



Town of Mammoth Lakes

Planning & Economic Development

Commission Recommendation Report

Date:	October 8, 2014	Case/File No.:	District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit Application 13-003, Design Review 13-003
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Inn at the Village
Time:	After 2:00 p.m.	Location:	50 Canyon Boulevard ¹
Agenda Item:	3	General Plan:	North Village Specific Plan (NVSP)
Appeal Status:	N/A – Town Council is acting body	Specific Plan:	North Village Specific Plan (NVSP)
Applicant/ Property Owner:	Severy Realty Group/SFI Mammoth Owner, LLC	Zoning:	North Village Specific Plan (NVSP)
Environmental Review:	Subsequent Environmental Impact Report (SEIR)		

TITLE: Consider recommending to the Town Council certification of the Subsequent Environmental Impact Report and approval of the Inn at the Village project (District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit Application 13-003, and Design Review 13-003)

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Commission is requested to evaluate the proposed Inn at the Village project, which consists of a district zoning amendment, vesting tentative tract map, use permit, and design review, determine if the required findings can be made, and recommend Town Council take the following actions:

1. Make the required CEQA findings,
2. Certify the Final Subsequent Environmental Impact Report for the Inn at the Village,
3. Adopt the Mitigation Monitoring and Reporting Program,
4. Adopt the required Municipal Code findings,
5. Adopt the required Subdivision Map Act findings, and
6. Approve of District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit 13-003, and Design Review 13-003, subject to all conditions of approval.

Report Approved By:
Jen Daugherty, Senior Planner

Report Approved By:
Sandra Moberly, Planning Manager

¹ The proposed project includes a transfer of 30 rooms from either the Ullr Lodge property (5920 Minaret Road) or the Mammoth Brewing Company property (18 Lake Mary Road), both located in the Mammoth Crossing designation of the NVSP.

2. Required Findings to Support Requested Actions

1. Is the proposed project consistent with the vision, goals and policies of the General Plan?
2. Does the proposed project conform to the North Village Specific Plan (NVSP)?
3. Does the proposed project conform to the Mammoth Lakes Municipal Code (MLMC)?
4. Does the proposed project conform to the State Subdivision Map Act?
5. Is the proposed project consistent with the Town Design Guidelines?
6. Is the proposed project is consistent with the California Environmental Quality Act (CEQA)?

3. Report Summary

In April 2005, the 8050 project, consisting of three phases: A, B, and C, was approved by the Commission. The 8050C building is approved to be located above the existing 8050 parking structure, between the Fireside condominiums and 8050A and B. The Inn at the Village (“Inn”) is a proposed redesign of 8050C.

The Inn consists of a seven-story hotel with up to 67 rooms, food and beverage, spa, outdoor pool and jacuzzi, and landscape elements. The project includes an amendment to three NVSP development standards:

1. Height - An increase in height above the maximum allowed projected height of 50 feet is requested. The request is for an 80-foot tall building with an additional 4.5 feet for roof appurtenances. This would exceed the 8050C building’s approved height of 62 feet by 18 feet.
2. Density - An increase in density from 55 rooms to 72 rooms per acre is requested. The request would allow 30 rooms above the maximum allowable density and not count commercial space towards density. The 30 rooms would be transferred from the Mammoth Brewing Company site or the Ullr site, both of which are within the NVSP Mammoth Crossing designation².
3. Minaret Road Setback - A reduced building setback from Minaret Road is requested for the pedestrian porte-cochere and building heights 55 feet and above. The request is to allow the pedestrian porte cochere roof overhang to encroach nine feet into the 10-foot setback and building heights 55 feet and above to encroach 10 feet into the 40-foot setback.

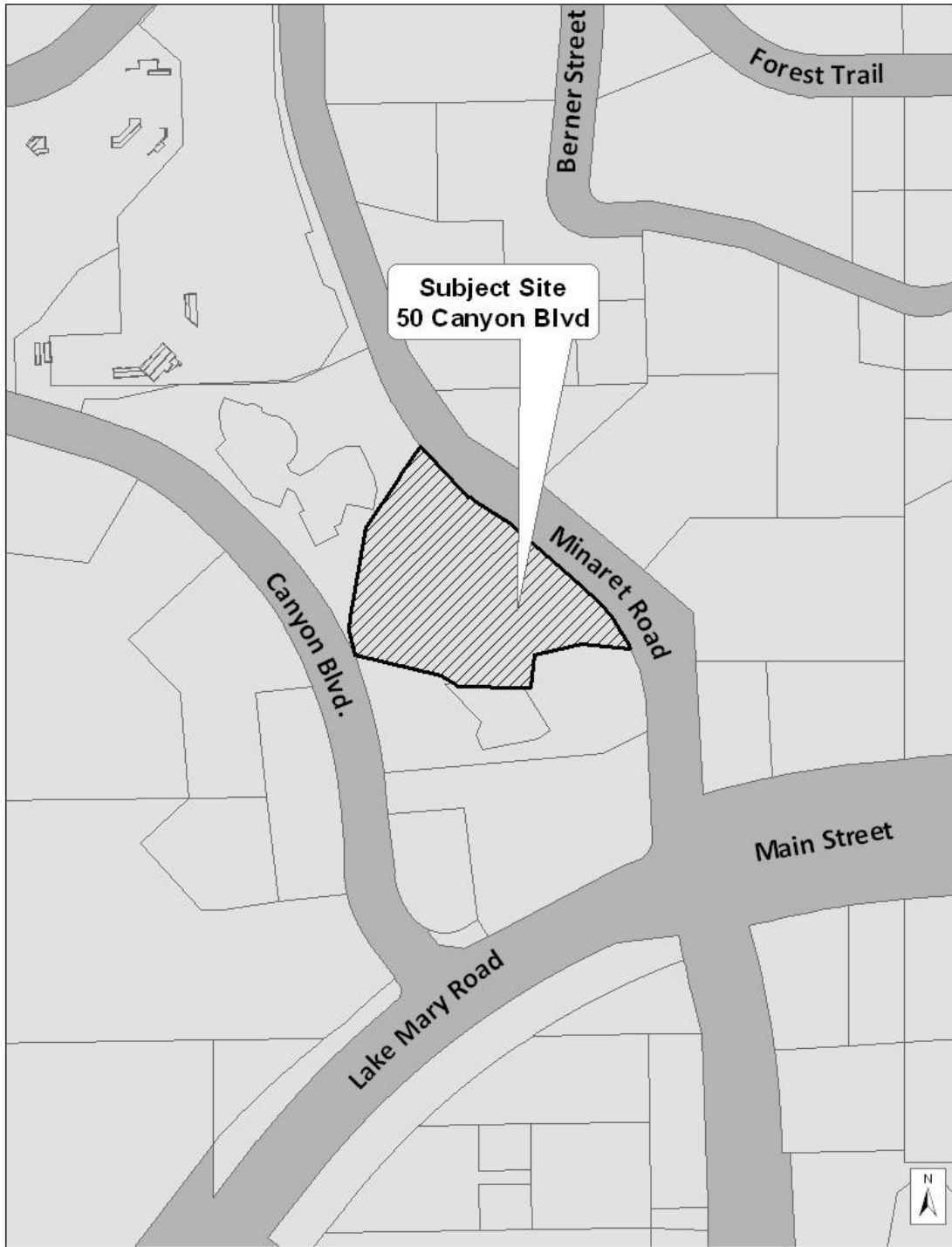
This staff report describes the project as consistent with the General Plan and NVSP with the exception of the NVSP amendment. The project was reviewed by the Advisory Design Panel and has been revised to address those comments. Lastly, a Subsequent Environmental Impact Report (SEIR) has been prepared pursuant to CEQA, which found that there would be no new significant and unavoidable impacts resulting from the project with the implementation of regulations and mitigation measures.

