



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 13, 2022

AGENDA TITLE: Consideration of Tentative Tract Map (TTM) 21-003, Use Permit (UPA) 21-004, and Major Design Review (DR) 21-004, for approval of the “Residence Inn boutique hotel by Marriott” development project located at 94 and 150 Berner Street, in the “Specialty Lodging” zone of the North Village Specific Plan Area. A CEQA conformance analysis was prepared pursuant to CEQA guidelines to determine the project’s consistency with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Applicant/ Property Owner: Greens Berner Street, LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Kim Cooke, Senior Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Tentative Tract Map, Use Permit, Design Review, and CEQA findings, and approving Tentative Tract Map Application #TTM 21-003, Use Permit #UPA 21-004, and Design Review #DR 21-004 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution with specific findings for denial

SUMMARY:

Proposal:	The proposed project would consist of a new 4-story, 101-room “Residence Inn by Marriott” branded hotel, which includes two levels of understructure parking and amenities oriented to guests of the hotel.
Project Name:	Residence Inn boutique hotel by Marriott
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)

Environmental Review: CEQA conformance analysis report

KEY ISSUES:

1. Does the proposed project meet the Use Permit criteria and required findings pursuant to Municipal Code (MC) Chapters 17.68?
2. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Sections 17.88.050 and 17.88.060, respectively?
3. Is the proposed project consistent with the State Subdivision Map Act?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

On September 30, 2021, an entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town for a proposed "Residence Inn boutique hotel by Marriott." The project consists of a four-story, 101 guestroom, condominium hotel with two levels of understructure parking for 109 vehicles, and amenities oriented to guests of the hotel. The guest amenities include a bar/lounge and dining area, outdoor patio with seating, an indoor pool, jacuzzi, fitness center, and a fourth-floor covered balcony with seating. Staff issued completeness review comments on October 29, 2021, and following discussions with the applicant, the plans were revised and re-submitted on December 17, 2021.

The subject property shown in **Figure 1** below, is located at the southeast corner of Berner Street and Forest Trail and is developed with four commercial/light industrial buildings, and one unoccupied residential structure. All existing structures and surface parking would be demolished to accommodate the proposed hotel development.

Figure 1 – Project Location Map



A Planning Services Review (PSR) 21-001, was conducted for the proposed project in June 2021, to perform an initial review of the plans for conformance with applicable zoning and design standards, and to determine if the project would substantially conform to existing entitlements for the property, which do not expire until November 18, 2023. The existing entitlements for the site were approved in 2009, for the development of a resort condominium project referred to as the “Vista Point” project. The Vista Point project was approved for 28 resort condominium units with a total of 101 bedrooms. Staff determined that the current development proposal would not be in substantial conformance with the existing entitlements because a new Tentative Tract Map would be required since the number of subdivided units would increase from 28 condominium units with 101 bedrooms, to 101 condominium hotel room/units, and because the design differs significantly from the original site and building design. The PSR review comments informed the applicant team that a new application package including a new subdivision map (TTM), Use Permit, and Major Design Review would be required for the current proposal.

Since the existing Vesting Tentative Tract Map (VTTM) 09-001 and Use Permit (UPA) 09-001, for the Vista Point project, will not expire until November 2023, the existing entitlements will be rescinded concurrently with the approval of the new Tentative Tract Map, Use Permit, and Design Review. Staff has prepared an agreement (**Attachment E**) for a voluntary rescission of Vesting Tentative Tract Map (VTTM) 09-001 and Use Permit (UPA) 09-001. This document will be recorded for the property prior to recording a new PEDC Resolution of approval for the requested Tentative Tract Map TTM 21-003, Use Permit (UPA) 21-004, and Design Review (DR) 21-004.

Major Design Review applications for projects that are deemed significant by the Community and Economic Development Department require review by the Advisory Design Panel (ADP) prior to consideration by the Planning and Economic Development Commission (PEDC). The role of the ADP is to provide impartial professional feedback to Town staff and the applicant on site planning and building design based on the applicable development standards and design guidelines. ADP recommendations are typically used to make changes that improve a project’s conformance with the applicable guiding documents, which include the North Village Specific Plan, and The Village Design Guidelines.

An ADP meeting was held on January 7, 2022, to consider the project design. The ADP provided consensus comments and recommended modifications to better meet the intent of The Village Design Guidelines. The applicant team revised to design of the hotel to respond to the ADP recommendations as described in **Table 1** below:

Table 1: ADP Recommendations and Applicant Response

ADP Consensus Comment	Applicant Response
<ul style="list-style-type: none"> Mitigate the building height at the south/east corner of the structure to provide a more effective transition to the adjacent residential apartment building to the east. 	<p>The south/east corner of the site, which is the lowest elevation of the site, has been built up to the first floor level to cover the previously visible foundation wall, and reduces the visible height of the structure and enables the proposed landscaping in this area to become an effective screen more quickly.</p>
<ul style="list-style-type: none"> The corner shed roof elements appear to be an afterthought and should be tied-in more cohesively with the overall building design. Enhance and enlarge the cornice detail at the roof edges. Increase the size of the corner shed roof elements and bring the connection point for 	<p>The proposed wood struts connecting the roof element to the building wall have been extended farther down on the façade wall. Additional wood beam detail has been added to enhance the design and provide more structural detail.</p> <p>The Porte-cochere has been redesigned to incorporate an up-sloping butterfly roofline with</p>

