



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consider approval of Final Tract Map 21-003 for the new 4-story, 101-room “Residence Inn boutique hotel by Marriott” development project located at 94 and 150 Berner Street.

Applicant / Property Owner: Greens Berner Street, LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Director

Amy Callanan, PE, Engineering Manager

OBJECTIVE:

1. PEDC action to:

- a. Option 1: find Final Tract Map 21-003 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 21-003:
 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 21-003 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:

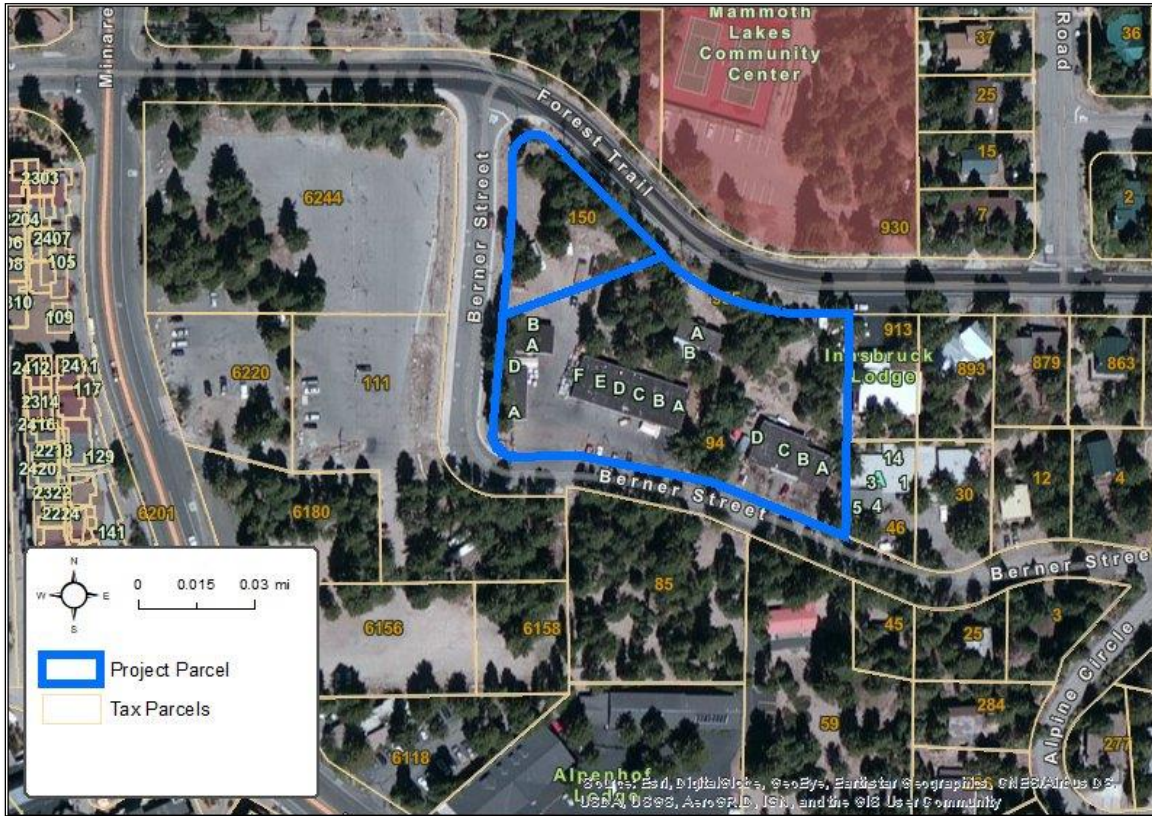
150 and 94 Berner Street (APN: 039-030-014-000 and 033-041-011-000)

Size of Property:

Combined 2.1 acres (91,877 sq. ft.)

Zoning: Specialty Lodging (SL) zone - North Village Specific Plan (NVSP)
General Plan: North Village Specific Plan (NVSP)

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 proposed Residence Inn hotel is a 101-room condominium hotel consisting of two levels of hotel guest rooms located on the third and fourth floor, and understructure parking, lobby and guest amenities located on the first and second floors of the building. The hotel guest amenities include a bar and lounge, indoor dining area, outdoor patio seating area with fire feature, a fourth-floor covered deck with seating and a fire feature, as well as a fitness center and an indoor pool and jacuzzi. Hotel guest parking is provided within a structured parking garage that accommodates 109 parking stalls including five ADA van accessible spaces. The parking configuration provides standard dimensions for vehicle spaces and drive aisles, which enables guests to self-park, and does not require a valet parking service. Four short-term check-in parking spaces are provided in front of the hotel entrance and one tour bus parking space is provided at the south/east side of the porte-cochere.

