Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 10, 2024

AGENDA TITLE: Consideration of Tentative Tract Map 24-002, Use Permit 24-001, and Major Design Review 24-001 for approval of the "Rockspring" resort condominium development project located in the "Resort General" zone of the North Village Specific Plan (NVSP) at the northeast corner of Main Street and Minaret Road. A CEQA conformance analysis was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines, which finds the project to be in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR).

Applicant/ Property Owner: Mark Rafeh / 6060 Minaret LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, 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 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 24-002, Use Permit 24-001, and Design Review 24-001 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 "Rockspring" project consists of a five-story, resort condominium development comprised of 118 resort condominium units with a total of 198 bedrooms. The project features one level of understructure parking for 127 vehicles and an exterior parking area for fourteen vehicles. The site amenities are oriented to condominium owners and guests including approximately 2,200 sq. ft. of restaurant/reception area, accessory retail, fitness center, sauna, flex space, ski valet and lockers, and outdoor pools, spas and courtyard.

Project Name:	"Rockspring" - Resort Condominium Development
Location:	6040, 6042, and 6060 Minaret Road (APNs: 033-043-002-000, 033-043-001-000, and 033-043-003-000)
Size of Property:	Combined 2.6 acres (Approx. 113,080 square feet)
Zoning:	Resort General (RG) zone - North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	The project conforms to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR)

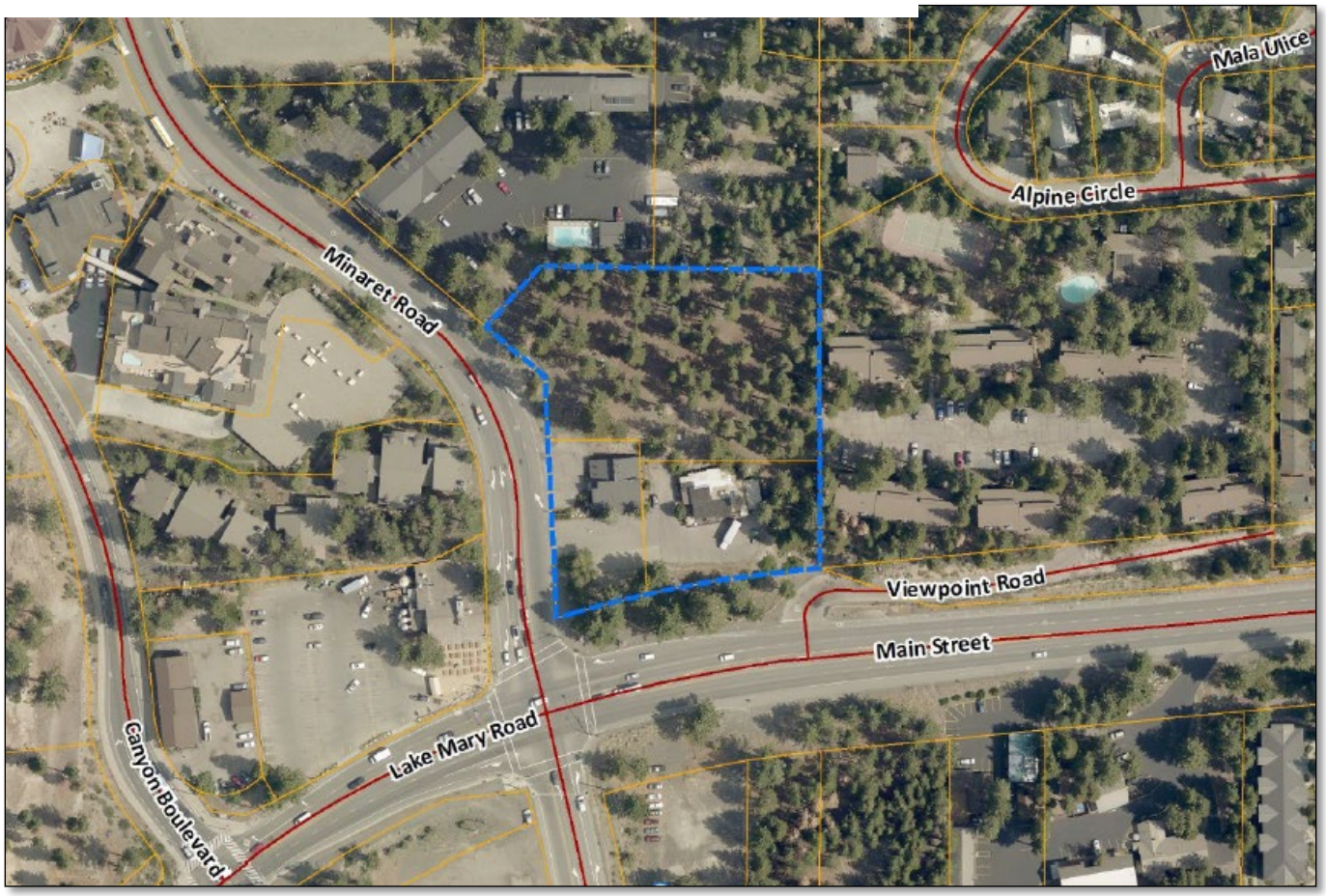
KEY ISSUES:

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

The project site shown in **Figure 1** below, is located at the northeast corner of Main Street and Minaret Road. The project site is comprised of three parcels that have a combined area of 2.6 acres. The northernmost parcel is vacant and forested, and the two southern parcels are developed with a real estate office and the closed Nevados restaurant and parking area. The site is referred to as the "Depmpsey/Nevados" site in the NVSP.

FIGURE 1- PROJECT LOCATION MAP



An entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town on January 22, 2024, for the "Rockspring" resort condominium development. The project consists of a five-story, 159,430-square foot resort condominium use located in the Resort General (RG) district of the NVSP area.

The condominium buildings are located above an understructure parking garage that accommodates 127 vehicles. The Hotel's amenities are oriented to hotel guests and residential owners, including approximately 2,200 sq. ft. of restaurant space, convenience retail, ski lockers, fitness center, swimming pool, spa, cold plunge, sauna, and flex space.

Background

In May 2019, the PEDC approved the "Yotelpad Mammoth" project to allow the construction of a new condominium hotel featuring 177 units and 198 bedrooms. The Yotelpad project design featured a five-story primary structure with 156 condo/hotel units and 21 townhome units within two separate, three-story structures. The Yotelpad project entitlement expired in November, 2022. Reference images are included below:



Recent Project Background

In April 2023, the applicant team submitted a pre-application review request for a new resort condominium development in the NVSP on the Dempsey/Nevados site. Pre-Application review by the Development Review Committee (DRC) is a free service that provides a preliminary review of projects and provides more detailed means of exploring questions about how development regulations apply to a specific property. The Town encourages pre-application review for all commercial and multi-family developments to provide information about code requirements. Renderings provided with the pre-application plan set are included for reference below:



While the preliminary project design did adhere to the general NVSP development standards, staff provided the applicant team with comments focused on the proposed architectural theme, by outlining the design guidelines that were not satisfied by the preliminary design. The applicant team provided the following revised design in response to the pre-application review comments from staff:



Staff provided additional review comments on the pre-application submittal including suggesting the applicant submit a Concept Review (CR) application to obtain a formal review including review by the Advisory Design Panel (ADP). The applicant provided the following revised design along with a Concept Review application (CR) 23-001 on September 12, 2023.



A fourth design revision was provided in response to staff's comments on the Concept Review plan set and in preparation for an Advisory Design Panel review of the project. The revised design successfully incorporated architectural details and design features that would satisfy applicable North Village Design Guidelines, so an Advisory Design Panel (ADP) meeting was scheduled and held on October 26, 2023. Renderings from the Concept Review (CR) 23-001 application plan set are included for reference below:



The Advisory Design Panel provided consensus comments and recommended modifications to improve consistency with the North Village Design Guidelines. The ADP are recommendations are summarized in **Table 1** below:

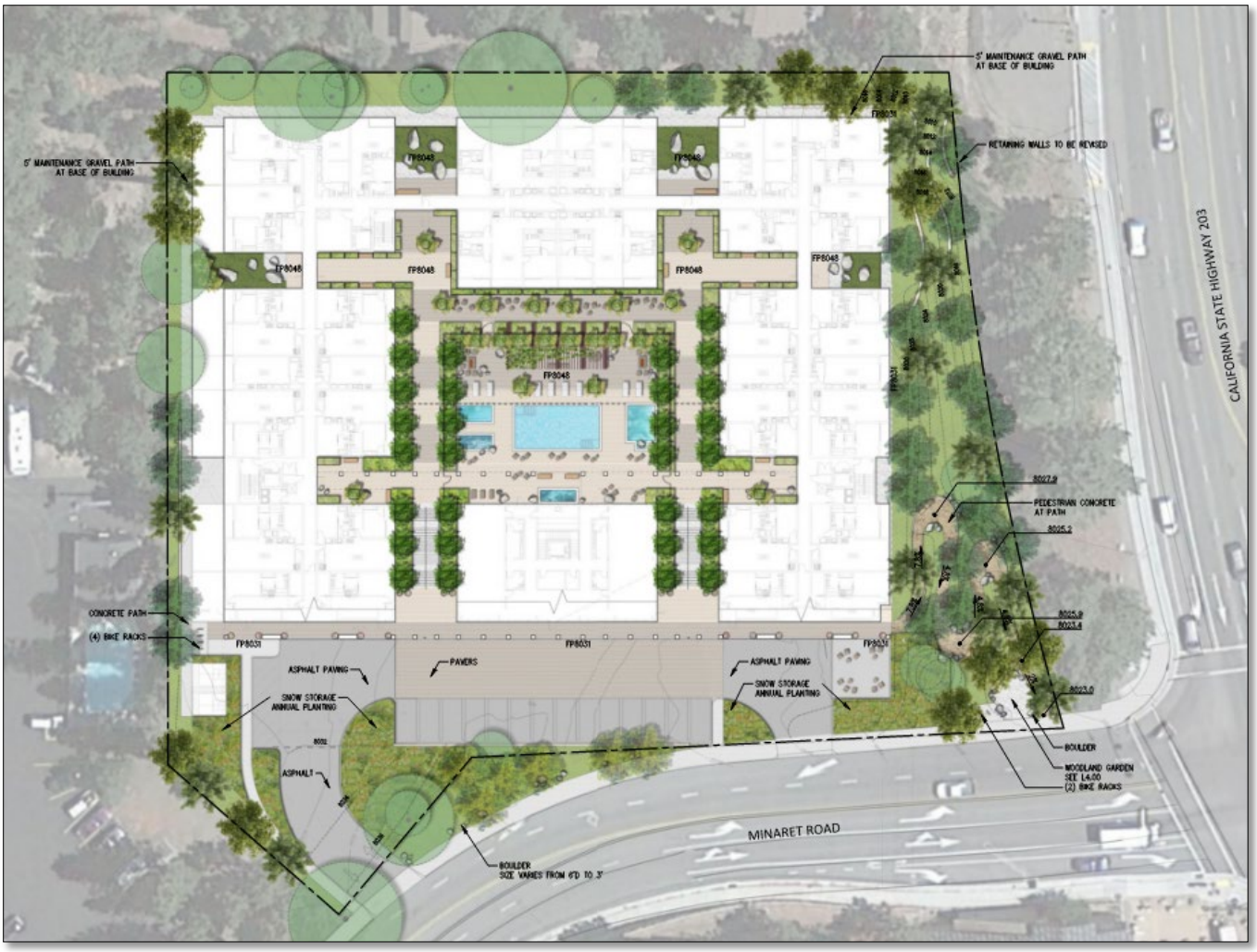
Table 1: ADP Recommendations

ADP Consensus Comments – 10/26/23
Site Design: • Give pedestrians the ability to stroll through the courtyard and through the trees. A meandering pathway to the pedestrian plaza and the arcade feature is recommended to allow pedestrians to take a detour through the property. The Minaret Road sidewalk is busy and is not a comfortable/desirable walking path for pedestrians. • Create a pedestrian park space at the southwest corner of the site to attract visitors and include bike racks. • Amenities developed at the southwest corner of the property should animate that corner and add visual interest while providing a buffer between the street and the project. • The southwest corner should be designed to welcome guests to the Village. • The site design should take advantage of the existing vegetation around the site and preserve as many trees as possible, especially near the southwest corner of the site.
Parking/vehicle circulation: • The exterior parking spaces at the southern portion of the parking aisle should be screened more effectively with landscape. • Bicycle racks are needed within the project site for short-term bike parking.
Building Design: • The Building Massing would be improved by stepping down the structure height at the edges of the project. • Realistic renderings from all sides of the project should be provided.
Roof Form: • The tower roof elements slope back into the primary roof line which will collect snow that is held on the roof structure, which can cause damage. These elements should be a dormer style or other design so that it does not slope back into the roof. • Provide mitigation measures for shedding roof such as heated eave overhang with a steel gutter. This will save a lot in maintenance and labor.
Materials: • The cast in place concrete walls may be appropriate if the material samples are reviewed by ADP. The applicant team must provide samples of the form liner finish and integral color finish. The applicant team will need to provide a large sample and examples from other projects that have used this form liner. • The horizontal windows on the tower elements should be enlarged to maximize views. • ADP recommends using the dark earthy red option, not the brighter red color on the material board.
Other Design Considerations: • The snow storage plan needs to address temporary snow storage areas and snow hauling. • The landscape plan should be revised to preserve as many existing trees as possible.

