



Town of Mammoth Lakes

Planning Commission Workshop Report

Date:	January 9, 2012	Case/File No.:	Concept Review 12-001
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546		
Time:	After 2:00 p.m.	Project:	Mammoth Creek Inn Expansion
Agenda Item:	1	Location:	663 Old Mammoth Road
Appeal Status:	N/A	General Plan:	Commercial 2 (C-2)
Applicant/ Property Owner:	Steven Hakim / Mammoth Hotel Association, LLC	Specific Plan:	NA
Environmental Review:	To be determined	Zoning:	Commercial General (CG)

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Commission is requested to evaluate and discuss the proposed concept review application, including the preliminary Community Benefits and Incentive Zoning (CBIZ) proposal for the Mammoth Creek Inn Expansion project, and provide comments and feedback to the applicant and staff. No formal action or findings are required.

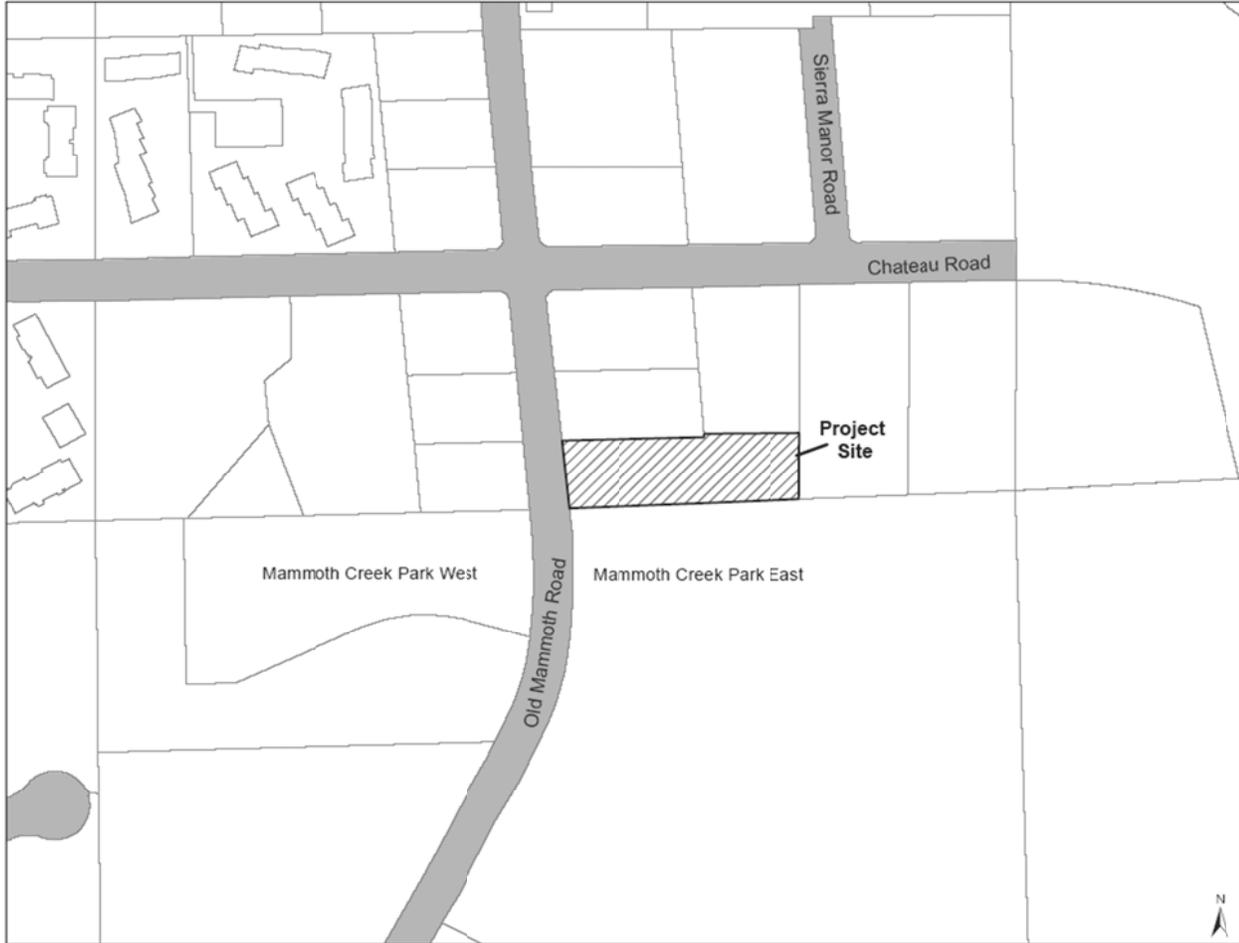
2. Report Summary

The proposal is to expand the existing Mammoth Creek Inn by adding 12 additional hotel rooms in nine condominium-hotel (condo-hotel) units. The nine condo-hotel units would function as “hot beds” consistent with the Town’s requirements for previous condo-hotel projects. These units would be contained in three buildings located to the east of the existing hotel building. The proposal would result in seven rooms over the allowable density of 40 rooms per acre. Therefore, the applicant anticipates requesting a density increase pursuant to the CBIZ.

This report discusses the conceptual design and highlights areas for Commission discussion. After the Planning Commission workshop, the Town Council will provide non-binding input on the CBIZ proposal on January 23, 2013.

After the Town Council CBIZ discussion, staff will provide a close out letter to the applicant summarizing the Commission and Council feedback on the concept review and CBIZ proposal. The applicant will then determine how to incorporate the feedback and prepare a use permit, design review, and a tentative tract map application packet for formal submittal.

3. Location Map



Report Approved By:
Jen Daugherty, Associate Planner

Report Approved By:
Ellen Clark, Principal Planner

B. ANALYSIS

1. Background and Project History

