



APPENDIX E

Traffic Information Memorandum

MEMORANDUM

DATE: July 15, 2008
TO: Jen Daugherty
FROM: Les Card *Les Card*
SUBJECT: Holiday Haus Traffic Information

This memo incorporates responses to Town of Mammoth Lakes comments on an earlier memorandum dated April 9, 2008. The proposed Holiday Haus project (Attachment 1) involves 91 hotel/condominium units with the potential of 27 lock-off units, for a total of 118 traffic-generating units. This memo provides a preliminary assessment of traffic generation, access to Main Street (State Route 203 [SR-203]), and General Plan transportation issues.

There are several nightly and monthly rentals currently occupied on the property, including:

Nightly	
Manager's Units	2
Hotel Units (sleeps 48)	12
Nightly Units (sleeps 14)	3
Total Nightly Units	15¹

¹ Plus 2 Manager's units.

Monthly	
Units (sleeps 28)	7
Dorm Units (sleeps 20)	10
Total Monthly Units	17

The traffic generated from these existing uses will be subtracted from the new traffic generated by the proposed project. (see Tables A and B)

Table A: Traffic Generation Rates

Land Use	Units	ADT	Saturday Peak-Hour Trips		
			In	Out	Total
Condominium	Units	ITE Fitted Curve Equation ¹			
Hotel ²	Units	10.50	0.435	0.435	0.870
Workforce housing and Manager's units	Units	ITE Fitted Curve Equation ¹			

ADT = average daily traffic

¹ ADT: $T = 3.62(X) + 427.93$; Saturday Total: $T = 0.29(X) + 42.63$ with 54/46 in/out split.

² Fitted Curve Equation not provided for Hotel.

Table B: Traffic Generation

Land Use	Units	ADT	Saturday Peak-Hour Trips		
			In	Out	Total
Project Uses					
Condominium	14	479	25	22	47
Hotel	104	1,092	45	45	90
Project Traffic Generation		1,571	70	67	137
Existing Uses					
Hotel	15	158	7	6	13
Workforce housing (17) and Manager's units (2)	19	497	26	22	48
Existing Traffic Generation		655	33	28	61
New Traffic Generation		916	37	39	76

ADT = average daily traffic

The proposed project will result in an increase of 916 trips on a daily basis (average daily traffic [ADT]) and 76 trips during the typical winter Saturday peak hour.

There currently are two full-movement access points to Main Street serving the property approximately 160 feet (ft) apart. The project proposes to consolidate these into one single-access point at the easterly boundary of the project, approximately 700 ft easterly of the intersection of Main Street/Minaret Road. At this location, Main Street has two lanes in each direction, with no left-turn median. The California Department of Transportation (Caltrans), in preliminary comments, has suggested that the driveway be restricted to right-turn ingress and egress only. This restriction does not appear to be necessary or desirable because:

- There is no known accident history at the existing two driveway locations involving left turns.
- The restrictions would cause very circuitous travel through residential neighborhoods to get to the North Village, Main Lodge, or Canyon Lodge areas.
- There is nothing unique regarding the proposed project compared to the remaining numerous full-access locations along this section of Main Street without left-turn lanes.
- The Town has not identified this improvement as a part of the General Plan EIR, nor is it included in the Development Impact Fee (DIF) program.

The current project includes 118 units (61 single-bedroom hotel units, 27 potential lock-off [single-bedroom] hotel units, 16 two-bedroom hotel units, 13 condominium [affordable housing] units, and 1 condominium [manager] unit). The parking requirements, per the State of California Affordable Housing Density Bonus for a project providing affordable housing, are one space per single-bedroom unit and two spaces per two-bedroom unit. Guest spaces are included in the State Density Bonus parking requirements. As such, the current project would result in the following parking requirement (Table C).

Table C: Proposed Project Parking Requirement

Land Use	Required Parking Spaces
Hotel	
88 single-bedroom units x 1 space per unit	88
16 two-bedroom units x 2 spaces per unit	32
Total Hotel Spaces Required	120
Condominium (Affordable Housing)	
13 single-bedroom units x 1 space per unit	13
1 two-bedroom unit x 2 spaces per unit	2
Total Condominium Spaces Required	15
Total Spaces Required on Site	135

The total parking supply required, per the State Density Bonus, would be 135 spaces. The Holiday Haus Affordable Housing Calculation is provided as Attachment 2. However, with a total of supply of 138 parking spaces, the proposed project would have a parking surplus of 3 spaces.