Project Proposal:

The applicant submitted an entitlement application including a Tentative Tract Map, Use Permit, and Major Design Review, for the proposed "Rockspring" resort condominium development on January 22, 2024. The project site encompasses three parcels in the NVSP with a combined area of approximately 2.6 acres. The parcels will be merged as part of the final tract map and the air space for individual units will be subdivided into condominiums through a condominium plan. The NVSP requires Use Permit approval for all proposed subdivisions, and a Major Design review is required to ensure that the structure and site design will adhere to the applicable development standards and North Village Design Guidelines.

PROJECT SITE PLAN



The development is laid-out within seven primary condominium buildings constructed on top of a first-floor parking structure. The seven buildings frame a central courtyard where guest amenities include a swimming pool, two spas, two cold plunges, lounge seating and formal landscape. The buildings are connected via pedestrian corridors, with recessed walls and a lower profile roof line, which diminishes the exterior appearance of the corridors. A separate two-story building is located at the Minaret Road frontage and provides a central location for guest reception and site amenities such as restaurant dining and accessory retail. The second floor features a fitness center, sauna, and flex space.

Access for the project is designed as a U-shaped driveway with both approaches located off Minaret Road. The driveway width accommodates two-way traffic, emergency vehicles, delivery trucks and trash collection, and leads to two entrance/exit points for the understructure parking garage. The ceiling height of the parking garage is 14-feet tall, which can accommodate oversized vehicles and trash trucks.

The parking arrangement for the project requires guests to self-park, so there is no valet parking operation currently proposed or required for the project. A 14-space surface parking lot is proposed for the remaining required parking which includes six spaces for the resort condominium units, three check-in spaces, and five extra spaces provided for restaurant patrons or guests. The project will encourage pedestrian access by providing a new sidewalk along Minaret Road, as well as a meandering walkway connecting the public sidewalk to internal walkways on the project site.

The design of the primary structure features a "contemporary" architectural style with details and material finishes selected to complement the mountain resort setting of the development. The project design emphasizes views through the incorporation of extended balconies and large picture windows.

The tallest roof ridgeline height of the structure is 53-feet tall, as measured from the garage roof elevation. This building height excludes the height of the parking garage because the applicable building height standard in the North Village Specific Plan (NVSP Section 5. *Building Heights*) excludes the height of the parking podium (up to a maximum of 20-feet) when all or a portion of the building sits above a parking garage. The overall height of the structure is 70-feet tall including the 17-foot height of the parking garage.





The Advisory Design Panel (ADP) reviewed the project for a second time on February 1, 2024. Revisions to the project plans were made to both the site and building design to address comments received from the ADP at the October 26, 2023, meeting. Additional design revisions were made to reflect the applicant's preferences and are summarized in **Table 2** below:

Table 2: Plan Revisions

Design Revisions made in response to ADP Consensus Comments
Site Design: • A meandering pedestrian walkway with bench seating has been added. (ADP comment response). • A pocket park / garden seating area with bike racks has been added to the southwest corner of the property and is connected to the meandering pedestrian path. (ADP comment response). • Landscape areas were adjusted to preserve additional existing trees. (ADP comment response). • Additional landscape is provided to screen the south end of the exterior parking aisle. (ADP comment response). • A concrete pedestrian stairway was added at the southeast corner of the property to provide access from the public sidewalk.
Building Design: • The architectural style was changed from alpine chalet to a contemporary architectural style. • The primary roof form is changed to a pyramid hip roof form. The north and south sides of the project located on the Minaret Road frontage still feature a gable roof design on the west facing façade. • Roof forms on the tower features were revised to a flat roof to prevent excess accumulation of snow on the primary roof structure. (ADP comment response).