The owner of the Mammoth Creek Inn has made improvements over the past few years to revitalize the existing hotel. Substantial interior upgrades and improvements were completed in 2008, deteriorating balconies and railing were replaced, and the exterior of the building was upgraded with new materials and colors (Design Review 09-002).

Subsequent to the design review approval, an administrative permit for a restaurant in the hotel and an adjustment were approved (Administrative Permit 09-002 and Adjustment 09-003). The adjustment allowed a ten percent reduction in the required amount of parking and a five percent increase in the allowable lot coverage. The adjustment was approved based on the findings that the existing on-site parking spaces would be increased and circulation pattern enhanced. Since that time, the owner has decided to not pursue development of a restaurant within the hotel, and is instead proposing to expand the hotel with additional rooms.

2. Development Proposal

The proposal is to expand the existing Mammoth Creek Inn by adding 12 additional hotel rooms in nine condominium-hotel (condo-hotel) units. The condo-hotel units would function as “hot beds” consistent with the Town’s requirements for previous condo-hotel projects (e.g., under hotel management, daily housekeeping service, front desk, standardized furniture, fixtures and equipment, etc.).

The nine proposed condo-hotel units would be contained in three buildings of the same design located to the east of the existing hotel building. The buildings are proposed to be approximately 43 feet tall with four floors. Each building includes four understructure parking spaces.

Table 1: Proposed Unit Type and Density Breakdown.

				Total
Unit Type	Studio	One-bedroom	Two-bedroom	N/A
Number of Each Unit Type	3	3	3	9 units
Total Number of Bedrooms per Unit Type	3	3	6	12 rooms
Location of Unit	First floor	Second floor	Third and fourth floors	N/A

The Mammoth Creek Inn currently has 26 rooms, and this proposal would increase the total number of rooms to 38. The allowable base density is 40 rooms per acre, which would allow a total of 31.2 rooms on this site (rounded down to 31 rooms). Therefore, the proposal would result in seven rooms over the allowable base density. The applicant anticipates requesting a density increase pursuant to the Community Benefits/Incentive Zoning Policy (CBIZ).

