

Mammoth Lakes Town Council

Agenda Action Sheet

Title: Public Hearing to consider three appeals of the May 11, 2022, Planning and Economic Development Commission Decision to Approve the Limelight Hotel Project (Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001)

Council Meeting Date: 6/15/2022

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Staff recommends the Town Council receive staff's presentation, open the public hearing to allow public comment, and continue the public hearing to the July 6, 2022, Town Council meeting.

Summary: The Limelight Hotel project consists of the construction of a six-story, 185,754 square-foot condominium hotel which features a mix of hotel and residential uses consisting of 151 hotel rooms and 15 for-sale residential condominium units. Parking for the development is located within an understructure parking garage that accommodates 179 vehicles to be managed by full-time valet parking staff. Amenities are oriented to hotel guests and residential owners, including a hotel lobby and bar, town hall dining, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity areas.

The Limelight Hotel development project was considered by the Planning and Economic Development Commission at a noticed public hearing on May 11, 2022. The project was approved by a 3-0 vote of the Commission, with one No vote and one refusal.

Three separate appeals were received within the 15-day appeal period following the project approval. The primary reasons provided for the appeals include objection to the level of environmental analysis performed pursuant to CEQA, objection to the proposed geothermal system at the site, and objection to the roof design and mechanical equipment screening.

In light of the two appeals received regarding the proposed geothermal system and associated CEQA analysis, the applicant has requested removal of the geothermal component of the project. Therefore, staff needs additional time to adequately respond to the geothermal and CEQA related appeals and to make appropriate modifications to the project description.

While this item will not be considered until the July 6, 2022, Town Council meeting, the public hearing will be opened to allow for public comment on this item. A complete review packet including an updated staff report and resolution will be prepared for consideration at the July 6th Town Council meeting.