<p>the wood struts farther down on the façade wall.</p> <ul style="list-style-type: none"> • Add a trellis structure or roof element over the outdoor patio area. • The porte-cochere design should be revised so that the roof does not directly abut lobby windows. 	<p>large wood beam details to reflect the up-sloping roof elements on the hotel roofline.</p> <p>A shed roof element with wood beam detail has been incorporated to shelter the outdoor patio seating area and similar shed roof elements were added to certain balconies.</p> <p>The roof cornice detail was enlarged to create more visible detailing of the roofline.</p>
<ul style="list-style-type: none"> • Add decorative metal screening the full length of the parking structure openings along the Berner Street frontages and at the south/east end of the structure that abuts another use. 	<p>Metal screening material has been added to the open areas of the parking garage to filter vehicle headlights and interior lighting, as well as reduce the visibility of parked vehicles.</p>
<ul style="list-style-type: none"> • Enhance windows on all sides of the building through incorporation of a darker window frame, and addition of a sill or deeper recessed windows. 	<p>The light bronze window frames were replaced with dark bronze window frames.</p> <p>Extended or recessed balconies have been added to all guestrooms, including rooms along the rear side of the hotel. All balconies provide a deep recessed sliding door and additional detail is added to certain balconies with the addition of wood beams and shed roof details.</p> <p>Layering of siding materials has been added at the interior area of recessed balconies and provides additional detail by framing the sliding glass door.</p>
<ul style="list-style-type: none"> • Incorporate natural stone for the building base material instead of cultured stone. 	<p>The applicant did not replace the cultured stone material with natural stone. Requiring the use of natural stone as opposed to cultured stone is a recommended condition of approval due to the strong opposition to the use of cultured stone by the ADP. This has been required of other projects within the North Village.</p>
<ul style="list-style-type: none"> • Incorporate a warmer color palette and eliminate the light grey stucco siding color. 	<p>The applicant has revised the proposed color palette by eliminating the “Ice Grey” color and has replaced the stucco material with a corrugated metal siding in a darker “Zinc Grey” matte color.</p>

There was consensus among the ADP that an additional meeting would not be necessary if the applicant incorporated design changes that would adequately address the design deficiencies identified at the meeting. The applicant revised the project design in response to the ADP comments and staff received revised architectural plans on March 1, 2022. The changes to the plans successfully addressed the ADP’s recommendations therefore a second ADP meeting was not required (See **Attachment D** for the 1/7/22 ADP

Meeting Minutes). The current architectural plans have subsequently been revised to address staff's comments regarding setbacks for the revised design of the porte-cochere and covered patio area.

RENDERING OF HOTEL REVIEWED BY ADP ON 1-7-22



RENDERING OF REVISED HOTEL DESIGN - RESPONSE TO ADP COMMENTS AND RECOMMENDATIONS



Project Proposal:

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 similar to the previously entitled project in that the hotel footprint fits within the previously developed areas of the property, with 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.

Each hotel guestroom features a kitchenette with a built-in refrigerator, cooking range, sink and microwave as well as a dining area, work desk, clothes closet, vanity area, and bathroom with a shower. The units also feature a sofa seating area with a flat screen television, and different room types offer a variation of beds, including king or double queen beds, and rooms with accessory bunk beds to accommodate families.

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. Three corners of the hotel feature an embellished "tower", designed with an upward sloping shed roof supported by substantial wood struts. Additional shed roof elements featuring wood beams and exposed rafters are provided to shelter hotel room balconies, as well as at the outdoor patio and porte-cochere design.



RENDERING OF HOTEL - SOUTHWEST CORNER

The overall size of the hotel structure is 139,308 sq.ft., which includes 88,838 sq.ft of hotel area and 50,470 sq.ft. of structured parking area. The overall building height is 55 feet from finished grade to the tallest roof ridgeline however, pursuant to the North Village Specific Plan (NVSP Section 5. *Building Heights*), the building height is considered to be 35 feet because the height of the parking garage (up to a maximum of 20 feet) is excluded from the overall building height when all or a portion of the building sits above a parking garage. Parking garages are restricted to a maximum height of 20 feet above natural grade at any point so, to eliminate a visible foundation wall and avoid a parking structure height that exceeds 20 feet at the south/east corner of the building, this portion of the site is being built-up to the first-floor garage level. Condition of Approval #33 is included to ensure all retaining walls that are visible from off site will be architecturally treated or constructed using natural boulders.

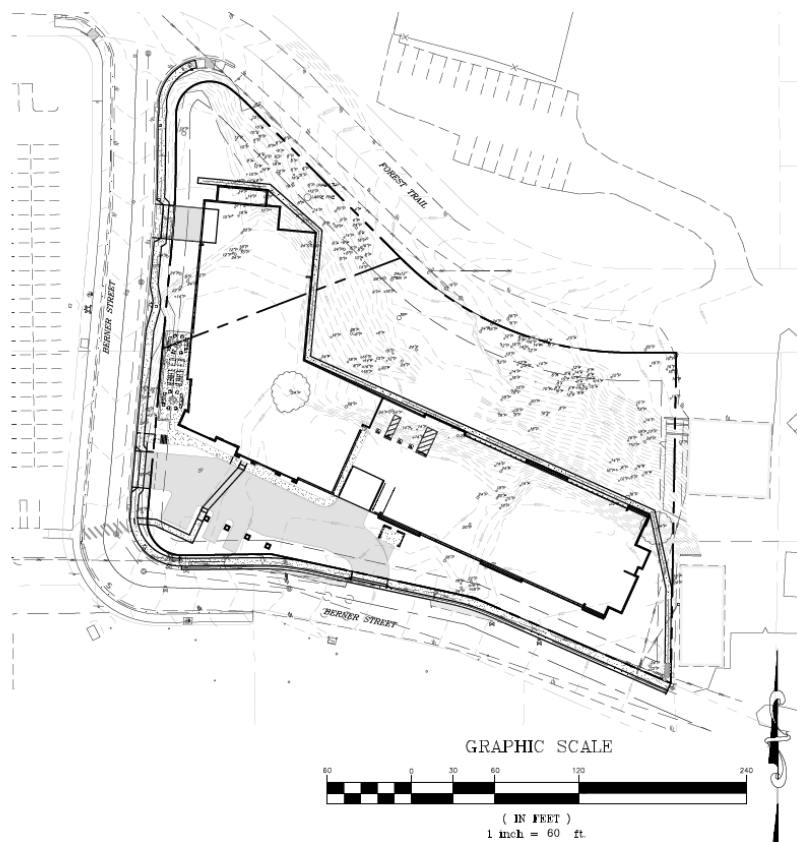
The project, as proposed, is consistent with all applicable development standards of the NVSP and no amendments to the NVSP are requested (see Table 4, below, for an analysis of the project’s conformance with the applicable NVSP development standards).

