



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
Phone (760) 965-3630 | Fax (760) 934-7493
www.townofmammothlakes.ca.gov

February 20, 2019

RePlay Destinations
Attn: Chris Heinrich
17000 Wedge Parkway
Reno, NV 89511
cheinrich@replaydestinations.com

Re: Yotelpad (Design Review 18-006)
Location: 6040, 6042, 6060 Minaret Road
APN: 033-043-002-000; 033-043-001-000; 033-043-003-000

Dear Mr. Heinrich:

The Mammoth Lakes Advisory Design Panel (ADP) has reviewed the revised project plans dated February 6, 2019 for the Yotelpad project. This letter addresses comments made at the ADP meeting on February 14, 2019.

The ADP members reviewed and discussed the project and provided consensus on the following:

Site Design

1. Revise the site and building design features at the SW corner of the site to provide additional visual interest and enhance the pedestrian connections. Recommendations made by the ADP to accomplish this include:
 - a) Redesign the 1st floor roof canopy to provide a visual separation between the hotel and restaurant use. Some possible ideas to accomplish this include:
 - Providing a separation or gap in the canopy structure;
 - Raising a portion of the canopy structure;
 - Extending the canopy structure out further over a portion of the outdoor dining area; and/or
 - Incorporating a distinct design feature in a portion of the canopy.
 - b) Connect the lower multi-use patio area to the restaurant patio area to create a larger more flexible multi-use space and incorporate a roof structure or trellis to provide visual interest and provide a visual connection to the restaurant patio.
2. Eliminate the multiple pedestrian paths (i.e., path and stairs) in the SW corner and instead provide a direct pedestrian connection from the sidewalk along Minaret Road to the restaurant entrance.
3. Refine the landscaping design at the SW corner to provide more natural transitions and less harsh grade changes.
4. Soften the retaining walls on the east side through the use of natural boulders.

Building Design

5. Provide a separation between the ground floor units on the north side and the surface parking area in order to provide privacy for those units.
6. Use full thickness natural stone throughout.
7. Use a combination of glass and metal mesh materials for the deck railings to provide visual interest.

Please respond to this letter in writing. Please provide responses in the same order they are shown in this letter. If changes have been made to the plans not resulting from this correction list please indicate the changes and purpose of the changes in your response.

Please provide the requested plans and materials or advise me in writing as to your intended submittal date within 60 days from the date of this letter. Where the total time to provide the additional materials is expected to take longer than 120 days, the application should be withdrawn and a re-submitted once the application is ready. Absent a response within 60 days, the Town will deem your application withdrawn and return your application materials and any unused portion of your application fee.

After the submittal in response to this letter has been received, staff will review the submittal for completeness and will route the revised plans to the Advisory Design Panel. Any comments or recommendations received from the Advisory Design Panel in response to the revised plans will be included in the Commission staff report for the April 10th public hearing and/or addressed prior to the public hearing.

Please contact me at this office (760) 965-3631 if you have any questions.

Respectfully,



Nolan Bobroff
Associate Planner