- Windows on the tower features have been enlarged and are vertically oriented. (ADP comment response).
- The color palette changed to remove the earthy red accent color.
- The form liner pattern for the concrete walls changed to a contemporary linear pattern.

The Advisory Design Panel provided the following additional consensus comments and recommended that the project move forward for consideration by the Planning and Economic Development Commission.

Table 3: ADP Comments

ADP Consensus Comments – 2/1/24
Site Design: • ADP appreciated the addition of the concrete stairway providing additional pedestrian access. (This element was removed from the final design). • ADP recommends extending a pedestrian walkway around the south side of the building.
Building Design: • The fractured stone design for the concrete form liner provided on the physical material board is preferred over the linear design depicted on the revised building materials sheet. • The flat roof on the tower features should incorporate a larger coping on the roof edge. • The gable roof design at the Minaret Road frontage should be maintained and should incorporate layered fascia for improved detailing.

Existing Site and Surrounding Land Uses

The 2.6-acre site is located in the Resort General (RG) zone of the NVSP within the Pedestrian Core area. The RG zone is intended for visitor-oriented resort services, such as hotels, resort condominiums, and retail/restaurant uses and the Pedestrian Core area is envisioned to be a mixed-use village with commercial uses on the ground floor and accommodation uses on the upper floors. The project site serves as the gateway to the NVSP district and the NVSP specifies that development at this site shall feature distinctive architecture in order to create a sense of arrival. Additionally, the central location of the site within the Pedestrian Core area makes this an integral site for providing pedestrian connectivity between the north and south areas of the North Village. The project, as proposed, is consistent with the intended development pattern for the RG zone and the Pedestrian Core Overlay.

The surrounding land uses include lodging, residential, restaurants, and lounge/bar type uses. **Table 4** further describes the surrounding land uses and zoning.

Table 4: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	NVSP (RG Zone)	Lodging and Restaurant Uses (Alpenhof Lodge, Petras, Clocktower)	None
South	NVSP (Mammoth Crossing Zone)	Vacant Land	Uses are located across Main Street

East	Mixed Lodging/Residential (MLR)	Residential Condominiums (Viewpoint Condominiums)	North Village Specific Plan Boundary setback applies
West	NVSP (RG and Mammoth Crossing districts)	Residential, Lodging, and Restaurant Uses (8050; Fireside Condominiums; Mammoth Brewing Company; The EATery)	Uses are located across Minaret Road

*NVSP = North Village Specific Plan, RG = Resort General, MLR = Mixed Lodging/Residential

Site Zoning

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 "Rockspring" project is classified as a resort condominium land use because the application includes a Tentative Tract Map to subdivide the property for whole ownership condominium purposes. This land use category is permitted in Resort General (RG) 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 one "room" is equivalent to one hotel room or one bedroom, loft, or sleeping area in residential uses. The allowed density for the Dempsey/Nevados site is a maximum of 198.25 rooms (pg.35 NVSP). The project is consistent with the permitted density for the site because a total of 198 bedrooms are proposed within the 118 resort condominium units. Additionally, since the proposed on-site amenities are oriented to guests of the project, these areas are exempt from the project density (pg.35 NVSP).

Housing Mitigation

The project site is identified in the NVSP as the Dempsey/Nevados site (Parcel 38), which is subject to an Implementation Agreement ("Agreement") that was completed in 2007. The agreement provided a density bonus, certain concessions from development standards and assignment of unused affordable housing mitigation credits which are only applicable to this site. The Agreement transferred 36.625 units (equal to 73.25 bedrooms) of unused residential density from the Snowcreek Athletic Club site to the subject site and provided a 5% increase in lot coverage, a 16-foot increase in the maximum permitted building height, a maximum 20% reduction of setbacks, and assigned 40.41 Full Time Equivalent Employee (FTEE) housing mitigation credits to the site. The unused residential density was the result of a density bonus provided to the owners of the Snowcreek athletic club in exchange for 4.41 acres of unimproved property that was ultimately developed with affordable housing (Aspen Village Apartments). These development standards were incorporated into the NVSP by DZA 08-001, adopted in January 2008.

