

633 Old Mammoth Rd., Lot 17 Sherwin Meadows Park; A.P.N. 35-170-25

**Project Narrative-** Mammoth Creek Inn (MCI) is a longstanding Hotel Business located on Old Mammoth road adjacent to existing Businesses, Offices, Restaurant, Retail and the New Rock 'n Bowl entertainment facility. The existing Hotel maintains currently 26 rooms/units with amenities, Restaurant, Laundry, Health Spa. The owners have considered an expansion to the existing Hotel building by placing two detached buildings to the back south/east end of the property. The existing Hotel facilitates in house services and amenities to their clients from Restuarant/Food service, Spa and health facility, Valet van service. The proposed use is in perfect alignment with adjacent properties and zoning/occupancy as well as the additional clients will visit and help support and patronize these businesses. The typical client at the Mammoth Creek Inn can be seen as /outdoor enthusiasts and the close proximity to running trails, Bicycling, shuttle stops for Ski access only helps to accentuate the Hotels efforts and the Mammoth experience.

The proposed building use will be noted as R-1, Type V-A, Four story complete Fire sprinkled buildings. Purpose of proposal is to add 12 Condo/Hotel ownership units in the Two proposed structures behind or the South/east portion of the property. The existing Hotel has 26 rooms deemed as transient occupancy with onsite, upper end amenities. The New unit breakdown is as follows one Building A-B will have 4-studio units, 4-one bedroom units, with under structure parking. The second building C will be comprised of 2-studio units, 2- one bedroom units with 4 parking spaces under the building structure, in short all 12 spaces for new units are covered under structure spaces 9'x18'.

The buildings will be allowed an increase in height due to the under structure parking. The increase is from the 35'-0" to a 45'-0" allowable the buildings will dimension at the 44'-6" to the highest point of the elevator tower, the balance of the buildings are at a height of 42'-6". Please review the exterior elevations for dimensioned floor heights etc. With the configuration of the floor plans the first Building A-B will have a mirror image of the plans as it lays out from the Ground floor to the fourth floor and sharing a full service elevator. Where as, Building C will be a stand-alone narrower building with only a single layout of floor plans similar to Building A from ground/garage to the fourth floor. All floors will be accessed from stairs one on each side (front & back) of structure, and a full code compliant elevator for clients and emergency ambulance services. Please refer to submitted plans and exterior elevations for clear access routes and integration to the proposed structures.

There was a previous 2013 submittal/request for a CBIZ review, since the baseline density on the property is only allowing 5 proposed - 1 bedroom units. The project will require a density bonus for the additional 7 units. We have a description of how the previous submittal was reviewed and a solution or amount of funds was described.

The proposed new Units are for proposed "Condo/Hotel" private ownership, using the outline for an Owner Association. The units shall remain under Hotel management in regards to administration/reservations with a transient occupancy rental pool, with Housekeeping and Maintenance provided by Hotel staff. The furnishings of each new Unit shall be provided by the Hotel Ownership, and, together with Interior design and decorating to follow a standardized motif template. The CUP application will include a Tentative Tract Map, with the final condominium space describe- this will follow Design review approval.

Please refer to the comment response letter for a description of the parking requirement and how the solution is formulated to a total of 40 spaces. Also, refer to exhibit 'A' for Building area breakdown or to the Site Plan A-1 for all coverage analysis.

## **General Plan Conformance Analysis**

### **1. General Plan Consistency**

The project appears to be consistent with the following General Plan Vision statements as described in Table 1:

Table 1: General Plan Vision Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
<i>“being a premier, year-round resort community based on diverse outdoor recreation, multi-day events and an ambiance that attracts visitors”</i>	The project would expand and existing hotel to provide additional visitor lodging nights in a location adjacent to U.S. Forest Service land and trails.
<i>“Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area.”</i>	The Project is within the urban growth boundary and the density is consistent with that allowed by the General Plan, Municipal Code, and CBIZ Policy.

The project appears to be consistent with the following General Plan goals, policies, and actions as described in Table 2.

