

# Parking Management Plan under the approved Use Permit (UPA 21-005) – Sierra Nevada Resort Redevelopment

**Planning and Economic Development Commission**

**April 13, 2022**

# AGENDA

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to:
  - a. Approve the Parking Management Plan of Use Permit #UP 21-005 with conditions as recommended by staff;
  - b. Approve the Parking Management Plan with modifications; or
  - c. Deny the Parking Management Plan

# PROJECT BACKGROUND

- 186-space surface parking lot
- Results in a **34-space deficit** per the CSP parking standards.
- Use of a Parking Management Strategy was approved by PEDC on February 9<sup>th</sup> 2022
- Parking Management Plan is proposed in response to Condition #30 of PEDC Resolution 2022-06



# CONDITION #30, PEDC RESOLUTION 2022-06

*“prior to issuance of a grading permit, Applicant shall submit a final Parking Management Plan which shall be reviewed and approved by the Planning and Economic Development Commission. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall address, at minimum, parking for standard hotel and restaurant operations as well as specific accommodations for special events. Such accommodations may include, but are not limited to, parking for oversized vehicles, valet parking operations, dedicated shuttles and/or the availability of additional off-site parking. At a minimum, the project shall include 184 vehicle parking spaces, with exterior surface parking spaces having a minimum size of 10-feet x 20-feet. Any potential valet parking stalls are not required to be striped, but evidence shall be provided that there is adequate space for the stalls and drive aisle to coexist.”*

# PARKING MANAGEMENT PLAN GOALS

- To meet the requirements of Condition #30
- To prevent overflow parking from negatively impacting adjacent residential neighbors.
- To meet anticipated parking demand while taking advantage of the space along the Old Mammoth Road to create an active and walkable frontage.

# PARKING MANAGEMENT PLAN SUMMARY

- Valet implemented at 83% (149 rooms) percent hotel occupancy
  - 149 hotel spaces (1 space/room) + 39 restaurant spaces (1 space/150 sq ft) = 186 spaces
- 3 valet attendants for parking and retrieval
- Service will be complimentary for hotel and restaurant guests
- Prioritize accommodating short-term guest vehicles on-site and long-term guest vehicles off-site
- Short-term guests who would like to self park will be directed to offsite local public parking options



# PARKING MANAGEMENT PLAN ANCILLARY LOTS



**3721 Main Street Parking = 10 spaces**

**Town Park & Ride Lot = 50 spaces**

**Laurel Mtn Road Parking = 10 spaces**

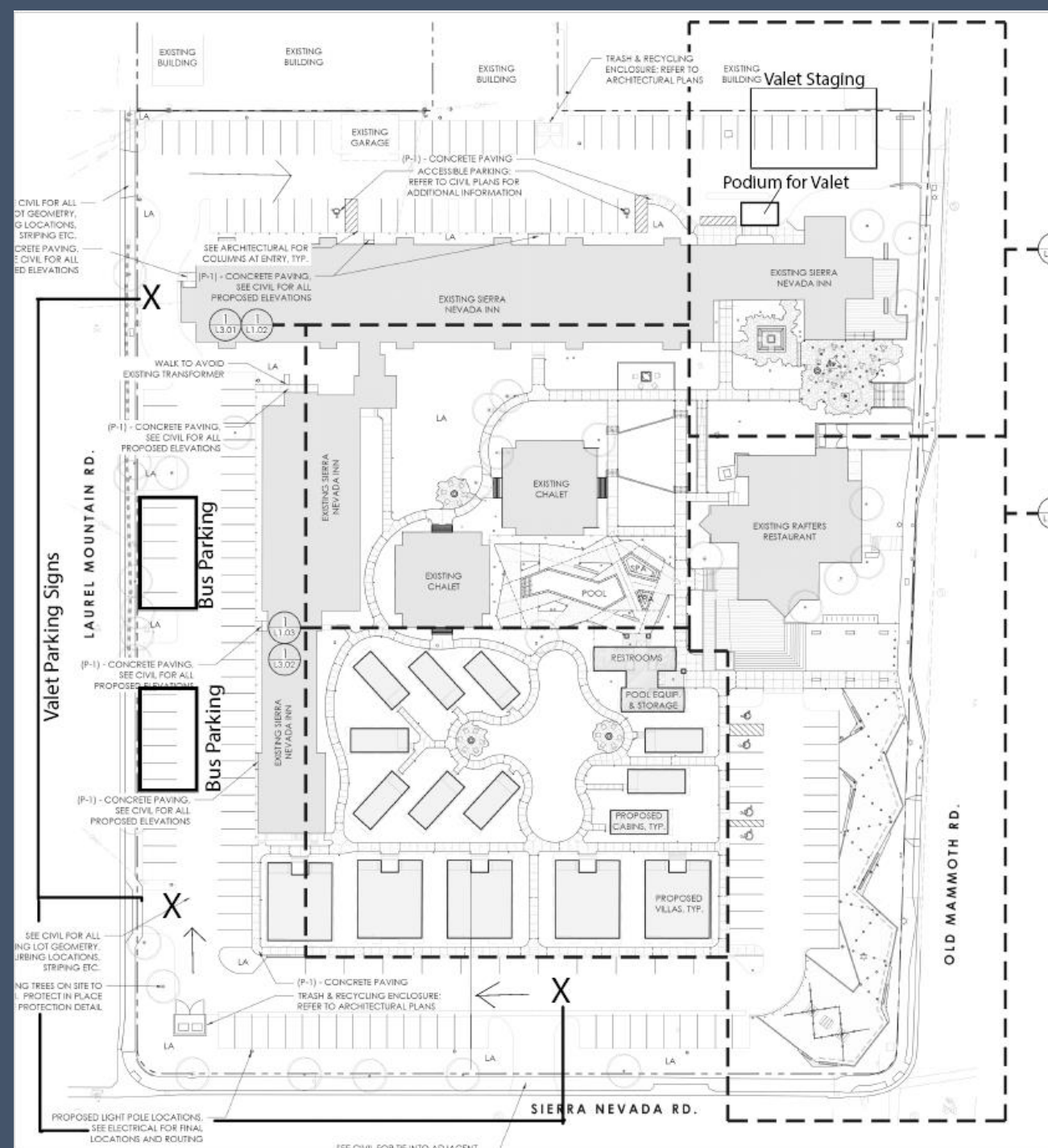
**Sierra Nevada Resort**

**Total Additional Parking = Up to 70 spaces**



# PARKING MANAGEMENT PLAN

- Valet staging
- Bus parking
- Valet traffic signage





# PREVIOUSLY STUDIED PARKING ANALYSIS

- The Parking Analysis determined:
  - Differences in time-of-day parking demand
  - 26%-79% of Rafters patrons are also hotel guests
  - Peak park demand for the site is 185 spaces

# Staff Findings and Recommendation

Staff finds that the proposed Parking Management Plan meets the applicable requirements and recommends that the Planning and Economic Development Commission approve the attached Parking Management Plan, meeting the requirements of Condition No. 30 of Resolution No. PEDC 2022-06.

# Questions/Discussion