Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: May 11, 2022

AGENDA TITLE: Consideration of Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001, for approval of the "Limelight Hotel" development project located at the northwest corner of Canyon Boulevard and Lake Mary Road (Mammoth Hillside site) in the "Plaza Resort" and "Specialty Lodging" zone of the North Village Specific Plan Area. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the 1999 Subsequent Program Environmental Impact Report (SPEIR) was prepared for the Limelight Hotel project.

Applicant/ Property Owner: Aspen Skiing Company / Limelight Mammoth 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 22-002, Use Permit #UPA 22-001, and Design Review #DR 22-001 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution with specific findings for denial

STAFF RECOMMENDATION: Staff recommends 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 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions as recommended by staff or with modifications.

SUMMARY:

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

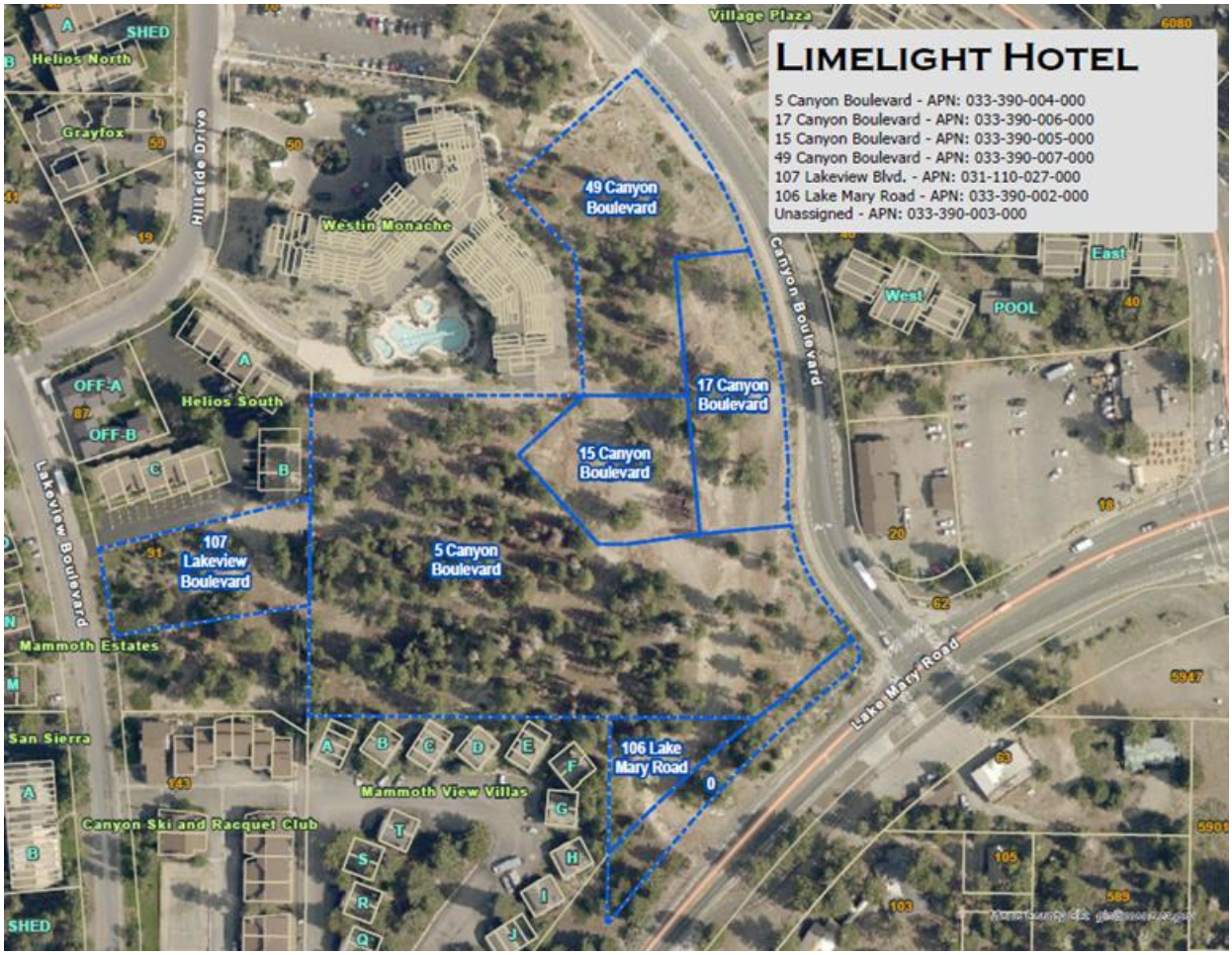
KEY ISSUES:

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 subject property shown in **Figure 1** below, is located at the northwest corner of Lake Mary Road and Canyon Boulevard. The project site is comprised of seven vacant parcels that have a combined area of 6.91 acres. The site is forested with sloping topography, and previously disturbed areas where the site has been utilized for staging of construction projects in the vicinity.

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 February 7, 2022, for the proposed "Limelight Hotel" development project. The project consists of a six-story, 185,754-square foot condominium hotel located in the Plaza Resort and Specialty Lodging district of the North Village Specific Plan area. The proposed development would have a mix of hotel and residential uses including 151 hotel rooms and 15 residential condominium units. The hotel structure is located above an understructure parking garage that accommodates 179 vehicles and would be managed by full-time valet parking staff. The Hotel's amenities are oriented to hotel guests and residential owners, and include a hotel lobby and bar, town hall dining room, living room, meeting and conference rooms, kid's area, ski club lounge, fitness center, outdoor pool and jacuzzi deck, and outdoor seating/activity areas.

