

Old Mammoth Place Amendment

DZA 15-002, VTMM 16-001, UPA 16-001, & DR 16-004

Planning & Economic Development Commission

Public Hearing

June 15, 2016

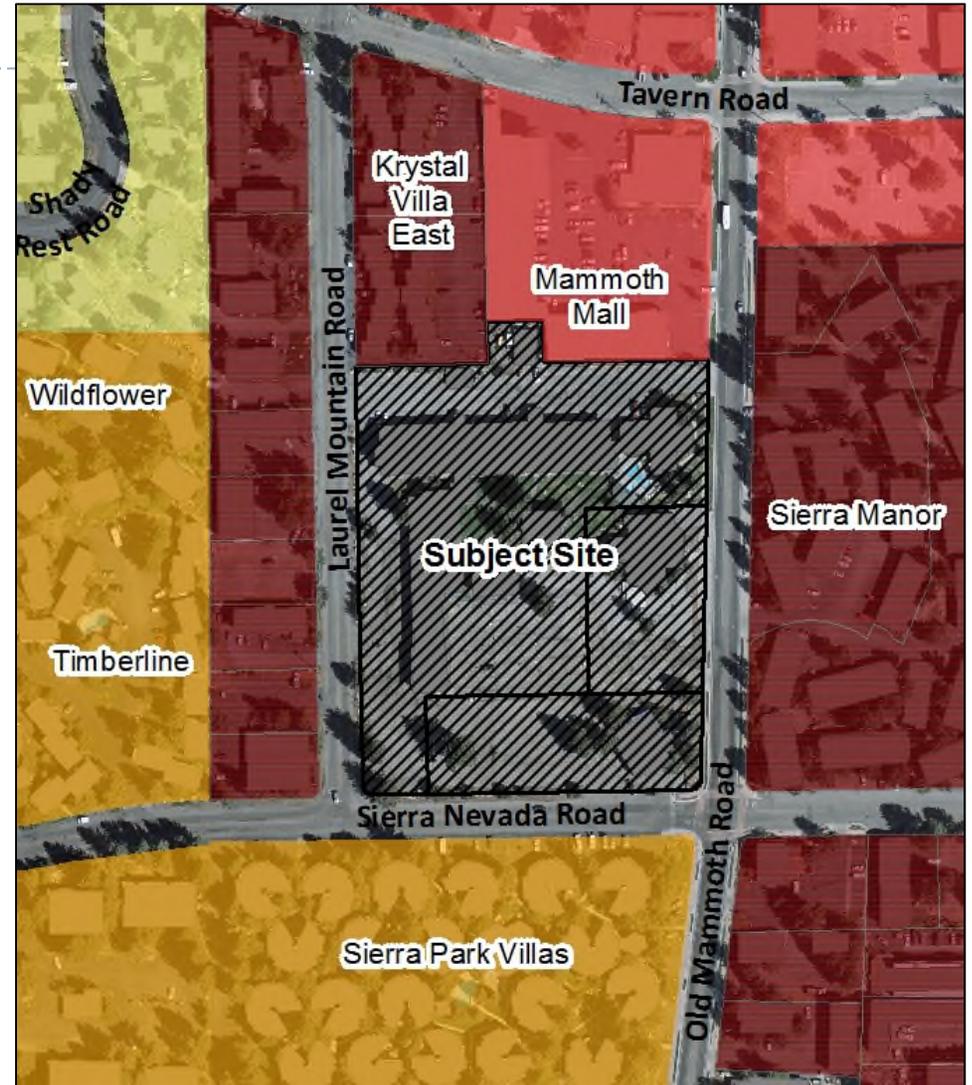
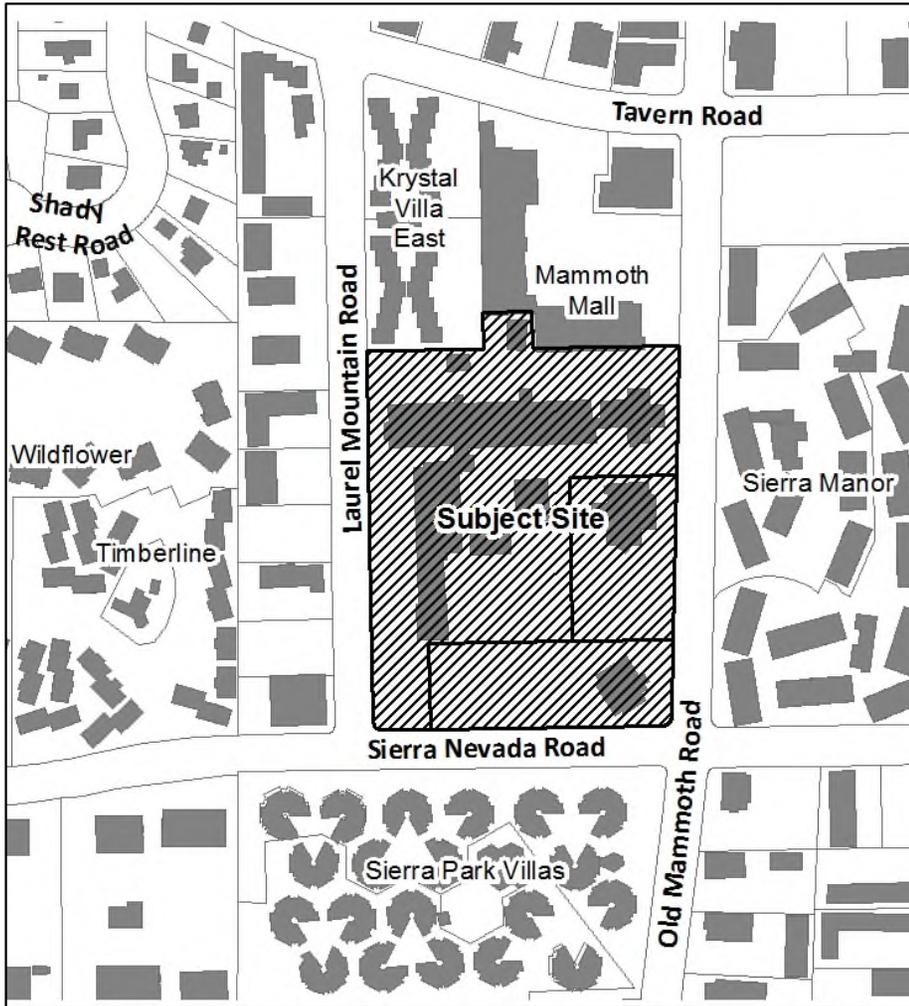