The current developer proposes to satisfy the housing mitigation requirements for the proposed project through the use of the 40.41 Full-Time Equivalent Employee (FTEE) credits that were assigned to the subject site by the 2007 Implementation Agreement and Assignment of Credits (see **Attachment D**). Pursuant to the Town's Housing Ordinance, these credits can be used to satisfy the affordable housing requirements for this project. The value of the credits were established by Town Council Resolution No. 2019-57. The number of credits used for the

proposed project will be dependent on the Town Council fee value policy in effect at the time of building permit submittal. The value of the 40.41 FTEE credits based on the current Affordable Housing Credit Valuation Policy (see **Attachment D**) is $588,814.00 and the housing mitigation fee that would be required under the current fee schedule would be $625,990.00. The applicant will be required to pay the housing mitigation fee to cover the balance of fees due to the Town. Condition of Approval #26 addresses the applicable housing mitigation options.

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 5:**

Table 5: General Plan Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
"Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors"	The project would provide a new resort condominium project with 118 units that will likely be rented nightly. The development will contribute to creating the critical mass and mix of uses needed to ensure the Village's success as well as adding commercial lodging capacity which is central to The North Village.
"Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area."	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.
"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""	The project was reviewed by the Town's Advisory Design Panel (ADP) at two separate meetings with the goal of providing design recommendations that would result in improved consistency with The Village Design Guidelines. The applicant team made a number of changes to the design of the project to address specific comments from the ADP to incorporate pedestrian oriented site improvements. The proposed landscape design incorporates 107 new tree plantings including 22 Jeffrey Pine trees and 25 Fir tree species to replace trees that will be removed from the development footprint. The proposed building height is similar to the

	height of existing trees shown to be preserved on the site.
"Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to the use of personal vehicles with a strong pedestrian emphasis."	The project would improve pedestrian connectivity within the North Village by connecting to the sidewalk at the northeast corner of Minaret Road and Main Street extending the sidewalk north the west property line. Additional walkways are provided through the project site with connections to the public sidewalk. Additionally, the added density in the NVSP pedestrian core will support transit ridership from the nearby transit stops as well as the shuttle and gondola.
Goal, Policy, or Action	**Explanation of Project Conformance with Goal, Policy, or Action**
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	The addition of a new resort condominium lodging option located within the North Village will help to achieve this goal by providing modern accommodations for visitors within walking distance of The Village core and transit to other local attractions.
E.1.D *Encourage restaurants, retail, entertainment, lodging, and services.*	The project is a new resort condominium use with amenities oriented to guests of the project including a reception lobby, restaurant dining, accessory retail, ski valet and lockers, fitness center, sauna, and flex space.
E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The proposed resort condominium development in the North Village setting will contribute to a greater variety of lodging options available and increase capacity as a destination resort.
C.2.A *Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*	The project improves pedestrian connectivity to The Village through the addition of a new sidewalk along the west side of the property as well as the addition of a meandering pathway connecting to pedestrian walkways within the project site.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates durable and fire-resistive exterior building materials that provide the appearance of natural wood and stone siding. The architecture is contemporary with material colors and finishes that are compatible with a mountain setting.
C.3.D: Development shall provide pedestrian oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	The proposed project includes a pedestrian oriented garden with connections to the public sidewalk and a meandering walkway. The central courtyard feature provides ample outdoor seating and gathering spaces.

L.1.C: Give preference to infill development.	The project site is located within the NVSP on a site that has been partially developed with two commercial buildings and asphalt parking areas.
L.3.B: Develop vital retail centers and streets.	Additional visitor density located in the NVSP will result in more pedestrian activity and support retail uses in the NVSP and surrounding areas.
L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.	The project would provide increased capacity for visitor accommodations and associated services and amenities.
L.5.B: Locate visitor lodging in appropriate areas.	Resort Condominium uses are included as a commercial lodging use within the NVSP. Visitor lodging on the project site is consistent with the General Plan and NVSP.
M.3.B: Reduce automobile trips by promoting and facilitating walking, bicycling, local and regional transit, innovative parking management, gondolas and trams, employer-based trip reduction programs, alternate work schedules, telecommuting, ride-share programs, cross-country skiing and snowshoeing.	Additional density in the NVSP pedestrian core would support transit ridership from the nearby transit stops as well as the use of the shuttle, gondola, and bicycle network.
M.3.C: Reduce automobile trips by promoting land use and transportation strategies such as: implementation of compact pedestrian-oriented development; clustered and infill development; mixed uses and neighborhood serving commercial and mixed-use centers.	The project site is partly an infill site within a concentrated pedestrian core and mixed-use area. Additional density allowed in the pedestrian core area of the NVSP would further the goal of encouraging clustered pedestrian-oriented development.
M.6.A: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.	The project provides all the required parking for the project within an understructure parking garage and a small exterior parking aisle for 14 vehicles.