The Limelight Hotel project includes development of a renewable direct use geothermal energy system to serve the property. This system requires drilling and operating two geothermal wells, one producer to bring hot fluid to the surface and one injector to return the cooled fluid back into the ground, both located within the Limelight Hotel property. The heat from the fluid passing through the system would be used for the building systems that require heat and could replace gas or electric use. The wells would be drilled and operated under the geothermal permitting authority of California Department of Conservation Geologic Energy Management Division (CalGEM), which is the responsible agency for ensuring the lawful and safe drilling and operation of geothermal wells. This renewable energy system could be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property.

Background

The project site has a lengthy entitlement history with existing entitlements (TTM 36-235a, UPA 2005-09a, UPA 2007-11a, UPA 2007-14a) having an expiration date of July 12, 2022. Since the existing project entitlements have not expired, they would be rescinded concurrently with approval of a new Tentative Tract Map, Use Permit, and Design Review. Staff has prepared an agreement for a voluntary recission of TTM 36-235a, UPA 2005-09a, UPA 2007-11a, and UPA 2007-14a to accomplish this end. This document would be recorded for the property prior to recording a new PEDC Resolution of approval for the requested Tentative Tract Map TTM 22-002, Use Permit (UPA) 22-001, and Design Review (DR) 22-001. A brief history of the entitlements granted for the subject site is included below, and a more comprehensive entitlement history is provided in the Limelight Hotel CEQA Addendum (**Attachment B**).

On January 12, 2006, the Town's Planning and Economic Development Commission (PEDC) approved TTM 36-235 and UPA 2005-09, which authorized the two-phase Mammoth Hillside project. Phase I was approved for a 193-unit (325 bedroom) condominium hotel with understructure parking for 259 vehicles and full-time valet parking services, as well as amenities including an outdoor spa, pool and patio facilities, meeting facilities, restaurant/bar, and associated landscape improvements on five parcels of land consisting of approximately seven acres. Phase II was proposed as a townhome development with 41 units (107 bedrooms) which was not entitled by Resolution No. PC 2006-11. A CEQA environmental analysis was completed for the project, which determined the project was in conformance with the 1999 SPEIR (State Clearinghouse No. 99-092082).

Additional amendments to the project were approved in subsequent years including Use Permit (UPA) 2007-11, which approved the use of tandem parking and mechanical parking lifts within the underground parking garage for the project and Use Permit (UPA) 2007-14 which approved an alternative housing mitigation plan for the project to allow payment of a housing in-lieu fee instead of providing affordable housing units on-site. Use Permit 2007-14 was appealed to Town Council and the Town Council voted to affirm the PEDC approval on April 2, 2008, with an added condition of approval requiring Mammoth Lakes Housing, Inc. complete the units required for mitigation in the low- or moderate-income range within five years of payment of the in-lieu fee.

A Concept Review (CR) 15-002 application was submitted on June 29, 2015, to review the conditions of approval for the Mammoth Hillside project entitlements to consider whether several of the conditions were "barriers to development and financing", and determine if amendments or removal of certain conditions, where appropriate, might facilitate progress on the project. Through the review process, staff determined that some of the conditions were either no longer relevant or should be changed to reflect the most current conditions as standardized by the Town. It was also recommended that if the three resolutions for the Mammoth Hillside project were to be amended, that they be combined into one resolution to simplify and clarify the applicable conditions of approval. On September 9, 2015, the PEDC reviewed the proposed amendments at a public workshop and there was consensus from the PEDC that the amendments to the entitlement conditions were reasonable.

An Amendment to TTM 36-235, UPA 2005-09, UPA 2007-11, and UPA 2007-14 and Time Extension Request (TER) 15-003, was processed in accordance with the Concept Review (CR) 15-002. The PEDC reviewed amendments to

the approved Tentative Tract Map and Use Permits at a public hearing on December 9, 2015 and voted unanimously to approve the amendments and the associated Time Extension Request.

On May 10, 2017, the PEDC approved the Mammoth Hillside Addendum Project. The project added modifications to the 1999 SPEIR with respect to the 6.9-acre Mammoth Hillside project site. These modifications included a request for consideration of amendments to Tentative Tract Map 36-235, Use Permit 2005-09, Use Permit 2007-11, and Use Permit 2007-14 and Time Extension Request 15-003, to allow a five-year time extension of the project, to amend and combine the conditions of Resolutions No. PEDC 2006-01, 2007-22, and 2008-02. This approval extended the expiration date of the entitlements to January 12, 2021. Pursuant to AB 1561, a State mandated extension added an additional 18 months to the expiration date for the property entitlements resulting in a new expiration date of July 12, 2022.

Recent Project Background

A Concept Review application (CR) 20-002, was submitted on November 25, 2020, for a two-phase project, with the first phase being a hotel development consisting of 151 hotel rooms and 23 managed residences, and two levels of understructure parking for 275 vehicles. An Advisory Design Panel (ADP) meeting was held on January 25, 2021, to review the project plans and provide design recommendations to staff and the applicant team (See **Figures 2 and 3** - Concept Review Design). ADP's primary comments were related to improving pedestrian access to the project as well as incorporating design elements to diminish the height of retaining walls at the corner of Lake Mary Rd. and Canyon Blvd. and the parking podium wall adjacent to Canyon Boulevard. Design recommendations were provided to the applicant team for incorporation into a formal entitlement application submittal.

