

TOWN OF MAMMOTH LAKES DEVELOPMENT HIGHLIGHTS

MARCH 2021



The Town of Mammoth Lakes is a four-season resort community located in the Eastern Sierra near the base of the Mammoth Mountain Ski Area. Over the past few years, numerous residential and commercial projects have been approved by the Planning and Economic Development Commission (PEDC) and the Town Council (TC). The following is a summary of projects that have recently been submitted, approved, or completed.

COMMERCIAL PROJECTS

Five-Forty (540 Old Mammoth Road)

Approved: June 2019

Status: 12 of 13 residential units under construction.

Summary: The Five-Forty project includes a two-story vertical mixed-use commercial and residential building fronting Old Mammoth Road with six residential buildings behind, for a total of 13 residential units. The residential buildings are three stories and consist of two single unit buildings, two duplexes, and two triplexes. The project is located adjacent to the Sierra Center Mall on a 0.67-acre infill site in the Old Mammoth Road (OMR) zoning district.



Mammoth Creek Inn Expansion (663 Old Mammoth Road)

Approved: November 2014

Status: Construction began Summer 2019

Entitlement Extension: N/A

Summary: The Mammoth Creek Inn Expansion project is a 12-unit expansion to the existing 26-unit hotel. The 12 new units will be located in two new buildings behind the existing hotel.



Mammoth Hotel (452 Old Mammoth Road)

Approved: November 2019

Status: Entitled through November 2021

Entitlement Extension: Eligible for up to a 6-year time extension

Summary: The Mammoth Hotel project is a complete renovation and remodel of the existing 3-story Sierra Center Mall building to create a new 4-story, 164-room boutique luxury hotel. The project will demolish the current three-story building to the foundation and construct a four-story hotel with accessory office and restaurant uses as well as a partially open fourth story featuring an open-air roof top deck and pool. The total floor area of the project with the proposed revisions would be 125,240 square feet, which equates to an FAR of approximately 1.48. Construction to tentatively begin Summer 2021.



Yotelpad Mammoth (6040, 6042, and 6060 Minaret Road)

Approved: May 2019

Status: Entitled through May 2021

Entitlement Extension: Eligible for up to a 6-year time extension.

Summary: The Yotelpad Mammoth project is a new mixed-use condo-hotel project proposed for the 2.6-acre site at the northeast corner of Minaret Road and Main Street. The project consists of a five-story condo-hotel with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,700 sq. ft. of restaurant space, and understructure parking for up to 185 vehicles with valet service. The hotel units are being branded as “micro-units” that will range in size from 334 sq. ft. (studio unit) to 569 sq. ft. (1-bedroom unit) and the townhome units will be approximately 1,300 sq. ft. The vision of the project is to have smaller living spaces that are accompanied by amenity spaces (i.e., fitness room, kids zone and media center, numerous indoor and outdoor fireplaces, a pool and hot tub, a bocce ball court).



Limelight Hotel (15 Canyon Boulevard)

Status: Concept Review Submitted December 2020

Entitlement Extension: N/A

Summary: The Limelight Hotel project proposes a 6-story building over a 2-level parking structure located at 15 Canyon Boulevard in the North Village Specific Plan. The building will consist of 151 hotel guest rooms and 23 residential units. Design alternatives propose a third level of parking and a pedestrian bridge connecting the site to the gondola and village.



Other Commercial Projects w/ Valid Entitlements

Project	Location	Approved Date	Summary	Status
Inn at the Village	50 Canyon Boulevard	October 2014	7-story structure, 67 rooms	Entitled through January 2023
Mammoth View	At Main St., Mountain Blvd. & Viewpoint Rd.	August 2011	105 -unit condo-hotel project	Entitled through August 2023
Old Mammoth Place	164, 202, and 248 Old Mammoth Road	June 2016	343 residential-condo hotel units	Entitled through September 2024

RESIDENTIAL PROJECTS

Hillside Highlands (110 Canyon Boulevard, 130 & 150 Hillside Drive)

Approved: May 2016

Status: 2 of 3 triplexes completed 2020, 3rd tri-plex under construction.

Summary: The Hillside Highlands project consists of three triplex structures on three adjacent parcels. Each unit will have approximately 3,000 square feet of habitable area and 3-4 bedrooms. The project applicant agreed to install a sidewalk along Hillside Drive connecting Canyon Boulevard and Forest Trail in return for a wider driveway allowance.



Obsidian (525 Obsidian Place)

Approved: February 2016

Status: 2 of 10 duplexes completed November 2020; permits issued for remaining 8 duplexes in 2020. Entitled through March 2024.

Summary: A subdivision of the remaining project area within the Tallus project to allow for 20 townhome lots (10 duplexes). There are two building designs approved and each unit will be three-stories tall with approximately 2,300 square feet of habitable area.



Mountainside (413 Rainbow Lane)

Approved: April 2015

Status: Construction began in spring 2018; completed in 2020

Summary: The Mountainside project is a 16-unit townhome project located east of Canyon Lodge. Two of the units are freestanding and the remaining 14 units are located in seven duplex buildings. Each unit is three stories with approximately 2,000 square feet of habitable area, three bedrooms, and a two-car garage.



Snowcreek VII (1254 Timber Creek Road)

Approved: May 2006

Status: Phase 1 has been completed; 17 units are currently under construction in Phase 2.