North Village Specific Plan Consistency

The project is consistent with all NVSP development standards applicable to the RG zone, so no deviations from the standards are requested. The project's conformance with the applicable development standards is described in greater detail in the Analysis of Key Issues and is demonstrated in **Table 3** below.

Table 3: Zoning Consistency

General Information	
General Plan: North Village Specific Plan (NVSP)	Specific Plan: North Village Specific Plan (NVSP) – Resort General (RG) District
Zoning: North Village Specific Plan (NVSP)	Overlay Zone: NVSP Pedestrian Core Overlay

Existing Land Use: Vacant Land (north parcel), vacant real estate sales office and *closed* Nevados restaurant building (south parcels)		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)	20,000 sf	113,080 sf / 2.6 acres	Yes
Building Area (sf/acre)	87,000 sf/acre maximum (Equivalent to 2.0 FAR [87,000 x 2.6 = 226,200 sf])	159,430 sf (excluding structured parking) (Equivalent to 1.42 FAR)	Yes
Site Coverage	75% maximum or 84,831 sf allowed	71% (79,953 sf proposed)	Yes
Snow Storage	60% of all uncovered parking and driveway area (12,779 x 0.6 = 7,667 sf)	60% or 7,212 sf 7,212/12,779 = 0.6	Yes
Density Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Resort General (RG) – Dempsy/Nevados (Parcel 38)	198.25 rooms	198	Yes
Total condominium units	Maximum Rooms	118 units	Yes
Commercial Density [1]	450 sf = 1 room	Exempt because on-site restaurant and amenities are intended to serve owners and guests	Yes
Building Height [2]			
Permitted Height	56 feet	53 feet	Yes
Projected Height	67 feet	Not Utilized	N/A
Parking Garage	20 feet – Maximum measured from natural grade	17 feet	Yes
Building Levels	1-5	5	Yes

[1] Commercial or restaurant space within a hotel/lodging use serving only the guests of that hotel are excluded from density.
[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).

Setbacks (north side)[3]			
Side Yard – North Side	10 feet	11 feet	Yes
Setbacks Minaret Road Setback (west side) [4]			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height 0-24 feet	Minimum of 10 feet required from EOP	Approx. 49 feet	Yes
Building Height: 25-34 feet	Min. of 20 feet from EOP	Approx. 58 feet	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	Approx. 51 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet from EOP	N/A	N/A
Setbacks Main Street (south side) [5]			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height: 0-24 feet	Minimum of 10 feet from EOP	N/A	N/A
Building Height: 25-34 feet	Minimum of 10 feet from EOP	N/A	N/A
Building Height 35-54 feet	Minimum of 20 feet from EOP	Approx. 82 feet	Yes
Building Height 55 feet +	Minimum of 40 feet from EOP	N/A	N/A
Specific Plan Boundary Setback (east side)			
Building Height: 35-54 feet	Minimum of 20 feet	20 feet	Yes
Parking			
Studio	20 units x 1.05 space = 21	See below for total parking count	Yes
1-bedroom unit	36 Units x 1.05 space = 38		
2-bedroom unit	44 units x 1.05 space = 46		
3-bedroom unit	18 units x 1.5 space = 27		
Check-In spaces	3	3	Yes

[3] No setbacks required on internal side and rear lot lines of PR District.