FIGURE 2 - CONCEPT REVIEW HOTEL DESIGN – EAST ELEVATION



FIGURE 3 - CONCEPT REVIEW HOTEL DESIGN – WEST ELEVATION



On February 3, 2021, The Town Council heard a presentation from Limelight Hotel representatives and provided staff direction regarding a possible Development Agreement. The Town Council authorized staff to begin working with the applicant, through the Development Agreement application process, to consider a tax sharing component for the proposed condominium hotel project. Ultimately, a Development Agreement was not pursued by the project applicant.

The project applicant subsequently notified staff that the project would be redesigned due to increases in construction costs. The redesigned project was submitted with a formal entitlement application including a Tentative Tract Map, Use Permit, and Major Design Review application on February 7, 2022.

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 March 7, 2022, to consider the new project design. The ADP provided consensus comments and recommended modifications at that meeting to better meet the intent of The Village Design Guidelines. The applicant team revised the project design to respond to the ADP recommendations as described in **Table 1** below:

Table 1: ADP Recommendations and Applicant Response

ADP Consensus Comments	Applicant Response
• The architectural style is appropriate in the context of Mammoth Lakes and The North Village. • The roof design is appropriate and provides a well-articulated roofline and visual interest. • The surface parking lot is acceptable as proposed as long as it can be permitted pursuant to the applicable NVSP standards. • The windows and doors are sufficiently sized, trimmed and recessed. • The anodized aluminum metal panels used to screen and ventilate the parking garage is a successful architectural treatment.	No response required as the comments were supportive of these specific design elements.
• The building design lacks pedestrian scale and would be improved through the addition of a pedestrian arcade attached to the structure. This element could be an intermittent design to accommodate the outdoor living room concept and outdoor dining areas.	Festoon lights have been added over outdoor event lawn and above activity areas at the outdoor terrace area to enhance pedestrian scale and provide a transition from the pedestrian space up to the building façade.

• Incorporate a roof form above the extended upper-level balconies to provide shelter and depth to the building façade.	Additional awnings have been provided above the exposed upper-level balconies
• Provide detail to express support or attachment for the extended balconies.	Additional tie back rods and under balcony beams have been provided to all balconies for added structural detail.
• Eliminate the lightest color grey on the color/material sheet to reduce the "patchy" appearance of the façade.	The Lightest colored gray finish has been replaced by the medium gray to simplify the façade.
• ADP noted that a physical color and material board is necessary to provide accurate and meaningful comments on the quality or appropriateness of proposed materials and exterior colors. The following comments were provided regarding the physical color and material board: • The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage should be changed to a darker color such as dark bronze and have a non-reflective finish. • The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material should be changed to another wood grain finish that is darker and has less of an orange/peach tone. • The applicant should provide a specific rendering of the retaining wall proposed for the corner of Canyon Blvd. and Lake Mary Road to ensure the design diminishes the overall height to provide pedestrian scale. • Applicant should provide a 3' by 3' foot mock-up of the proposed stone material and installation because one sample piece of stone does not provide enough detail. • Applicant should provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard.	Two 24x36 physical sample boards were provided for review. Staff has incorporated Planning Division Condition of Approval #3 to address ADP and Staff's consensus comments on the physical color and material samples.

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 April 1, 2022. Staff believes that the design revisions successfully addressed the ADP's

recommendations and determined a second ADP meeting would not be required (See **Attachment E** for the 3/7/22 ADP Meeting Minutes and Staff Report).

RENDERINGS REVIEWED BY ADP ON 3-7-22





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





Project Proposal:

The proposed Limelight Hotel development project includes a Tentative Tract Map application to consolidate the seven parcels and subdivide the property for hotel and condominium purposes. A Use Permit is required by the North Village Specific Plan for all new proposed subdivisions, and a Major Design review is required to ensure that the structure and site design complies with the applicable development standards and North Village Design Guidelines.

Two phases are identified on the site plan with the Limelight Hotel project identified as the first phase of development. The proposed hotel structure is a 6-level, 185,754 square-foot condominium hotel consisting of 151 hotel rooms and 15 residential condominium units, and understructure parking for 179 vehicles. The hotel amenities are oriented to guests and residential owners, and include a lobby with bar, lounge, town hall dining area, convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.

Nine check-in surface parking spaces are provided near the hotel entrance where a full-time valet parking service is proposed to manage all vehicle parking within the understructure garage. Since guests will not be able to self-park within the parking garage, a Valet Parking and Management plan was required to demonstrate the proposed valet parking strategy and operation. With the use of the valet parking program, the understructure parking garage provides a total of 179 vehicle spaces (including stacked parking spaces), where 152 spaces are required for the unit mix. An additional 16-space surface parking lot is proposed for the southern portion of the site to accommodate oversized vehicles, guest access to "self-parking," and for use as a flexible event space.

