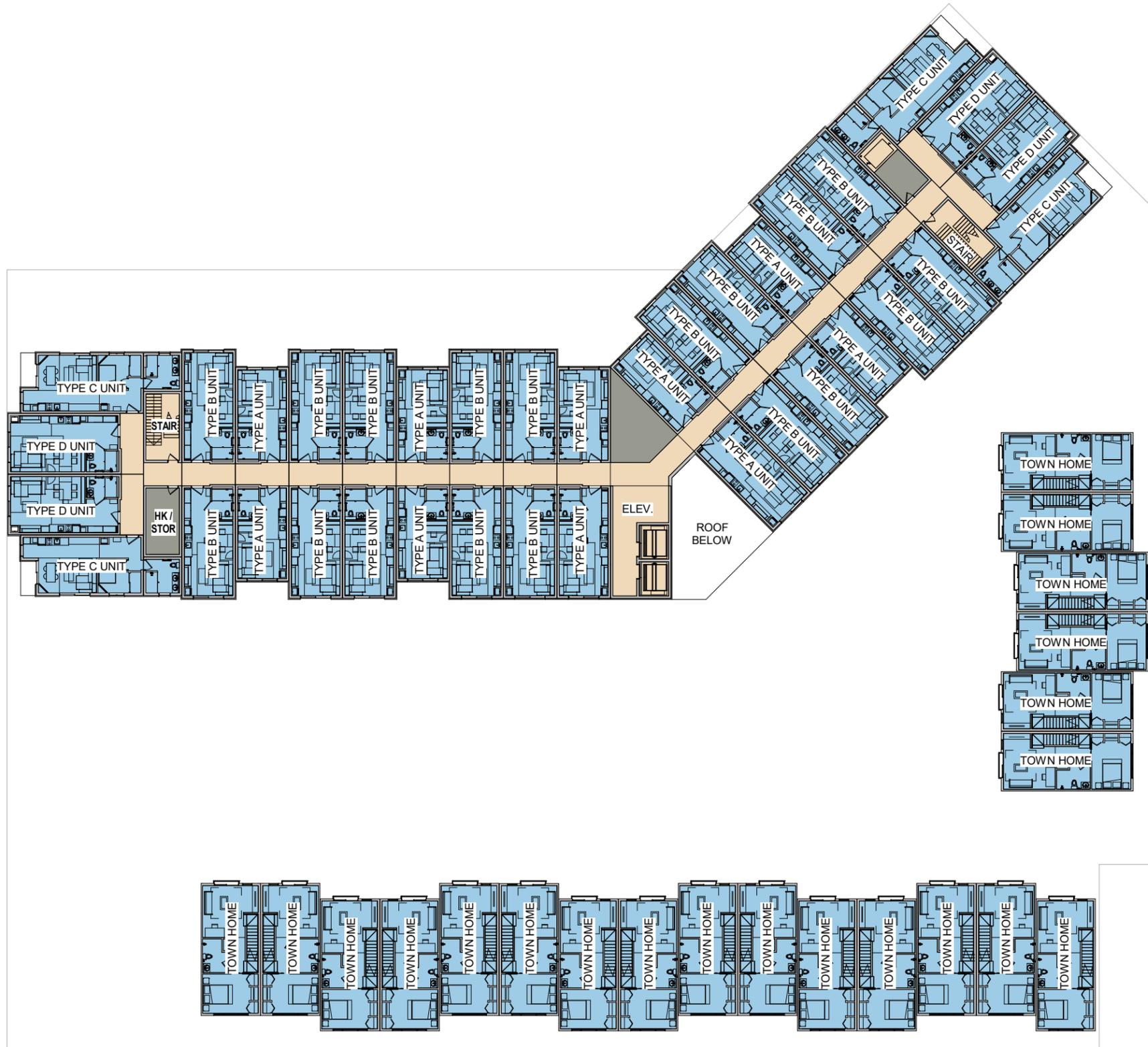




**COLOR LEGEND**

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE





**COLOR LEGEND**