Table 2: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
E.1.D: Encourage restaurants, retail, entertainment, lodging, and services.	The project would expand an existing lodging facility.
C.2.L: Create a visually interesting and aesthetically pleasing build environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	The site is limited by the existing hotel, circulation, and easements through the center of the site. The applicant and architect sited buildings based on these limitations. The detailed building design will be provided during formal application submittal.
C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height is consistent with the Municipal Code, and buildings are sited to preserve and maximize views. The detailed building design will be provided during formal application submittal.
L.5.G: In the commercial designations, density may be increased to no more than twice the allowable density for transient projects that specifically enhance the tourism, community, and environmental objectives of the Town.	Applicant will be requesting density increase pursuant to the CBIZ Policy for this project.

## Energy Saving Techniques

At this time, it is premature to discuss in detail the energy saving techniques which will be used in the design, construction and operation of the project, as we have yet to obtain approval for further design development. Needless to say, the project will conform in accordance to the requirements of Cal Green. In addition, it will meet or exceed CA Title 24 energy performance standards with Solar high efficiency windows, floor, walls and ceiling insulation.

## Town's Public Arts Requirement

The purpose of the TOML public art program is to develop and maintain a visual arts program for the resident and visitors of Mammoth Lakes and to add to the economic viability of the community; and to enhance the environment and unique character of mammoth Lakes by providing for the acquisition and maintenance of quality works of public art. After determining through the help of the TOML, the fee estimate for our art to be provided based on the valuation of our building is approximately \$16,000. As such, we propose to place a sculpture of some sort at the front of the hotel, which will distinguish the property, as well as enhance the character of the town. Sculptures we are deciding between may include a sculpture of a bear, a skier, or something that would complement the general beauty of the town and the area in which the hotel is located.

## Response Comments:

Community Development Department Comment responses from 2/7/2013.

1. **Parking-** All head in and new understructure parking stall dimensions are in conformance with the design standards.

The present site plan attempts to provide 40 on-site parking spaces to satisfy the density loads while limiting lot coverage. Since the location of the existing inn is 40' north of the south property line, adjustments to the south diagonal parking, the drive aisle, and fire lane widths became necessary, and so the design basis, and some options for all three considerations will be addressed here.

- a. Diagonal parking along south property line is shown at 10' x 17' rather than the town standard of 10' x 20'. The drive/fire lane is shown at 16'-18' wide instead of 20'. These changes deviate from the town standard due to the location of the existing Hotel/inn's on the site. However, Thom Heller has agreed to the best of the site intent that this drive width is adequate, as long as we have demarcation, Fire lane posted etc.

**The existing parking** and drive aisle along the south property line consists of 8' x 17' head-in stalls, with a 19.5' drive aisle.

The proposed 40 parking space requirement has been met.

-24 above ground (uncovered)

-12 above ground (covered)

-3 ADA

-1 Below ground (under existing inn North line)

**-40 TOTAL Parking spaces.**

This parking stall size and configuration was formally approved as such under Building Permit #09-00073. Although the project was not constructed, this prefiguring permit asserts the valid platform for the design basis of this configuration, unless there has been some significant change in local circumstances which may render it voided from a practical standpoint. In more recent conversation with the M.L.F.P.D. was agreed upon that this 16' wide drive aisle would be sufficient with the drive aisle design modified to 20' wide immediately east of the existing inn.

The proposed drive aisle is a benefit to adjacent property owners and tenants, because it will provide a through access fire lane, through the site, and across the Cast Off property access easement.

Among the conditions to the approval of the original permit configuration were special fire lane signage; red striping along the lane's perimeter to include red reflective traffic markers; and owner's distribution to registering guests of placard which instructs guests to pull their vehicles fully forward. The two stalls adjacent east of the two ADA were also to be designated 30 minute parking only, to relieve traffic congestion at the existing entry stair and landing.

- Retaining the existing foundation planting instead of providing a 4' wide planter flush with the entry stair, proposed for lot coverage benefit, is an option which would increase the width of the drive aisle to approximately 18'. The exception to this is at the entry stair & landing area, where the drive aisle will remain 16'.

- b. Parking design has been reconsidered and the previously planned tandem below structure parking, beneath the existing inn, has been eliminated. Three below structure non-tandem spaces for employee parking have been incorporated, however.

