



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 13, 2022

AGENDA TITLE: Consider approval of Final Tract Map 21-002 for the four-parcel subdivision parcel, located at 2610 Meridian Boulevard in the Obsidian II Subdivision.

Applicant / Property Owner: Mammoth Springs Resorts LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Amy Callanan, PE, Engineering Manager

OBJECTIVE:

1. PEDC action to:

- a. Option 1: find Final Tract Map 21-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 21-002:
 1. After payment of outstanding fees.
 2. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.
- b. Option 2: Find that Final Tract Map 21-002 is not in accordance with the conditionally approved Tentative Tract Map and deny the Final Tract Map.

SUMMARY:

Proposal:

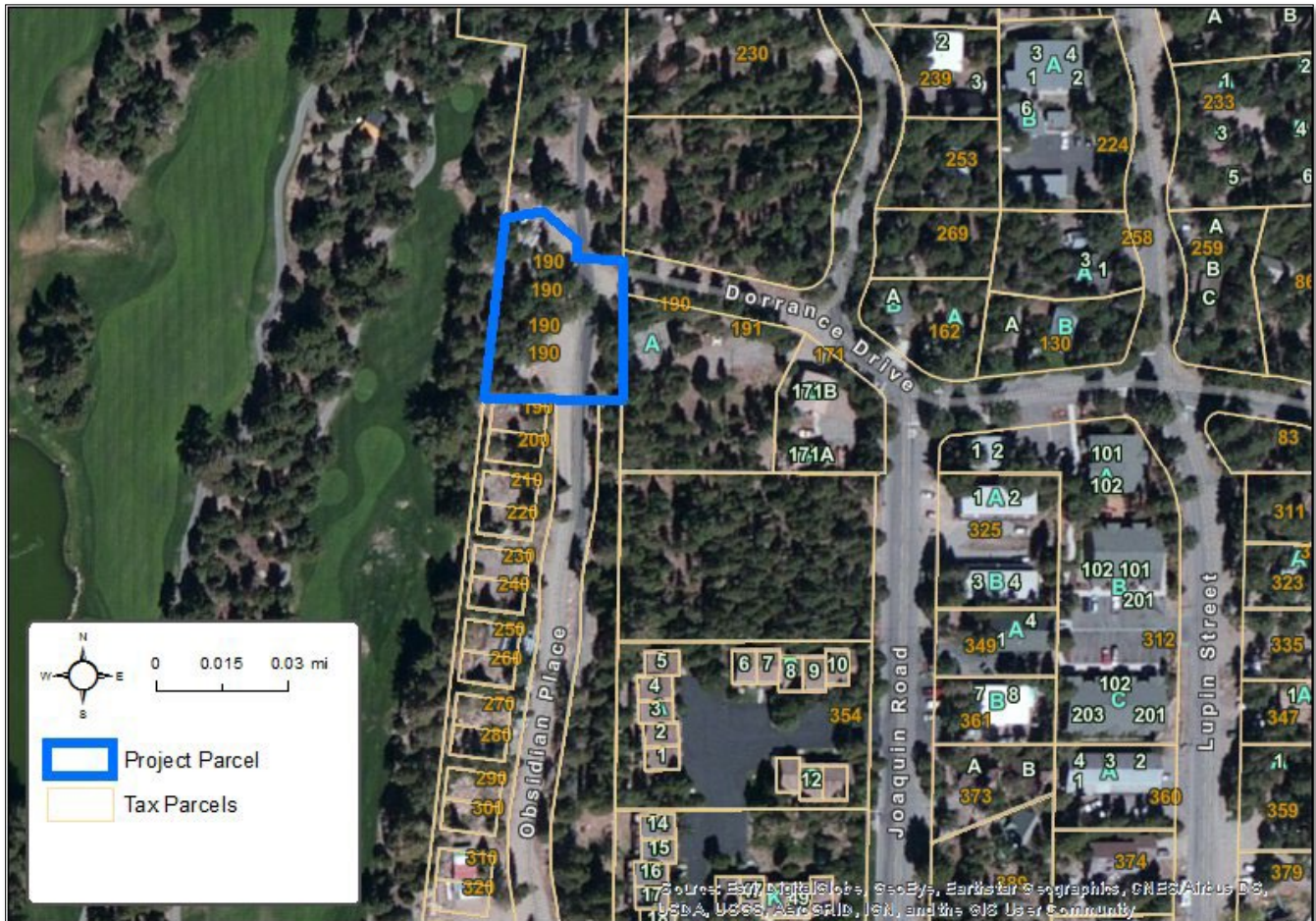
The Requested Action will allow for the recordation of the subject Final Map. A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.

