

March 31, 2022

Kimberly Cooke
Associate Planner, Town of Mammoth Lakes
P.O. Box 1609
Mammoth Lakes, CA 93546

RE: Public Comment regarding "Residence Inn boutique hotel by Marriott," located at 94 and 150 Berner Street

Dear Kim,

We are neighbors that own homes on the streets of: Mala Ulice, Alpine Circle, Rusty Lane, and Berner. Thank you and Amy Callanan for meeting with a small group of us on March 22, 2022. Further to that conversation, please consider this our public comment regarding the traffic implications that will result from the project, "Residence Inn boutique hotel by Marriott."

We are concerned with the additional traffic that will potentially be routed onto our smaller neighborhood streets (as listed above), which are not designed or maintained for additional traffic flow. There is no road striping, no curbs, no sidewalks or even designated walking/biking lanes, and is typically among the last areas of town to be plowed after a snowfall. In reviewing the "North Village Specific Plan", as amended December 3, 2014, it appears that the effects of additional traffic resulting from the North Village Development and overall traffic flow was not addressed for the east end of Berner Street, where it meets up with Alpine Circle, and effectively enters the neighborhood. These streets are some of the "most difficult" in winter conditions, as evidenced by the berm that is intentionally built every winter on Alpine Circle, which closes the road at that location. It is not a pleasant experience for a guest who gets stuck at the berm.

Around 2016, the entrance to The Village parking lot was relocated from Minaret Road to Berner Street. At that time, several of us participated in the public meetings and raised the issue of traffic mitigation, with the resulting solution of additional signage. This clearly did not serve to mitigate an increase of traffic into the neighborhood streets as people seem not to read or simply disregard signs. In addition, signs are not always visible given the high snow load along shady Berner Street. So the traffic issue has not actually been effectively addressed in the area, regardless of the new project going in. Couple this with the current planning that one of the Town's primary Mobility Hubs will be located on Forest Trail, at the Current Community center location, now is the right time to work to actually solve the traffic issue.

As the plans for North Village continue to be built out, we request that the traffic patterns that will result from the new structures (in this case, there is planned parking for approximately 100 cars) be considered, as indicated in the North Village Specific Plan itself (pg. 72):

10. Traffic Management and Signing

Prior to construction of each phase of development, a traffic management and signing program shall be designed with the intent of minimizing congestion on public streets within North Village by directing traffic to appropriate streets and parking facilities. This may include implementation of one-way travel, directing traffic to appropriate entry and exit points of parking garages, requiring controlled intersections and other measures as necessary. The Public Works Director shall make these determinations based on projected traffic flows of the proposed development, after consultation with a traffic engineer. The developer of each phase shall be responsible for implementing the traffic management and signing requirements.

We agree that signage will be critical to attempting to direct the traffic flow and we thank you in advance for already considering the relocation of the existing “Not A Through Street” sign that is currently on Alpine Circle, just above the intersection with Berner.

However, signage alone will not be adequate as we see vehicles ending up in our neighborhood on a regular basis. Therefore, in addition to signage, we request that the plan include one of the following three traffic mitigation measures:

1. Construct a physical barrier to effectively close road access (making Berner a “dead end”) at the intersection of Berner and Alpine Circle.
2. Construct a physical barrier to effectively close road access (also making Berner a “dead end”) along Berner street, at the location of the Residence Inn’s parking entry/exit driveway, or at any point west of the parking lot for the Kitzbuhl Apartments.
3. Change Berner Street to one-way, from east to west, at least to the point of the Residence Inn’s parking entry/exit driveway. (This is not an optimal solution as it obviously only addresses the traffic issue if people are coming out of the new hotel, and does not address arrivals, deliveries, and other westbound traffic. Given Alpine Circle’s width and angle/slope, it is not appropriate to take on any extra traffic.)

Note that both the creation of one-way streets and the construction of physical barriers are mentioned in the North Village Specific Plan as appropriate traffic mitigation measures (pages 69 and 72.)

We are generally supportive of the Residence Inn boutique hotel by Marriott project and are looking forward to further discussions regarding efforts to mitigate effects of additional traffic generated by this project. We encourage you to come to our neighborhood and see how many people walk and ride bikes along these narrow streets. We would also be happy to share our personal stories of how we have had to assist stuck vehicles along our neighborhood roads and in our private driveways.

Thank you.

The Residents on Mala Ulice, Alpine Circle, Rusty Lane, and Berner Street
(See attached list for contact information)

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From: [Nicole Godoy - The Mammoth Agent](#)
To: [Kim Cooke](#)
Cc: [Kristy Williams \(kristypwilliams@gmail.com\)](#); [Lara Walker](#)
Subject: Re: Public Comment Regarding Residence Inn Project
Date: Wednesday, April 6, 2022 1:35:05 PM

You don't often get email from nicole@themammothagent.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Additional comments:

I fully support closing the street near the Kitzbuhl Apartments. I have a house at 214 Alpine Circle. We have had nothing but trouble with confused guests trying to turn around in our driveway. On busy weekends we have to cone off the driveway to keep people out. They have even driven cars across the yard in the dirt to turn around. The current situation is bad I can't even imagine what happens when they have another 100 cars of traffic from that nice hotel they are planning.

Thank you for your efforts.

John Sarkaria, M.D.
Homeowner 214 Alpine Circle.

I would like to add my name as a concerned resident to the additional traffic issues that will inevitably arise anytime it snows and guests at the new hotel are driving through the adjacent neighborhood.

In the five years I have lived in the neighborhood, I am aware of three dogs being killed by vehicles, my roommate had to jump off the road to avoid being hit, and I have lost count of how many times I've witnessed and helped people stuck outside the house I live in while it's snowing (including locals who usually know how to handle inclement conditions). Furthermore, I work up at Mammoth Mountain Inn at the Main Lodge and am well aware how many visitors do not carry chains. The patrons at this future Residence Inn are not going to be an exception, in fact, with the higher end vehicles they are likely to be driving, I have every reason to believe it will be worse.

Though I drive from Alpine Circle to Berner constantly, I agree for the greater good that it should be made into a dead end in order to reduce traffic coming through. Please let me know if there is anything else I can do to help persuade the powers that be on this issue.

Sincerely,

Eric Weber
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Sincerely,