The proposal also includes additional parking spaces to meet the requirements for the existing hotel and the 12 additional rooms. The site plan, floor plans, and building sections are included as Attachment 1.

3. Subject Property and Surrounding Land Uses

The project is zoned Commercial General and the surrounding land uses are commercial uses and Mammoth Creek Park. Table 2 describes the surrounding land uses and zoning.

Table 2: Surrounding Land Uses and Zoning.

Location	Zoning*	Adjacent Streets	Land Use
North	CG	N/A	Sherwin Plaza (commercial), The Cast-Off
South	N/A	N/A	Mammoth Creek Park East
East	CL	N/A	Rock N' Bowl
West	CL	Old Mammoth Road	Dental Office, The Stove Restaurant

*CG = Commercial General; CL = Commercial Lodging

4. General Plan Consistency

The project appears to be consistent with the following General Plan Vision statements as described in Table 3:

Table 3: 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 an existing hotel to provide additional visitor lodging 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 4.

Table 4: 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 built 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 a density increase pursuant to the CBIZ Policy for this project.

5. Municipal Code Consistency

A summary and analysis of the proposal and Town zoning requirements is discussed in Table 5.

Table 5: Zoning Consistency

General Information			
General Plan: Commercial 2 (C-2)		Specific Plan: N/A	
Zoning: Commercial General (CG)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Hotel		Permit(s) Required for Use: UP, DR, TTM	
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
Lot Requirements			
Lot area (s.f.)	10,000 s.f.	33,977 s.f.	Yes
Lot width (feet)	75 feet	96 feet	Yes
Lot depth (feet)	100 feet	333 feet	Yes
Density			
Hotel (40 rooms/acre or up to 80 rooms/acre per General Plan Policy L.5.G)	31.2 rooms (at 40 rooms/acre) or 62.4 rooms (at 80 rooms/acre)	38 rooms	TBD per CBIZ Policy
Setbacks & Separations			
Front yard (feet)	20 feet	No change	N/A
Side yard (feet)	0 feet	0 feet	Yes
Rear yard (feet)	0 feet	0 feet	Yes
Lot Coverage	70%	75%	Yes (Adjustment 09-003)
Building Height			
Structures with understructure parking	45 feet	43 feet	Yes*
Snow Storage	60% of paved areas	46%	No**

Parking			
Hotel (1/guest room)	38 spaces	38 spaces	Yes***
Guest Parking (1/20 rooms)	2 spaces	2 spaces	Yes
Loading Space	1 space	1 space	Yes***
Total	41 spaces	41 spaces	Yes
Dumpster	Required	Provided	Yes
Other			
Workforce Housing: TBD.		Public Art: TBD.	

* For any commercial structure where the majority of the ground floor is devoted to understructure parking, the Planning Commission may approve an increase in height of up to ten feet subject to a use permit. The majority of the ground floor of the proposed buildings is devoted to understructure parking.

** Either an off-site hauling agreement or an agreement with the USFS to store snow on the Mammoth Creek Park East property to the south will be required to satisfy snow storage requirements.

*** Tandem parking proposed within the existing hotel, which would need to comply with the Municipal Code requirements and Public Works Standards for tandem parking (e.g., full-time valet and use permit approval). Tandem parking spaces can only be two cars deep, and the plans show three cars deep with a loading space behind. Some modifications will need to be made to accommodate the required parking spaces on-site.

Staff anticipates that the site plan will need to be modified and/or conditions of approval will be required to address areas where compliance with development standards is not fully achieved. The site plan will likely need to be modified to meet all circulation and parking layout requirements pursuant to the Public Works Standards and Mammoth Lakes Fire Protection District. These include turning radii, back-up and turning space for certain parking stalls (“end condition”), drive aisle width, and certain tandem parking standards. If all required parking cannot be provided on-site while meeting these requirements, the applicant may consider a shared parking agreement as allowed by the Municipal Code, which would allow for off-site parking.