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

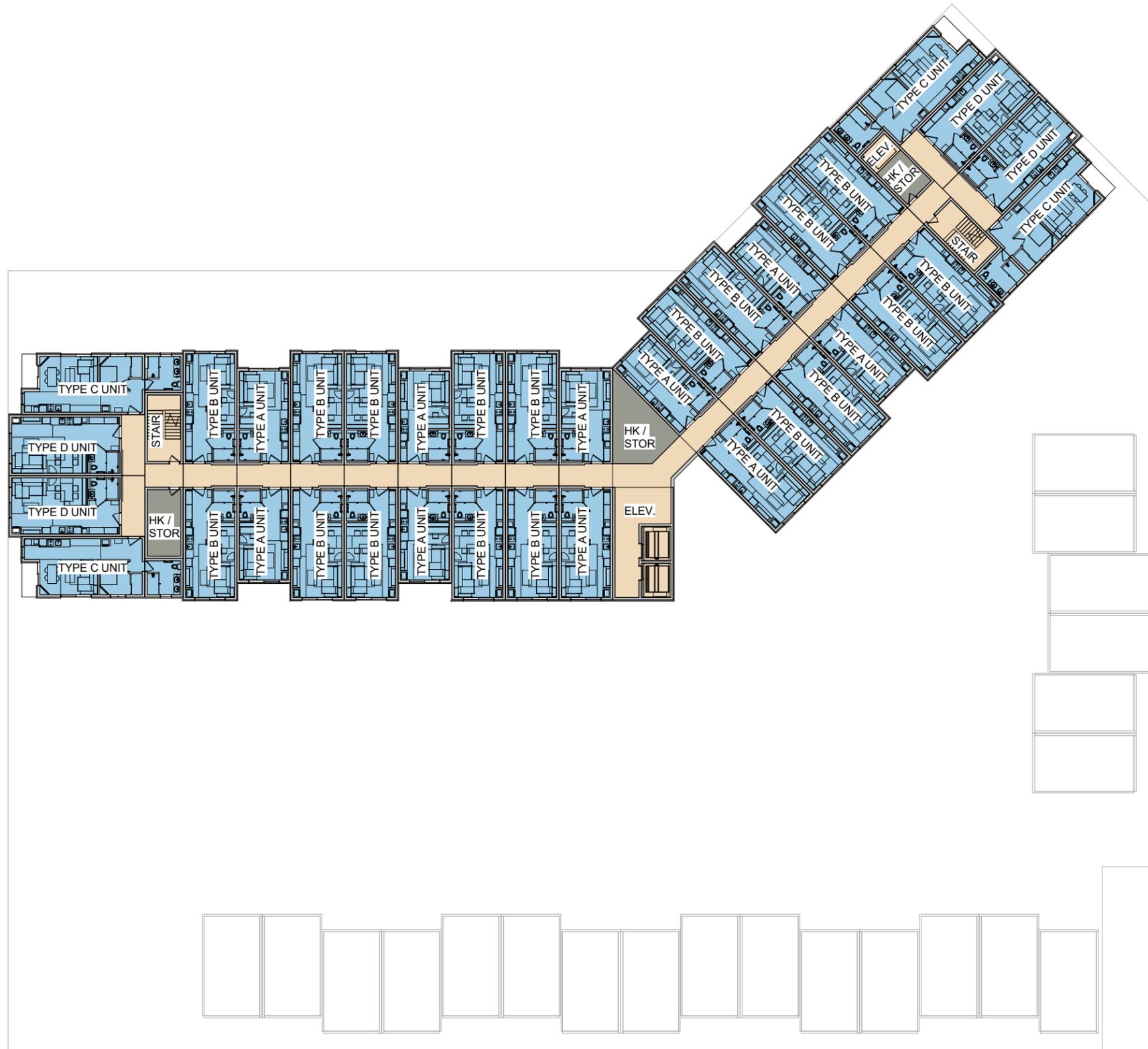




**COLOR LEGEND**

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