Existing Site and Surrounding Land Uses

The project site, shown in **Figure 2** below, consists of two parcels and a total of 2.1- acres located at the southeast corner of Forest Trail and Berner Street. The property is within the “Specialty Lodging” zone of the North Village Specific Plan, and the site is currently developed with four commercial/industrial style buildings as well as one unoccupied single-family residence. The developed portion of the site is relatively level along the south and west portions of the site, but the northern portion of the site features a significant slope, with an approximate grade change of 40-feet from the north property line to the south property line. The northern portion of the property features a stand of approximately 100 Jeffrey Pine trees, which the site plan indicates will be preserved.

The site is physically separated from The Village core however, a pedestrian linkage exists via a pedestrian easement that runs along the abandoned portion of Berner Street. This easement provides a direct connection to the signaled pedestrian crosswalk on Minaret Road.

Figure 2 – Project Site Map





PROJECT SITE FROM THE INTERSECTION OF BERNER STREET AND FOREST TRAIL



PROJECT SITE – SOUTH/WEST CORNER LOOKING EAST



EXISTING PEDESTRIAN LINKAGE (PEDESTRIAN EASEMENT) TO THE VILLAGE THROUGH THE BERNER STREET PARKING LOT



PROJECT SITE EXISTING DEVELOPMENT LOOKING NORTH FROM BERNER STREET



CURRENT INDUSTRIAL USE ON THE PROJECT SITE AND ADJACENT PROPERTY TO THE EAST- KITZBUHEL APARTMENTS



ADJACENT PROPERTY TO THE EAST- KITZBUHEL APARTMENTS

The property is bounded by Forest Trail on the north side, Berner Street to the south and west, and two Specialty Lodging zoned parcels along the east property line. The two adjacent SL-zoned parcels are developed with the Innsbruck Lodge and the Kitzbuhel Apartments. The area north of the site, across Forest Trail, is the Town-owned Community Center property developed with tennis courts and surface parking. The Berner Street surface parking lot is located on three separate parcels to the west of the site across Berner Street. Properties located south of the site across Berner Street include three Resort General RG-zoned parcels including one vacant parcel and two developed with single-family homes. **Table 2** further describes the surrounding land uses and zoning.

Table 2: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (PQP Zone)	Town of Mammoth Lakes Community Center, tennis courts and surface parking	Public/Quasi Public Zone
South	NVSP (RG Zone)	0.83-acre vacant parcel and a 1.3-acre parcel developed with a single-family residence	Owners of both parcels are associated with the ownership for Alpenhof Lodge
East	NVSP (SL Zone)	Lodging and Apartment Uses (Innsbruck Lodge and Kitzbuhel Apartments)	Both properties are perimeter sites within the NVSP
West	NVSP (PR Zone)	Surface Parking Lot with Pedestrian Easement	Future Resort Condominium Hotel development is anticipated for this site

*NVSP = North Village Specific Plan, PQP = Public/Quasi Public, RG = Resort General, SL = Specialty Lodging, PR = Plaza Resort