Based on these factors, other staff analysis, and the SEIR, staff believes that the required findings to support the requested approvals can be made, and recommends that the Commission recommend to the Town Council approval of the District Zoning Amendment, Vesting Tentative Tract Map, Use Permit, and Design Review, with the Conditions of Approval noted in the attached resolution.

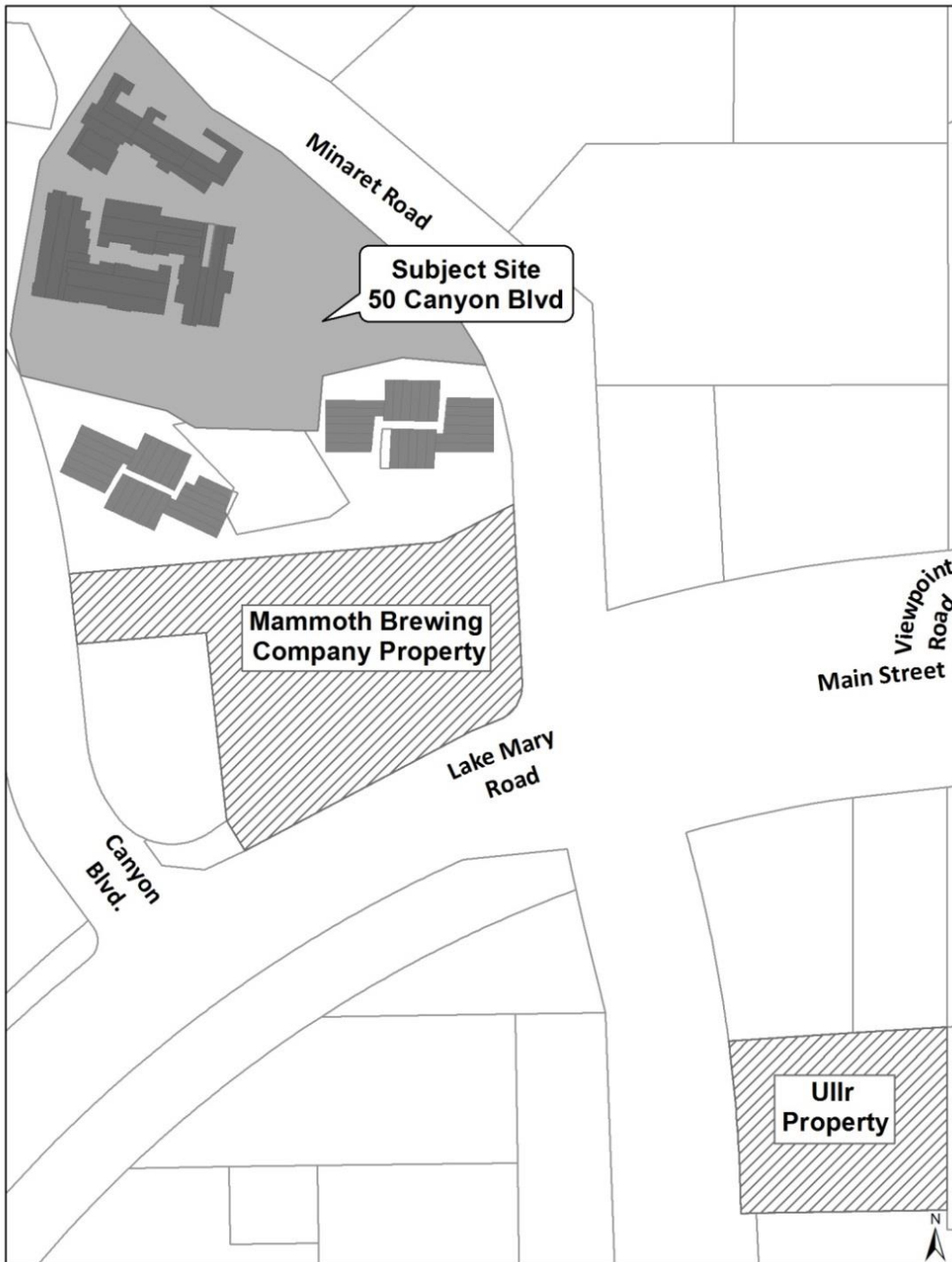
² The Mammoth Crossing sites are located at the three corners of the Main Street/Lake Mary Road and Minaret intersection, not including the northeast corner (Dempsey site). The Mammoth Crossing amendment to the North Village Specific Plan was approved in 2009.

4. Location Maps

Subject Site Map – 50 Canyon Boulevard



Sites from which density (30 rooms) is proposed to be transferred from – Either Ullr Lodge property (5920 Minaret Road) or Mammoth Brewing Company property (18 Lake Mary Road), both located in the Mammoth Crossing designation of the NVSP



B. ANALYSIS

1. Background and Project History

In April 2005, the 8050 project was approved by the Planning Commission (Resolution 2005-26 for Tentative Tract Map 36-229 and Use Permit 2005-01). This project is located in the Resort General (RG) designation of the North Village Specific Plan (“NVSP”). The 8050 project is a 49-unit fractional ownership private residence club that includes three buildings or phases. Two of those phases have been completed, 8050A and B. The parking structure serving the entire 8050 project has also been completed, but 8050C has not been constructed.

The 8050C building is approved to be located above the existing 8050 parking structure, between the Fireside condominiums and 8050A and B. The 8050C building is currently entitled for 21 fractional units totaling 33 rooms. The approved building height is 52 feet with a maximum projected height of 62 feet. The Inn at the Village (“Inn”) is a proposed redesign of 8050C.

2. Original Development Proposal and Workshops

The original development proposal for the Inn was submitted in July 2013 and included a 94-foot tall hotel with up to 73 rooms. Both the Planning and Economic Development Commission (“Commission”) and the Advisory Design Panel (“ADP”) held public workshops to review the original proposal. During these workshops, concern regarding the proposed height was raised. The applicant revised the development proposal as a result of these workshops.

3. Revised/Current Development Proposal

The revised development proposal reduced the building height by 14 feet and redesigned the façade to provide additional articulation and streetscape enhancements. A summary of the project is below:

Project Summary

- The project consists of a seven-story hotel with up to 67 rooms, food and beverage, spa, outdoor pool and jacuzzi, and landscape elements.
- Hotel rooms are designed to meet the needs of a high quality hotel. Rooms are approximately 520 square feet, aligned on a double-loaded corridor to maximize efficiencies (e.g., provide a critical mass of rooms, room standardization, and increased natural light).
- The proposed maximum height is 80 feet with 4.5 feet for appurtenances.
- The outdoor pool and jacuzzi terrace is located to the southwest of the site for optimal solar exposure. This terrace is approximately 4,600 square feet, including approximately 1,100 square feet of pools. The location provides separation from the adjacent Fireside Condominiums to the proposed hotel. Private events could be held on this terrace.
- A pedestrian porte-cochere is proposed along Minaret Road, adjacent to 8050B (Toomey’s), and is designed to provide an inviting and protected entrance for pedestrians. It is a two story, heavily glazed feature that has been described as a “lantern” creating a point of interest and visual connection from the street to the hotel and amenities.

