Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 12, 2025

AGENDA TITLE: Consider approval of Final Tract Map 22-002 for the "Limelight Hotel" development project located at the northwest corner of Canyon Boulevard and Lake Mary Road in the "Plaza Resort" and "Specialty Lodging" zone of the North Village Specific Plan Area.

Applicant / Property Owner: Aspen Skiing Company / Limelight Mammoth LLC

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, Director

Public Works Engineering
Amy Callanan, PE, Engineering Manager

OBJECTIVE:

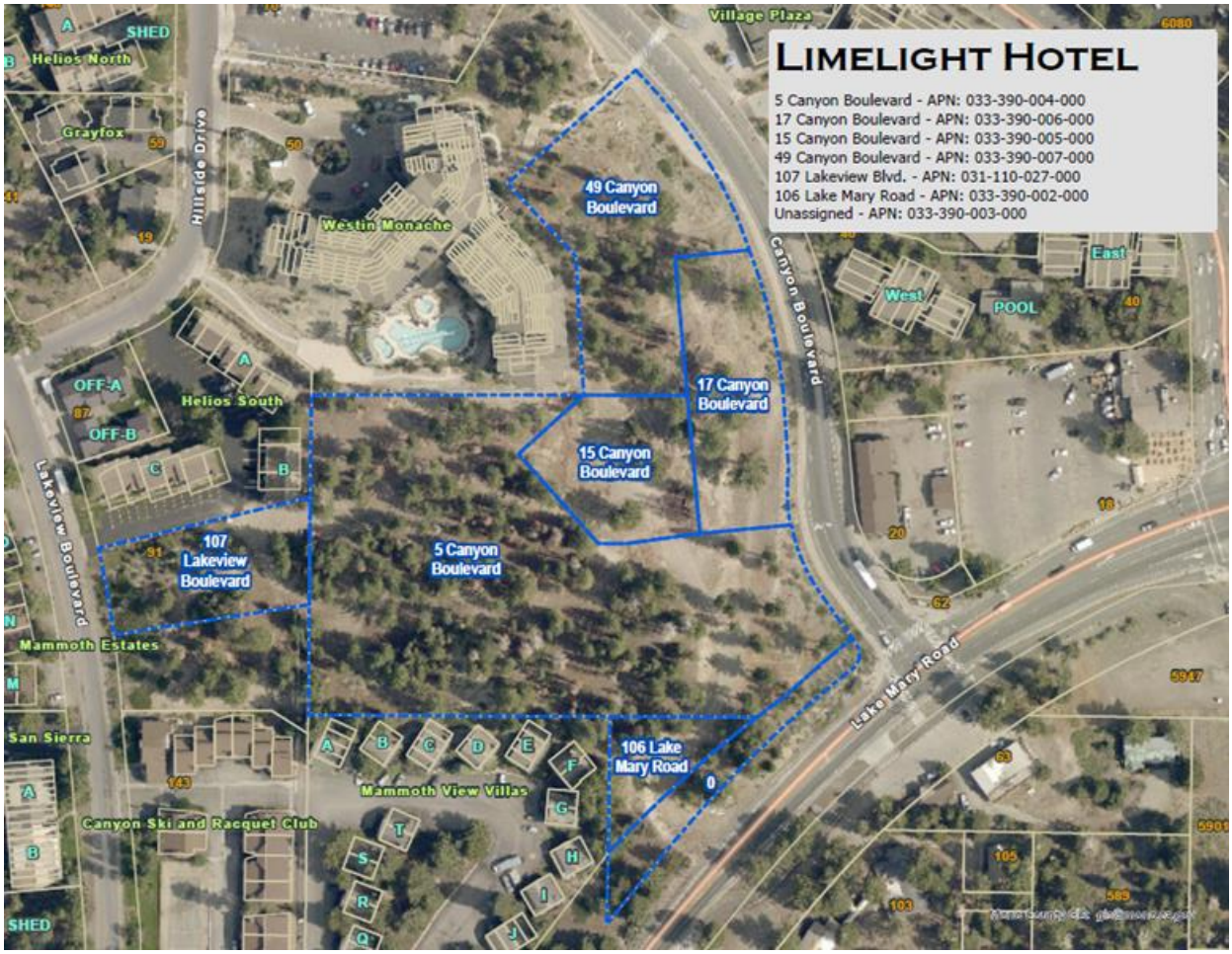
1. PEDC action to:
    a. Option 1: find Final Tract Map 22-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 22-002:
        1. After payment of outstanding fees.
        2. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.
    b. Option 2: Find that Final Tract Map 22-002 is not in accordance with the conditionally approved Tentative Tract Map and deny the Final Tract Map.