Site Zoning

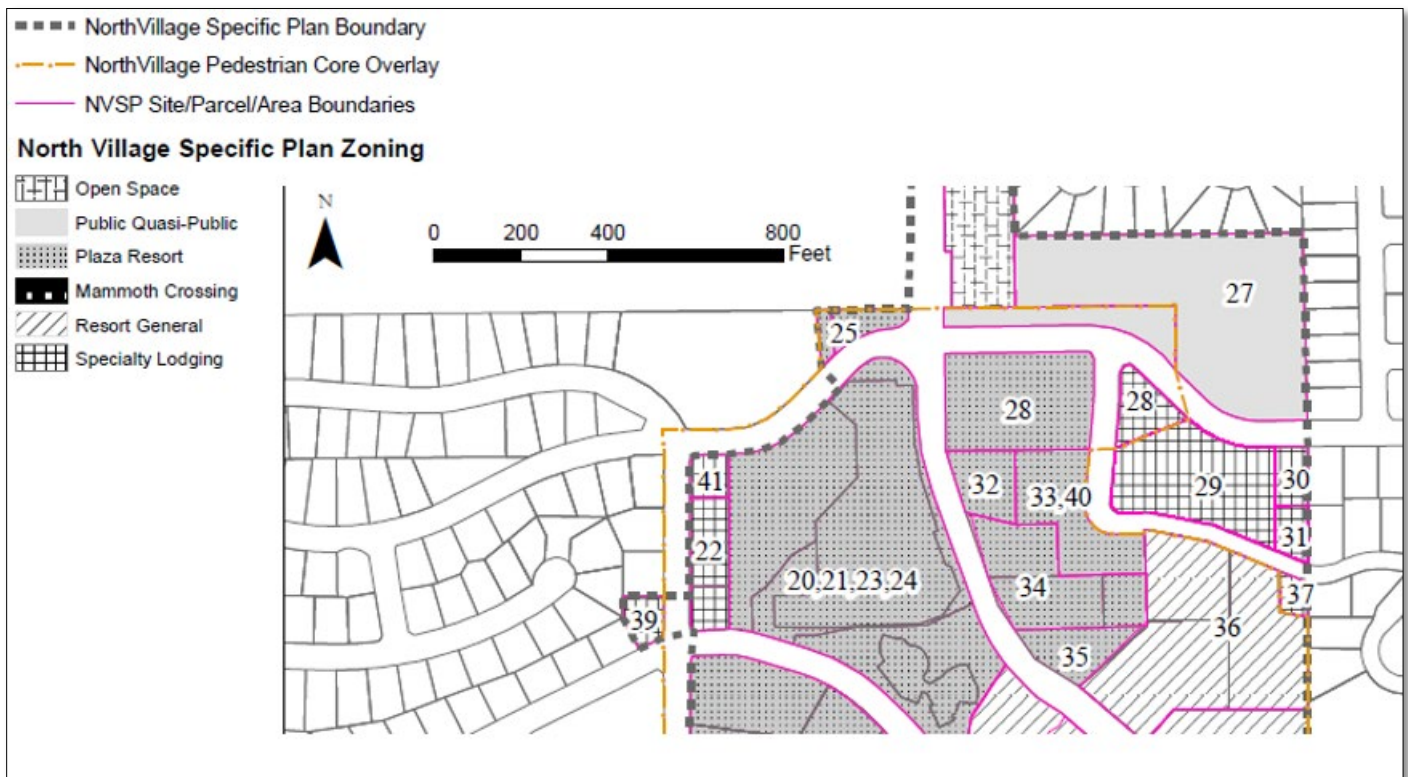
The project site is zoned Specialty Lodging (SL) within the North Village Specific Plan (NVSP). The NVSP document describes its relationship to the Town’s regulatory documents as follows, *“The primary purpose of the North Village Specific Plan is to provide new land use guidelines and development standards for the North Village area which will enable the development of a cohesive, pedestrian-oriented resort activity node, with supporting facilities, to create a year-round focus for visitor activity in the Town of Mammoth Lakes (pg.3 NVSP).”*

The Specialty Lodging zone is also, *“designated for parcels located on the periphery of the North Village Specific Plan area which are physically separated by topography and integrated access from the Pedestrian Core Overlay area. Often these parcels are adjacent to existing residential developments zoned RMF-2 or RSF. Although some flexibility through the use permit process if provided, this designation promotes land uses such as lodges, bed and breakfast establishments, resort condominiums, European-style inns, employee housing, various residential uses, and public facilities (Pg.15 NVSP).”*

Specialty Lodging (SL) district land use objectives (Pg. 18 NVSP):

- To provide a transition between North Village’s resort orientation and surrounding residential development
- To provide for special lodging opportunities which may not be available within the commercial orientation of the PR and RG districts in North Village

- To encourage development of employee housing and supporting residential facilities
- To lower development intensities for parcels located away from the Plaza Resort district and avoid future strip commercial development patterns



The proposed project is classified as condominium hotel use, which is permitted in the Specialty Lodging zone subject to Design Review, Use Permit and Subdivision map approval (pg. 47 NVSP).

The NVSP regulates project density by zoning district, and measures density in rooms, where a “room” equates to one hotel room or one bedroom, loft, or sleeping area in residential uses. The permitted density within the SL zone is 48 rooms per acre. The subject property is 2.1 acres in size, which allows a maximum density of 101 rooms. The project is consistent with the permitted density for the site because 101 condominium hotel rooms are proposed and all hotel amenities are oriented to guests of the hotel, which exempts those areas from being included in the project density calculation.

General Plan

The General Plan Land Use Designation “North Village Specific Plan” applies to all properties included within the NVSP. The General Plan describes this land use designation as a “*designation intended to create a visitor-oriented entertainment retail and lodging district anchored by a pedestrian plaza and a gondola connection to Mammoth Mountain Ski Area. Uses include hotels and similar visitor accommodations along with supporting restaurants, retail, and services. Development projects will provide a wide range of amenities and services that enhance the visitor experience. Maximum overall density is 3,404 rooms and 135,000 square feet of commercial. The specific allocation of density, location of uses, and development standards are contained in the Specific Plan.*”

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 3**:

Table 3: General Plan Conformance

<p style="text-align: center;">Vision Statement</p>	<p style="text-align: center;">Explanation of Project Conformance with Vision Statement</p>
<p style="text-align: center;"><i>“Sustainability and continuity of our unique relationship with the natural environment.”</i></p>	<p>The project is located on a site that is partially developed with existing uses and is surrounded by other urban uses including an apartment building, a boutique lodge, a surface parking lot, and community facilities. The footprint of the proposed hotel utilizes the previously developed areas of the site and preserves most of the undisturbed area of the property, which is forested and features steep topography. The proposed building height is consistent with what is permitted by the NVSP and is consistent with the average height of trees in the vicinity. Therefore, the project does not dominate the natural setting and due to the topography of the site being at a lower elevation than areas north of the site, the project does not impact public views of the Sherwin’s.</p>
<p style="text-align: center;"><i>“Being a great place to live and work”</i></p>	<p>The project would provide new full-time jobs within the community and would re-develop the site consistent with the NVSP Specific Plan.</p>
<p style="text-align: center;"><i>“Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors”</i></p>	<p>The project would provide a new condominium-hotel project with 101 units available for nightly rental, which provides (1) a place to stay for visitors, central to the numerous recreational opportunities in and around Mammoth Lakes; and (2) the project provides an outdoor seating area that creates a gathering space and increased pedestrian activity.</p>
<p style="text-align: center;"><i>“Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area.”</i></p>	<p>The project is within the Urban Growth Boundary and the proposed density is consistent with the density allowed by the General Plan and the North Village Specific Plan. The existing nonconforming uses on the site include industrial/light industrial land uses, which will be replaced with a more desirable land use to be in close proximity to existing residential units. The proposed development is consistent with the NVSP development standards and will activate the streetscape, improve pedestrian safety, and enhance the appearance of the site.</p>
<p style="text-align: center;"><i>“Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees””</i></p>	<p>The project was reviewed by the Town’s Advisory Design Panel (ADP) with the goal of providing design recommendations that would result in improved consistency with The Village design guidelines. The</p>

	<p>applicant team made a number of changes to the design of the project to address specific comments from the ADP and to incorporate materials and colors that are appropriate to the Eastern Sierra. Additionally, the building height for the project is consistent the average height of trees on the site and in the vicinity, which maintains the tree canopy as the dominant feature visible from off site.</p>
<p><i>“Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis.”</i></p>	<p>The project proposes to enhance pedestrian connectivity by adding sidewalk along the south and west frontage of the property. the location of the project is within convenient proximity to the village, so the addition of a striped pedestrian crosswalk is likely to be added to highlight the connection to the pedestrian easement that leads to the signaled crosswalk on Minaret Road. Additionally, an existing public transit stop is located on Minaret Road within comfortable walking distance to the hotel.</p>
<p>Goal, Policy, or Action</p>	<p>Explanation of Project Conformance with Goal, Policy, or Action</p>
<p><i>E.1. Be a premier destination community in order to achieve a sustainable year-round economy.</i></p>	<p>The addition of a new recognized hotel brand close to North Village will help to achieve this goal by providing a new, modern hotel lodging option for visitors within walking distance of The Village core and other local attractions.</p>
<p><i>E.1.D Encourage restaurants, retail, entertainment, lodging, and services.</i></p>	<p>The project is a new condominium hotel use with amenities oriented to guests of the hotel, which include an indoor pool and jacuzzi, bar/lounge and dining area, outdoor patio with fire features, and a fitness center.</p>
<p><i>E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.</i></p>	<p>The proposed condominium hotel use provides a well-recognized flag hotel brand within The Village setting which will contribute to a greater variety of lodging options and capacity as a destination resort.</p>
<p><i>C.2. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.</i></p>	<p>The proposed project includes several improvements to the existing streetscape that will improve pedestrian safety and create attractive public spaces.</p>
<p><i>C.2.A Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.</i></p>	<p>The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south and west sides of the property. A pedestrian oriented, sheltered outdoor patio area is provided adjacent to the sidewalk, and while the space</p>

	is oriented to guests of the hotel it provides a visible area with seating and fire features, which invites social interaction as a gathering space or small event space.
<i>C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes’ character and mountain setting.</i>	The project incorporates building materials that create an aesthetic that combines the look of natural materials with a modern building form. The natural wood and stone textures are consistent with the Town’s character and mountain setting.
<i>C.2.F: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.</i>	The project is an infill project that improves the visual appearance of the site while enhancing pedestrian access and safety.
<i>C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.</i>	The project results in redevelopment of the subject site, which is currently developed with a multi-tenant, “strip commercial” building as well as industrial style storage units and uses. The proposed project will improve the appearance of the site and will replace the existing non-conforming uses with a lodging use that is more compatible with the adjacent residential apartment building and the nearby single-family residential neighborhood.

North Village Specific Plan Consistency

The project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Specialty Lodging (SL) zone and parcels 28 and 29. Development within the SL zone is subject to the Specialty Lodging zone Development Standards found in the Development and Design Standards section of the NVSP (pg.32-57 NVSP). The project’s conformance with the applicable design standards is described in greater detail in the Analysis of Key Issues. A summary and analysis of the project’s conformance with applicable development standards is discussed in **Table 3**.

Table 3: Zoning Consistency

General Information			
General Plan: North Village Specific Plan (NVSP)		Specific Plan: North Village Specific Plan (NVSP) – Specialty Lodging (SL) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay (Parcel 28)	
Existing Land Use: Service uses, Restaurant, Light Industrial, Storage (multi-tenant site)		Permit(s) Required for Use: Tentative Tract Map (TTM), Use Permit (UPA), and Major Design Review (DR)	
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
Minimum Parcel Size (sf)	15,000 sf	91,877 sf	Yes