## 2. Access and Circulation

- a. The drive aisle width shown at 16' minimum alongside the south of the existing inn was part of the Building Permit #09-00073 approval process, described in item 1a above, and the same logic is applicable.

The approval was contingent on special signage and striping requirements, to help ensure that the vehicles would be pulled completely forward. Special signage and striping details shown on the Design review application plan set have been reflected on drawing A1.2 (Landscape Plan).

- b. End configuration at northernmost parking at building A/B: With the 24' drive aisle width, there is ample room for a compact car to back out and make the turn to exit out the drive aisle. At Building C, the southernmost could back straight back into the drive aisle. This is a tandem spot designated for the third floor unit in Building C, which has the highest occupant capacity.

If these scenarios are not workable, then end conditions would be necessary at one or both locations- this would result in increased lot coverage.

- c. The turning radius is designed at 50', as shown on dwg A-1 Cover Sheet/Site Plan
- d. The access and circulation has been discussed/reviewed with Thom Heller, and has been represented by him as acceptable to the M.L.F.P.D.
- e. The access easement across the Cast-Off property is properly shown on dwg A-1 Site Plan.
- f. Signage and striping for one way traffic pattern is shown on dwg A-1 Site Plan & A1.2 Landscape Plan. This is as was shown on BP #09 00073.

3. **Snow Storage-** It will be necessary for the applicant to provide snow-hauling plan, or to acquire an easement for snow storage on the property to the south. The Town of Mammoth Lakes has the usage of this parcel as granted from the Forest service. Please advise as to staff response for said agreement to be a "Seasonal Use Permit" for Snow storage only and/or "Hold Harmless" agreement. For the purposes of efficiency we would greatly appreciate the opportunity to have snow-blowers to direct the differential of paving surface snow onto this unused open lot.

**4. Lot Coverage-** As with the newly adopted Zoning Code update has significant changes in the allowable Lot coverage. Previously the lot coverage was limited to a percentage or specifically for this parcel as to not exceed a 75% via an Adjustment 09-003, approved via Community Development Determination 2010-01. That section of the ordinance has been changed to allow for a F.A.R. of 2.5 which would allow the project to cover  $2.5 \times 34,074$  (Lot area) = 85,185 square feet of all combined Floor Area. The proposed project has approximately a Total Building/floor Area of 34,243 square feet. This total was arrived as a combination of the three floor of services within the existing Hotel plus the Four floors of services in the proposed buildings.

#### **5. Building Height & Design**

Building height allowance increased 10' due to ground level parking or under structure parking, which is a majority of the buildings ground floor level. This gives the design an allowable 45' height limit. The building is currently designed at approximately 42'-6" respectively with the elevator tower top elevation at 44'-6".

#### **6. Community Benefits and Incentive Zoning**

The preliminary CBIZ in-lieu proposal address density concessions. Also noted is the summation that was derived from the previous submittal as \$6,000.00. These funds will be placed towards a new or improved Transit facility, bus stop/shelter in front of the Hotel or adjacent along Old Mammoth Rd. With staffs cooperation and input we will arrive with a product for construction that will either be a portion from another CBIZ application or solely for MCI. We are looking into how and where we could place such a bus/trolley stop at the property more conversations will provide the ultimate answer. As there may also be some latitude to improve the existing building Front façade, materials, elements and colors to meet any offset in the monies discussed as CBIZ.

#### **FORMAL Application**

- 1. Application filed- "Use Permit" and "Design Review".**
- 2. California Environmental Quality Act (CEQA).** The project as we see will be a use permit for an existing Property housing a Structure with parking and existing grading improvements, the additional use is in line with existing similar commercial businesses and therefore would be exempt from a CEQA filing.
- 3. Condo-Hotel Definition-** Please refer to page 1 of the Project Narrative to review that the New bedrooms will truly function as "Hot Beds" per the Towns definition, using hotel management, daily housekeeping service, front desk, standardized furniture, fixtures and equipment. Further the CC&R's for the condominiums can restrict the use of said units to less than 31 days so these units can only be used on a transient Basis.
- 4. Community Benefits and Incentive Zoning (CBIZ)-** Please refer to item #6 CBIZ above for the notation and description for the intent to address CBIZ.