



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

P.O. Box 1609, Mammoth Lakes, CA 93546

Phone: (760) 965-3630 Fax: (760) 934-7493

www.townofmammothlakes.ca.gov

PLANNING APPLICATION – MAJOR PERMITS

<u>Drew Hild, Highmark Advisors</u>	<u>550 S. Barrington Ave. Suite 4201, Los Angeles, CA 90049</u>
Name of applicant or agent	Mailing Address
<u>dhild@hmadvs.com</u>	<u>310-871-0870</u>
E-Mail Address	Phone Number
<u>452 OM RD Investors, LLC</u>	<u>550 S. Barrington Ave. Suite 4201, Los Angeles, CA 90049</u>
Property Owner (if other than applicant)	Mailing Address (property owner)
<u>dhild@hmadvs.com</u>	<u>310-871-0870</u>
E-Mail Address (property owner)	Phone Number (property owner)
<u>452 Old Mammoth Road</u>	<u>035-200-019</u>
Street Address	Assessor Parcel Number(s)
<u>C2</u>	
Zoning	Lot Tract

Project Description

Project Description Attached.

I CERTIFY UNDER PENALTY OF PERJURY that I am: _____ legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), X corporate officer(s) empowered to sign for the corporation, or _____ owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.

6/26/19
Date

Drew Hild DREW HILD
Name (Print) and Signature of Property Owner or Agent

Date

Name (Print) and Signature of Property Owner or Agent

ARCHITECT/ENGINEER STATEMENT (If plans drawn by an architect/engineer):

I certify that I have reviewed the applicable development plans for compliance with the requirements of the Town of Mammoth Lakes and such plans are designed in accordance with those regulations.

Date

Name (Print) and Signature of Licensed Architect or Engineer

DUE TO INTAKE PROCESSING REQUIREMENTS, APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY AND MUST BE COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

“The Mammoth Hotel Project” - Major Design Review Application
452 Old Mammoth Road, Mammoth Lakes, CA 93546

Project Description

“The Mammoth Hotel Project” is the working title name for a proposed project that encompasses the complete renovation of the existing 3 story Sierra Center Mall located at 452 Old Mammoth Road, Mammoth Lakes, CA 93546 (the “Project”). The Project envisions adding a 4th story to the existing structure that features a roof top deck, pool, restaurants, and 4th floor suites to create a new 146 room Boutique Luxury Hotel.

The Project is currently operated as the Sierra Center Mall, a 3-story, approximately 100,633 gross square foot office and retail building and is served by a surface and underground garage that are currently striped with 197 parking spaces. The Project’s site is identified by parcel number of 035-200-019 containing approximately 84,898 square feet of land. Sierra Center is classified as a legal-nonconforming structure under the original zoning code in 1981 when it was constructed as Commercial General, now referred to as C-2 in the OMR District in the updated MLMC Zoning Table 17.16.030. FAR of the existing zoning is 2.0 or approximately 170,000 square feet based upon lots square footage. The current Zoning permits its current uses of office, retail, restaurant and bar use and also permits the proposed renovated uses of hotel rooms and related hotel activities.

Project Scope

The Project’s scope would entail the demolition of all existing interior improvements and mechanical systems down to the building’s basic structural components and selective removal of a majority of exterior perimeter walls and windows. The Project would then be structurally strengthened in the garage and in other major structural components to support both gravity and seismic loads of a new 4th Floor and roof deck that would be erected directly on top of existing the 3rd Floor roof framing with a conventionally framed wood and steel structure. The additional floor will allow the creation of restaurants, hotel suites, common areas and pool deck all with dramatic views of The Sherwin’s, Mammoth Mountain and down Valley towards Crowley Lake. Once the structure has been completed, the entire Project would then be completely reconstructed with all new materials, mechanical systems and interiors then closed in with new exterior windows and skin facade. The addition of the 4th floor hotel rooms, kitchen and common areas will add approximately 24,019 square feet of new area to the Projects gross square footage. Parking for the Project will continue to be provided by the surface and underground garage.

The Project as envisioned would be a new boutique hotel that would have the following new amenities that will be available to the hotel guests as well as the community at large bringing great public benefit over the existing retail and office building. Additionally, the transient occupancy tax that will be generated to the Town Of Mammoth due to the conversion of office space that generates none to hotel rooms will be significant. A summary of some of the major improvements and amenities are as follows:

- Full Service Boutique Luxury Hotel with 146 New Hotel Rooms including large 4th Floor Suites.
- New ground floor retail and restaurant activities especially fronting on Old Mammoth Road activating the streetscape with outdoor seating and areas that the public can access as well as hotel guests.
- Completely new Porte Cochère entry and drive with new landscaping along in the parking area, on the property lines to the south and Old Mammoth Road that will include a new seating area for the Bus stop located directly in front of the project.
- Large open Roof Deck and Restaurant also public accessible with Sherwin’s and Mammoth Mountain unobstructed views.
- Meeting and Event Spaces on the Roof and within the Hotel.

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Applicant's Requests

As part of this Application for Design Review, Applicant is requesting that the Community and Economic Development Director make some adjustments as outlined under MLMC Section 17.16, most specifically for a height adjustment of 10% from 45 feet to 49 feet, 6 inches. The current building 3rd Floor roof decking is at 35 feet. The 10% Adjustment of 4 feet 6 inches will allow sufficient height to construct the new 4th Floor. We will also be asking for some mechanical structures height above the 49 feet to allow for rooftop stairwell, elevator overruns and mechanical equipment under MLMC section 17.36.060.B.3.