- To activate and enhance the Minaret Road streetscape, a pocket park, food and beverage terrace, informational kiosk, and landscaping are proposed (see Attachment 4 for streetscape details). The pocket park is approximately 532 square feet and would include paving and benches beneath a pergola for weather protection. The informational kiosk could be used for visitor information or limited concessions, and is approximately 370 square feet. Additionally, existing utility boxes are proposed to be enclosed and landscaped.
- A “Zen garden” is proposed along the west side of the building. This area would include pavers, stone, and native trees and plantings, as well as a snow melt system to increase usability during winter.
- No change to vehicle access is proposed. Vehicles would continue to enter and exit the existing parking garage via Canyon Boulevard. Only vehicles utilizing the 50 parking spaces for Fireside Condominium owners will exit onto Minaret Road.
- Valet parking is proposed to maximize space within the existing parking garage and provide the required number of parking spaces. Valet parking would not interfere with the 50 parking spaces for Fireside Condominium owners, which are located on the upper garage level.
- A widened shoulder is proposed along Minaret Road, south of the existing parking garage exit for Fireside Condominium owners. The widened shoulder would be signed “no parking” and used for emergency vehicles, such as Mammoth Lakes Fire Protection District. The existing retaining wall would be realigned farther to the west to accommodate this widened shoulder. A permanent heat traced sidewalk would also be constructed. This sidewalk will connect to the Town’s sidewalk project extending from the 8050/Inn property to Main Street and along the north side of Main Street to Mountain Boulevard.
- Delivery trucks and vehicles would occur off of Canyon Boulevard in the driveway area or porte cochere (please see delivery options in the Final SEIR, Attachment 1, Exhibit 1, pages 2-30 to 2-32)³.
- The project includes energy efficient elements and would be LEED certifiable.

NVSP Amendment Requested

The project includes three requested modifications to NVSP development standards. An analysis of these requested modifications is included in the Specific Plan Consistency section of this report (Section 6).

1. Height - An increase in height above the maximum allowed 40 feet with a projected height of 50 feet is requested. The request is for an 80-foot tall building with an additional 4.5 feet for roof appurtenances. This would exceed the 8050C building’s approved maximum projected height of 62 feet by 18 feet.

³ Condition of Approval 29 requires a delivery operational plan to be approved by the Town and adhered to by the property owner and hotel operator. The Town will be able to enforce this Condition through code compliance efforts and citations.

The NVSP allows a “projected height” above the permitted height, provided that a roughly equivalent reduction in building footprint area above the height is provided below the permitted height, and no more than 50% of the building square footage exceeds the permitted height. An additional 12-foot height increase may be allowed if a substantial number of affordable housing units is provided. Furthermore, appurtenances of up to three feet are allowed.

2. **Density** - An increase in density above the 55 rooms per acre allowed in the Resort General designation of the NVSP is requested. The request is to allow 30 rooms above the maximum allowable density and not count commercial space towards density (the NVSP counts 450 square feet of commercial space as one room). The 30 rooms are proposed to be transferred from either the Mammoth Brewing Company site or the Ullr site, both of which are within the NVSP Mammoth Crossing designation⁴. If approved, this would result in a density of approximately 72 rooms per acre for the 8050 site, excluding the 10,700 square feet of commercial proposed.
3. **Minaret Road Setback** - The NVSP requires certain setbacks based on the stepped heights of a building. A reduced building setback from Minaret Road is requested for the pedestrian porte-cochere and building heights 55 feet and above. The request is to allow the pedestrian porte-cochere roof overhang to encroach nine feet into the 10-foot setback and building heights 55 feet and above to encroach 10 feet into the 40-foot setback.

The proposed amendment to the NVSP are included in a redline version of the NVSP (Attachment 1, Exhibit 4). Since the proposed amendment is specific to the Inn site, this site has been delineated as Area 19A in NVSP, and the proposed amendment would only apply to this site/Area. Additionally, Town staff has taken the opportunity to include some minor edits to correct typos and make clarifications in this redline version of the NVSP.

4. Subject Property and Surrounding Land Uses

The project is zoned North Village Specific Plan (NVSP) and the surrounding land uses are residential condominiums and commercial uses. Table 1 describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Adjacent Streets	Land Use
North	NVSP	N/A	Residential condominiums and commercial (8050, Toomey’s)
South	NVSP	N/A	Residential condominiums (Fireside)
East	NVSP	Minaret Road	Hotel, restaurant, bar (Alpenhof Lodge, Petra’s, Clocktower)
West	NVSP	Canyon Boulevard	Residential condominiums (8050 and Fireside)

*NVSP = North Village Specific Plan

⁴ The Mammoth Crossing sites are located at the three corners of the Main Street/Lake Mary Road and Minaret intersection, not including the northeast corner (Dempsey site). The Mammoth Crossing amendment to the North Village Specific Plan was approved in 2009.

5. General Plan Consistency

The project is consistent with the following General Plan Vision statements as described in Table 2:

Table 2: General Plan Vision Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
<p><i>“Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events, and an ambiance that attracts visitors”</i></p>	<p>The project would provide 67 new hotel rooms, food and beverage, spa, outdoor pool and jacuzzi terrace, and frontage improvements in the intensely focused North Village entertainment district.</p>
<p><i>“Sustainability and continuity of our unique relationship with the natural environment... We are committed to the efficient use of energy”</i></p>	<p>The project is located on a site that is already developed with a parking garage. No trees with a six inch or greater diameter at breast height (DBH) would be removed for construction of the project. The project will be LEED certifiable and incorporates energy saving measures.</p>
<p><i>“Being a great place to live and work”</i></p>	<p>The project would provide a number of new temporary, seasonal, and full time jobs within the community. The project includes an informational kiosk, food and beverage, and spa which would be available to/accessible by the public.</p>
<p><i>“Adequate and appropriate housing that residents and workers can afford”</i></p>	<p>The project proposes to conform to the future Housing Ordinance, which would be consistent with the Town’s vision and goals for workforce housing.</p>
<p><i>“Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area”</i></p>	<p>The project is within the urban growth boundary and the density is consistent with that allowed by the General Plan.</p>
<p><i>“Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees””</i></p>	<p>After the project was reviewed by the Commission and Advisory Design Panel (ADP), revisions were made to result in a design that reflects the mountain setting with a height of 80 feet. This height is 18 feet above the approved 8050C building. The hotel would extend above the tree canopy present in the area, although not substantially (5 to 13 feet above the typical and average tree height in the area), and would be below the maximum tree height of 90 feet⁵. The building design is more vertical rather than horizontal as desired in the NVSP, Development Objective 1, and provides varied architectural articulation along Minaret Road. Please also see height and Project Design analyses below.</p>

⁵ Typical and average tree heights in the vicinity of the Mammoth Crossing project were found to be 67 to 75 feet with maximum heights of up to 90 feet.

Vision Statement	Explanation of Project Conformance with Vision Statement
<p style="text-align: center;"><i>“Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to use of personal vehicles with a strong pedestrian emphasis”</i></p>	<p>The project is located adjacent to the major transit hub in the North Village, and connected to the gondola plaza and transit stops via sidewalks and the pedestrian plaza. The project will include shuttle transportation to the airport and other destinations in town.</p>

The project is consistent with the General Plan’s goals for the North Village District, which includes hotels, commercial facilities, resort amenities and services, and street-fronting commercial. The project’s consistency with General Plan goals and policies is described in Table 5.1-1 of the Draft SEIR (Attachment 2). Discussion of consistency with specific policies related to building height, density and setbacks are discussed in Specific Plan Consistency, below.