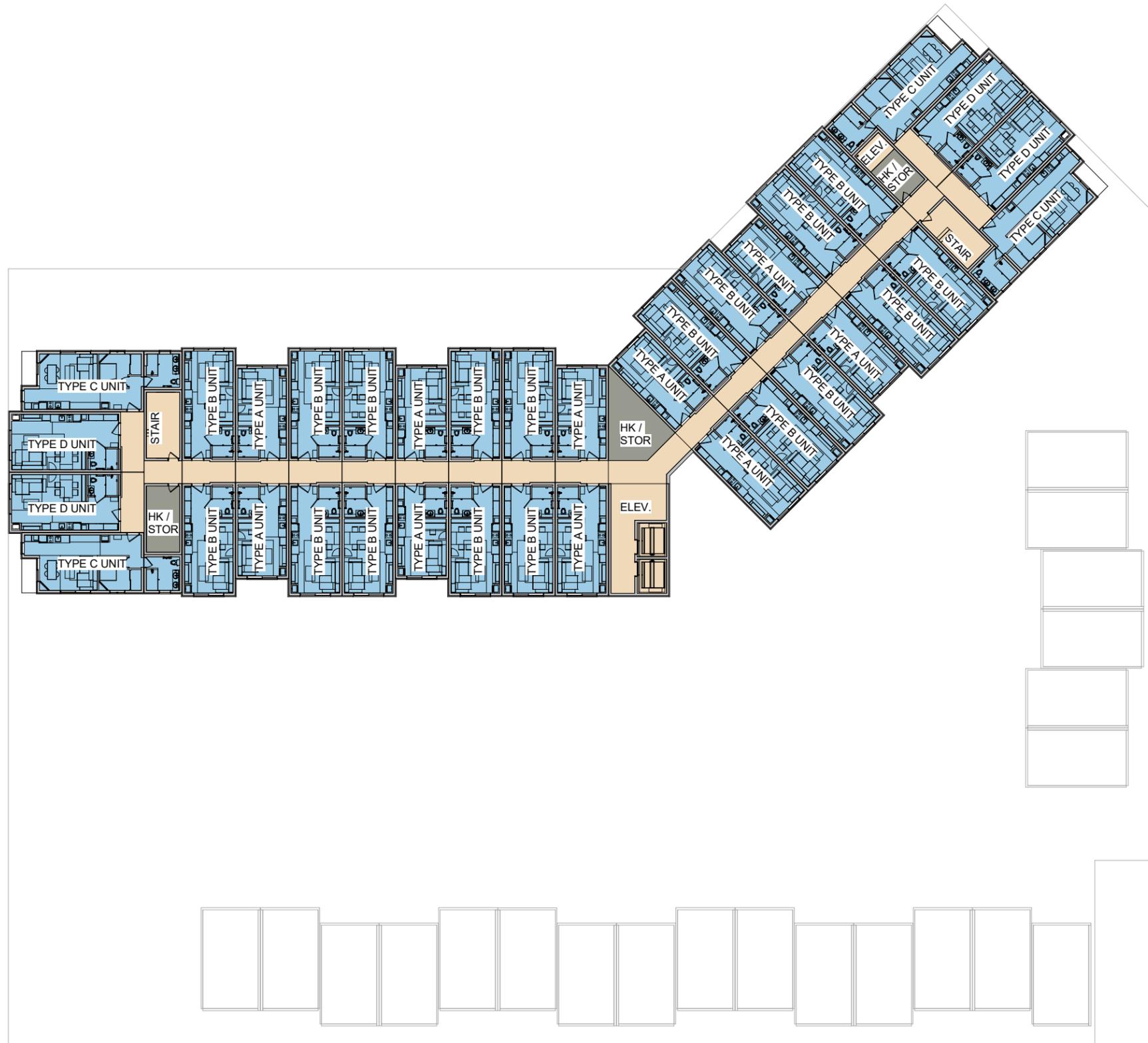




**COLOR LEGEND**

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- SUPPORT SPACE