[4] Measured from the roadway i.e., edge of pavement (EOP)

[5] Measured from the roadway i.e., edge of pavement (EOP)

Restaurant/Bar/Meeting Rooms/Accessory retail/Recreation Amenity	Not required for lodging uses with restaurants and amenities oriented to guests	N/A	Yes
TOTAL	**135**	**141**	**Yes**
Hotel guest access to a minimum of (10% of required parking)	14	135 (self-parking)	Yes
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Delivery Parking	Required	1 loading space 12'x 40'	Yes
Bicycle Parking	24 spaces (0.2 bicycle parking spaces per unit) • 15% short term • 85% long term	12 short-term 156 long-term	Yes
Other			
Housing Mitigation: Consistent with the Town's current Housing Ordinance (M.C. §17.136). The applicant has indicated that existing affordable housing credits will be used to satisfy a portion of the housing mitigation requirements.			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 resort condominium 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. A complete analysis of the required findings can be found in the project Resolution, included as **Attachment A**.

The proposed site layout and project design including proposed project density and parking 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. 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.

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?

Pursuant to 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.

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 site plan 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 at two separate meetings. 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 site design and functionality of the building, as well as consistency with the North Village Design Guidelines.

Overall, the proposed building and site improvements combine together 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 accomplishes specific goals and policies specified in the North Village Specific Plan and the General Plan that seek to locate lodging uses in appropriate areas to reach critical mass and mix of uses that will support The Village's success.

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 features a variety of site improvements including a new woodland garden feature with bench seating and bike racks which connects directly to the public sidewalk and a meandering pedestrian walkway that leads further into the site and features additional seating opportunities.

A covered pedestrian arcade frames the front of the property for the length of the building façade along the Minaret Road Street Frontage. These improvements allow pedestrians to detour from the sidewalk along Minaret Road and walk through the property, north to south, without being next to the busy street. The site design also includes a small pedestrian square near the south entrance to the property and features tables and chairs for an outdoor gathering space. These spaces will foster pedestrian activity and interest at the southwest corner of Main Street and Minaret Road.

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.

The required number of parking spaces for the resort condominium use are provided on-site within an understructure parking garage and a small exterior parking area for up to fourteen vehicles. The visible portions of the parking podium are screened with concrete walls that are textured with a form liner finish to mimic fractured stone and two garage entrances have roll-up doors with a dark bronze finish that blends with the concrete base material which minimizes the appearance of these entrances. The parking garage design does not feature openings along the east, or south sides which helps buffer the adjacent residential uses to the east of the site.

A small, 14-space surface parking lot is proposed along west side of the property, where a grade change from the higher elevation of Minaret Road to the lower elevation of the project site access creates a natural berm that will effectively screen the exterior parking area from Minaret Road.

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.

The proposed exterior lighting plan includes light fixture specifications that are appropriate in scale based upon the specific purpose and placement of the lighting. The fixture styles are contemporary with dark finishes and all proposed festoon lighting is located within the project courtyard which is shielded by the proposed resort condominium buildings. The proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #17 is included to ensure that exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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 in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Approximately 142 existing trees that are 12 inches or greater DBH will be removed from the development footprint, and a total of 36 existing trees will be preserved on the site. 107 new trees are proposed to be planted throughout the landscape areas and include Jeffrey Pine, Red Fir, White Fir, Quaking Aspen, Western Water Birch and Hawthorn. Numerous shrubs are also incorporated into the landscape including Desert Ceanothus, Fern bush, Creek Dogwood, Siberian Dogwood, Forsythia, Mountain Snowberry, and purple sage among others.

The landscape plan softens the perimeter of the development and enhances the architectural features of the building, especially the appearance of the project from Minaret Road. A Landscape documentation package is required as Condition of Approval #32 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, 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 subdivision consisting of resort condominium units that can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the condominium 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.

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 PM_{10} standards.[6]

The Rockspring resort condominium development 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.

[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 (PM_{10}) in November 2016.

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 therefore, no new environmental compliance document is required, pursuant to CEQA Guidelines §15168[c][2].

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) and Caltrans (District 9) for review. All comments received on the project proposal have been provided to the applicant.

Notice of the public hearing including a project description was mailed to property owners within 300 feet of the subject property on March 25, 2024. The notice was also posted in The Sheet newspaper on March 30, 2024 and April 6, 2024. No public comments were received regarding this application at the time this report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 24-002, Use Permit 24-001, and Major Design Review 24-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution 2024-05

- Exhibit A – Conditions of Approval

Attachment B: CEQA Conformance Document
Attachment C: Project Plan Set
Attachment D: Affordable Housing Credit Assignment & Policy and the 2007 Implementation Agreement
Attachment E: ADP Meeting 2/1/24 Staff Report and Meeting Minutes