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# WEST BEAR LAKE DRIVE TENTATIVE MAP



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## PROJECT PURPOSE

The West Bear Lake Drive Tentative Map is a request to create 13 separate lots.

Twelve lots will measure approximately 1 acre in size, and be used for multi-family residential development. The remainder lot, measuring over 3 acres in size, will be developed with a hotel. The purpose and intent of the project is to:

- Create a larger lot multi-family residential neighborhood that maintains the scenic integrity of the area.
- Promote quality development consistent with the goals and policies of the Mammoth Lakes General Plan and the Lodestar Master Plan.
- Promote a community that nurtures a unique sense of place with a sensitive contract to traditional neighborhood design.
- Provide for a sustainable community design that includes building citing, tree preservation and minimal grading.
- Provide for a resort destination that enhances the neighborhood and supports economic vitality in the community.
- Attract visitors and property owners who stay in town for one to two weeks at a time, rather than 2-3 days, thereby attracting a more diverse demographic to Mammoth.



## PROJECT LOCATION

The property is located on parcel (APN's 033-380-004-000) situated west of Sierra Star Parkway, at the terminus of West Bear Lake Drive. The ±14.83 acre site is currently undeveloped and is populated with dense mature trees. The surrounding property includes two acres that house the Sierra Star Club House to the south, Bear Lake to the west, Woodwinds Condominium development to the northwest, Solstice multi-family residential development to the southeast and John Hooper's single family residential development to the east. The golf course also abuts the property on the north, east, south and west sides. This property is part of Development Area 5 in the Lodestar at Mammoth Master Plan. The property has both a zoning and land use designation of Resort.

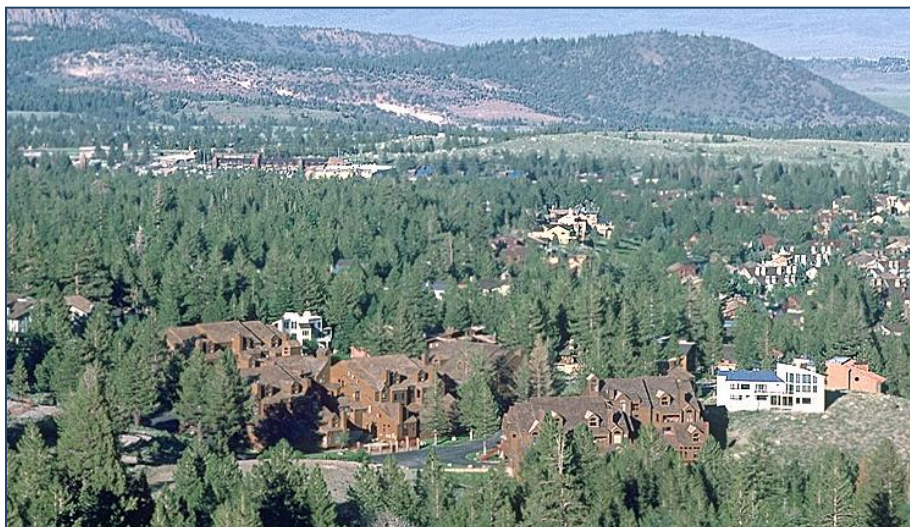
SURROUNDING LAND USES AND ZONING TABLE		
LOCATION	ZONING	LAND USE
North	R	Golf Course
South	R	Sierra Star Club House, Golf Course
East	R	Solstice Residential, Golf Course
West	R	Woodwinds Residential, Golf Course

**PROJECT DESCRIPTION**

The project has been designed to allow for custom multi-family development on the 12 lots and a hotel/resort on the remainder lot, located adjacent to the club house, which is located on two acre’s. Per the Lodestar Master Plan, single-family detached dwelling units are only permitted in Development Area 5 located south of West Bear Lake Drive. Multi-family structures with four or fewer dwelling units per structure are permitted within all of Development Area 5. The specific lot layout and product type will be determined at a future time.

A full service hotel with conference and meeting facilities within or in proximity to the hotel is also permitted in Development Area 5. The remainder parcel, measuring 3.3 acres in size, will accommodate the resort project. For example, a four acre site can accommodate a 5 story hotel with approximately 300 hotel rooms and two floors of underground parking. The proposed hotel site can be intensified by expanding into lots 11 & 12 (2 acres) or by expanding south, and increasing the lot size by another 2 acres, and working with the Sierra Star Club House property. The hotel lot has the potential to be expanded to 7 acres in size.

The intent of the project is to create a built environment that will complement, not dominate the natural environment. This is achieved through planning the site and design of buildings to preserve the maximum amount of open space, trees and natural features. The one acre multi-family lot configuration allows for flexibility in building design and product.



### West Bear Lake Drive Tentative Map

<u>Lot #</u>	<u>Square Footage</u>
Lot 1	39,128 SF
Lot 2	39,135 SF
Lot 3	40,052 SF
Lot 4	39,165 SF
Lot 5	39,395 SF
Lot 6	39,092 SF
Lot 7	43,643 SF
Lot 8	50,519 SF
Lot 9	44,464 SF
Lot 10	39,773 SF
Lot 11	43,987 SF
Lot 12	43,564 SF
Remainder Lot (Hotel)	3.31 AC

#### RESIDENTIAL ZONING COMPLIANCE SUMMARY

The proposed project is consistent with all applicable zoning requirements of the Resort zoning and the Lodestar Master Plan. Development Area 5 will allow for up to 200 dwelling units and 500 hotel guest rooms. The proposed project is within the maximum density calculations of the permitted dwelling units and hotel rooms. Sierra Star Parkway and West Bear Lake Drive are both existing roadways and have adequate capacity to meet the needs of the proposed development. Storm drain lines, water and sewer lines and dry utilities (electric, cable TV and telephone) will service the project within the public right-of-way. Specific grading, drainage and site landscaping will be determined at building permit stage. No buildings are proposed with this application.