The building location and configuration is an L-shape building comprised of two wings joined at the southwest corner of the building. The main hotel entrance faces south near this corner, with a vehicle drop-off loop provided by a pull through driveway with a porte-cochere cover. The design of the structure combines a contemporary building form with mountain lodge architectural details including exposed wood beams, wood struts, a stone building base material and composite wood-like siding.

Tentative Tract Map 21-003 was approved on April 13, 2022 with Conditions of Approval included in PEDC Resolution 2022-09. Pursuant to the State Subdivision Map Act, the Final Tract Map requires approval by staff and PEDC, and must be recorded on the property Title. 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.

Proposed Building Design:



Final Tract Map Conditions of Approval of note:

#113: Prior to or concurrent with the approval of final map by Town staff, Property Owner shall execute a non exclusive easement agreement with the Town, in the form of a recorded document mutually agreed to

between the Property Owner and the Town, for the purposes of sidewalk and snow storage, for a width of 10 feet adjacent to the southerly property line along Berner Street. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: The easement agreement is executed by all parties, and will be recorded concurrently with the final map.

#114: The applicant shall construct public improvements consisting of sidewalk, curb, gutter, pedestrian ramps, storm drain and lighting improvements along Berner Street adjacent to the property, in conformance with Town Standards and acceptable to the Public Works Director. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work.

Staff Note: The improvements are included in the project plans, and the applicant shall execute an Improvement Agreement accompanied by a bond prior to issuance of a grading or building permit.

#116: The Property Owner shall submit a petition to be annexed into the Town's Transit and Transportation Fee Community Facility District (CFD 2013-03), in consideration of: the Town's Vision Statement requiring a de-emphasis of the use of the automobile; occupancy and mode of travel expectations; and to mitigate the impacts of the project on air quality as required by CEQA. The annexation process shall be completed, and all fees associated with the annexation process paid by applicant, prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.

Staff Note: The annexation was completed and became effective on March 15, 2023.

#117: The Property Owner shall submit a petition to be removed from the North Village Benefit Assessment District, BAD 2002-2. The removal process shall be completed, and all fees associated with the removal process paid by applicant, prior to final map approval by staff.

Staff Note: The removal was completed and became effective on April 19, 2023.

#118: The Property Owner shall submit a petition to form a North Village Community Facilities District (CFD), for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontage, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting. The formation process shall be completed, and all fees associated with the formation process paid by applicant, prior to final map approval by staff. The CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project. The Property Owner shall also enter into an agreement with the Town in which the Property Owner shall agree to waive their rights to vote in favor of the dissolution of the CFD. The agreement shall run with the land and shall be binding upon all future owners of the property.

Staff Note: The formation was completed and became effective on April 19, 2023.

#119: In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to issuance of certificate of occupancy, Property Owner agrees that any promotional or informational materials referencing means of travel or directions to or from the project shall promote vehicular access via Minaret Road and Forest Trail (west of Berner Street) and shall deter access via Forest Trail (east of Berner Street), Berner Street (east of the project), Rusty Lane, Alpine Circle, and Mountain Boulevard.

Staff Note: Staff will coordinate with the developer to monitor materials as the project comes online.

#120: In an effort to mitigate impacts of cut-through traffic through adjacent residential neighborhoods, prior to grading plan approval, applicant shall coordinate final driveway design and any appropriate signage (including “right turn only/no left turn” and “to Village/Main Street/Downtown”), to the satisfaction of the Public Works Department, to more clearly and/or physically direct traffic west/north on Berner Street towards Forest Trail and Minaret Road rather than east on Berner Street towards Alpine Circle, Rusty Lane, and Mountain Boulevard.

Staff Note: The project plans include signage at driveway exits and across the street to direct traffic away from lower Berner St and towards Forest Trail and the Village.

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 21-003 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 21-003:
 - 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 21-003

Attachment 2: Approved Tentative Tract Map 21-003

Attachment 3: Tentative Tract Map 21-003 Staff Report

Attachment 4: PEDC Resolution 2022-09 and Conditions of Approval