Building Area (sf/acre)	75,000 sf/acre maximum Max = 157,500 sq.ft.	66,367 sf/acre Total = 139,307 sq.ft.	Yes
Site Coverage	60% (55,126 sf allowed)	51% (46,665 sf proposed)	Yes
Snow Storage	Sufficient area or hauling required	All long-term parking is enclosed and a snowmelt system is proposed for the driveway, 4 check-in vehicle spaces, and both garage entryways	Yes
Density			
Rooms/Acre	48 rooms/acre	48 rooms/acre	Yes
Total Rooms	101 maximum	101	Yes
Commercial Density ¹	450 sf = 1 room	Exempted because all hotel amenities are oriented to hotel guests	Yes
Building Height ²			
Permitted Height	40 feet	35 feet	Yes
Projected Height	50 feet	Not Utilized	N/A
Parking Garage	Maximum height of 20 feet	20 feet	Yes
Building Levels	1-4	4	Yes
Setbacks (east side)			
Side Yard – east side	10 feet	16 feet	Yes
Forest Trail Setbacks (north side) ³			
Building Height 0-24 feet	Minimum of 10 feet required from EOP	N/A	Yes
Building Height: 25-34 feet	Minimum of 20 feet from EOP	33 feet 5 inches from property line and approx. 43 feet from EOP	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	30' 5" from property line and approx. 40' feet from	Yes

¹ Commercial or restaurant space within a hotel serving only the guests of that hotel are excluded from density calculations.

² When all or a portion of the building sits above a parking garage, building height shall be measured from the garage roof elevation at the perimeter of the building. Parking garages shall be no more than 20 feet above natural grade at any point (pg. 39 NVSP).

³ Measured from the roadway i.e., edge of pavement (EOP)

		EOP	
Berner Street Setbacks (west side)			
Building Height: 0-24 feet	Minimum of 10 feet from EOP	10 feet from property line and approx. 20 feet from EOP for covered patio	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	N/A	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	16 feet from property line and approx. 26 feet from EOP	Yes
Berner Street Setbacks (south side)			
Building Height: 0-24 feet	Minimum of 10 feet from EOP	10 feet from property line and approx. 15 feet from EOP for porte-cochere	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	N/A	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	22 feet 10 inches from property line and approx. 28 feet from EOP	Yes
Parking			
Studio and 1-Bedroom Units (1.05 space/unit)	106	109 ⁴	Yes
Check-In spaces	3	4	Yes
Restaurant/Bar/Meeting Rooms/Accessory Recreation Amenity	Not required for hotel restaurants and amenities oriented to the guests of the hotel	N/A	Yes
TOTAL	109	113	Yes
Hotel guest access to a minimum of (10% of required parking)	11	106 ⁵	Yes
Delivery Parking	Required	Can be accommodated in pull through driveway on the east side of the porte-	Yes

⁴ The 109 parking spaces does not include the four guest check-in spaces, as they are not intended for long-term parking.

⁵ This number excludes the 5 ADA parking spaces provided because these spaces are not available to every guest.

		cochere	
Bus Parking	Required for transient uses per M.C. § 3.12.030.D – Where a facility books rooms with persons that utilize tour buses	1 tour bus parking/loading space with electrical hook-up	Yes
Bicycle Parking	20 spaces (0.2 bicycle parking spaces per hotel unit)	20 bicycle parking spaces are provided within the parking garage near the main vehicle entrance to level 1	Yes
Other			
Housing Mitigation: Consistent with the Town’s current Housing Ordinance (M.C. §17.136). The applicant has indicated that the applicable in-lieu housing fee applicable to each unit will be paid at Building Permit issuance.			Yes

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68.050 to permit a subdivision of the project site for a new condominium hotel use.

The North Village Specific Plan requires use permit approval and subdivision map approval for condominium uses. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code. Staff’s complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

The proposed site layout and project design ensures that the proposed condominium hotel use, and the proposed project density is consistent with the anticipated density for the site, which will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity since applicable mitigation measures adopted with the Mitigation Monitoring and Reporting Program of the NVSP SPEIR have been incorporated into the Conditions of Approval for this project. The proposed development is designed to utilize the previously developed areas of the site and is compatible with the surrounding topography. The proposed development will preserve many of the native Jeffrey Pine trees that existing on the northern portion of the site. This existing stand of trees will maintain the forested feel of the site while softening the appearance of the rear of the hotel building from Forest Trail. All utilities are available, or can be extended, to adequately serve the proposed development.

KEY ISSUE #2: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

MC Section 17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the

architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

The exterior colors and materials were originally submitted in a digital format for review by the Advisory Design Panel. Digital renderings along with the proposed colors and materials we provided with pictures, rather than physical samples due in part, because public meetings were being held virtually. Once the physical color and material board was received by Town staff on March 29th (shown below), staff determined that three of the proposed materials/colors did not reflect the same color or material that was reviewed digitally. These colors and materials should be modified to meet the intent of the North Village Design Guidelines and ADP recommendations. Staff suggests that the following conditions of approval be included to ensure the project design is consistent with the NVSP Design Standards and ADP recommendations:

- The “Award Blue” color proposed for the metal cladding material was changed from the color that was reviewed by ADP labeled Dunn Edwards “Black River Falls.” The revised “Award Blue” color is a brilliant blue as opposed to a muted dark blue and shall be changed to match the darker shade of blue that was reviewed and well received by the ADP and staff. The final dark blue siding color shall be reviewed and approved by the Community and Economic Development Director prior to issuance of a building permit.
- The proposed cultured stone material shall be replaced with a natural stone material as recommended by the Advisory Design Panel. ADP strongly advises against using cultured stone and stated that the material is not suited to our local climate. The replacement stone material shall be reviewed and approved by the Community and Economic Development Director prior to issuance of a building permit.
- The proposed parking garage screening material shall be coated with a matte grey finish and shall feature the pattern illustrated on the project rendering for review and approval by the Community and Economic Development Director.
- The Revised renderings do not depict tapered ends for exposed wood beams and rafters. This tapered end detail shall be incorporated into the final plans for all visible ends of wood beams and rafters prior to Building Permit approval.