6. Specific Plan Consistency

The proposed project is consistent with all applicable zoning requirements of the North Village Specific Plan (NVSP) for the Resort General (RG) designation with the exception of three development standards that are proposed to be amended for this project site. The revised development standards proposed are shown in track changes to the NVSP in Attachment 1, Exhibit 4.

A summary and analysis of the proposal and Town zoning requirements 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)	
Zoning: NVSP		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: 8050A and B, parking garage		Permit(s) Required for Use: DZA,TTM, UP, DR	
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
Lot area (s.f.)	20,000 s.f.	79,798 s.f.	Yes
Building area (s.f./acre)	87,000 s.f./acre	76,200 s.f./acre	Yes
Lot Coverage	70%	70%	Yes
Snow Storage	Sufficient area or hauling required	640s.f. provided, snowmelt in sidewalks ⁶ and pool terrace	Yes
Density			
Rooms/acre	55 rooms/acre	72 rooms/acre	No
Total rooms	101	131	

⁶ As required by Condition of Approval 107, a Benefit Assessment District (BAD) will maintain the heated paver sidewalk and haul snow off site as necessary.

Standard	Required/Allowed	Proposed/Provided	Complies?
Commercial density	450 s.f. = 1 room	Exclude commercial s.f. from density	No
Density transfers	Permitted within the same NVSP zone	Between the RG zone and MC zone	No
Building Height			
Permitted height	40 feet	80 feet	No
Projected height ⁷	50 feet		
Height with substantial housing	62 feet		
Roof appurtenances	3 feet	4.5 feet	No
Building Levels	1- 4	7	No
Setbacks (Side, Rear, and Roof Eaves)			
Side yard (feet)	10 feet	10 feet	Yes
Rear yard (feet)	10 feet	10 feet	Yes
Roof eaves (feet)	4 feet encroach	10 feet encroach	No (only applies to the pedestrian porte cochere)
Minaret Road Setback			
Building height: 0-24 feet	10 feet	10 feet	Yes
Building height: 25-34 feet	20 feet	20 feet	Yes
Building height: 35-54 feet	30 feet	30 feet	Yes
Building height: 55+ feet	40 feet	30 feet	No
Building height: 73+ feet	N/A	40 feet	No
Parking (Inn, 8050A&B, and Fireside)			
One bedroom (1/unit)	75	106 (includes valet spaces)	Yes
Two bedrooms (1/unit)	11		
3+ bedrooms (1.5/unit)	14		
Check in spaces	3	3	Yes
Fireside Parking	50	50	Yes
8050 B commercial parking	12	12	Yes
TOTAL	165	171	Yes
1.05 parking spaces per key	104	106	Yes

⁷ Projected height is allowed provided that a roughly equivalent reduction in building footprint area above the permitted height is provided below the permitted height, and no more than 50% of the building square footage exceeds the permitted height.

Standard	Required/Allowed	Proposed/Provided	Complies?
Guest parking (10% accessible)	10.6	Valet operations provide guest access to all parking	Yes
Delivery parking	Required	Provided in delivery area of porte cochere and in driveway off of Canyon Blvd	Yes
Bus parking	Required if tour buses are utilized	Bus trade is not a target market for project, so not proposed	Yes
Bicycle parking	Required	Provided in porte cochere	Yes
Other			
Workforce Housing: Conformance to the future Housing Ordinance proposed.		Public Art: Anticipated to be provided on-site. Details to be determined; compliance required at time of building permit.	

Building Height Analysis

The project includes a request for an 80-foot tall building with an additional 4.5 feet for roof appurtenances. This would exceed the allowed projected building height by 30 feet and exceed the 8050C building's approved height by 18 feet.

During the November 13, 2013 Commission workshop, the Commission was concerned with the building height proposed at that time, which was 94 feet tall and more than 30 feet above the existing 8050 buildings (Commission minutes are included as Attachment 8). The Commission found that the originally proposed 94-foot building appeared disproportionate to neighboring buildings and may not be supportable. As a result, the applicant reduced the building height to 80 feet.

The additional height is requested for the following reasons:

- The building has been redesigned to accommodate a first floor for commercial uses and pool and jacuzzi terrace on the southwest portion of the site. These revisions have resulted in a “taller and leaner” building that provides desired uses to activate Minaret Road and desired hotel recreation/leisure amenities.
- The first floor ceiling height was raised from 11 feet to 14 feet to provide the necessary space for commercial uses (Attachment 3, Sheet 18-5).
- As shown on Sheet 18-3 of the project plans (Attachment 3), the building mass is proposed to be shifted from the rear of the site to the upper portion of the proposed building. The reduced building footprint allows more natural light access to rooms, improving efficiency and functionality of the hotel. Furthermore, it provides additional separation from the Fireside Condominiums compared to the approved 8050C building.

- The additional height allows for a critical mass of hotel rooms and amenities to be accommodated on the site, which is located in the visitor-oriented Village area, adjacent to the gondola. The applicant has stated that at 67 rooms, the hotel is at the lower end of the range of lodging capacity deemed sufficient in the lodging industry to provide financial feasibility and to support the quality of the guest amenities and service levels on a sustainable basis.

General Plan and NVSP Building Height Policies

During the November 13, 2013 Commission workshop, the Commission was concerned that the original building proposed may impact the Sherwin Range view when driving south on Minaret Road, and setbacks/setbacks were suggested to frame views. Both the General Plan and NVSP include policies about limiting the height of buildings to the top of the forest canopy and preserving public views, which are analyzed in Table 4, below.

Table 4: General Plan and NVSP Building Height Policies Analysis

General Plan Policies	
Policy	Analysis
C.2.J – Be stewards in preserving public views of surrounding mountains, ridgelines, and knolls.	The key public view associated with this project site is the view of the Sherwin Range looking south from Minaret Road. The proposed building would not result in increased view blockage of the Sherwin Range compared to the approved and permitted 8050C building (Draft SEIR Exhibit 5.2-4, page 5.2-7 and Exhibit 5.2-6, page 5.2-19). The additional height and reduced setbacks proposed would not block the Sherwin Range view when driving south on Minaret Road.
Policy C.2.V – Building height, massing, and scale shall complement neighboring land uses and preserve views to surrounding mountains.	Table 5, below, identifies allowed building heights within the NVSP. The maximum projected heights generally range from 50 feet to 90 feet. The proposed building height is 80 feet, which is 18 feet above the approved 8050C building. The adjacent Fireside Condominiums are up to 42 feet in height. While the NVSP requires a 10-foot side yard setback, the project would maintain a minimum 35-foot setback from the Fireside Condominiums. ⁸ Also see discussion re Policy C.2.J, above.
Policy C.2.W – Maintain scenic public views and view corridors that visually connect community to surroundings.	See discussion re Policy C.2.J, above.
Policy C.2.X – Limit building height to the trees on development sites where material tree coverage exists and use top of forest canopy in general area as height limit if no trees exist on site.	The project site is already developed and few mature trees remain on-site. Typical and average tree heights in the vicinity of the Mammoth Crossing project were found to be 67 to 75 feet with maximum heights of up to 90 feet. The proposed height would extend above the average tree canopy in the area, although not substantially (5 to 13 feet higher). The Draft SEIR found this project to be