Location:

2610 Meridian Boulevard

Size of Property: 0.435 acres (18,948 sq. ft.)
Zoning: Resort (R) / Lodestar at Mammoth Master Plan Development Area 2
General Plan: Resort (R)

Location Map:



KEY ISSUES:

1. Is the Final Tract Map in accordance with the conditionally approved Tentative Tract Map?
2. Have all applicable conditions of approval of the Tentative Tract Map been satisfied?

I. INTRODUCTION AND BACKGROUND

Project Description:

The Obsidian II Subdivision is a multi-family planned unit development (PUD) consisting of four lots/units within two duplex structures. The property is located within the Lodestar at Mammoth Master Plan area and is a 0.435-acre remainder parcel of the Obsidian Subdivision (Tract Map 15-002). The proposed Tentative Tract Map subdivides the parcel into four lots and eliminates the southerly property line to incorporate the remainder parcel with the “Villas at Obsidian” development. Incorporating the project with “The Villas at Obsidian” will result in a shared HOA which ensures consistent shared maintenance of common areas and facilities. The townhome units will be sold as whole ownership units as opposed to fractional ownership units.

Obsidian is a gated community, and an emergency access gate was previously approved to be located at the north end of Obsidian Place on the shared property line with the remainder parcel. With the incorporation of the proposed project into “The Villas at Obsidian” development the proposed electric emergency access gate would be relocated to the intersection of Dorrance Drive and Obsidian Place on the Obsidian property. The proposed gate will provide emergency access only and will not be used for regular site access by Obsidian property owners. MLFPD has reviewed the proposed emergency access gate located at the Dorrance Drive connection and does not have any issues with the proposal, subject to the conditions of approval #39, 110, 111, and 112 in the attached Resolution.

The two duplex structures are arranged along the west side of the property consistent with the “Villas at Obsidian” layout. Each unit features 3 bedrooms, 3.5 bathrooms, and a 2-car garage, with approximately 2,741 square feet of living space. The design of the project is identical to “The Villas at Obsidian” building design with the exception of a modified wing wall on the front façade of the northernmost duplex building. A 2.8% building height increase (36 feet instead of 35 feet) was requested and approved in order to construct the same duplex building design approved for “The Villas at Obsidian” project. A Use Permit was also requested and approved to permit transient rental uses within the Lodestar Master Plan area.

Tentative Tract Map 21-002 was approved on September 8, 2021. The Town has reviewed the Final Tract Map and has found that all of the applicable Tentative Tract Map conditions of approval have either been met or are expected to have been met prior to the PEDC meeting.

Environmental Analysis:

Pursuant to CEQA Guidelines Section 15268, the approval of final subdivision maps is statutorily exempt from the requirements of CEQA since they are considered to be a ministerial project and no further action under CEQA is required.

Staff Findings and Recommendation:

1. Find Final Tract Map 21-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map;
2. Find that all applicable conditions of approval of the Tentative Tract Map have been satisfied;
3. Authorize recordation of Final Tract Map 21-002:

- a. After payment of outstanding fees.
- b. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

Attachments:

Attachment 1: Final Tract Map 21-002

Attachment 2: Approved Tentative Tract Map 21-002

Attachment 3: PEDC Resolution 2021-08 (TTM 21-002)