Introduction & Background

Public Hearing Purpose – Recommendation to Council

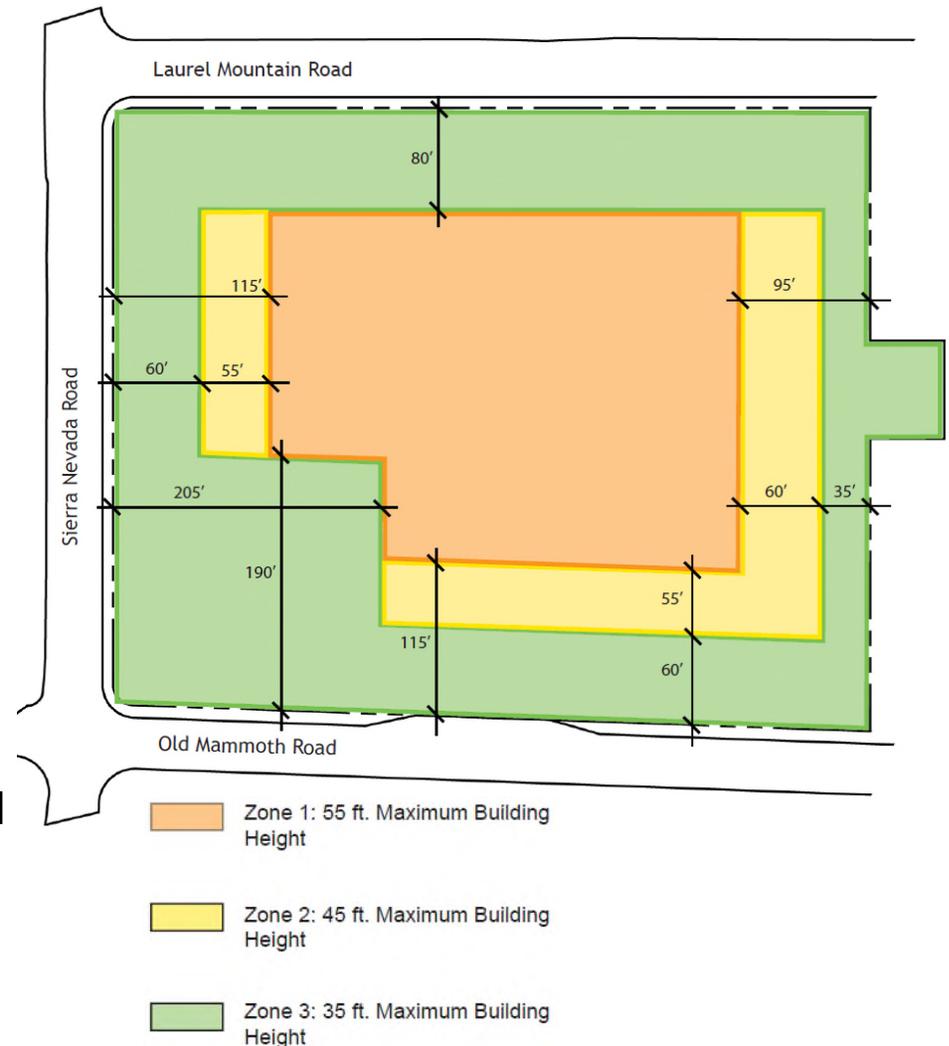
- The Commission is required to make a recommendation to the Town Council
- The Town Council has the authority to approve or deny this project because it includes a request to amend the Clearwater Specific Plan (CSP)
- The Commission will consider recommending the following to Town Council:
 1. Adoption of the Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR)
 2. Make the required findings
 3. Approve the Old Mammoth Place Amendment project