The project design incorporates sustainability strategies, which include designing the building systems as an all-electric building intended to reduce the overall carbon footprint of the hotel, and through the development of a geothermal energy system which utilizes a known geothermal source located beneath property. The Applicant has conducted a feasibility study for the use of geothermal energy and is proposing to drill and develop a renewable direct use geothermal energy system on-site. The geothermal system requires drilling and operating two geothermal wells, one producer well to bring hot fluid to the surface, and one injector well to recycle the geothermal water and replenish the geothermal water source. The heat from the fluid passing through the system would be used for the building systems requiring heat and could then be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property. The wells would be drilled and operated under the geothermal permitting authority of California Department of Conservation Geologic Energy Management Division (CalGEM).

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 (refer to **Attachment B**, Appendix A, *CEQA Limelight Hotel Conformance Checklist*). The Limelight Hotel project is consistent with the Mammoth Hillside Project CEQA Addendum with the exception of the proposed renewable direct use geothermal system.

The design of the hotel structure features "minimalist" style architecture with architectural details selected to compliment the contemporary aesthetic of the development. The architecture is representative of styles attributed to William Turnbull and Charles Moore, both of whom are referenced in the North Village Design Guidelines as examples for architectural inspiration for The Village. The project design emphasizes views through extended balconies with glass railings and large window openings. The building form is undulated to provide variation in the façade, and the application of different siding materials combined with steps in the roofline breaks down the masing of the building.

Advisory Design Panel recommendations from the original Concept Review design were incorporated into the revised design of the development and include the addition of a pedestrian stairway access from the Canyon Boulevard sidewalk frontage, incorporation of natural stone walls or a more textured concrete for the building

base material, as well as a revised design for the visible portions of the parking structure adjacent to Canyon Boulevard.

The tallest (southern) portion of the hotel structure is 75 feet in height, measured from the garage roof elevation at the perimeter of the building. 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 Canyon Boulevard frontage features a service vehicle entrance to a subterranean service area that includes a trash compactor, dumpster and recycling area, mechanical rooms, hotel laundry area, maintenance, and office space. The service entrance location features a profile that exceeds 20 feet in height however, the applicable development standard requires the height of parking garages to be measured from natural grade, which results in a lower overall height measurement in this case due to the natural slope of the site. Additionally, the parking podium at this location is wrapped with an enclosed bicycle locker and equipment storage entrance with a storefront installation for pedestrian access (**See Figure 4**). The height of the visible portions of the parking garage is also diminished with the increased building setback from Canyon Boulevard and increased perimeter landscape area compared to the original concept submittal. This increased setback results in a larger landscaped frontage with variations in topography along Canyon Boulevard.

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).