SUMMARY:

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

Location:	5, 15, 17 and 49 Canyon Blvd., 106 Lake Mary Road and 107 Lakeview Blvd. (APNs: 033-390-007-000, 033-390-006-000, 033-390-005-000, 033-390-004-000, 033-390-003-000, 033-390-002-000 and 031-110-027-000)
Size of Property:	Combined 6.91 acres (300,999.6 square feet)
Zoning:	Plaza Resort (PR) and Specialty Lodging (SL) zone - North Village Specific Plan
General Plan:	North Village Specific Plan (NVSP)
Environmental Review:	An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project

Location Map:



KEY ISSUES:

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

I. INTRODUCTION AND BACKGROUND

Project Description:

The proposed development will feature a combination of hotel and residential uses, including 151 hotel rooms and 15 residential condominium units. The hotel structure is designed above an underground parking garage, which has a capacity of 179 vehicles and will be operated by full-time valet parking staff. The hotel amenities are tailored for both hotel guests and residential owners, offering a variety of features such as a hotel lobby and bar, town hall dining room, living room, meeting and conference rooms, a kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity spaces.

Tentative Tract Map 22-002 was approved on July 6th, 2022 with Conditions of Approval included in Town Council Resolution R22-53. Pursuant to the State Subdivision Map Act, the Final Tract Map requires approval by staff and PEDC, and must be recorded on the property Title. The Town has reviewed the Final Tract Map and has found that all of the applicable Tentative Tract Map Conditions of Approval have either been met or are expected to have been met prior to the PEDC meeting.

Proposed Building Design:





Final Tract Map Conditions of Approval of note:

#114 (Public Improvements) Applicant shall construct public improvements consisting of undergrounding of existing overhead utility lines, construction of sidewalk, curb, gutter, pedestrian ramps, retaining walls, storm drain and lighting, and a downhill left-turn lane into the project public entrance on Lake Mary Road (this could be an extension of the existing left-turn lane at Canyon Boulevard), additional or relocated street lighting along Canyon Boulevard, and a transit shelter on Canyon Boulevard near the northern property corner, in conformance with Town Standards and acceptable to the Public Works Director. An easement agreement shall be executed with the Town, as necessary, to accommodate the transit shelter. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. The improvements shall be completed prior to issuance of certificate of occupancy. The security shall be released by the Town within 30 days of acceptance of the work. Prior to acceptance of the work, Applicant shall post a warranty surety for the required public improvements good for a period of one (1) year after the acceptance of the work by the Town.

Staff Note: The applicant executed an Improvement Agreement on September 14, 2023, accompanied by a bond in the amount of $2,476,061. Construction of the improvements is in progress. An Irrevocable Offer of Dedication for the transit shelter area has been executed and will be recorded concurrently with the final map.

#117 (Snow Storage Easement) Prior to or concurrent with final map approval by Town staff, applicant shall execute a non-exclusive easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of snow storage, for a minimum width of 10-feet beyond the edge of sidewalk along Canyon Boulevard and Lake Mary Road. Where determined necessary by the Town Engineer, additional

easement width shall be provided. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: The easement agreement has been executed and will be recorded concurrently with the final map.