⁸ A private agreement between the property owner and the Fireside Condominiums includes additional setback provisions. Since this is a private agreement, and the Town of Mammoth Lakes is not a party, the Town is not responsible for enforcing the terms and conditions of this agreement. Please see Legal Considerations (Section 12, below).

	inconsistent with this General Plan Policy. However, the project has been designed to implement the goals and objectives of the General Plan and NVSP (e.g., hot bed hotel with desired amenities adjacent to the gondola), and the project is consistent with all other applicable General Plan policies and Design Guidelines.
NVSP Policies	
Policy	Analysis
Overall Land Use Policy 7 - Building heights and setbacks for proposed development areas shall be coordinated to promote a varied skyline (page 20).	The proposed building would result in a varied skyline between the existing 8050 buildings and Fireside Condominiums.
Overall Land Use Policy 9: North Village shall appear to be nestled within a forest, with native trees surrounding the pedestrian core and integrated into the development where practical. Building heights shall generally be held at or below the height of surrounding trees (page 21).	See discussion re General Plan Policy C.2.J, above.
Land Use Description – Parcel 19: Building heights would be 1 to 4 levels. Careful placement of building mass is essential so as not to block views and sunlight to the pedestrian plaza areas (page 30, #12).	The proposed building would be seven levels. This height is proposed to accommodate a pool and jacuzzi terrace, commercial first floor, and a critical mass of hotel rooms. As described in the Draft SEIR, the project would not be visible by pedestrians in the Village plaza and the project would not shade the Village plaza (AES-6 analysis, pages 5.2-29 to 5.2-40).

For comparison purposes, a table of existing NVSP height standards is included on the following page.

Table 5: Comparison of Approved NVSP Height Standards to the Inn at the Village (“Inn”)

<i>Land Use Area</i>	<i>Building Levels</i>	<i>Maximum Permitted Height</i>	<i>Maximum Projected Height</i>	<i>Towers/Notes</i>
Plaza Resort				
Village Core and East Side of Minaret	1-5	25’ to 60’	35 to 85’	One within each plaza area on west and east sides of Minaret. No height limit specified.
Resort Lodging Areas (Westin/Hillside Sites) ⁹	1-7	75’	90’	
Other PR Zoned	1-4	50’	80’	
Resort General	1-4	40’	50’	
Dempsey Property	1-5	56’	67’	
8050A & B	1-4	52’	62’	
<i>Inn (proposed)</i>	<i>1-7</i>	<i>80’</i>	<i>80’</i>	
Specialty Lodging	1-4	40’	50’	
Mammoth Crossing				
Site 1	N/A	30’	80’	30’ maximum up to 70% of site 60’ maximum up to 35% of site 70’ maximum up to 18% of site 80’ maximum up to 17% of site
Site 2	N/A	40’	75’	40’ maximum up to 60% of site 65’ maximum up to 44% of site 75’ maximum up to 17.5% of site
Site 3	N/A	40’	75’	40’ maximum up to 60% of site 65’ maximum up to 52% of site 75’ maximum up to 11% of site

Shading/Shadow Analysis

The Draft and Final SEIR discuss the potential shading/shadow impacts that would result from the proposed project. While the project would increase shading of Minaret Road and properties on the east side of Minaret Road (e.g. Petra’s and Alpenhof Lodge) for a few additional hours during winter months, this was determined to be a less than significant impact because of Caltrans snow removal and cindering operations, snow melt systems in existing and future sidewalks, and existing winter shadow patterns. Furthermore, existing uses on the east side of Minaret Road are not considered “shadow-sensitive.” Shadow-sensitive uses include residential, recreational, churches, schools, and outdoor restaurants.

View Analysis

In addition to the exhibits in the Draft SEIR showing the project from key views (Exhibits 5.2-6 and 5.2-7, pages 5.2-19 and 20), the applicant has prepared a height analysis showing the proposed building from a variety of vantage points (Attachment 3, Sheets 18-8 through HA 11). The vantage points include views of the project from the Village plaza, Lincoln House, White Mountain Lodge, Fireside Condominiums, 8050A and B, and directly across Minaret Road. Although the height analysis shows

⁹ During the November 13, 2013 Commission workshop, the Commission discussed the comparison of the proposed building to the Westin and noted differences, such as the Westin’s location and context, including that the Westin is in a different NVSP designation, has different topography, is forested, and has different vantage points.

some private views, the General Plan and Town Code only include policies and regulations that protect public views.

Density Analysis

An increase in density from 55 rooms per acre to 72 rooms per is requested. The proposed additional density consists of 30 rooms and excludes the commercial space from density calculations. This proposal is consistent with the recommendations of the North Village District Planning Study (NVDPS, Attachment 10).

The Inn property owner also owns the Mammoth Crossing sites and is proposing the transfer of 30 rooms from the Mammoth Crossing property (either from the Mammoth Brewing Company (MBC) site or the Ullr site). This transfer would not result in an increase in the overall density within the NVSP. The Commission found this approach to be reasonable at the November 13, 2013 workshop (Commission minutes are included as Attachment 8).

The maximum density for the Mammoth Crossing sites range from 61 to 110 rooms per acre with a maximum overall density not to exceed 80 rooms per acre. The density allowed for the MBC site (Site 1) is 110 rooms per acre and 61 rooms per acre for the Ullr site (Site 3). After a 30 room transfer, the density allowed would either be 93 rooms per acre for the MBC site or 51 rooms per acre for the Ullr site¹⁰.

The allowable density for the adjacent Plaza Resort (PR) designation of the NVSP is 80 rooms per acre. Therefore, with the 30 room density transfer to achieve up to 67 rooms, the project would be eight rooms per acre lower than PR density.

The SEIR analyzed the potential impacts from the density transfer, including traffic, water supply, and other public utilities and services. The SEIR found that there would be no substantial and unavoidable impacts as a result of the density transfer.

Minaret Road Setback Analysis

The project includes a request for reduced setbacks along Minaret Road. Table 6, below, identifies the requested encroachments, which are shown on a building section in Exhibit 3-6 of the Draft SEIR (page 3-11).

Table 6: Comparison of Required Setbacks to Proposed Setback Reduction

Building Height	Required Setback	Proposed Setback	Reduction proposed
0 to 24'	10'	1'	9'; Only applies to the pedestrian porte cochere overhang, which is approximately 30 feet wide
25 to 34'	20'	20'	N/A
35 to 54'	30'	30'	N/A
55' to 73'	40'	30'	10'
73' +	N/A	40'	N/A

¹⁰ Condition of Approval 30 requires a density transfer covenant to be recorded on the Inn site and either the MBC or Ullr site to ensure maximum allowable densities are disclosed and adhered to.

The reduced setback for the pedestrian porte cochere overhang is proposed to improve the pedestrian accessibility to the project and create an important visual element to anchor the project along Minaret Road. This encroachment would only be allowed for a 30-foot wide pedestrian entry feature. The 10-foot reduction of the 40-foot setback for the portion of the building above 55 feet is proposed to provide a building stepback and articulation, while still accommodating up to 67 hotel rooms.

The NVSP's Overall Land Use Policies include the following: "*View corridors through North Village shall be protected by establishing building massing and setback requirements. Taller buildings shall be located where they will not block or impede important views of the surroundings from public spaces*" (Policy 10, NVSP page 21). Also, during the November 13, 2013 Commission workshop, the Commission has consensus that building stepbacks/setbacks were favored to frame views. As described in the previous height analysis, the proposed building, including the additional height and reduced setbacks, would not result in increased view blockage of the Sherwin Range compared to the approved and permitted 8050C building.