PROJECT SITE PLAN

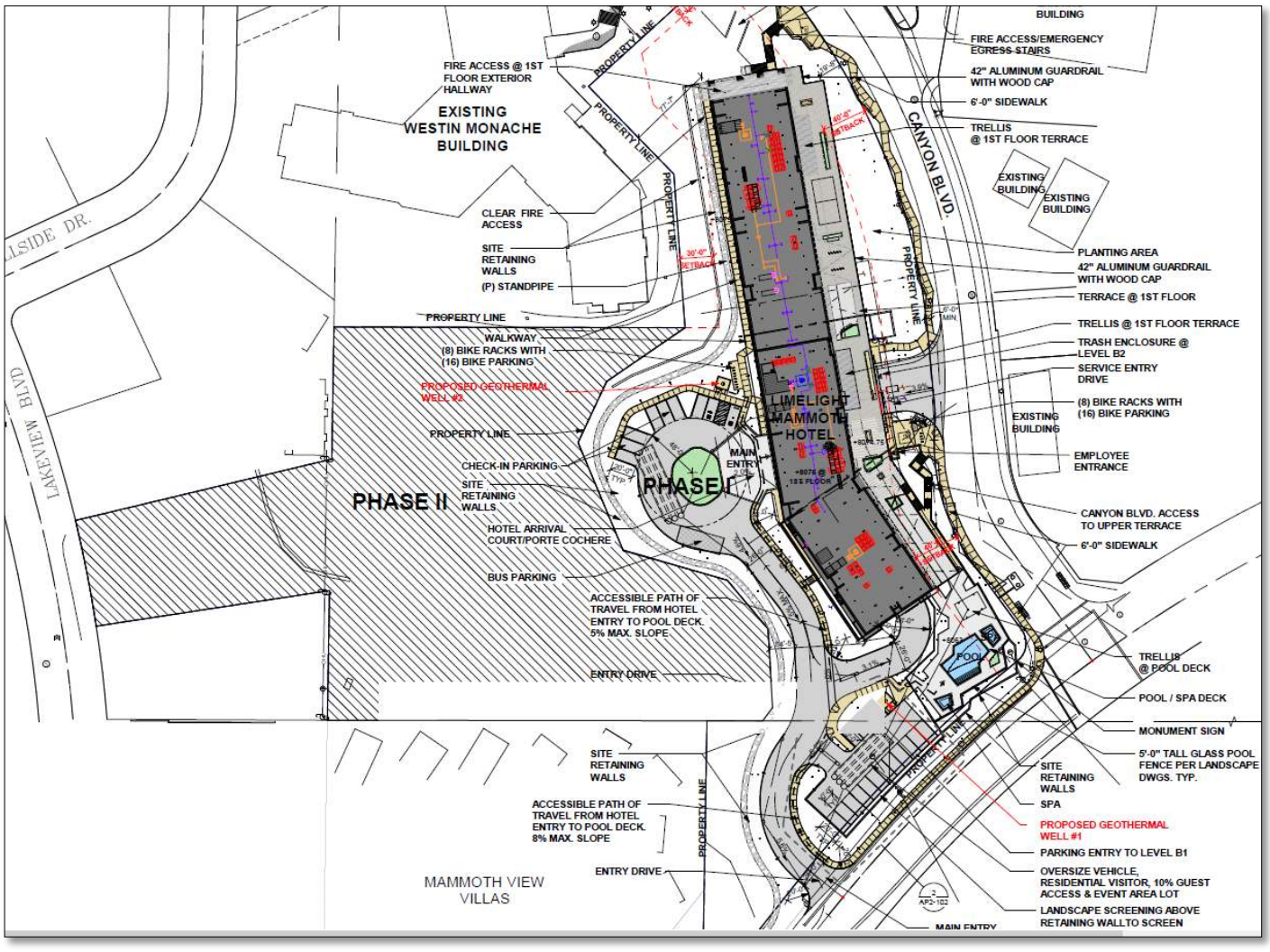
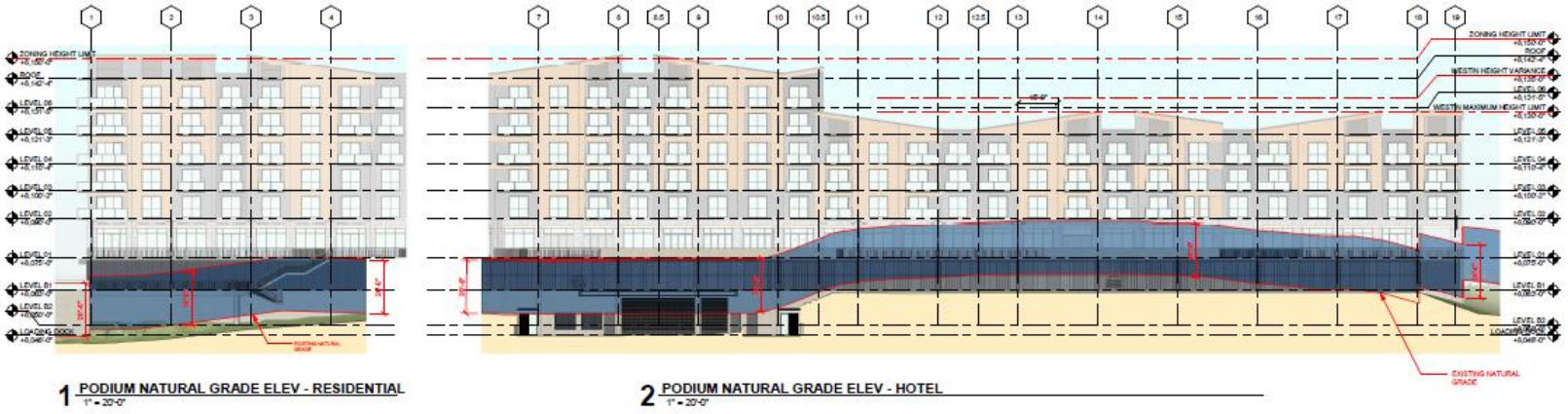


FIGURE 4 - NATURAL GRADE MEASUREMENTS AT PARKING GARAGE



Existing Site and Surrounding Land Uses

The project site consists of seven parcels and a total of 6.91- acres located at the northwest corner of Lake Mary Road and Canyon Boulevard. The property is within the North Village Specific Plan area and is zoned "Plaza Resort" and "Specialty Lodging."

The northerly 2.27-acres of the property is located within the Plaza Resort (PR) Zone and the southerly 4.7-acres of the site is located within the Specialty Lodging (SL) Zone. The site is forested and slopes upward from Lake Mary Road and Canyon Boulevard from an elevation of approximately 8,050 feet to 8,105 feet. The site also features previously disturbed areas where the site was used for temporary construction staging for the 8050 and the Westin developments. Abutting property to the west is developed with the Helios South Condominiums. Property to the north is developed with the Westin Monache Condominium Hotel. Abutting property to the southwest is developed with the Mammoth View Villas condominiums and property to the east across Canyon Blvd. is developed with the Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office. **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 (PR Zone)	Westin Monache condominium hotel	None
South	(RMF-2 Zone) and NVSP (SL) Zone	Mammoth View Villas Condominiums and Lakeview Townhomes	North Village Specific Plan Boundary
East	NVSP (RG and Mammoth Crossing Zone)	Village Plaza, the Gondola Building, 8050 condominiums, the Fireside Condominiums, and real-estate office	Uses are across Canyon Boulevard
West	(RMF-2) and NVSP (SL)	Helios South Condominiums and Lakeview Townhomes Development	North Village Specific Plan Boundary

*NVSP = North Village Specific Plan, PR = Plaza Resort, RG = Resort General, SL = Specialty Lodging, RMF-2 = Residential Multi-family -2

Site Zoning

As shown in **Figure 5** below, the project site is zoned Plaza Resort (PR) and Specialty Lodging (SL). The proposed hotel structure crosses the Plaza Resort land use district boundary so that a portion of the hotel is also located within the Specialty Lodging district. The NVSP document clarifies how density and building height should be determined for buildings that cross a land use district boundary, and staff has reviewed the hotel plans based upon the guidance provided in the NVSP.