Project Site Maps



Background & Project History – Clearwater Specific Plan (CSP)

- Adopted 2009
- Regulatory document for the Old Mammoth Place project site (supersedes Zoning Code)
- Pedestrian-oriented mixed-use corridor along Old Mammoth Rd
- Mix of retail, condo-hotel, conference, public plaza
- 40 rooms/acre base density; 80 rooms/acre allowed if community benefits provided
- Clearwater Specific Plan EIR certified as part of the project
- North Old Mammoth Road District Special Study (NOMRDSS)
- Stepped height from 35 feet at perimeter to max 55 feet in center



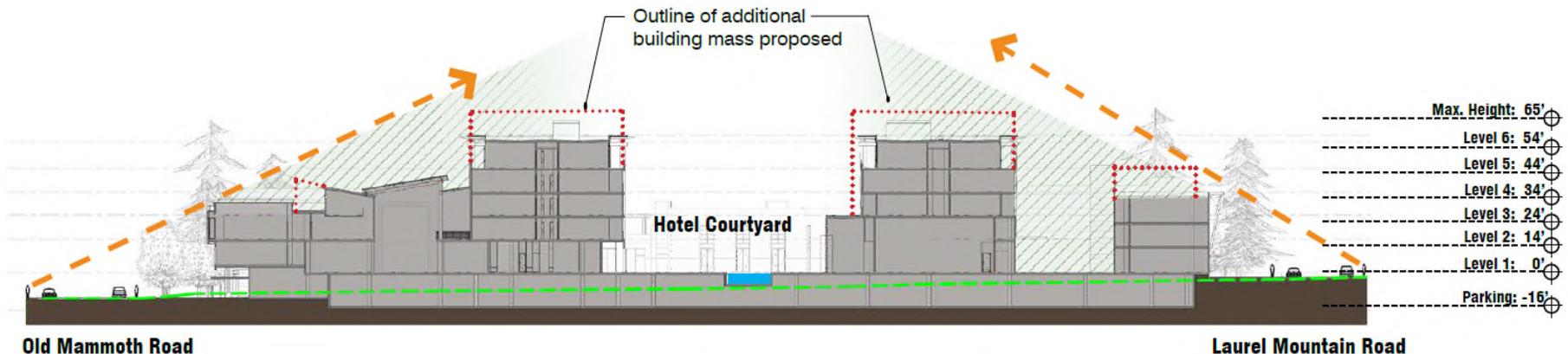
Background & Project History – Old Mammoth Place (OMP)

- Approved 2010 (current entitlements; could be built today)
- 488 condo-hotel rooms (80 rooms/acre)
- 8 units on-site workforce housing
- Outdoor public plazas
- 37,000 s.f. commercial
- 9,500 s.f. conference space
- 4,500 s.f. spa/wellness center
- 619 space understructure parking garage
- East-west mid-block vehicular connector (Old Mammoth Place)

Concept Review Proposal

A conceptual reconfiguration that increased the residential condo-hotel s.f. while not exceeding 488 rooms (80 rooms/acre) was reviewed in July 2015. The Concept Review presented the following to the PEDC and the public for initial input:

- Increased building heights
- Expanded building footprints
- Elimination of on-site workforce housing



The feedback was provided to the applicants and incorporated into the revised Old Mammoth Place project.