PHYSICAL COLOR AND MATERIALS BOARD



With incorporation of the recommended conditions of approval noted above, staff finds that the applicant has been successful in improving the design and functionality of the building and has met the overall intent of the Design Review criteria. Below is staff's analysis of the project's consistency with the Design Review criteria:

Design Review Criteria:

To obtain design review approval, projects must satisfy these criteria to the extent they apply:

- A. The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.**

The building is situated within the previously developed areas of the site, with the hotel frontage oriented south/west towards Berner Street and desirable views looking towards the Sherwin range and Mammoth Mountain. The building orientation maximizes afternoon sun exposure to active pedestrian areas including the hotel entrance and the outdoor patio seating area. The design of the structure provides a modern aesthetic with a flat roof and parapet walls to screen roof top equipment. The hotel roof line features three embellished "towers" at the primary corners of the building. These roof structures are designed with an upward-sloping shed roof supported by substantial wood beams. The shed roof elements, include natural wood beams and rafters which add interesting structural details and warmth to the proposed color palette.

The site and building design have been reviewed for consistency with the North Village Design Guidelines and staff presented an analysis of the project to the Advisory Design Panel (ADP) for consideration. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the North Village Design Guidelines. The applicant revised the project design in response to the ADP comments and successfully improved the design and functionality of the building, as well as consistency with the North Village Design Guidelines.

Overall, the proposed building and site improvements combine in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and improves compatibility with neighboring land uses.

- B. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.**

The proposed streetscape design includes a variety of site improvements including new pedestrian sidewalk added to the north side of Berner Street along the property frontage and the addition of semi-circular concrete pedestrian bench located at the southeast corner of the site adjacent to the sidewalk and porte-cochere. The project includes a pedestrian oriented outdoor patio seating area with fire features to create a gathering space that is visible from the street. And finally, the project will add a pedestrian crosswalk from the hotel property to the pedestrian easement that leads to The Village, as this will improve pedestrian safety as well as make the walking route to The Village easy to find.

- C. Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent**

conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

All long-term parking for the condominium hotel use is located in an understructure parking garage. The appearance of the parking garage is screened with landscaping as well as metal architectural screens to filter light from inside the garage and minimize the appearance of the garage and vehicles. By utilizing tucked-under parking the building footprint will fit within previously developed areas of the site and the forested northern portion of the site will be preserved.

The new landscaping proposed along Berner Street will soften the appearance of the hotel structure and provide a buffer to surrounding land uses while mitigating stormwater runoff and the urban heat island effect. The new pedestrian sidewalk will help to prevent conflicts between vehicles and pedestrians; and the modifications to the access drives will provide improved site access and predictable vehicle maneuvers. The addition of a crosswalk across Berner Street will help prevent conflicts between vehicles and pedestrians.

- D. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.**

While the current plan set does not provide detailed lighting specifications, Condition of Approval #17 included in the attached Resolution requires all exterior lighting to comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, to be verified prior to issuance of a certificate of occupancy. All lighting for the project will therefore be consistent with existing Municipal Code lighting requirements.

- E. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.**

The proposed landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines. Many existing native pine trees will be preserved on the north side of the property which will screen the rear of the hotel structure from Forest Trail and several existing pines will be preserved around the perimeter of the property.

The Proposed landscaped materials include primarily native species that are appropriate to the local climate and achieve a natural aesthetic. The design achieves an effective landscape screen through layering of shrubs and ground covers with native tree species including aspen, drought tolerant choke cherry, and limber pine. Landscape materials are placed in combination with clusters of native boulders that provide structure and natural variation to the landscape. The landscape plan enhances the architectural features of the building, especially the natural wood color of the wood composite siding. A Landscape documentation package is required a Condition of Approval #30 to ensure the new landscape will comply with the Water Efficiency Landscape Ordinance (WELO).

In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Code, the General Plan and any applicable

specific plan or master plan, The Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site.

Consistency with The North Village Design Guidelines

Pursuant to the North Village Specific Plan Section , Design Guidelines adopted by the Town Council provide recommendations to be used in the design review process. They are intended to promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities in both public and private projects. The Design Review process is intended to implement the recommendations of the Town Design Guidelines, and the design review criteria are intended to encompass the primary design objectives included therein. In this case, staff finds that the Design Review criteria sufficiently address those elements of the Town Design Guidelines that are applicable to this project, and that staff's analysis of the design review criteria above also effectively describes the project's consistency with the Town Design Guidelines.

KEY ISSUE #3: Is the proposed project consistent State Subdivision Map Act?

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a common interest condominium development and units can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the units, a final map, CC&Rs, and a condominium plan will require approval by staff and must be recorded on the property Title. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act. Tentative Tract Map 21-003 is included in **Attachment C**.