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

Staff Note: The properties were annexed into the Transit CFD via Ordinance 23-01 effective March 15, 2023.

#120 (NV BAD Detachment and Maintenance CFD Formation) Three (3) of the seven (7) parcels that form the project are currently a part of the North Village Benefit Assessment District, BAD 2002-2, which covers operation and maintenance of public improvements such as snow management, snow melt tubing, summer sidewalk sweeping, curb/gutter/sidewalk/driveway, hardscapes, landscaping, street lights, and banners. The remaining four (4) parcels shall be made responsible for contributing to similar maintenance responsibilities. Because it is not desirable or practical to annex the four (4) parcels into the existing BAD, applicant shall instead submit a petition to be removed from the BAD, and shall submit a petition to form a **new** North Village Community Facilities District (CFD) for the operation, maintenance and repair, and snow removal, of the public improvements along the property frontages, including but not limited to sidewalk, heat trace, landscaping and irrigation, storm drain, and street lighting, or propose an alternative method of funding such operation, maintenance and repair, and snow removal, of the public improvements that is mutually agreeable to both the applicant and the Town. The removal and formation processes shall be completed, and all fees associated with the removal and formation processes paid by applicant, prior to final map approval by staff. The new CFD shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate, the Mello-Roos Community Facilities Act, or any other provision of law for the project.

Staff Note: The properties were detached from the North Village Benefit Assessment District via Town Council Resolution 23-25, and were included in the formation of the Maintenance CFD via Ordinance 23-04, effective April 19, 2023.

#121 (Pedestrian Bridge Easement) Prior to or concurrent with final map approval by Town staff, applicant shall execute an easement agreement with the Town, in a form and content acceptable to the Public Works Department, for the purposes of permanent infrastructure, temporary construction, and public access related to future pedestrian bridge construction and maintenance, to be located in the vicinity of the northern property corner along Canyon Boulevard adjacent to the existing bridge reciprocal easements or as otherwise agreed. The easement agreement shall include provisions holding the Town harmless from any liability related to private improvements located within the easement area.

Staff Note: Staff has determined that an easement to the Town is not required, since any future pedestrian bridge will likely be developed by private parties.

#122 (Slope Easement Vacation) Portions of existing slope easements shall be vacated as required to accommodate building footprint as shown on the plans, and shall not be shown on the final map, and a statement shall be

placed on the cover sheet of the final map indicating the deposition of the interest being abandoned in accordance with Section 66499.20.2 of the Subdivision Map Act.

Staff Note: The slope easement was vacated via Town Council Resolution 24-XX on December 18, 2024.

Per the discussion above, the Town has reviewed the Final Tract Map and has found it to be substantially in conformance with the Tentative Tract Map, and that all of the applicable Tentative Tract Map conditions of approval have either been met, are expected to have been met prior to this PEDC meeting or will be met prior to recordation of the Final Tract Map.

Environmental Analysis:

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

Project Approval: An Addendum to the North Village Specific Plan Supplemental Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project because the project includes the development of a renewable direct use geothermal energy system. This component of the project was not previously analyzed as part of the Mammoth Hillside CEQA Addendum prepared in 2017. The Limelight Hotel project is consistent with the Mammoth Hillside Project CEQA Addendum with the exception of the proposed renewable direct use geothermal system.

Staff Findings and Recommendation:

1. Find Final Tract Map 22-002 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map;
2. Find that all applicable conditions of approval of the Tentative Tract Map have been satisfied;
3. Authorize recordation of Final Tract Map 22-002:
    a. After payment of outstanding fees.
    b. No less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

Attachments:

Attachment 1: Final Tract Map 22-002

Attachment 2: Approved Tentative Tract Map 22-002

Attachment 3: Tentative Tract Map 22-002 Staff Report

Attachment 4: Town Council Resolution R22-53 and Conditions of Approval