Proposed Project Old Mammoth Place Amendment

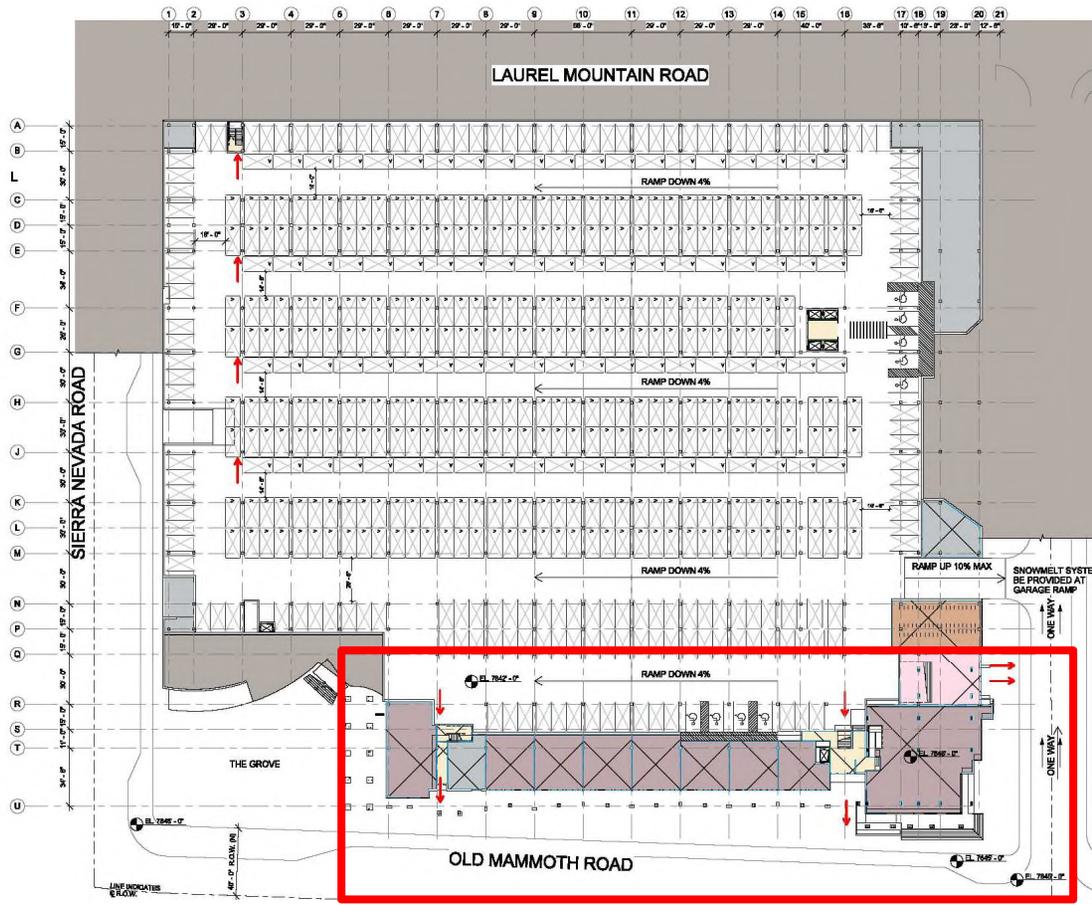
Proposed Project

- 6-story hotel with up to 343 residential units containing a maximum of 488 hotel rooms or bedrooms
- Maximum of 460 “keys”
- Site coverage of 48%
- Understructure parking for no fewer than 597 vehicles
- East-west mid-block connector road
- Old Mammoth Road street improvements
- Building heights ranging from 35 – 65 feet, as measured from the parking podium
- Additional uses, including:
 - Restaurant space (approx. 16,000 sf)
 - Retail space (approx. 21,000 sf)
 - Conference space (approx. 14,500 sf)
 - Spa (approx. 5,500 sf)
 - Public outdoor plazas

Project Comparison

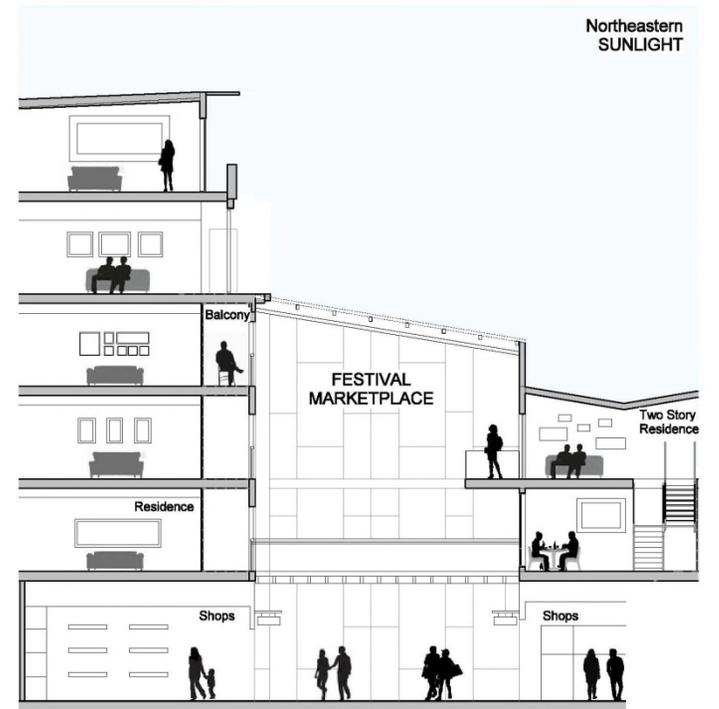
Item	Approved	Proposed
Density	80 rooms/acre	80 rooms/acre
• Total Rooms	488 rooms	488 rooms
Site Coverage	42%	48%
Building Heights	Range of 35-55	Range of 35-65
Parking	619	597
Setbacks	Range from 0-45 feet	Range from 0-45 feet
Building Area	362,920 sf	482,763 sf
• Residential	190,755 sf	307,956 sf
• Retail Space	21,250 sf	20,880 sf
• Restaurant Space	17,360 sf	16,328 sf
• Conference Space	9,580 sf	14,351 sf
• Spa & Wellness Center	4,500 sf	5,473 sf

Floor Plan – Garage Floor (Sheet A2.0C)