Housing

The project is subject to the Interim Affordable Housing Policy (Council Resolution 09-76) that requires the provision of on-site workforce housing at a rate of 10% of the market rate units or rooms (Attachment 7). An applicant can propose an Alternate Housing Mitigation Plan (AHMP) if on-site mitigation is undesirable for the community or infeasible and if there would be substantial additional affordable housing benefit derived from the AHMP.

The applicant is proposing to comply with the future Housing Ordinance as the AHMP for this project. The Housing Ordinance update is currently on hold, as directed by the Town Attorney, until the California Supreme Court issues its decision for the *California Building Industry Association (CBIA) v. City of San Jose* case regarding inclusionary housing regulations. The Housing Ordinance update will address housing mitigation requirements for new development, including the establishment of an in-lieu housing fee.

The Mammoth Lakes Housing, Inc. (MLH) Board has been involved in the review of the AHMP for this project since June 2014. The AHMP has been revised from an in-lieu fee to compliance with the future Housing Ordinance. At the September 17, 2014 MLH Board meeting, the Board found that a condition of approval allowing the project to comply with the future Housing Ordinance was acceptable; however, in the case that the project construction would occur prior to adoption of a new Housing Ordinance, the MLH Board recommended compliance with the Interim Affordable Housing Policy AHMP requirements as follows:

1. Payment of an in-lieu fee of at least \$777,937; or
2. Purchase a minimum of 3,484 square feet of existing off-site units, rehabilitate those units to meet the livability requirements of the Interim Affordable Housing Policy, and deed restrict those units; or
3. Purchase land to accommodate a minimum of 3,484 square feet of housing and donate that land to the Town.

The Board also recommended that a combination of the above three options could be adequate. Additionally, the Board emphasized that a substantial additional housing benefit must be provided to comply with the Interim Affordable Housing Policy.

It should be noted that the Board was split 2-2, in recommending whether on-site housing for this project was undesirable or infeasible. Those Board members supporting on-site housing felt that housing within a hotel project could be appropriate for a specific type of person and/or hotel employee. Those Board members supporting off-site housing felt that units within a hotel would not serve the primarily family-oriented clientele of MLH's products and services and would allow for greater flexibility in the provision of locally-tailored housing units.

As a result of the MLH Board recommendation, Condition of Approval 39 has been incorporated into the attached resolution:

The affordable housing requirements for this project shall be mitigated through compliance with the Housing Ordinance in effect at the time of building permit submittal. If building permit submittal occurs prior to the adoption of a new Housing Ordinance, the project shall comply with the Interim Affordable Housing Policy (Town Council Resolution 09-76). If, in either circumstance, compliance requires revisions to the tentative or final tract map or other approvals for this project, the applicant shall be responsible for processing any amendments and the associated costs.

Staff finds this approach appropriate because it allows for the provision of housing mitigation consistent with a future Housing Ordinance that will reflect the outcome of the *CBIA vs. San Jose* case and current housing goals for the Town.

Parking

During the November 13, 2013 Commission workshop, the Commission raised concern about overall lack of parking in the Village, and noted that any parking provided about that required for the project and the property's obligations would be considered a public benefit. As shown in Table 3 of this staff report, the project would provide six spaces above the number required for the project and the property's obligations, including 50 parking spaces for Fireside Condominiums. The parking garage area allocated to the 50 Fireside parking spaces would not be impacted by the valet parking operations as shown on Sheet A2.02 (Attachment 3).

While the property owner has an agreement with the Mammoth Mountain Ski Area (MMSA) that requires the property owner to provide parking for up to 50 cars by MMSA personnel, the property owner can satisfy this obligation on any property owned by the property owner¹¹. Since the property owner also owns the Mammoth Crossing properties in the vicinity, these 50 parking spaces were not included in the on-site parking requirements for the project.

Tentative Tract Map

A tentative tract map is required to supersede the existing 8050C map, which provided for 21 fractional units. The tentative map proposed would provide for either whole ownership (i.e., traditional hotel) or a condominium-hotel form of ownership (Attachment 6). To ensure a hot bed hotel is achieved, consistent with the North Village District Planning Study and the project objectives, Condition of Approval 36 is included. This Condition requires floor plans and uses at time of final map submittal to substantially

¹¹ The property owner and MMSA agreement is available on the Town's website at http://www.townofmammothlakes.ca.gov/documents/10/45/50/380/Sky%20Bridge%20Easement%20and%20MMSA%20Parking%20Agreement_201407211413595732.pdf

conform with those shown in the proposed plans (Attachment 3), and provide the hotel and motel requirements listed in Municipal Code 17.52.120.D.2:

- a. Central front desk, lobby, and phone connections to all hotel rooms with staff available 24-hours a day;
- b. Check-in spaces for arriving vehicles;
- c. Amenities supportive of lodging uses (e.g., concierge/guest services on site; conference/meeting space, with food and beverage support, flexible room configuration, industry-standard audiovisual, telecom, and conferencing infrastructure; food and beverage operations in the form of a restaurant or room service; ski and luggage storage; and recreation facilities such as spas, swimming pools, and/or fitness room facility open to all hotel users);
- d. Standardized furniture, fixtures, and equipment in all rooms;
- e. Centralized management and standards for guest reservations, daily housekeeping service, and maintenance services, for all units;
- f. Space for a rental management operation;
- g. Management by a qualified entity with at least five years' experience in the hotel management business, including a "flag" hotel or company with equivalent experience; and
- h. Inclusion of hotel amenities in common areas through condominium Covenants, Conditions, and Restrictions (CC&Rs).

At the level of detail necessary for this stage of project approval, the project appears to comply with all of these requirements. This conformance would be determined by the Planning and Economic Development Commission prior to the Commission's approval of the final map.

7. North Village District Planning Study and Community Benefits and Incentive Zoning (CBIZ)

On August 6, 2014 the Council considered the Inn project in the context of the Community Benefits and Incentive Zoning (CBIZ) Policy. Since the Council found the project to be consistent with the North Village District Planning Study (NVDPS) and other relevant community planning documents, the Council determined that the CBIZ Policy is not applicable to the Inn project (see Attachment 11, Council Resolution 2014-51).

8. Population at One Time (PAOT)

Since the project is not proposing to increase the overall density allowed by the General Plan, PAOT would remain unchanged.

9. Project Impact Evaluation Criteria (PIEC)

Consistent with the Project Impact Evaluation Criteria (PIEC) policy, a PIEC summary analysis has been prepared for the project and was included in the Draft SEIR (Attachment 1, Exhibit 2, pages 5.1-29 to 5.1-34).

The PIEC evaluation indicates a positive report in a number of assessment areas, including:

- Traffic and Mobility – low trip generation rate because of proximity to the gondola and Village core/transit hub, shuttle to airport and other town destinations provided, and bicycle parking provided; deliveries would not impede traffic; and widened shoulder would improve emergency vehicle access.

- Water Supply and Capacity – water and sewer demand would not exceed buildout demands; and landscaping would require less water than allowed by code.
- Economic Stability – project increases TOT and sales tax; and contributes to placemaking and synergy of uses in the Village.
- Social Capital – provides a public pocket park and informational kiosk; and hotel would create permanent and seasonal employment.
- Recreation/Leisure Capacity – pool terrace, spa, and food and beverage sales; walking distance to the gondola; pedestrian porte cochere; and permanent heat traced sidewalk along Minaret Road.