- NVSP pg. 36(a) states, "Where parcels with different land use designations are merged to accommodate a building that crosses the original designation boundary, density may be combined such that the total density of the new parcel is equal to the sum of the densities for each parcel prior to the merger."
- NVSP pg. 39(d) states, "For buildings that cross a land use district boundary after merging parcels, the highest permitted and projected heights shall apply to the entire building, providing the majority of building area us within the most liberal district."

FIGURE 5 – APPLICABLE ZONING MAP



Staff has applied the same principle for calculating density and building height, to determine the maximum building area and site coverage since the building footprint is within two different zoning districts.

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 Limelight Hotel project is classified as condominium hotel use because it includes a mix of hotel and residential condominium uses. This use classification is permitted in both the Plaza Resort (PR) and 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 allowed density in the PR Zone is 80 rooms/acre, and the allowed density in the SL Zone is 48 rooms/acre. This combination of permitted density results in a maximum density of 404 rooms for the entire 6.91 acre property. The project is consistent with the permitted density for the site because a total of 200 rooms are proposed between the 151 hotel rooms and 15 residential condominium units. Additionally, since the proposed hotel amenities are oriented to guests of the hotel, these areas are exempted from the project density.

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

Vision Statement	Explanation of Project Conformance with Vision Statement
"Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources"	The project would provide a flag hotel that enhances The Village image as a destination resort by providing quality services, recreational elements, and amenities comparable to other destination resort areas. Incorporation of a proposed renewable geothermal energy system implements the sustainable use of renewable resources for hotel operations.
"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 condominium-hotel project with 151 hotel rooms available for nightly rental and 15 condominium units may also 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 capacity to available lodging that 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. The
"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) 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 and to incorporate materials and colors that are appropriate to the Eastern Sierra. The proposed landscape design incorporates ample tree plantings including 116 Jeffrey Pine trees to replace trees that will be removed from the development footprint.
"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 adding sidewalk along the south and property frontages and extending north along the vehicle driveway to the hotel entrance. Additionally, the added density in the NVSP pedestrian core will support transit ridership from the adjacent transit hub (bus, shuttle, gondola), in addition to having direct access to the sidewalk and bicycle network.
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 flag hotel brand located within the North Village will help to achieve this goal by providing a modern hotel lodging option for visitors within walking distance of The Village core and other local attractions.
E.1.D *Encourage restaurants, retail, entertainment, lodging, and services.*	The project is a new condominium hotel use with amenities oriented to guests of the hotel including a hotel lobby with bar, lounge, town hall dining area, convenience retail, meeting spaces, kid's area, ski club lounge, fitness center, and outdoor pool and jacuzzi terrace.
E.3.C. Policy: Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.	The proposed condominium hotel use provides a flag hotel brand within The Village setting which will contribute to a greater variety of lodging options and 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*	The proposed hotel improves pedestrian connectivity to The Village through the addition of new sidewalk along the south side of the property. A pedestrian

interaction and community activity.	oriented outdoor terrace is provided along the length of the hotel's east side and provides spaces to gather with seating and fire features, and outdoor games, which encourages social interaction as a gathering space or event space.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates building materials that create an aesthetic that combines the look of natural materials with a modern building aesthetic. The natural wood and natural stone textures are consistent with the Town's character and 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 will create a pedestrian oriented terrace with outdoor seating, entertainment, and gathering spaces.
L.1.C: Give preference to infill development.	The project site is located within the NVSP and surrounded by development (see Table 1).
L.3.B: Develop vital retail centers and streets.	Allowing for additional density in the NVSP would help to support the NVSP retail center.
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.	Visitor lodging on the 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 adjacent transit hub (bus, shuttle, gondola), as well as have direct access to the sidewalk 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 an infill site within a concentrated pedestrian core and mixed-use area. Additional density allowed in the pedestrian core area of the site would be consistent with a compact pedestrian-oriented development.
M.6.A: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.	The project includes the use of full-time valet parking staff to manage all parking within the parking garage, which allows for use of tandem and stacked parking spaces which, reduces the amount of land that is dedicated to parking.

R.8: Increase use of renewable energy resources and encourage conservation of existing sources of energy.	The project would construct a closed-looped geothermal well system that would solely support the property as a source of renewable on-site energy. This renewable energy would be used to provide heat, electricity, hot water, ice-melt systems, and other beneficial uses within the Limelight property. Thus, the proposed geothermal system would promote renewable energy generation.

North Village Specific Plan Consistency

The project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Plaza Resort and Specialty Lodging zones. The project's conformance with the applicable development 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) – Plaza Resort (PR) and Specialty Lodging (SL) District	
Zoning: North Village Specific Plan (NVSP)		Overlay Zone: NVSP Pedestrian Core Overlay	
Existing Land Use: Vacant Land		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	Phase I = 4 acres	Yes
Building Area (sf/acre)	75,000 sf/acre maximum 601,170 square feet maximum (excluding structured parking) (348,000 square feet for Phase 1)	185,754 feet (excluding structure parking)	Yes
Site Coverage	PR = 75% of 99,238 sq.ft. SL= 60% of 75,415 sq.ft.	63.2% (110,450 s.f. proposed)	Yes
Snow Storage	60% of all uncovered parking and driveway area (31,462 x .6)	60.6 % or 19,074 sq.ft.	Yes