Summary: The Snowcreek VII project consists of 118 condominium units within four different building designs. There will be a total of 39 buildings consisting of (4) duplexes, (26) triplexes, and (5) four-plexes. The project is broken up into three phases and Phase 1 has been completed. Two additional floor plan designs were approved by the Town in January 2019 along with some other minor amendments to the project design to allow an additional three buildings.

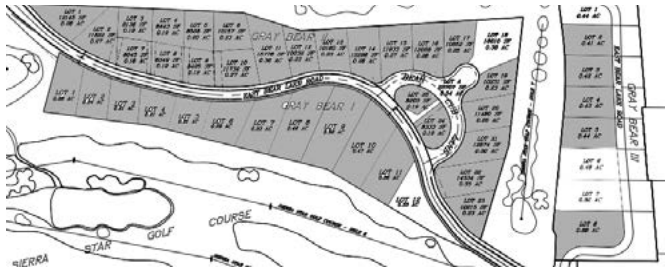


Gray Bear I, II, & III (Sierra Star Golf Course, East of Minaret)

Approved: July 2014 - January 2017

Status: : As of January 2021, there are 45 remaining lots that are either vacant or under construction

Summary: The Gray Bear residential subdivision includes 45 single-family residential lots located adjacent to the Sierra Star Golf Course. The homes are located in the Resort zoning district meaning they can be used as nightly vacation rentals.



(Left - The gray on the site plan represents lots that are complete)

Chaparral Townhomes (362 Chaparral Road)

Approved: May 2020

Status: Entitled through May 2022

Summary: The proposed Chaparral Townhomes project is a six-unit multi-family planned unit development (PUD) located within the Residential Multi-Family 1 (RMF-1) zoning district at 362 Chaparral Road. The project site is 0.33 acres in size, which allows for a base density of four dwelling units at the permitted maximum density of 12 dwelling units per acre. The applicant is requesting two additional units of density through the Town's Density Bonus Program for a total of six units.



Lakeview Townhomes (125 Lakeview Boulevard)

Approved: July 2020

Status: Entitled through July 2022

Summary: The proposed Lakeview Townhomes project is a six-unit multi-family planned unit development (PUD) to be constructed on a vacant parcel located in the Specialty Lodging (SL) zone of the North Village Specific Plan area. The six units are arranged in three duplex structures that are located along the north side of the property. All three duplex structures are three stories in height, and each unit features 3 bedrooms and 3 bathrooms.



OTHER COMMUNITY PROJECTS

The Parcel (1699 Tavern Road and 33 Center Street)

Status: Land acquired by the Town in spring 2018; Phase 1 of the Parcel Master Plan was approved in February 2021 and includes 80 affordable housing units. Construction to begin in 2021/2022

Summary: The Parcel is a 24.5-acre vacant property located adjacent to the Downtown zoning district and several residential zoning districts. The Parcel is envisioned to be developed with up to 450 permanently affordable housing units, to be constructed over multiple phases. The Town Council approved the Parcel Master Plan in January 2021.



County Civic Center (Mammoth Community Facilities Land Exchange (McFlex) parcel)

Approved: June 2018

Status: Completed Summer 2020

Summary: The County Civic Center project consists of a 33,100 sq. ft., two story building that consolidates various public services including Public Health, Social Services, Behavioral Health, District Attorney, Probation, Economic Development, and Community Development into one location. The County Civic Center is part of a civic campus that includes the Police Department and Superior Court of California and potentially the Town offices in the future. The project was financed by Certificates of Participation bonds.



Town of Mammoth Lakes Multi-Use Facility (686 Old Mammoth Road)

Approved: Approved design in May 2017

Status: Modifications to the design were approved in 2020.

Summary: The approved Multi-Use Facility project includes a roughly 40,000 square foot, prefabricated tensile structure housing a new recreational facility at the Mammoth Creek Park site. Construction is anticipated to start in the Spring of 2021.



PROJECT SUMMARY

Commercial Projects		
Project	Status	Location
Five-Forty	Under Construction	540 Old Mammoth Road
Mammoth Creek Inn Expansion	Under Construction	663 Old Mammoth Road
Mammoth Hotel	Approved	452 Old Mammoth Road
Yotelpad Mammoth	Approved	6040, 6042, and 6060 Minaret Road
Old Mammoth Place	Approved	162, 202, & 248 Old Mammoth Road
Inn at the Village	Approved	50 Canyon Blvd.
Mammoth View	Approved	30, 52, & 76 Viewpoint Road; 200 Mountain Blvd.; 11 & 41 Alpine Circle
Limelight Hotel	Under Review	15 Canyon Boulevard
Residential Projects		
Project	Status	Location
Hillside Highlands	Under Construction	110 Canyon Blvd.; 130 & 150 Hillside Dr.
Obsidian	Under Construction	525 Obsidian Pl.
Mountainside	Under Construction	413 Rainbow Lane
Snowcreek VII	Under Construction	1254 Timber Creek Road
Gray Bear I, II, & III	Under Construction	Sierra Star Golf Course, East of Minaret Road
Chaparral Townhomes	Approved	362 Chaparral Road
Lakeview Townhomes	Approved	125 Lakeview Boulevard
Other Community Projects		
Project	Status	Location
The Parcel	Approved	1699 Tavern Road and 33 Center Street
County Civic Center	Completed	Mammoth Community Facilities Land Exchange (McFlex) parcel
Multi-Use Facility	Approved	686 Old Mammoth Road