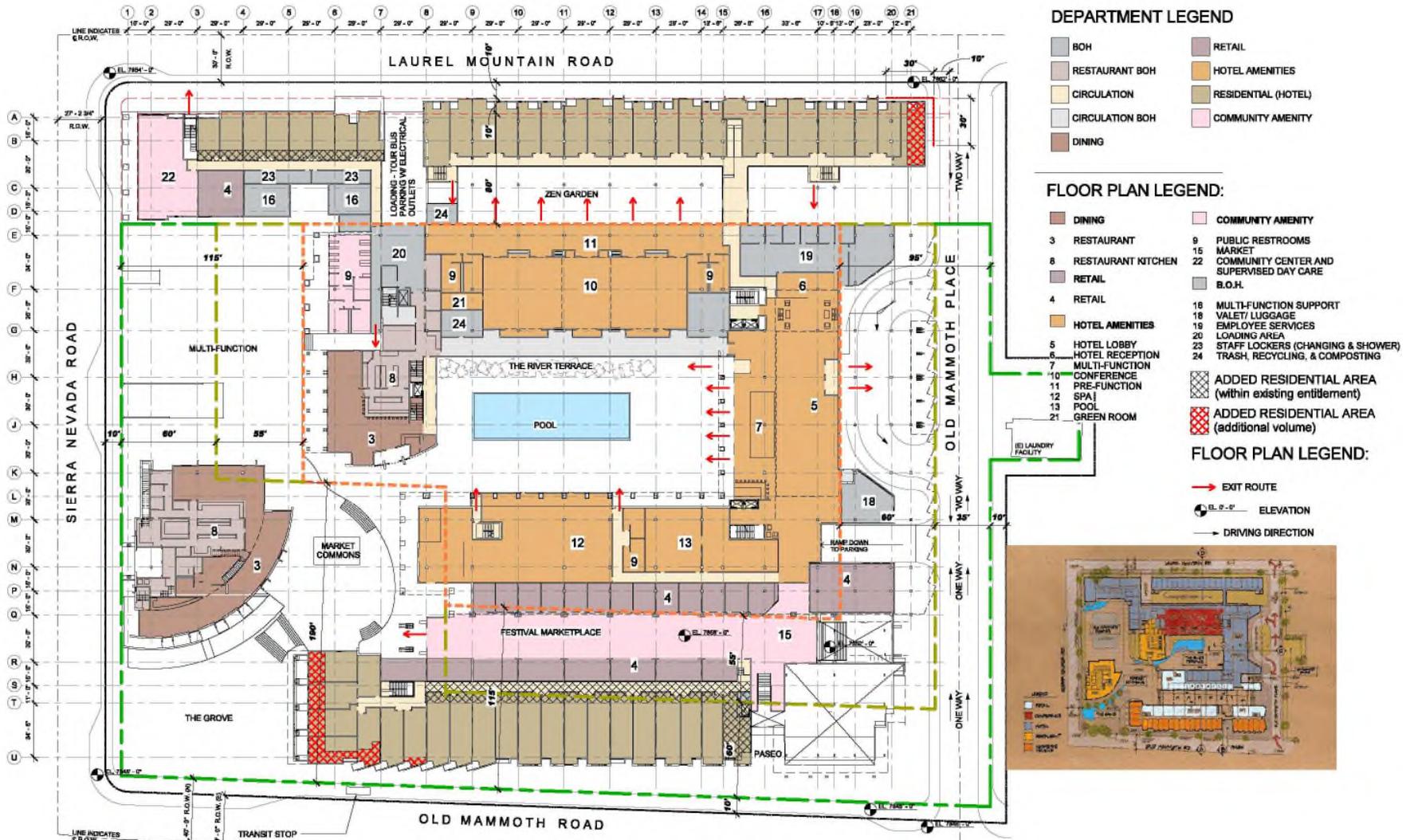


DEPARTMENT LEGEND

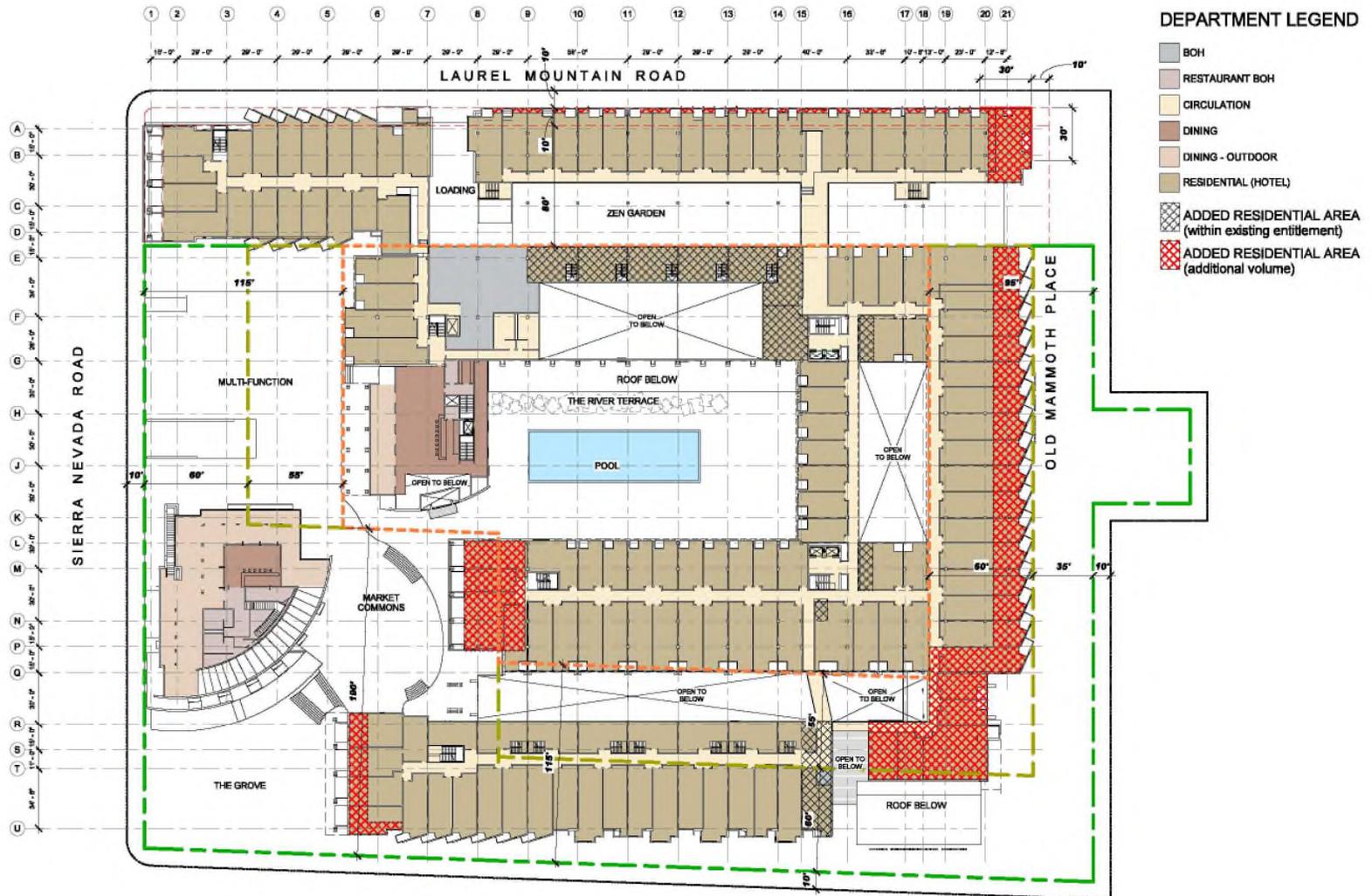
- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING



Floor Plan – First Floor (Sheet A2.1)



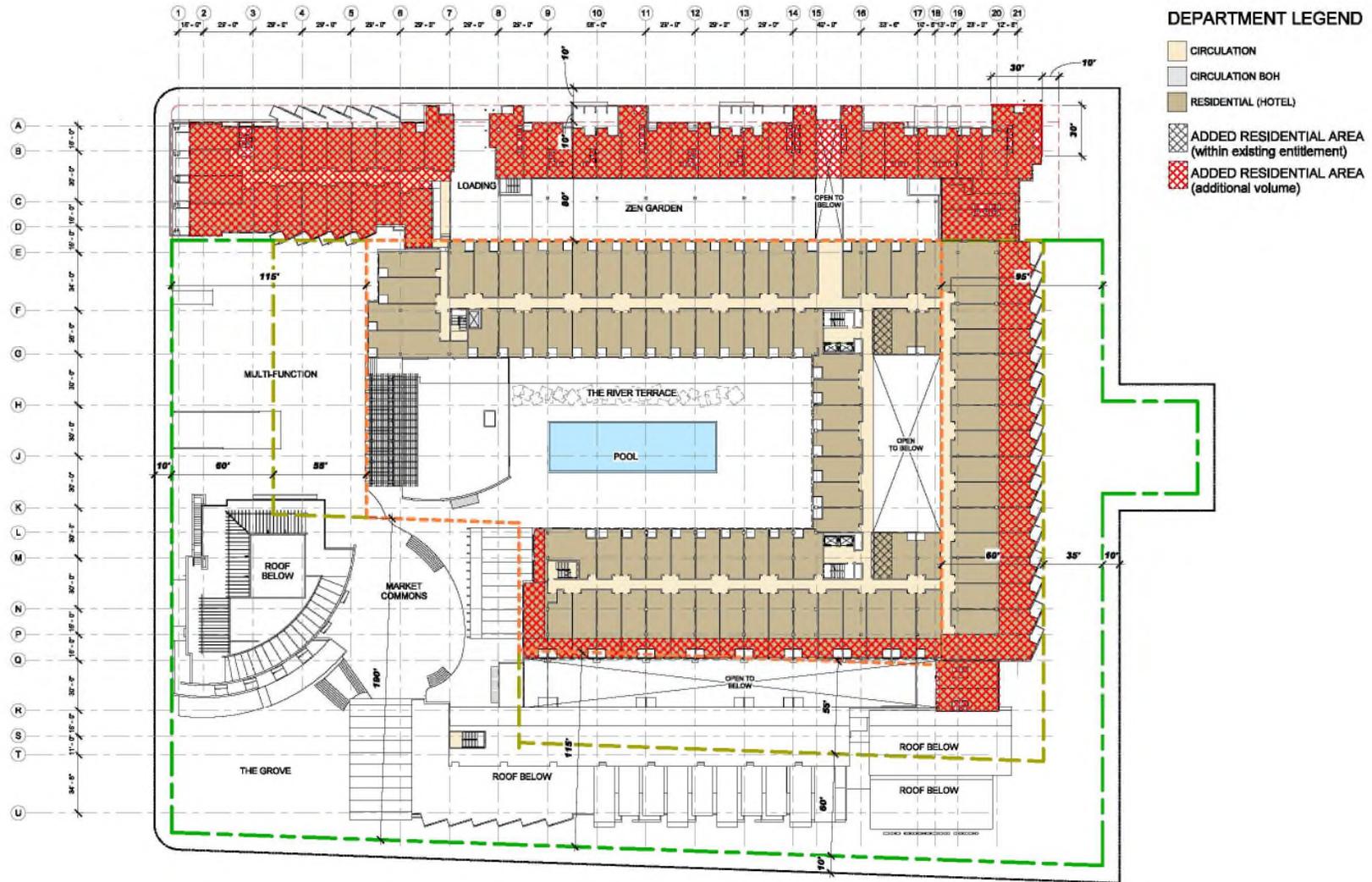
Floor Plan – Second Floor (Sheet A2.2)