Density Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Plaza Resort (PR)	80 rooms/acre (2.27 acres)	181.6	Yes
Specialty Lodging (SL)	48 rooms/acre (4.63 acres)	222.24	Yes
Total Rooms	404 rooms maximum	200 rooms	Yes
Commercial Density [1]	450 sf = 1 room	Exempted because all hotel amenities are oriented to hotel guests	Yes
Building Height [2]			
Permitted Height	75 feet	75 feet	Yes
Projected Height	90 feet	Not Utilized	N/A
Parking Garage	Maximum height of 20 feet	20 feet	Yes
Building Levels	1-7	6	Yes
Setbacks (north side)[3]			
Side Yard – north and west internal side and rear lot line of PR district	0 feet	45 feet	Yes
Canyon Boulevard Setback (east side) [4]			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height 0-24 feet	Minimum of 10 feet required from EOP	10 feet	Yes
Building Height: 25-34 feet	Minimum of 20 feet from EOP	40 feet	Yes
Building Height: 25-54 feet	Minimum of 30 feet from EOP	40 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet from EOP	40 feet	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] No setbacks required on internal side and rear lot lines of PR District.

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

Lake Mary Road Setbacks (south side)			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Building Height: 0-24 feet	Minimum of 10 feet from EOP	60 feet	Yes
Building Height: 25-34 feet	Minimum of 10 feet from EOP	100 feet	Yes
Building Height 35-54 feet	Minimum of 20 feet from EOP	100 feet	Yes
Building Height 55 feet +	Minimum of 40 feet from EOP	100 feet	Yes
Specific Plan Boundaries (southwest side)			
Building Height: 0-24 feet	Minimum of 10 feet	50 feet from property line	Yes
Building Height: 25-34 feet	Minimum of 20 feet	100 feet	Yes
Building Height: 35-54 feet	Minimum of 30 feet	100 feet	Yes
Building Height: 55 feet +	Minimum of 40 feet	100 feet	Yes
Parking			
1-bedroom with lock-off (1.5 space/unit)	51 units x 1.5 space = 76.5	See below for total parking count	Yes
1-bedroom unit	51 Units x 1.05 space = 53.5		
2-bedroom unit	2 units x 1.05 space = 2		
3-bedroom unit	4 units x 1.5 space = 6		
4-bedroom unit	4 units x 1.5 space = 6		
5-bedroom unit	3 units x 1.5 space = 4.5		
Check-In spaces	3	9	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	**152**	**204**[5]	**Yes**
Hotel guest access to a minimum of (10% of required parking)	15	16	Yes

[5] Includes tandem and stacked spaces in the parking garage per the valet parking management plan.

Standard	Required/Allowed	Proposed/Provided	Complies?
Delivery Parking	Required	Can be accommodated at the service entry portal off Canyon Boulevard.	Yes
Bicycle Parking	33 spaces (0.2 bicycle parking spaces per unit)	33 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 including proposed 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 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.

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?

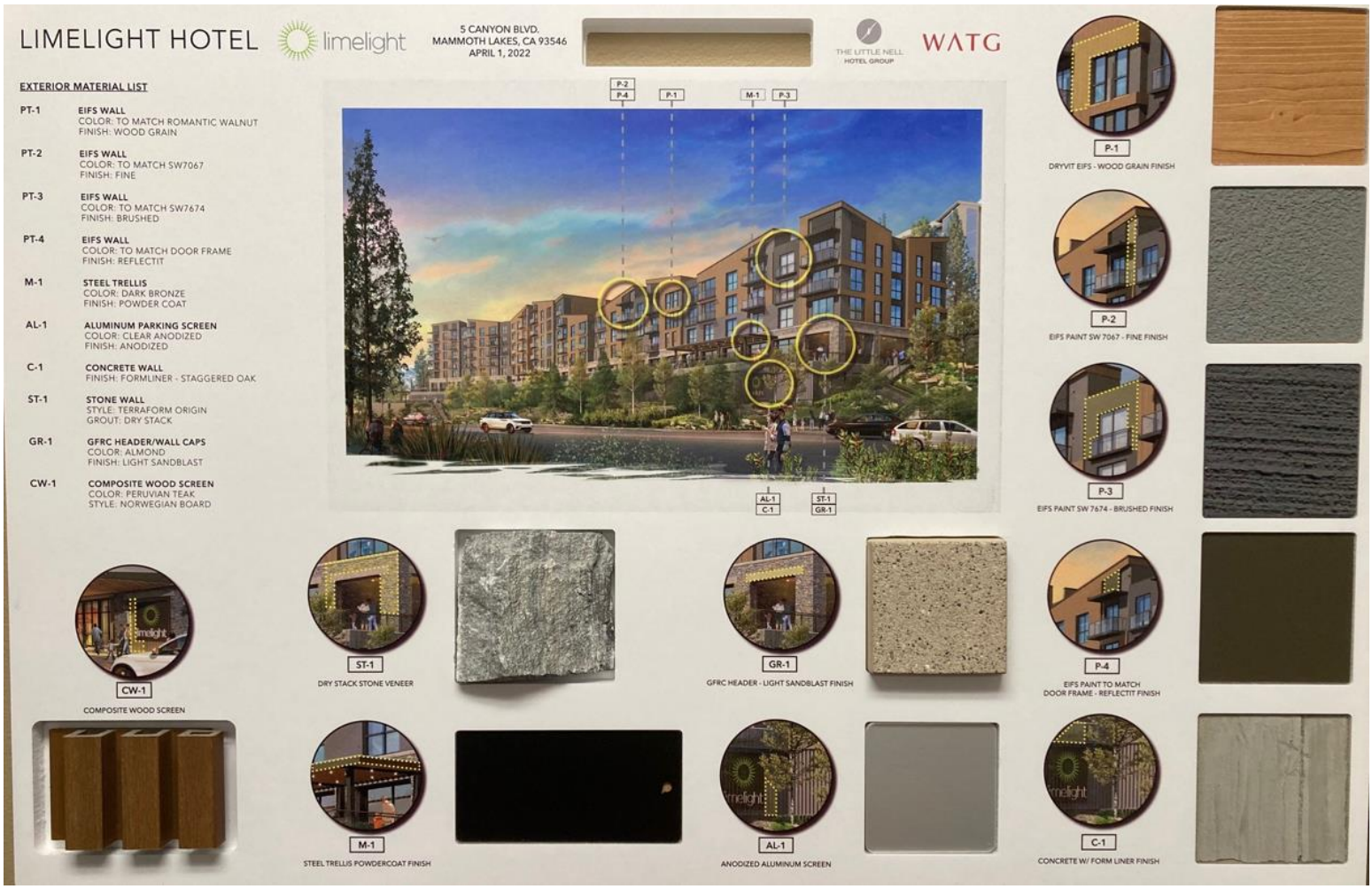
MC Section 17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure 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 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 physical color and material samples were received by Town staff on April 11th (shown below), staff determined that two of the proposed materials/colors do not provide the same appearance of the 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 for the project to ensure the design is consistent with the NVSP Design Standards and ADP recommendations:

