

DZA 21-001: Amended Phase One of the Clearwater Specific Plan

October 20, 2021

I. Background.

In April 2009, the Town Council adopted the Clearwater Specific Plan ("CSP"). In March 2010, in compliance with CSP, the Planning and Economic Development Commission approved a vesting tentative tract map, conditional use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements include up to 340 residential units with up to 488 lodging rooms, eight on-site workforce housing units, multiple outdoor public events plazas, approximately 20,000 square feet of commercial/retail space, approximately 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool, and an underground parking garage covering the entire site.

Throughout the first six years after the approval of Old Mammoth Place, there proved to be no financing available to construct the project and no market for the sale of condominium hotel rooms. In August 2016, in order to improve the economic viability and marketability of the project, the owner obtained approval of amendments to the CSP and the Old Mammoth Place entitlements, which included a 10-foot increase in building height, an increase in net residential square footage, and the elimination of an on-site workforce housing requirement.

Nonetheless, 12 years since the adoption of the CSP, there is still no indication that a project on the scale of Old Mammoth Place can be financed and developed in the near term. Meanwhile, the current hotel and amenities fall short of meeting the vision and goals of the General Plan and the CSP, and do not meet the needs and standards of Mammoth's target visitors and families. The site includes the original hotel and restaurant buildings, large paved parking areas, a concrete miniature golf course, and limited vegetation.

II. The Goal of this Amendment (DZA 21-001).

The goal of this Amendment is to establish *interim* development standards and project requirements for the site that will: (1) accommodate the interim development of a less tall and less dense expansion and upgrade of the hotel, restaurant, and public spaces than is envisioned by the CSP and Old Mammoth Place (the "Amended Phase One of the CSP"); (2) enhance and expand upon the lodging, food and beverage, and event/meeting space options on the site; (3) provide a new and vibrant outdoor venue and park for community activities and events; (4) animate and activate the Old Mammoth Road streetscape; and (5) allow for and accommodate the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals, if and when market conditions allow.

III. Amended Phase One of the CSP Project Description.

The goal of the Amended Phase One of the CSP is to transform the site into a fully upgraded, full-service family hotel and public events venue that will serve to increase hotel occupancies and revitalize the Old Mammoth Road streetscape. The proposed redevelopment of the site would be the first major renovation of a hospitality project in Mammoth in decades, and would make significant strides toward achieving the Town's

vision and goals for the Old Mammoth Road corridor as set forth in the General Plan and the CSP. To that end, the owner will seek the Town's approval to:

- Upgrade and enhance all of the hotel's entryways, lobby areas, public spaces, and accommodations;
- Upgrade and increase the capacity of the event and meeting space at the Rafters Restaurant and Lounge and in the current lobby;
- Upgrade the pool and add hot tubs;
- Create multiple landscaped social and amenity areas to include a gazebo, a volleyball court, lawn games, fire pits, and hammocks;
- Add 30 family-friendly resort cabins to the site and hotel inventory;
- Provide on-site workforce housing for a minimum of five hotel employees;
- Demolish the Jimmy's Taverna and Red Lantern building;
- Demolish the miniature golf course;
- Expand the Rafters deck;
- Create a landscaped food and beverage garden and food truck venue south along Old Mammoth Road from the Rafters deck to a new public park;
- Create a new public park and events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and
- Provide new public restaurants to support the public's use of the new food and beverage garden and public park.

IV. The Town's Vision and Goals for the Site.

The Town's vision and goals for the site are encompassed in the following quotes from the CSP:

"These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented ... hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor."

"The hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes."

"The overall goal of the Specific Plan is to create an attractive, hotel opportunity that shall serve to revitalize the economy of the core of the North Old Mammoth Road District area."

"A project shall provide additional transient occupancy options to the Town of Mammoth Lakes" and shall "contribute to the overall revitalization of the Old Mammoth Road corridor."

"To support the needs of the Town of Mammoth Lakes as a premier destination resort community ... a project shall provide additional 'hot beds' and additional transient occupancy options to the Town."

The proposed Amended Phase One of the CSP will include 30 resort cabins that will provide additional hot beds and amenities, without any condominium component. The resort cabins are designed for families, will add to the lodging options offered within the community, and have the capacity to increase TOT generation through higher occupancies and average daily rates. The expansion of indoor and outdoor event and meeting space,

the creation of a food and beverage garden, and the development of a public park and events pavilion will provide benefits to the community and animate the Old Mammoth Road streetscape.

V. Development Standards.

The following development standards will apply to the Amended Phase One of the CSP:

DEVELOPMENT STANDARD	Proposed
Total Project Site Size:	6.09 acres
Number of existing hotel rooms:	149 rooms
Number of additional resort cabin rooms:	30 rooms
Maximum Building Height – Cabins:	35 feet
Restaurant square feet:	10,000 square feet
Event space square feet:	2,000 square feet
Minimum Building Separation	5 feet
Setbacks - Old Mammoth Road Frontage	5 feet
Setbacks – Sierra Nevada	10 feet
Setbacks – Laurel Mountain	3 feet
Maximum Lot Coverage	70%
Total parking spaces:	Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040
Minimum Snow Storage	53,300 square feet
Minimum Open Space/ Landscaped Area	73,000 square feet

VI. Proposed Modifications to CSP Standards.

The following table describes the requested modifications to the 2016 CSP requirements to accommodate the proposed Amended Phase One of the CSP. These standards shall only apply to the Amended Phase One project, and any future redevelopment of the site following completion of the Amended Phase One project shall be subject the standards found in the 2016 Amendment to the Clearwater Specific Plan.