According to the Town of Mammoth Lakes Traffic Analysis Zone (TAZ) map, the Holiday Haus project site is located in TAZ 197. The existing (2004) trip generation of TAZ 197 shows that there are 16 residential high-density (residents) units, 30 residential medium-density (visitors) units, 42 residential high-density (visitors) units, and 42 lodging/hotel (visitors) units. The Holiday Haus site currently has 34 total units (15 hotel units and 19 workforce/manager's units), which is consistent with the existing uses of TAZ 197.

Based on the General Plan build out of TAZ 197, 560 visitor lodging/hotel units will be constructed. The proposed 118-unit Holiday Haus project is consistent with existing, cumulative, and General Plan build-out conditions and land use provisions.

Conclusion

The proposed project is consistent with General Plan land use provisions; therefore, the mitigation measure (through payment of DIF fees) is adequate to address fair-share contributions to mitigations identified in the General Plan Final Environmental Impact Report (FEIR).

The proposed project eliminates one full-access driveway onto Main Street (SR-203) and maintains one full-access driveway consistent with other properties in this section of Main Street.

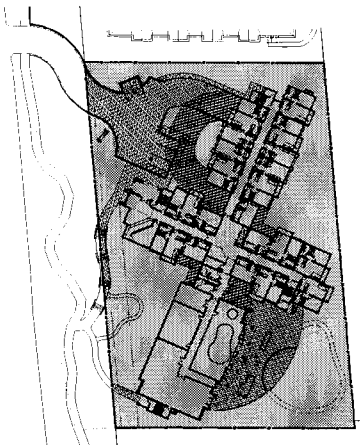
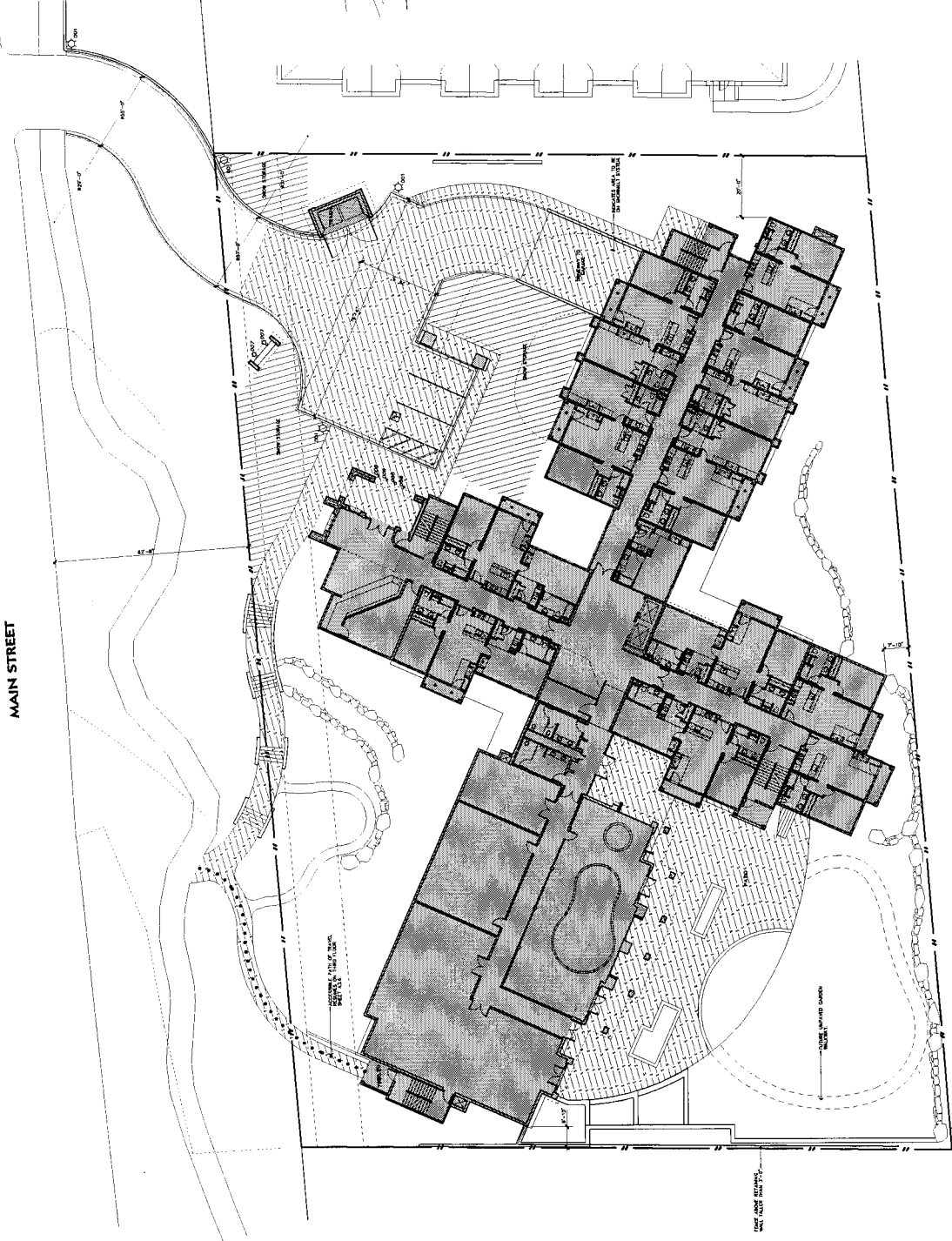
The parking supply of 138 spaces would exceed the Town of Mammoth Lakes' parking requirement of 135 spaces for the proposed 118-unit hotel condominium project.