The Commission should provide feedback on the items that do not fully comply with the required development standards or require Commission approval (i.e., height increase, snow storage, parking, and CBIZ). Please see #7 CBIZ, below, for additional information on the anticipated CBIZ proposal.

6. Project Design

The project conceptual design locates the three buildings to the eastern portion of the site, which is currently vacant. The location of buildings was predicated on the lot configuration, existing hotel location, and easements that run through the center of the site. Additionally, the proposed building locations maintain the existing circulation connection through to the Cast-Off property to the north, for which an easement exists between the two property owners.

The detailed building design, colors and materials, and landscape plan will be prepared for the formal application submittal. The Commission should provide any suggestions for these aspects of the project design.

7. Community Benefits and Incentive Zoning Policy (CBIZ)

The CBIZ Policy provides regulations for the granting of discretionary development incentives to developers to encourage the provision of certain community benefits or amenities in accordance with the General Plan (please see Attachment 2 for the CBIZ Policy). The community benefit(s) provided are required to be in addition to any items that are or would be required by the General Plan, Municipal Code, Development Impact Fees, or mitigation measures required by the California Environmental Quality Act (CEQA).

CBIZ refers to Neighborhood District Plan (NDPs) and other planning documents to be applied in determining appropriate community benefits for each project. The preferred option is for the community benefit(s) to be provided on site or within the district in which the project is located. Furthermore, CBIZ allows for the payment of fees in-lieu of the direct provision of community benefits. The Mammoth Creek Inn site is located within the South Old Mammoth Road District, which was included in the South Districts NDP. The South Districts NDP lists the following as community benefits above project requirements: special events areas and plazas, park enhancements and improvements, enhanced transit facilities, and others (please see Attachment 3).

CBIZ ensures that the granting of incentives provides the desired community benefit(s) that is commensurate with the financial incentive conferred to the developer with the increased density. Not only is the applicant requesting a relatively minor incentive (i.e. 22.5% density increase or 49 rooms per acre), but also the financial analysis of the project identified that *“there does not appear to be a sufficient margin to request community benefits exceed five percent of the net return shown for this project (approximately \$6,000)”* (please see EPS Analysis, Attachment 4). The applicant is interested in providing in-lieu fees towards a new or improved transit facility, such as a bus stop/shelter along Old Mammoth Road in the vicinity of the project. The Commission should provide initial feedback on this preliminary CBIZ proposal.

The CEQA analysis for the project will analyze potential environmental impacts of the project, including Population at One Time and Population Impact Evaluation Criteria (PAOT/PIEC). Since the project is located in the Commercial Zone in town on an existing developed property and the density increase is relatively minor, staff anticipates that there will be no significant environmental impacts from the additional seven rooms proposed.

As required by CBIZ, the applicant will receive non-binding input from the Town Council on the CBIZ proposal on January 23rd. The Planning Commission will make the decision on CBIZ concurrently with the decision on the tentative tract map, use permit, and design review submittal.

8. Agency/Public Comments

Staff and the applicant have coordinated with the Mammoth Community Water District and Mammoth Lakes Fire Protection District regarding this concept review. The formal application submittal will be routed to outside agencies for review.

C. OPTIONS

This item is a workshop, therefore, no options are provided.

D. RECOMMENDATION

Staff recommends that the Planning Commission evaluate and discuss the proposed concept review application and provide comments and feedback to the applicant and staff. Some specific areas for comment include:

- Development Standards (e.g., building height, snow storage, parking, etc.)
- Project Design (e.g., site layout, building design, colors and materials, landscaping, etc.)
- CBIZ

Attachments

- Attachment 1: Site Plan, Floor Plans, and Building Section
- Attachment 2: CBIZ Policy (Town Council Resolution 09-55)
- Attachment 3: South Districts Neighborhood District Plan Table 2-1: South Mammoth Project Components and Community Benefits
- Attachment 4: EPS Analysis for Mammoth Creek Inn CBIZ