KEY ISSUE #4: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

As part of the approval of the 1999 NVSP Amendment, the Town Council reviewed and certified the Subsequent Program Environmental Impact Report for the 1999 North Village Specific Plan Amendment (1999 SPEIR) (State Clearing House SCH#99-092082). The 1999 SPEIR analyzed the potential impacts of developing the entire NVSP area with the maximum density/intensity permitted under the NVSP development standards, as amended by the 1999 NVSP Amendment. That amendment involved modifications to circulation and parking, height limitations, development opportunities, and setbacks, and included a majority of the development standards and uses that are currently applicable. The 1999 SPEIR found that all impacts, with the exception of Air Quality, would be less than significant through compliance with existing standards and regulations and through the incorporation of the mitigation measures (modified as necessary) imposed under the 1991 EIR and 1994 EIR Addendum. The 1999 SPEIR concluded that impacts to Air Quality would be significant and unavoidable and that the project would contribute on some level to the ongoing violation of the state and federal PM₁₀ standards.⁶

The Residence Inn boutique hotel project was found to be in conformance with the existing 1999 SPEIR because the proposed project is consistent with all applicable development standards of the NVSP and is within the scope and intensity of the development that was intended for the site and analyzed in the 1999 SPEIR. The potential environmental impacts of the proposed project were found to have been adequately covered in the 1999 SPEIR and no new or increased environmental impacts are expected to occur as a result of the project, and

⁶ The Town was re-designated by the United State Environmental Protection Agency (EPA) as "in attainment" for the federal air quality standard for particulate matter less than 10 microns (PM₁₀) in November 2016.

therefore, no new environmental compliance document is required, pursuant to CEQA Guidelines §15168[c][2]. The CEQA Guidelines §15168[c][2] state that a new environmental compliance document is not required when a project will not result in any new environmental effects that were not previously analyzed in a certified Program EIR and none of the criteria outlined in CEQA Guidelines §15162 for when a new subsequent environmental compliance document is required have occurred. The applicable mitigation measures from the 1999 SPEIR have been included as conditions of approval within the project resolution (**Attachment A**). Under CEQA, application of mitigation measures adopted in a prior Program EIR can be applied to subsequent projects without necessitating recirculation of a new environmental document. Pursuant to CEQA Guidelines §15168, a report outlining the evaluation of the site and activity and the subsequent determination that the environmental effects were previously covered in a Program EIR was prepared to demonstrate that no new impacts could occur, or no new mitigation measures would be required as a result of the project (**Attachment B**).

Agency/Public Comments

The application was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD) as part of the Planning Services Review process, and comments received were forwarded to the applicant team. The application was re-routed to the same agencies for the entitlement application and no additional comments were received.

In addition, notice of the public hearing including a project description was sent to property owners within 300 feet of the subject property. A total of 21 property owners were notified.

On March 18, 2022, staff received a request from community member, Kristy Williams, to meet with interested residents of the single-family residential neighborhood located east of the project site. Public Works and Planning staff, Amy Callanan and Kim Cooke, met with Kristy Williams, Nicole Godoy and Lara Walker at the site on March 22nd. The site visit discussion was focused on concerns regarding existing traffic and circulation issues affecting the residential neighborhood, and concern that the issues could be exacerbated by the Residence Inn hotel project. Comments received during the site visit are summarized below:

1. Navigation systems often direct drivers to take the shortest route to Main Street via Alpine Circle, which leads drivers through the residential neighborhood and sometimes drivers are surprised by the seasonal road closure/snow berm at the end of the southern half of Alpine Circle. The property owners stated that this is frustrating for people unfamiliar with the road and it results in people using private driveways to turn around and drivers frequently get their cars stuck in the steep roadway.
2. The residents requested the existing “Not a through street” sign located near the Berner Street intersection with Alpine Circle, to be relocated to the opposite side of the street so that it would be readily visible to drivers before they make that right turn. The request is intended to make the sign more visible and prevent people from committing to the right turn. The residents also requested the flashing lights on the sign be removed because the lights are visible from bedroom windows at night.
3. The intersection of Alpine Drive and Berner Street has low visibility in the winter due to the height of snow berms which can make it hard to see the stop sign. The residents stated that the intersection is already difficult to navigate in winter because the road is steep, so additional traffic that is unfamiliar with the roadway would most likely result in a greater number of vehicle conflicts.
4. The residents requested the Town consider implementing traffic mitigation measures such as making Berner Street a one-way street with traffic permitted to move west, not east, or consider creating a cul-de-sac terminating Berner Street at the intersection with Alpine Circle.
5. A general comment from the group was that the traffic has increased since the new entrance to the Berner Street surface parking lot was created.

6. Kristy Williams commented that the traffic and circulation mitigation measures included in the NVSP do not address the street system east of the project site including the Berner Street / Alpine Circle intersection.

During the site visit Amy Callanan, Engineering Manager, responded to some of the concerns that were raised, and confirmed that the Public Works Department could relocate the “not a through street” sign for better visibility and that the flashing lights could be removed. Ms. Callanan also stated that conditions of approval for the project will be included, such as requiring “right turn only” signs to be located at the vehicle exits from the property, to deter cut through traffic on residential streets east of the site (Condition of Approval #119 and 120).

Staff received a comment letter on April 1, 2022, representing consolidated comments from 12 households within the single-family residential neighborhood east of the project. The comment letter requests the Town implement additional traffic mitigation measures as mentioned in the North Village Specific Plan (Pg. 69 and 72) to address increased traffic on residential streets east of the project site. (**Attachment F**).

In addition, and independently of this project, the Public Works Department will evaluate the need and appropriateness of maintaining the seasonal snow-berm closure on Alpine Circle, in an effort to alleviate existing traffic concerns.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map #TTM 21-003, Use Permit #UPA 21-002, and Major Design Review #DR 19-003 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: CEQA Conformance Review Report

Attachment C: Project Plans dated March 25, 2022

Attachment D: 1-7-22 ADP Meeting Minutes and Staff Report

Attachment E: Agreement for Voluntary Recission of (VTTM) 09-001 and (UPA) 09-001

Attachment F: Public Comments