10. Project Design

A summary of the project’s design features is included below.

- Site/Building Design - Although the site is already disturbed, the applicant has designed the project with the intent of maximizing solar exposure and providing recreational and leisure facilities. No trees six inches or greater in diameter at breast height would be removed.
- Roof Design - A variety of roof heights are proposed to define the building base, middle, and top. Flat roofs are proposed to minimize overall building height and improve on site snow management. Roof overhangs are proposed to provide protection for pedestrians and designed with heated gutters to prevent ice build-up.
- Colors and Materials – A description of the proposed materials are included on Sheets A3.10 and A3.20 (Attachment #), and the colors and materials board is available at the Town offices and will be presented at the public hearing.
 - Roof – Flat seam metal, copper-like material (patina finish).
 - Siding – Concrete fiber board panels and siding, wood stain; metal panel cladding, corten-look metal panel.
 - Base/Stone – “Honey Ledge” stone veneer.
 - Doors and Windows – Wood frame, aluminum clad.
 - Details – Heavy timber structural columns, stained finish.
- Landscaping – The project includes landscaping along Minaret, a Zen garden between the proposed hotel and 8050A and B, and landscaping in and around the pool terrace. These areas include pavers, accent stone, cobble paving, native plantings and trees, and furnishings such as benches and fire pits. As required by SEIR Mitigation Measure 5.3-1d, landscaping is required to be shade tolerant where applicable.

The Advisory Design Panel (ADP) reviewed the proposed project on November 14, 2013. The project was redesigned and subsequently reviewed by the ADP on December 13, 2013. At the December 2013 meeting, the ADP was supportive of the general design direction and of the additional articulation along Minaret Road. The draft minutes from the December 13, 2013 ADP meeting are attached (Attachment

9)¹². Many of the ADP comments related to the building’s street frontage. A discussion of these comments and the applicant’s responses is below.

- ***Lantern Feature (i.e., pedestrian entrance/porte cochere off of Minaret Road)***

ADP Comment	Applicant Response
Pull back the arcade roof from “lantern” feature to allow this signature design element to be stand-alone. The architectural character of the lantern integrates it with the rest of the building	The arcade roof has been pulled away from the lantern feature so this feature can be stand-alone.
Ensure the lantern is inviting from the street. Consider more glazing rather than an opaque wall with double door. More creativity is needed to entice pedestrians.	Additional glazing has been added to the base of this feature to replace the opaque wall.
Consider extending the lower roof feature over both bays.	The lower roof feature is intended to visually communicate the pedestrian entrance location and provide intuitive wayfinding clarity. Its location is therefore limited to the area above the door itself. The applicant has stated that extending this feature across both bays would dilute this function.

- ***Pocket Park/Landscaping***

ADP Comment	Applicant Response
Discussion regarding the functionality of the “pocket park.”	A detail of the pocket park area is provided as Attachment 4. This illustrates how the pocket park will function as an extension of the heated paver sidewalk for sitting and as an entrance area into the informational kiosk.
Concern regarding landscaping against the building on Minaret Road because it is northeast facing and will get very little sun. Consider art instead of terraced landscaping.	Mitigation Measure 5.3-1d requires landscaping to be shade-tolerant where applicable. The applicant anticipates providing public art on-site, which may include art along Minaret Road. A public art plan would require Commission approval.
Extend the Zen garden concept into the public space along Minaret Road.	The Zen garden concept has been extended into the public space along Minaret Road (Attachment 4).
Utilize boulders and other Eastern Sierra elements so the space along the street is more natural (less urban).	Sculpted boulder benches and split boulder planters are proposed along Minaret Road (Attachment 4).
Show existing tree(s) to be preserved along Minaret Road.	The existing tree to be preserved along Minaret Road is shown in Attachment 4.

¹² The ADP minutes are draft because the ADP has not held a meeting since that time to officially approve these minutes.

ADP Comment	Applicant Response
Landscape lighting should be integrated, attractive, and durable/easy to maintain.	The landscape lighting fixtures have not been determined but preliminary lighting concepts are shown on Sheet L1.7 (Attachment 3). The applicant desires integrated, attractive, and durable lighting. Lighting is required to comply with the Town’s outdoor lighting regulations.

- **Informational Kiosk**

ADP Comment	Applicant Response
Discussion regarding the functionality of the “public information kiosk.”	The approximately 370 square foot informational kiosk could be used for visitor information or limited concessions pending on market conditions and needs.
Consider reducing the kiosk’s height to break up the horizontal arcade roof.	The roof of the kiosk has been reduced to break up the roofline.
Ensure kiosk does not appear as a cold glass box. Consider connecting the kiosk to the sidewalk for indoor/outdoor use options (e.g., small retail, coffee, etc.). Given consideration of the warm summer and fall seasons, the use of pocket doors and/or glazed garage-like doors to open up the kiosk to make a seamless transition between outdoor and indoor space was viewed as a good design objective.	The kiosk includes glazing like the pedestrian porte cochere (lantern feature) and would be connected by a door that opens up to the pocket park and paver sidewalk.

- **Other ADP Comments**

ADP Comment	Applicant Response
Snow management is difficult with roof features that slope back towards the building. Utilize a roof design that is functional in snow conditions.	This was discussed by the Commission’s Design Committee on August 21, 2104, and the applicant explained that the flat roofs are proposed to reduce the overall building height, and the applicant’s architect, Bull Stockwell Allen, has experience designing successful flat roofs in snow country.
Concern regarding pedestrian safety and visibility with the extended enclosed garage exit onto Minaret Road. Consider pushing the garage exit wall further back away from Minaret Road.	The current size of the garage exit enclosure is determined in part by the required egress stair that the structure also encloses, so the feasibility of reducing the depth of the enclosure will have to be studied. Openings have been added to the side walls of the enclosure in order to increase the visibility for drivers and pedestrians at this location.

ADP Comment	Applicant Response
Concern over “larger architectural expression at southwest corner.” This may appear to be a “looming” component of the building. Consider stepping height down at this corner; “turn corner” in a different way.	On August 21, 2014, the Commission’s Design Committee reviewed the applicant’s response to the ADP’s comment regarding the southwest corner of the building. The Committee found the revised design to be better integrated and suggested adding an overhang to the south elevation. In response, the applicant proposes to add a new roof with heavy timber supports on the south elevation as shown in Attachment 5.
Consider adding a base to the columns to give a sense of connection to the ground.	Stone bases have been added to the heavy timber columns along Minaret Road.

Therefore, the project plans have been revised to reflect and respond to ADP comments as well as comments from the Commission’s Design Committee.

11. Environmental Analysis

Background and Modified Initial Study

Based on review of the application submittal and pursuant to the California Environmental Quality Act (CEQA) Statutes and Guidelines, it was determined that CEQA analysis was required. The Town solicited proposals from independent consultants to prepare the CEQA documentation for the Inn at the Village Project (“Project”), and selected and retained RBF Consulting to complete this work. All findings set forth herein are based on substantial evidence in the record as indicated with respect to each specific finding. The Town has independently reviewed and analyzed the SEIR and accompanying studies and finds that the report reflects the independent judgment of the Town.