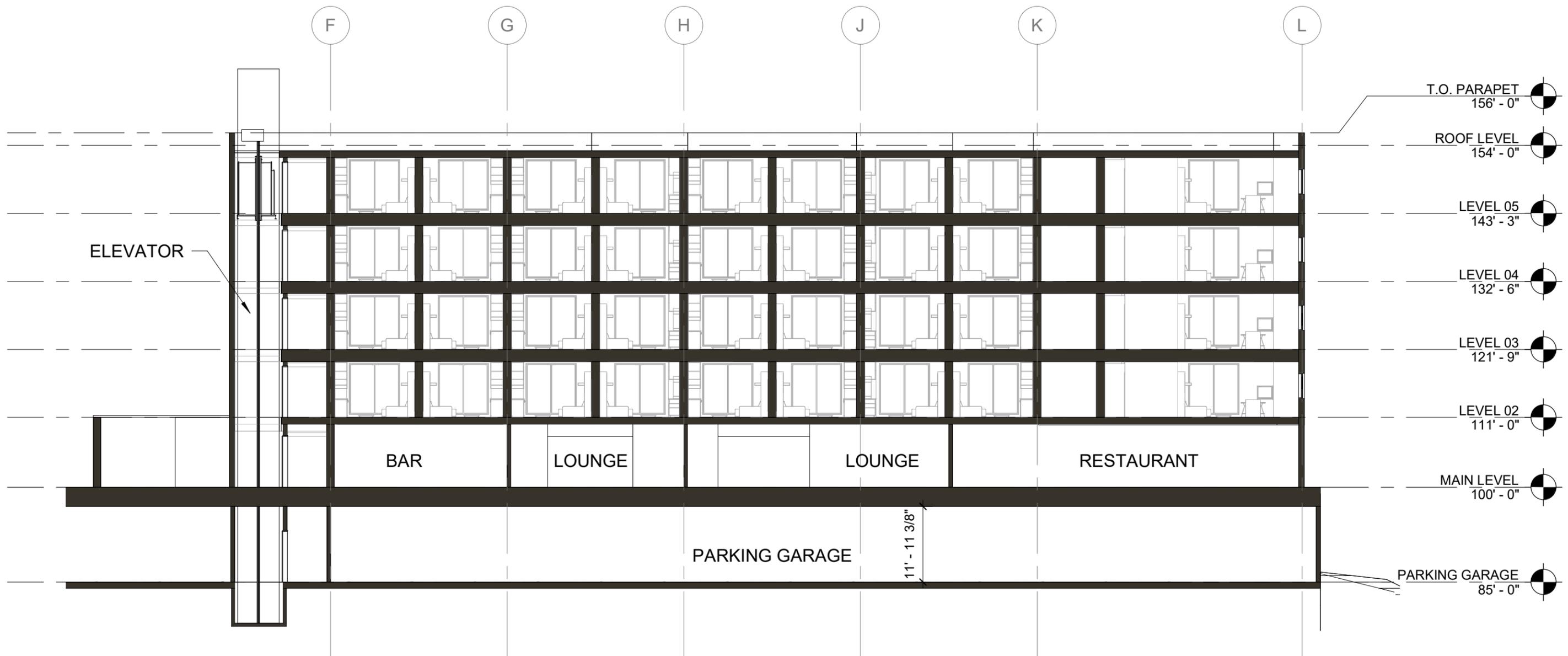


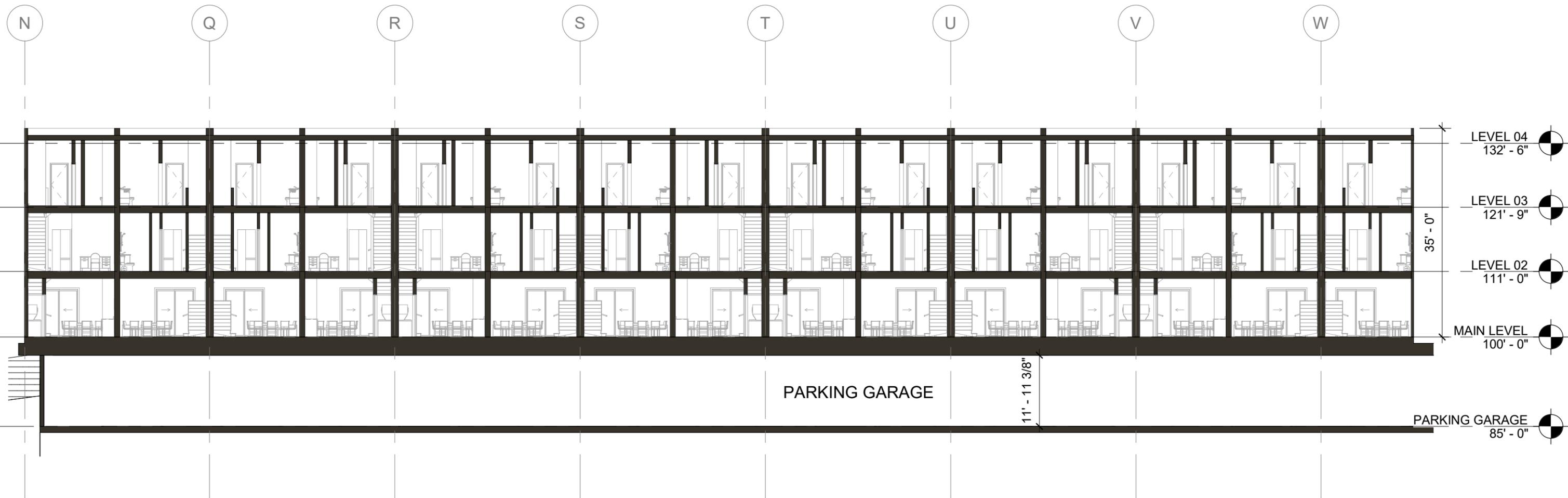


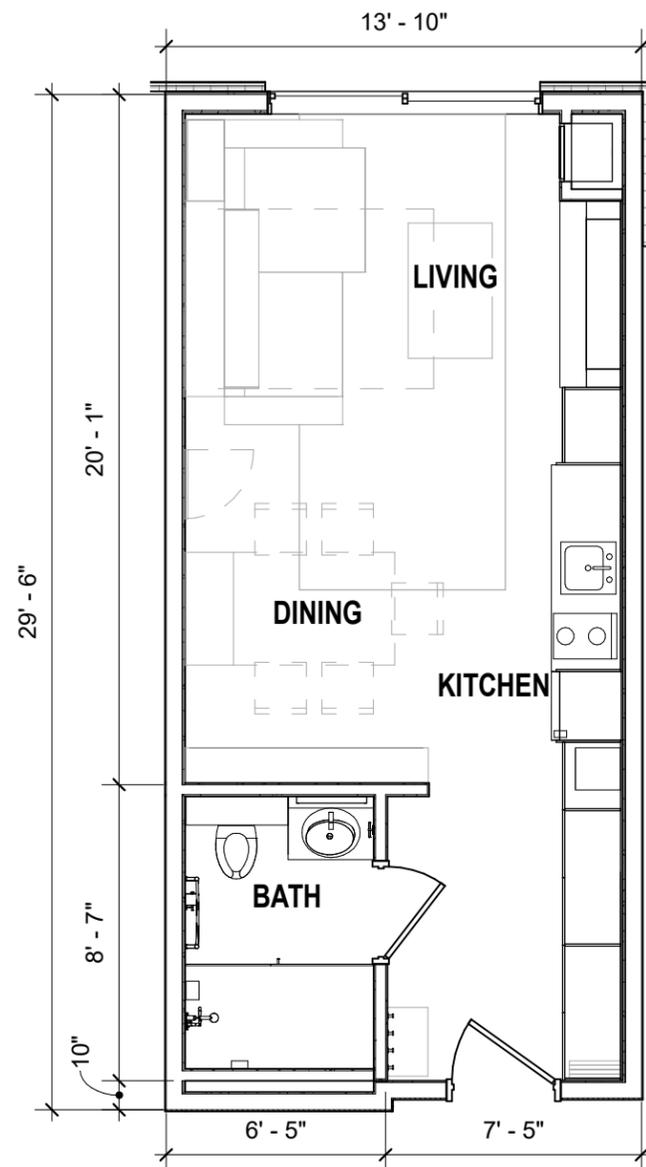
**COLOR LEGEND**

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