Floor Plan – Third Floor (Sheet A2.3)



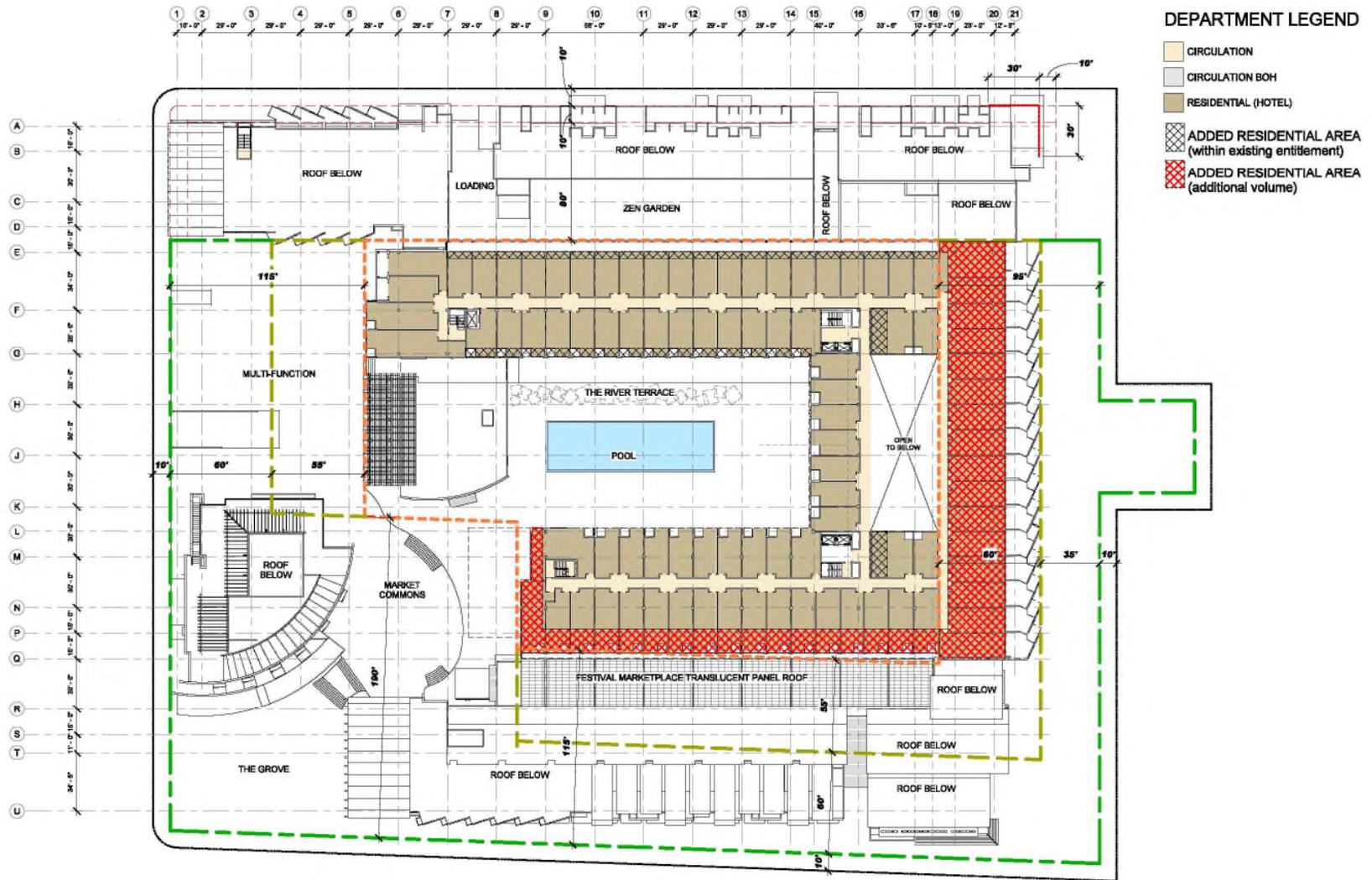
Floor Plan – Fourth Floor (Sheet A2.4)