#### ZONING CONSISTENCY TABLE

<b>ZONING CONSISTENCY TABLE</b>	
<b>General Information</b>	
General Plan	Resort (Development Area 5, Lodestar Master Plan)
Zoning	Resort
<b>Development Standards</b>	<b>Provided</b>
Density	To be determined at building permit
Building Height (65 feet maximum)	To be determined at building permit
Lot Size	Average lot size of ±1 acre Hotel site: 3.3 acres
Setbacks	To be determined at building permit
Building Separation	To be determined at building permit
Site Coverage (70% maximum)	To be determine at building permit
Building Footprint (No Limit)	To be determine at building permit

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## **ENVIRONMENTAL INFORMATION FORM**

The proposed development is less dense than the original development concept. A CEQA has already been done on the site and is still relevant today. The only difference is that impacts will be less than what was originally shown for development of the site.

## **GENERAL PLAN CONFORMANCE ANALYSIS**

The West Bear Lake Drive Tentative Map conforms to the following goals and policies of the General Plan:

### **Economy**

- E.1. Be a premier destination community in order to achieve a sustainable year-round economy.
- E.1.K. Policy: Encourage resort development and transient accommodations to partner in cooperative marketing.
- E.2. Achieve sustainable tourism by building on the area's natural beauty, recreational, cultural, and historic assets.

*The ±3.3 acre remainder parcel will be used for a hotel/resort use. A four acre site can accommodate a five story hotel with 300 rooms and two floors of underground parking. If additional acreage is needed, the adjacent one acre parcels (lots 11 and 12) can be merged with the 3.3 acre parcel. Additionally, the adjacent two acre property to the south is currently used as the club house. The combined site's could work together to create a seven acre resort destination that provides for a with hotel and golf amenities. The future expansion could allow for substantially more than 300 hotel rooms. While this concept is not a part of the proposed project, it is a worthwhile concept for future discussions between the landowners.*

### **Arts, Culture, Heritage and Natural History**

- A.1. Be stewards of Mammoth's unique natural environment.

*Mammoth is known for being a mountain resort community. This is evident by the abundance of natural vegetation including coniferous trees. The proposed development allows for that unique environment to be kept in its natural state by preserving those trees, to the extent possible and also adding development.*

### **Community Design**

- C.1. Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.
- C.2. Design the man-made environment to complement, not dominate, the natural environment.
- C.2.D. Policy: Preserve and enhance special qualities of districts through focused attention on land use, community design and economic development.
- C.2. I. Policy: Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.
- C.2.M. Policy: Enhance community character by ensuring that all development, regardless of scale or density, maximizes provision of all types of open space, particularly scenic open space.
- C.2.N. Policy: Plan the siting and design of buildings to preserve the maximum amount of open space, trees and natural features to be consistent with themes and district character.
- C.2.U. Policy: Require unique, authentic and diverse design that conveys innovation and creativity and discourages architectural monotony.
- C.4. Be stewards of natural and scenic resources essential to community image and character.



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- C.4.A. Policy: Development shall be designed to provide stewardship for significant features and natural resources of the site.
  - C.4.C. Policy: Retain overall image of a community in a forest by ensuring that native trees are protected wherever possible and remain an important component of the community.
  - C.6. Enhance community character by minimizing noise.

*The Community Design Goals and Policies focus on tree protection and preservation and complementing the natural surroundings, through building siting and design. The proposed project provides for one acre lots. Those lots will all be developed with custom multi-family residential products located in a gated community. This will allow for creativity and innovation, rather than compact development that lack's variety in design and character.*

### **Land Use**

- L.1. Be stewards of the community's small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.
- L.1.B. Policy: Require all development to meet community goals for highest quality of design, energy efficiency, open space preservation, and promotion of a livable, sustainable community. Development that does not fulfill these goals shall not be allowed.
- L.3.A. Policy: Achieve a diversity of uses and activities and efficient use of land by maintaining a range of development types.
- L.5. Provide an overall balance of uses, facilities and services to further the town's role as a destination resort community.
- L.6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.

*The proposed development provides for a mix of land uses that incorporate a hotel/resort use with upscale multi-family residential development. Mammoth is a destination resort community and providing for a mix of housing types and products enhances that community goal. Furthermore, maintaining the natural surroundings in an infill neighborhood promotes a sustainable community.*

### **Resource Management and Conservation**

- R.1. Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.
- R.1.B.1. Action: Plan development to minimize removal of native vegetation and trees and destruction of wildlife habitat.

*The proposed project re-enforces the Resource Management and Conservation Goals and Policies outlines in the General Plan by protecting the existing forests and minimized removal of native vegetation and destruction of wildlife habitat.*

### **AFFORDABLE HOUSING MITIGATION PLAN**

The affordable housing mitigation plan will be discussed with Town staff and is part of a larger land dedication development project.