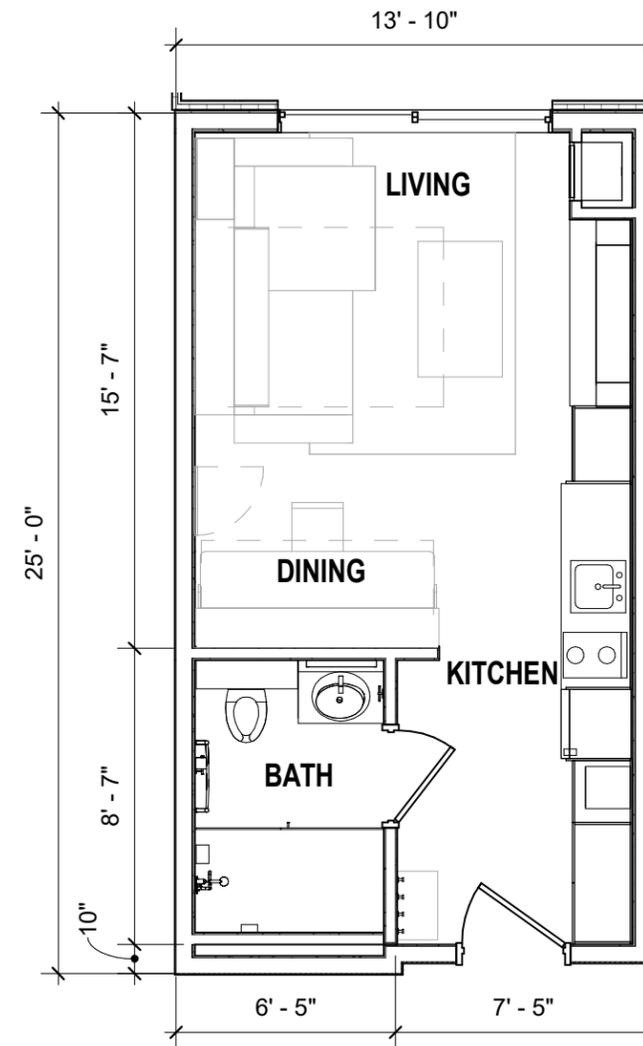




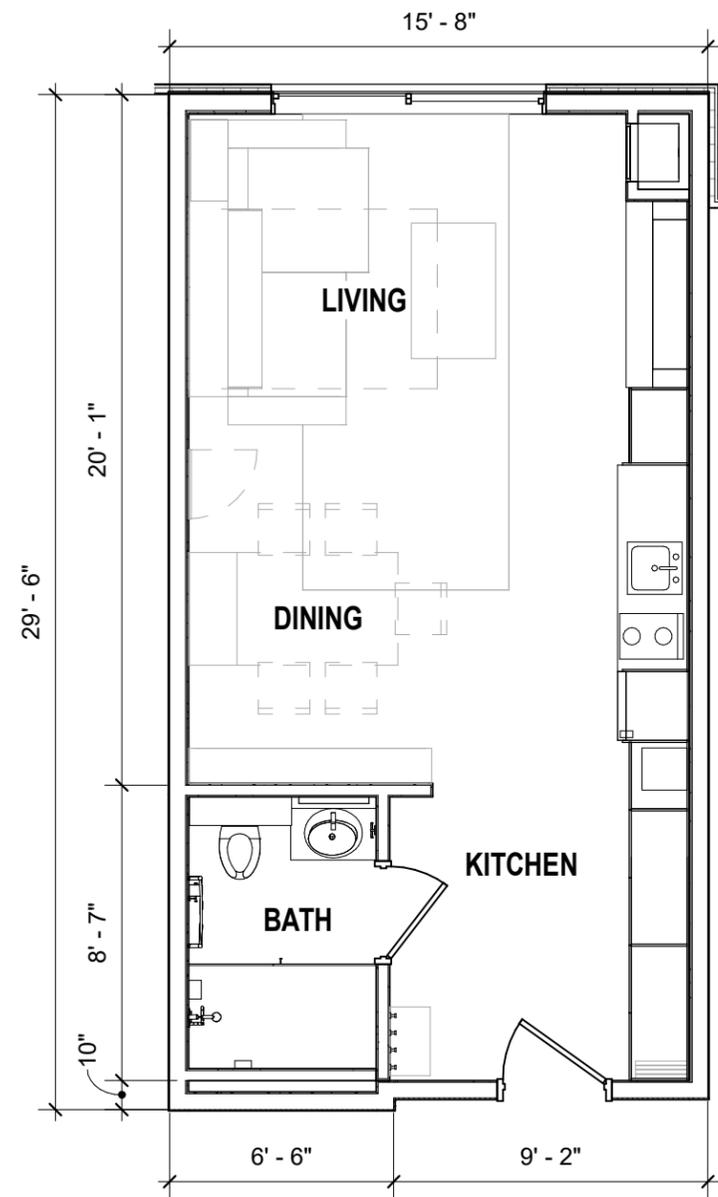




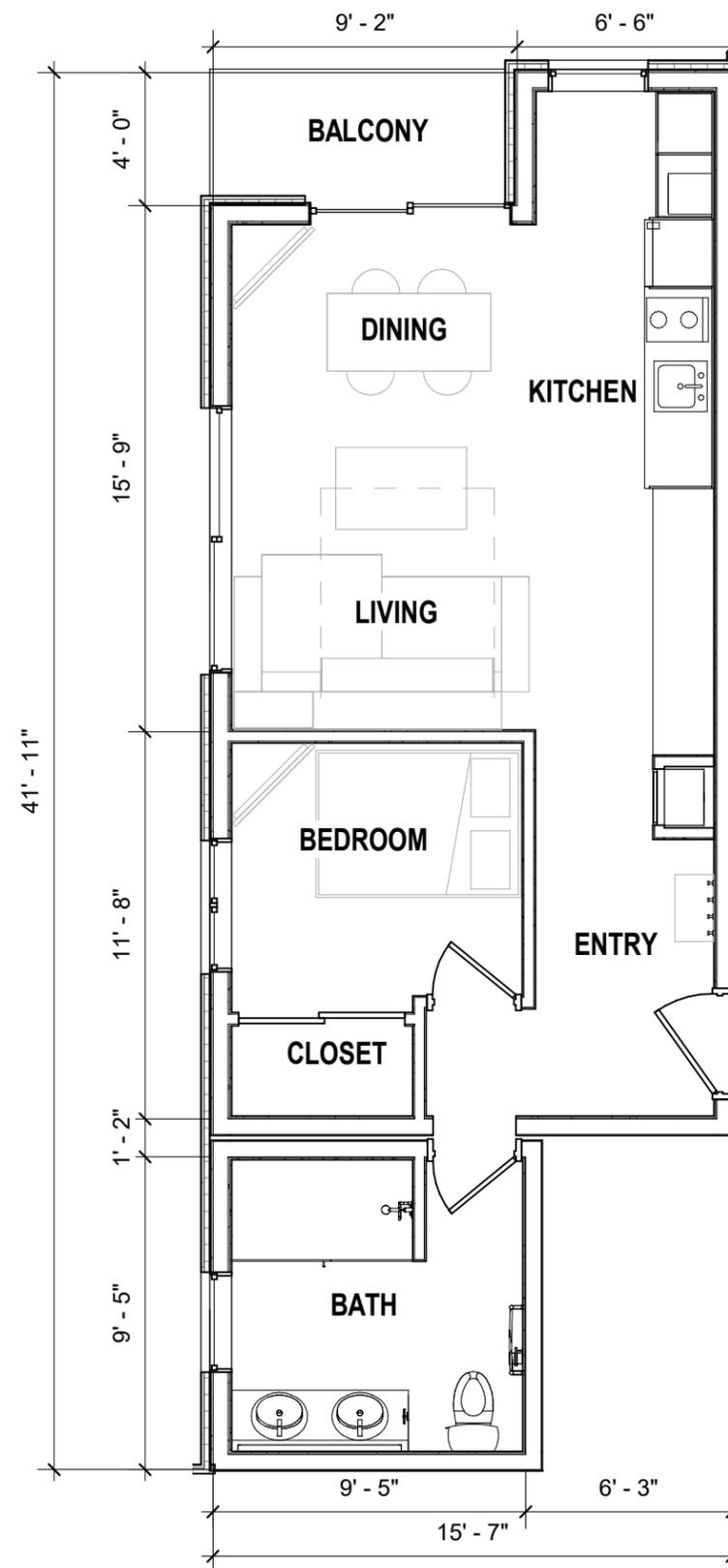