- The color and finish for the "Anodized Aluminum Screen" surrounding visible portions of the parking garage should be changed to a darker color such as dark bronze and shall have a non-reflective finish.
- The color of the proposed "DRYVIT EIFS – Wood Grain Finish" siding material shall be changed to another wood grain finish that is darker and has less orange/peach tone.
- The applicant should provide a 3' by 3' foot mock-up of the proposed stone material and installation.
- The applicant should provide a more detailed elevation for the design of the retaining wall located at the corner of Canyon Boulevard and Lake Mary Road to ensure the design adequately diminishes the overall height of the wall.
- The applicant should provide the proposed gate or roll-up door design for the service entrance portal off Canyon Boulevard.

PHYSICAL COLOR AND MATERIAL BOARD



With incorporation of the recommended conditions of approval noted above, staff finds that the applicant was 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 site and building design have been reviewed for consistency with the North Village Design Guidelines and presented 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 has successfully improved the design and functionality of the building, as well as consistency with the applicable 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 meandering pedestrian sidewalk along the west side of Canyon Boulevard, new pedestrian scale street lighting and ample landscape proposed at the project edges. The site design includes a pedestrian oriented outdoor terrace that is elevated from street level and features outdoor furniture and games for an outdoor gathering space. A pedestrian plaza is incorporated in the site design at street level at the north end of the project adjacent to the existing pedestrian crosswalk and transit stop. This area features bench seating and a condition of approval is included to require a transit shelter to be added.

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 required long-term parking for the condominium hotel use is located within an understructure parking garage. The visible portions of the parking garage are screened with aluminum panels that provide natural ventilation inside the garage and minimize the appearance of the garage from Canyon Boulevard. A small 16-space surface parking lot is proposed at the south end of the property to accommodate oversized vehicles and provide guest access to a minimum of 10% of the required number of parking spaces. The design of the parking garage minimizes visibility and the heat-island effect because it is tucked underneath the footprint of the hotel structure and is effectively screened from street level.

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 provides light fixture specifications that provide appropriate scale based upon location and purpose. The variety of fixtures and lighting type adds interest throughout the site. All 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 152 existing trees will be removed to make way for the proposed hotel development and a total of 103 existing trees will be preserved on the site. 116 new Jeffrey Pine trees will be planted throughout the landscape as well as 44 Quaking Aspen trees and 66 Creek Dogwood Trees. The proposed tree plantings satisfy the tree mitigation requirements for a 1 to 1 replacement ratio. Shrubs are incorporated into the landscape and include bitterbrush, bearberry, and sulfur buckwheat.

The landscape plan softens the perimeter of the hotel site and enhances the architectural features of the building, especially the warm wood appearance of the EIFS wood grain siding. A Landscape documentation package is required as 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, 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 that includes residential condominium units that 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 22-002 is included in **Attachment D**.

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

An Addendum to the North Village Specific Plan Supplemental Program Environmental Impact Report (1999 SPEIR) was prepared for the Limelight Hotel project and is included as **Attachment B**. The environmental analysis presented in the CEQA Addendum supports the conclusion that the proposed addition of the geothermal well system to the Limelight Hotel development would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the 1999 SPEIR and the Mammoth Hillside Addendum has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified 1999 SPEIR and the Mammoth Hillside Addendum.

Agency/Public Comments

The application was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD) 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 April 27, 2022. The notice was also posted in The Sheet newspaper on April 30th and May 7th. A total of 680 property owners were notified.

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 attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution 22-12
Attachment B: CEQA Addendum for the Limelight Hotel
Attachment C1: Project Plan Set
Attachment D: TTM and Civil Plan Set
Attachment E: 3-7-22 ADP Meeting Minutes and Staff Report