Section	Title	Proposed Changes to the Clearwater Specific Plan
1.0	Introduction	None.
2.0	Existing Setting and Conditions	None.
3.0	Project Description of the Specific Plan	<ul style="list-style-type: none"> The Project Description for the Amended Phase One of the CSP is included under Section III above. The project description for the Old Mammoth Place project as detailed in the 2016 CSP Amendment shall not apply to the Amended Phase One project.
3.1	Conceptual Plan	<ul style="list-style-type: none"> The Conceptual Plan for the Amended Phase One of the CSP is for illustrative purposes only and does not constitute a formal approval of any site or building design. Final site and architectural plans must be approved through the Design Review process.
3.2	Design Objectives	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall not require: <ul style="list-style-type: none"> the construction of any commercial retail space along Old Mammoth Road; improvement of the transit stop or construction of a bus shelter on Old Mammoth Road; regular shuttle service to MMSA, the airport, the golf courses, and Vons (shuttle service shall be on-demand); or on-site changing rooms and lockers for employees of the resort who choose to walk or bike to work.
3.3	Sustainability Guidelines	<ul style="list-style-type: none"> Improvements constructed for the Amended Phase One of the CSP shall not require LEED certification.
3.4	Operations	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall not include any "condominium hotel" units, any units that "will be sold fully furnished with standardized furniture, fixtures and equipment at the time of initial sale," any "homeowner association," or any "space for a rental management operation." Although the Amended Phase One of the CSP shall contain event space and meeting space, it need not include conference space.

3.5.1	Traffic Mitigation	<ul style="list-style-type: none"> No offsite traffic improvements shall be required.
3.5.2	Site Access	<ul style="list-style-type: none"> The Amended Phase One of the CSP may be accessed from Sierra Nevada Road even though it will not include underground parking.
3.5.3	Transit Improvements	<ul style="list-style-type: none"> No transit improvements shall be required.
3.5.4	Street Improvements	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall include curb, gutter, and sidewalk improvements along Laurel Mountain Road. The east-west vehicular connector: <ul style="list-style-type: none"> need not have a 40-foot right-of-way offered for dedication to the Town for use as a public road; need not be named; need not be improved with curb and gutter; and need not contain sidewalks or heat tracing. The north-south pedestrian connector in the Amended Phase One of the CSP will provide access from Sierra Nevada Road to the hotel pool complex, but will not connect to the northern property boundary.
3.5.5	Storm Drainage	<ul style="list-style-type: none"> The project will meet Town drainage standards and requirements.
3.5.6	Sewer and Water	<ul style="list-style-type: none"> The project will meet all applicable Mammoth Community Water District standards and requirements as determined through the construction permit process.
3.5.7	Dry Utilities	<ul style="list-style-type: none"> Undergrounding of on-site overhead utilities serving the site shall not be required.
3.5.8	Phasing	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall be constructed in one phase, as determined by the owner after consultation with the Town.
3.5.9	Public Facilities	<ul style="list-style-type: none"> The food and beverage garden along Old Mammoth Road need not be hardscaped.
3.6	Community Benefits	<ul style="list-style-type: none"> The community benefits required by the CSP will not be provided as part of Amended Phase One but may be required upon future redevelopment of the site.
4.1	Consistency with the 2007 General Plan	None.
4.2	Consistency with the NOMR District Study	None.
4.3	Consistency with the Municipal Code	None.
5.1	Land Use Objectives, Policies, and Standards	<ul style="list-style-type: none"> No underground parking is required. No residential units (other than workforce housing) are required.

		<ul style="list-style-type: none"> The north-south pedestrian connector need not connect to the northern property boundary.
5.2	Development Standards	<ul style="list-style-type: none"> See the Development Standards Table for Details.
5.2.1	Land Use Designations	<ul style="list-style-type: none"> The location and description of the uses shall not apply to the Amended Phase One of the CSP.
5.2.2	Permitted Uses	<ul style="list-style-type: none"> Permitted uses for hotel operations may include the construction or placement of 30 resort cabins that are affixed to foundations.
5.2.3	Density	None.
5.2.4	Site Coverage	None.
5.2.5	Building Separation	None.
5.2.6	Building Height	<ul style="list-style-type: none"> The maximum building height for resort cabins shall be 35 feet.
5.2.7	Setbacks	<ul style="list-style-type: none"> Setbacks for buildings and vehicles are set forth in the Development Standards table above.
5.2.8	Parking	<ul style="list-style-type: none"> Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required.
5.2.9	Snow Storage and Removal	None.
5.2.10	Signage	None.
5.2.11	Lighting	None.
5.2.12	Public Art	<ul style="list-style-type: none"> No specific requirements for public art
5.2.13	Additional Standards and Requirements	None.
6.0	Design Guidelines	<ul style="list-style-type: none"> Final design of the cabins and site amenities will be determined through the Design Review process.
7.0	Housing	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall provide on-site workforce housing for a minimum of five hotel employees and shall otherwise comply with the Town's Housing Ordinance. No parking shall be required for on-site workforce housing units.
8.1	Recreation	None.
8.2	Conservation and Open Space	None.
8.3	Noise	None.
8.4	Safety	None.
9.1	Maintenance	<ul style="list-style-type: none"> The hotel owner/operator shall maintain the hotel property and improvements.
9.2	Construction and Drainage	<ul style="list-style-type: none"> No off-site drainage systems shall be required.

9.3	Site Utilities	<ul style="list-style-type: none">• The project will meet all applicable utility requirements as determined during the construction permit process.
10.0	Administrative Procedures	<ul style="list-style-type: none">• Use Permit and Design Review approval shall be required prior to construction of the Amended Phase One project.