TYPE "B" UNIT



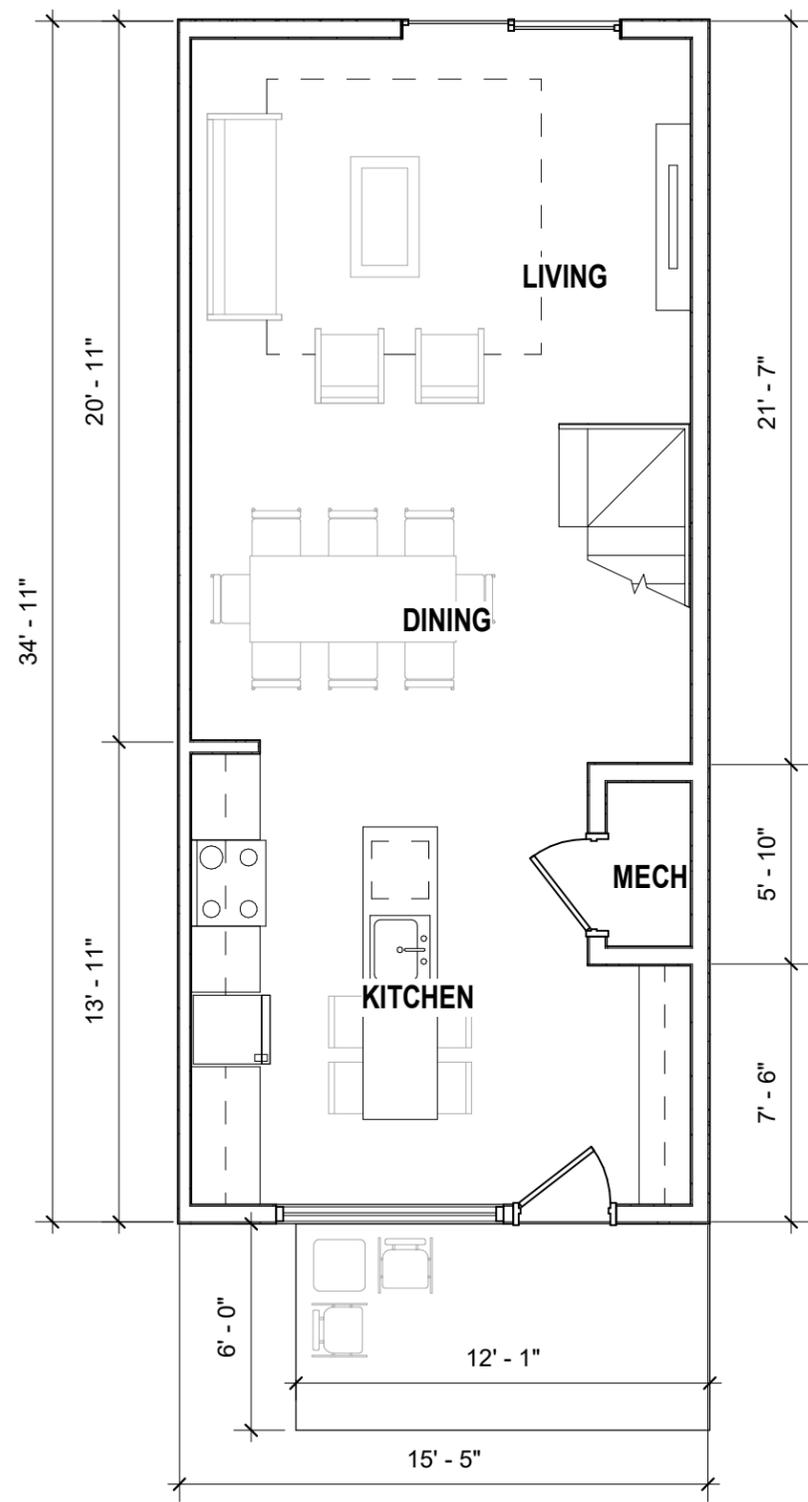
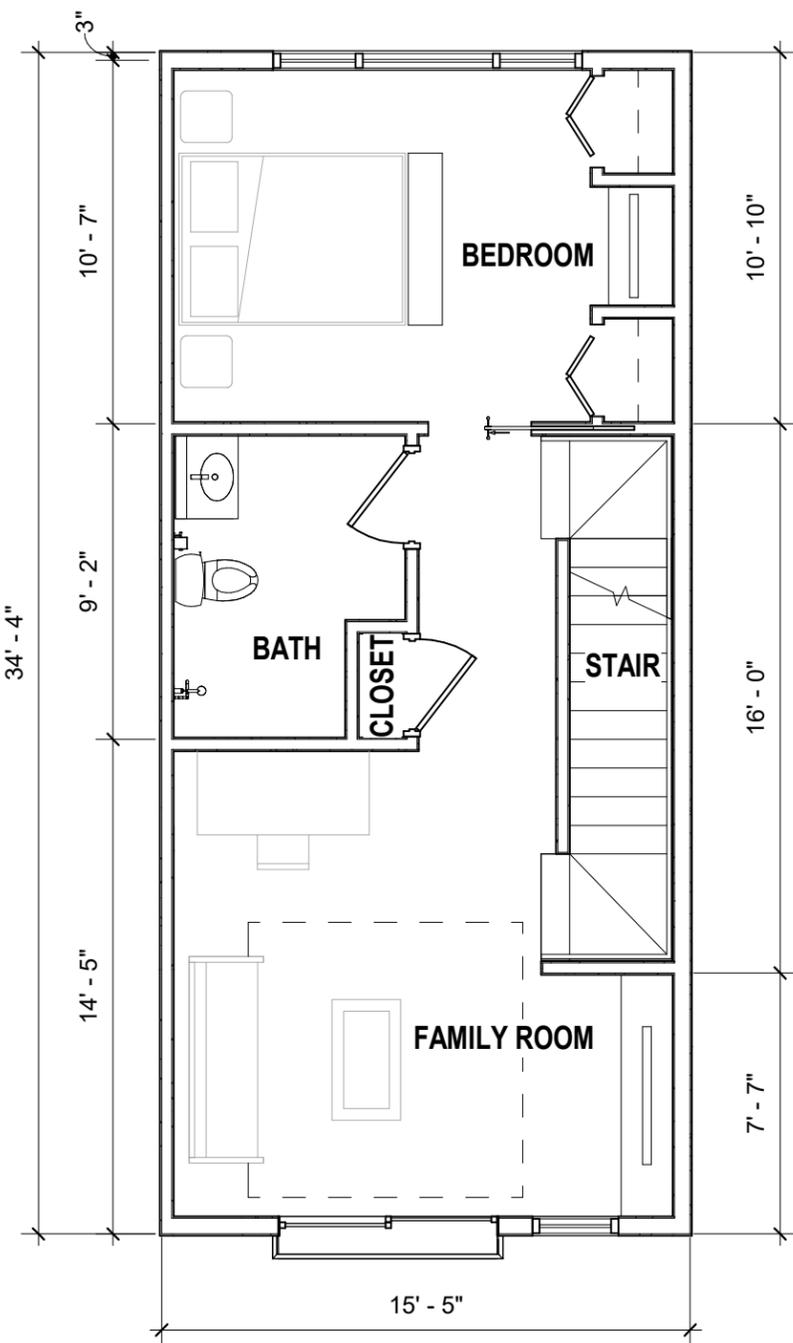
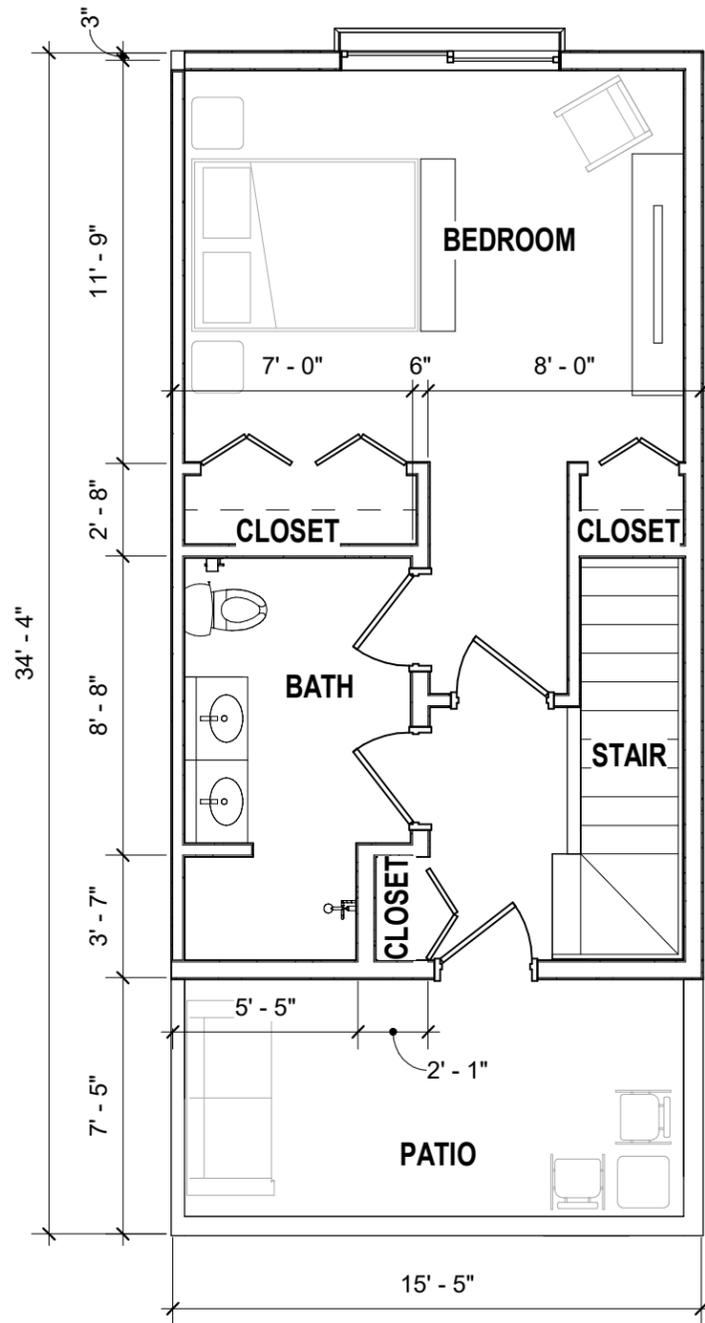
TYPE "A" UNIT