Applicant is making this request based on two factors. First, the public benefit that a new luxury hotel constructed in place of an old, outdated retail and office building would bring to the community. This new Project would feature new publicly accessible restaurants and other amenities as mentioned above and would imbue a large positive influence on the surrounding properties.

Second, that it is a hardship on Applicant to add additional square footage that is “by-right” available on the site due to the location of the existing underground garage and surface parking and the expense and difficulties of either relocating or adding additional parking. It is the Applicant's position that because of the decision to renovate the building and consideration of the expense of moving the building or using additional site area that would negatively impact the parking, leaves us to conclude that the only place to put additional square footage to make the Project economically viable would be on top of the building.

In summary, the Applicant suggests the benefits that the Project delivers to the Town of Mammoth Lakes, its residents and visitors outweigh the impact of any height or other administrative adjustments made as part of this application.

FEES: See Community and Economic Development Department fee schedule

APPLICATION FEE WORKSHEET (check all that apply):

<u>Type</u>	<u>Fee/Deposit</u>
☒ Design Review – Major (DR)	\$ <u>2500.00</u>
☐ Development Agreement (DA)	\$ _____
☐ General Plan Amendment (GPA)	\$ _____
☐ Tentative Parcel Map (TPM)	\$ _____
☐ Tentative Tract Map (TTM)	\$ _____
☐ Use Permit (UPA)	\$ _____
☐ Variance (VAR)	\$ _____
☐ Zone Code Amendment (ZCA)	\$ _____
☐ Zoning Amendment, District (DZA) (include Master & Specific Plans)	\$ _____

**STATEMENT ACKNOWLEDGING
HAZARDOUS WASTE AND SUBSTANCES**

Before a local agency accepts as complete an application for any development project which will be used by and person, the applicant shall consult the list of Hazardous Waste and Substances appropriate to the Town or County and shall submit a signed statement to the local agency indicating whether the project is located on a site which is included on the list. If the site is included on the list, the list shall be specified on the statement.

Please read the following list of sites within Mammoth Lakes and the definitions of the types of hazardous waste or substances. Please sign the form in the space provided.

MAMMOTH LAKES

Highway 203 and Mammoth Road (no street address)

Unknown

UTANK

Mammoth Mountain Ski Area

FINDS

Mammoth Shell Station

LTANKS

Sierra Lodge Motel

SWRCB

Main Street (3280)

Former Exxon Mini Mart

LTANK

Star Route 1 Box 208 (no street number)

Mammoth Hot Springs Fish Hatchery

LTANK

Airport

LTANK

See the next page for definitions.

I have read the above list of sites and the definitions of hazardous waste and substances.

6/26/19

Date

Signature

The proposed development is ☐ is not ☐ on the above list. If the proposed development is on one of the above sites, please indicate which site.

DATA SOURCE DEFINITION AND CONTACTS

1. CALSITES Department of Toxic Substances Control; Abandoned Sites Program Information System
Ben McIntosh (916) 255-2121
2. S-1987 Facilities Reporting to the California Environmental Protection Agency;
S-1988 for reporting years 1987, 1988, 1989, 1990 per SARA Title S-1989 III Section III
(Toxic Chemicals Release Inventory).
S-1990 Ken Rydbrink (916) 322-2793
3. FINDS Environmental Protection Agency (EPA); Facility Index System.
User Support (800) 424-9067.
4. HWIS Department of Toxic Substances Control; Hazardous Waste
Information System. Laura Sotelo (916) 323-6556
5. LTANK California State Water Resources Control Board; Leaking Underground Storage
Tanks.
Terry Brazell (916) 739-2399.
6. SWRCB California State Waste Resources Control Board; Waste Discharger System.
Gertie Buehler (916) 657-1495.
7. SWIS California Integrated Waste Management Control Board. These are solid waste
disposal facilities from which there is a known migration of hazardous waste.
Sharon Anderson (916) 255-2465
8. AGT25 California Air Resources Board; Dischargers of greater than 25 tons of criteria
pollutants to the air.
Linda Murchison (916) 322-6021.
9. A1025 California Air Resources Board; Dischargers of less than 10 and less than 25
tons of criteria pollutants to the air.
Linda Murchison (916) 322-6021.
10. UTANK California State Water Resources Control Board; Underground tanks reported to
the SWEEPS systems.
(800) 327-9337.

452 OM RD INVESTORS

P.O. Box 731
June Lake, CA 93529

UNION BANK
400 California St.,
San Francisco, CA 94104

1226

**** TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE
ORDER OF

Town Of Mammoth Lakes
437 Old mammoth Road , Suite R
Mammoth Lakes, CA 93546

06/25/2019

\$2,500.00****



THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈001226⑈ ⑆122000496⑆ 0051657971⑈

DATE: 06/25/2019 CK#: 1226 TOTAL: \$2,500.00**** BANK: 452 OM RD Investors, LLC (ub-452om)
PAYEE: Town Of Mammoth Lakes (452tml)

Property Account

1150 504011

Invoice - Date

06242019 - 06/25/2019

Description

Major design review

Amount

2,500.00

2,500.00