Attachments: Site Plan for Holiday Haus
Holiday Haus Affordable Housing Calculation

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	LAMP TYPE
001	DRIVE	100W	100W
002	WALKWAY	100W	100W
003	WALKWAY	100W	100W
004	WALKWAY	100W	100W
005	WALKWAY	100W	100W
006	WALKWAY	100W	100W
007	WALKWAY	100W	100W
008	WALKWAY	100W	100W
009	WALKWAY	100W	100W
010	WALKWAY	100W	100W
011	WALKWAY	100W	100W

SEE FLOOR PLANS FOR BUILDING MOUNTED FIXTURES



LOT COVERAGE

AREA TYPE	SQUARE FOOTAGE
PAVING FOOTPRINT	1,875 S.F.
DRIVEWAY FOOTPRINT	1,875 S.F.
PARKING FOOTPRINT	4,500 S.F.
TOTAL COVERAGE	8,250 S.F.
LOT AREA	10,000 S.F.
PERCENTAGE	82.5%

MAIN STREET

HOLIDAY HAUS

REVISED SITE PLAN
 SCALE: 1/16" = 1'-0"
 15 FEBRUARY 2008
 REVISED BY: JTB



A 2.1

HOLIDAY HAUS as Submitted

AFFORDABLE HOUSING CALCULATION using SDB

Using State of California Affordable Housing Density Bonus with 14% Set Aside and one Concession for Height

	ROOM TYPE	UNIT totals	# of Beds	s.f. total	s.f. total	FTEEs On-site	FTEEs Required
Retail	One Bedroom L.O. Type A	12	24	1,086 s.f.	13,032 s.f.		
	One Bedroom L.O. Type B	15	30	1,082 s.f.	16,230 s.f.		
	Two Bedroom	16	32	1,090 s.f.	17,440 s.f.		
	One Bedroom	27	27	675 s.f.	18,225 s.f.		
	Studio Type C	3	3	500 s.f.	1,500 s.f.		
	Studio Type B	4	4	413 s.f.	1,652 s.f.		
Retail Total		77	120		68,079 s.f.		
Tear Down Credit					-14,594 s.f.		
					53,485 s.f.		
AH	One Bedroom	6	6	675 s.f.	4,050 s.f.		15
	Studio Type A	4	4	416 s.f.	1,664 s.f.		4
	Studio Type B	1	1	413 s.f.	413 s.f.		1
	Studio Type C	1	1	500 s.f.	500 s.f.		2
	Studio Type D	1	1	502 s.f.	502 s.f.		2
Manager	Two Bedroom sim. to L.O. Type B	1	2	1,086 s.f.	1,086 s.f.		3
AH Total	On-site	14	15		8,215 s.f.	27	26.7425
Combined Total		91	135		76,294 s.f.		
AH Off-site Mitigation FTEEs		0					

Set Aside Units (14% of total units = 12.74 units therefore 13 units provided) for Moderate Income Affordable Housing (120%)

State Density Bonus allowed is 9%

Maximum Density per TOML + 9% = 124 + 11.6 = 135.16 ~ 135
 135 provided = 135 allowed therefore OK

Parking Requirements for project per State Density Bonus:

47 Studios and One Bedrooms = 47 spaces
 44 Two Bedrooms = 88 spaces

Total 135 spaces required 138 spaces provided

Notes 1 # of Beds column in table above refers to number of bedrooms.