TYPE "D" UNIT



TYPE "C" UNIT





VIEW TO SW @ THE VILLAGE



VIEW TO SOUTH @ 53 KITCHEN



VIEW TO NW @ MAIN STREET



VIEW TO NE @ INTERSECTION OF MAIN AND MINNARET DRIVE



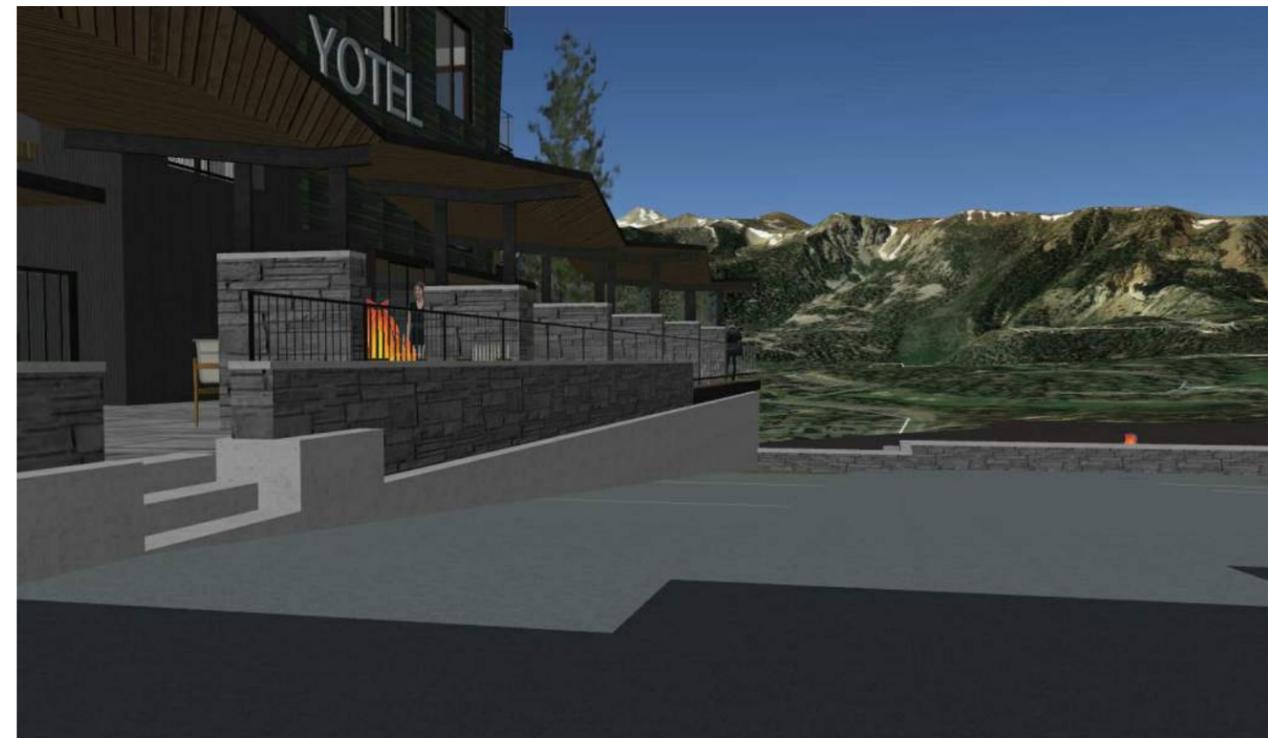
VIEW TO SOUTH @ BOCHE BALL COURT



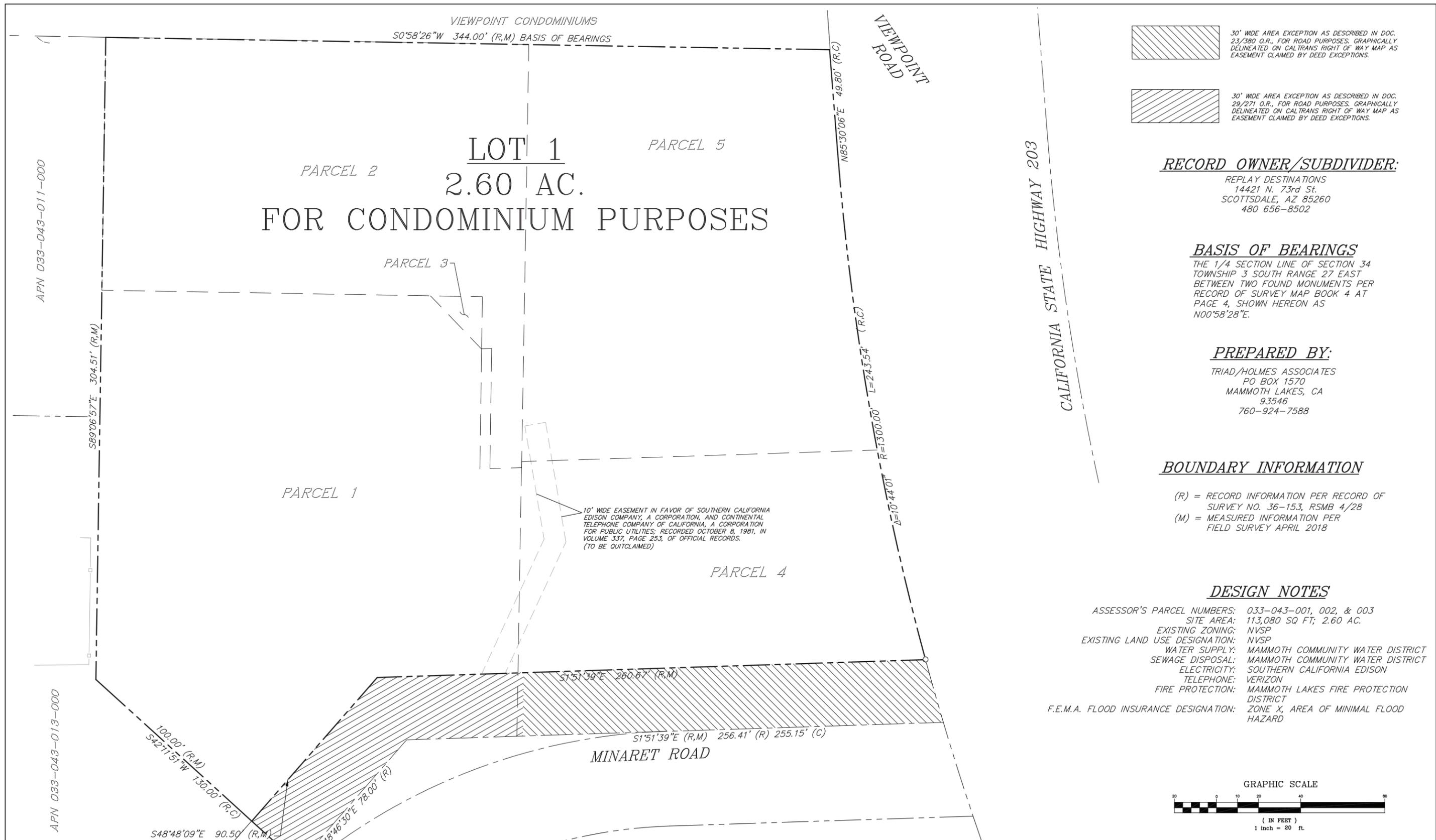
VIEW TO SOUTHEAST @ TOWNHOME BALCONY



VIEW TO SOUTH @ PORTE COCHERE ENTRY



VIEW TO SOUTH @ ENTRY DRIVEWAY



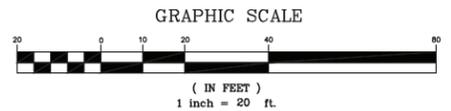
**RECORD OWNER/SUBDIVIDER:**  
 REPLAY DESTINATIONS  
 14421 N. 73rd St.  
 SCOTTSDALE, AZ 85260  
 480 656-8502

**BASIS OF BEARINGS**  
 THE 1/4 SECTION LINE OF SECTION 34 TOWNSHIP 3 SOUTH RANGE 27 EAST BETWEEN TWO FOUND MONUMENTS PER RECORD OF SURVEY MAP BOOK 4 AT PAGE 4, SHOWN HEREON AS N00°58'28"E.

**PREPARED BY:**  
 TRIAD/HOLMES ASSOCIATES  
 PO BOX 1570  
 MAMMOTH LAKES, CA 93546  
 760-924-7588

**BOUNDARY INFORMATION**  
 (R) = RECORD INFORMATION PER RECORD OF SURVEY NO. 36-153, RSMB 4/28  
 (M) = MEASURED INFORMATION PER FIELD SURVEY APRIL 2018

**DESIGN NOTES**  
 ASSESSOR'S PARCEL NUMBERS: 033-043-001, 002, & 003  
 SITE AREA: 113,080 SQ FT; 2.60 AC.  
 EXISTING ZONING: NVSP  
 EXISTING LAND USE DESIGNATION: NVSP  
 WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT  
 SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT  
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
 TELEPHONE: VERIZON  
 FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT  
 F.E.M.A. FLOOD INSURANCE DESIGNATION: ZONE X, AREA OF MINIMAL FLOOD HAZARD



360 west aspen ave  
 salt lake city, utah 84101  
 phone: (801) 532-4422

A Subdivision of Parcels 1-5 as described in Deed recorded September 6, 2018 at Doc #2018003305 O.R. in the Office of the Mono County Recorder.

**Yotel Pad Mammoth Lakes**  
 project#: Design Review Submittal  
 date: 11.08.2018



**K.1**  
 Vesting Tentative Tract Map No. 18-003 for Condominium Purposes



YOTELPAD MATERIALS BOARD – NOVEMBER 2018



# **Attachment 3**

**PEDC Design Committee Minutes  
August 28, 2018**

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION  
DESIGN COMMITTEE OF MAMMOTH LAKES**

**Tuesday, August 28, 2018 – 11:30 a.m.**

**437 Old Mammoth Road, Suite 230**

**MEETING MINUTES**

**CALL TO ORDER**

**ROLL CALL:**

Committee members present: Commissioners Amy Callanan and Paul Chang  
Staff members present: Sandra Moberly (CEDD Director), Ruth Traxler (Associate Planner), and Nolan Bobroff (Assistant Planner)