A Modified Initial Study¹³ was prepared for the Project, circulated for a 30-day review period (March 26, 2014 to April 24, 2014), and a scoping meeting held by the Planning and Economic Development Commission on April 9, 2014. The Modified Initial Study is included in Appendix 11.1 of the Draft SEIR (Attachment 1, Exhibit 2). Based on the analysis in the Modified Initial Study and comment letters received, the Town determined that the project could result in new or more significant impacts related to: Land Use and Relevant Planning, Aesthetics/Light and Glare, Traffic/Circulation, Noise, Air Quality, Greenhouse Gas Emissions, and Utilities and Service Systems.

Draft Subsequent Environmental Impact Report (Draft SEIR)

The issues identified through the Modified Initial Study as requiring additional evaluation were analyzed in the Draft SEIR (Attachment 1, Exhibit 2). The Draft SEIR was made available to various public agencies, interest groups, organizations, and interested individuals for a 45-day public review period from July 8, 2014 through August 22, 2014. A Planning and Economic Development Commission meeting was held on August 13, 2014 to gather public comments on the Draft SEIR. Copies of the Draft

¹³ The Initial Study is considered to be a “Modified” Initial Study because it builds off of the environmental review completed for the North Village Specific Plan and identifies those areas where the project may have a new potentially significant impact that was not previously analyzed. These are the areas analyzed in the Draft Subsequent Environmental Impact Report.

SEIR were available for review at the Community and Economic Development Department, Mono County Library, and via internet at <http://www.townofmammothlakes.ca.gov/index.aspx?nid=542>.

No New Significant and Unavoidable Impacts Found

The Draft SEIR concluded that with implementation of regulations and recommended mitigation measures, there would be no new significant and unavoidable impacts resulting from the Project. The Mitigation Monitoring and Reporting Program (MMRP) is included in the Final SEIR and would be adopted by the Town as conditions of approval for the Project.

Alternatives

Although the Project would not result in any significant and unavoidable impacts, the Draft SEIR evaluated alternatives in accordance with CEQA Guidelines Section 15126.6. CEQA requires a range of reasonable alternatives to the proposed Project, which could feasibly attain most of the basic objectives of the proposed project but would avoid or substantially lessen significant effects of the proposed project. The analysis focuses on alternatives capable of avoiding significant environmental effects or reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the proposed project objectives. The alternatives analyzed are as follows:

1. No Project/No Development Alternative: Assumes that the existing parking podium will remain and no development would be construction on top.
2. No Project/Reasonably Foreseeable Development Alternative: Proposes that the existing entitled 8050C building is constructed.
3. Reduced Height Alternative: Proposes the development of a five story condominium hotel with 56 rooms. The hotel would be 58 feet tall but would not include the pedestrian porte cochere, food and beverage service, or spa. Under this alternative, the pool and jacuzzi terrace area would be utilized for private patios and landscaping.

Although these alternatives would result in reduced potential environmental impacts, they would not attain most of the Town's goals and objectives for the site. These include those pertaining to creating a sense of exploration using pedestrian-oriented sidewalks and courtyards, a visitor-oriented entertainment retail district, and animation with retail and businesses oriented to the street.

Final Subsequent Environmental Impact Report (Final SEIR)

The Final SEIR includes written responses to the comments made on the Draft SEIR during the 45-day review period, as well as errata to the Draft SEIR. The Final SEIR was prepared pursuant to CEQA and was made available on September 23, 2014 (Attachment 1, Exhibit 1). The Final SEIR does not change the Draft SEIR's conclusion that there would be no new significant and unavoidable impacts resulting from the Project with the implementation of regulations and mitigation measures.

12. Legal Considerations

As noted in the Final SEIR, Response to Comment #6, the Town Attorney has reviewed and responded to legal issues raised by Fireside Condominium owners regarding the settlement agreement between Fireside Condominiums and the 8050/Inn at the Village property owner¹⁴. This private settlement agreement was executed in 2009.

The Fireside Condominium owners' comments address the height and the location of the proposed project, and contend that the project as proposed would violate the private settlement agreement. The Town is not a party to that agreement and does not have any obligation or authority to enforce it. The Town is required to evaluate the proposed project on its own merits and based on whether it complies with the Town's zoning code and development standards. Additionally, the settlement agreement does not prohibit the project from obtaining development approvals. The Applicant is aware of its obligations under the agreement.

The settlement agreement includes a provision that would allow the proposed building to be constructed up to 35 feet from the closest residential improvement existing on the Fireside property by paying \$1,000,000 to Fireside by November 28, 2014. The building is proposed to maintain this 35-foot setback.

13. Financial and Staffing Considerations

The applicant is paying for the staff time, including consultants, for the processing of this application.

C. OPTIONS

Option 1. Recommend that the Town Council takes the following actions:

1. Make the required CEQA findings,
2. Certify the Final Subsequent Environmental Impact Report for the Inn at the Village,
3. Adopt the Mitigation Monitoring and Reporting Program,
4. Adopt the required Municipal Code findings,
5. Adopt the required Subdivision Map Act findings, and
6. Approve of District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit 13-003, and Design Review 13-003, subject to all conditions of approval.

Option 2. Recommend that the Town Council takes the actions as listed in Option 1, as modified by the Commission.

Option 3. Recommend that the Town Council deny District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit 13-003, and Design Review 13-002.

¹⁴ The settlement agreement is available on the Town's website at http://www.townofmammothlakes.ca.gov/documents/10/45/50/380/Fireside%20Settlement%20Agreement_201408111046059607.pdf

Option 1 would allow the applicant to move forward with the current proposal and request approval by the Town Council.

Option 2 would also allow the applicant to move forward and request approval by the Town Council., but the Commission’s recommendation would be for approval of a modified proposal

Option 3 would also allow the project to proceed to the Town Council, however, the Commission recommendation would be to deny the request. The Commission would need to make findings for denial.

D. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission choose Option 1 and recommend that the Town Council takes the following actions:

1. Make the required CEQA findings,
2. Certify the Final Subsequent Environmental Impact Report for the Inn at the Village,
3. Adopt the Mitigation Monitoring and Reporting Program,
4. Adopt the required Municipal Code findings,
5. Adopt the required Subdivision Map Act findings, and
6. Approve of District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit 13-003, and Design Review 13-003, subject to all conditions of approval.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution recommending approval of District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit 13-003, and Design Review 13-003

Exhibit 1: Final SEIR for the Inn at the Village, including the Mitigation Monitoring and Reporting Program (Section 4.0 of the Final SEIR)

Exhibit 2: Draft SEIR for the Inn at the Village

Exhibit 3: Recommendation of Certification of the Inn at the Village Final SEIR

Exhibit 4: Proposed Revisions to the North Village Specific Plan

Exhibit 5: Conditions of Approval

Attachment 2: 2007 General Plan Policy Consistency Analysis (Table 5.1-1, Draft SEIR)

Attachment 3: Project plans and graphics

Attachment 4: Enlarged Illustrative Pocket Park Plan (streetscape detail exhibit)

Attachment 5: Corner Modulation Study (proposed roof in response to Design Committee suggestion)

Attachment 6: Vesting Tentative Tract Map 13-002

Attachment 7: Interim Affordable Housing Policy (Council Resolution 09-76)

Attachment 8: Planning and Economic Development Commission minutes, November 13, 2013

Attachment 9: Advisory Design Panel draft minutes, December 13, 2013

Attachment 10: North Village District Planning Study

Attachment 11: Council Resolution 2014-51, determining that the Inn at the Village project is not subject to the Community Benefits and Incentive Zoning (CBIZ) Policy because the project complies with community planning documents