**PUBLIC COMMENTS**

None.

**BUSINESS MATTERS**

1. Review and approval of the minutes from the:
  - a. June 28, 2018 meeting. *Approved.*
2. PSR 18-005 (Yotel Concept Review) – Review and provide preliminary comments on the design of the Yotel project located at 6040, 6042, 6060 Minaret Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

Chris Heinrich from RePlay (Applicant) was in attendance.

N. Bobroff provided a summary of the proposed project and indicated that the concept review submittal was a preliminary submittal and that a formal submittal that incorporates comments from Staff and the Design Committee would be forthcoming.

The Design Committee had the following comments regarding the proposed project:

- a. Sidewalks on the east side of Minaret Road should be considered.
- b. Analyze pedestrian connectivity around the site and look into the possibility of a pedestrian connection to Main Street.
- c. The SW corner of the site needs to be redesigned in order to enhance the pedestrian environment and maximize animation and the surface parking should be relocated to a less visible location and they should consider an extended patio/roof structure from the restaurant area
- d. Additional articulation/modulation on the ground floor and upper floors should be incorporated into the project design.
- e. The circulation plan needs to account for service truck access and parking in order to avoid trucks being parking on the roadway.
- f. The project will be reviewed by the Advisory Design Panel (ADP).

3. DR 18-005 (Manzanita Creek) – Review proposed design changes to the Manzanita Creek project located at 131 and 145 Manzanita Road. Staff contact: Nolan Bobroff, Assistant Planner (760) 965-3631.

Mark Lehman (Applicant/Developer) was in attendance.

N. Bobroff provided a summary of the proposed design changes to the Manzanita Creek project and indicated that the extent of the changes was to replace the areas that were proposed to be stucco with a combination of corten steel and charred wood siding.

The Design Committee, staff, and Mr. Lehman discussed the proposed changes and the Design Committee indicated that the proposed materials were appropriate since they were previously approved and that they would leave it up to Mr. Lehman to decide where to use the steel vs the wood siding.

The Design Committee approved the proposed changes.

## **ADJOURNMENT**

The meeting adjourned at 1:00 p.m.