West Elevation – Laurel Mammoth Road (Sheet A3.3)



Floor Plan – Fifth Floor (Sheet A2.5)



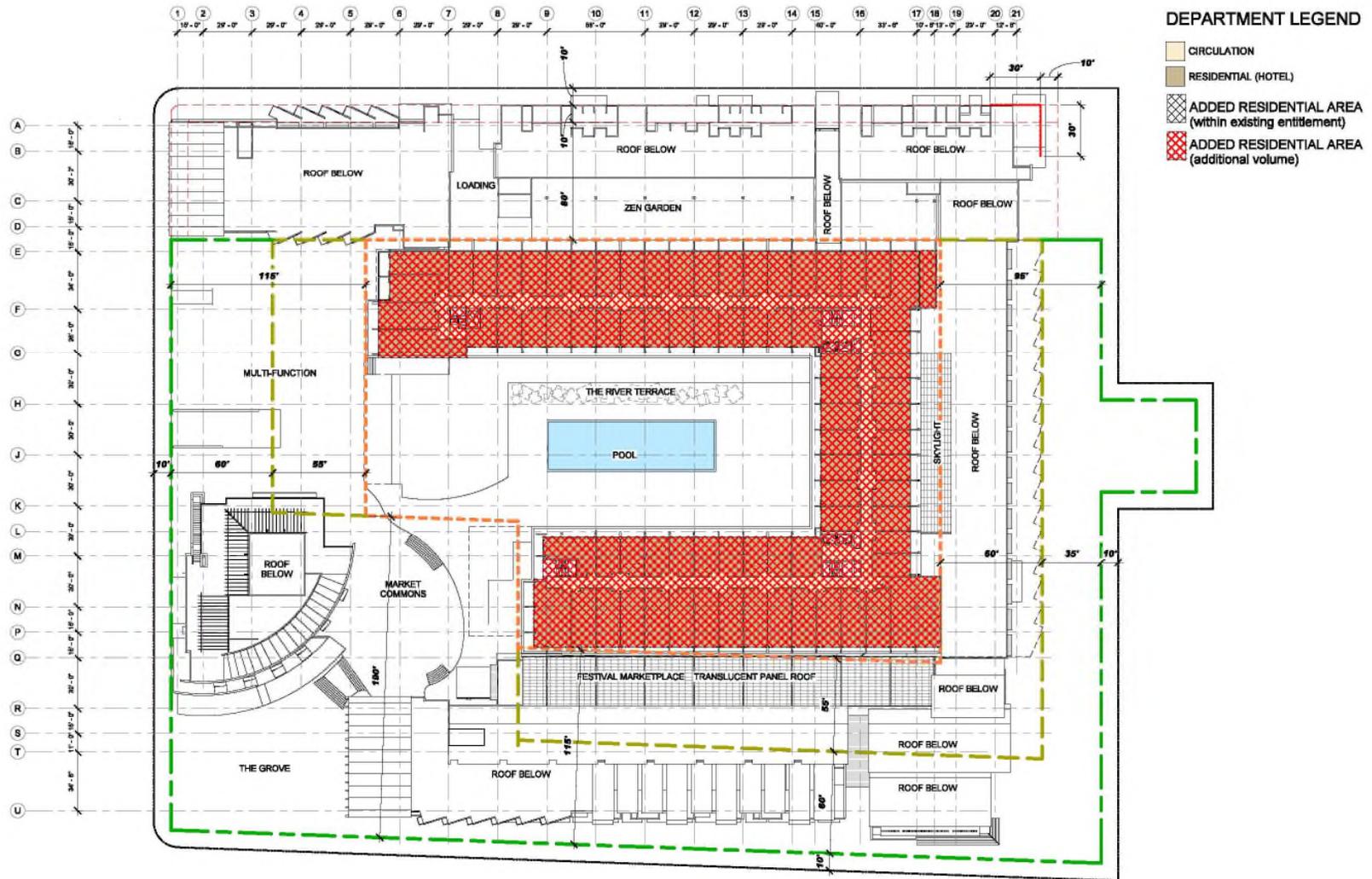
North Elevation - Old Mammoth Place (Sheet A3.2)



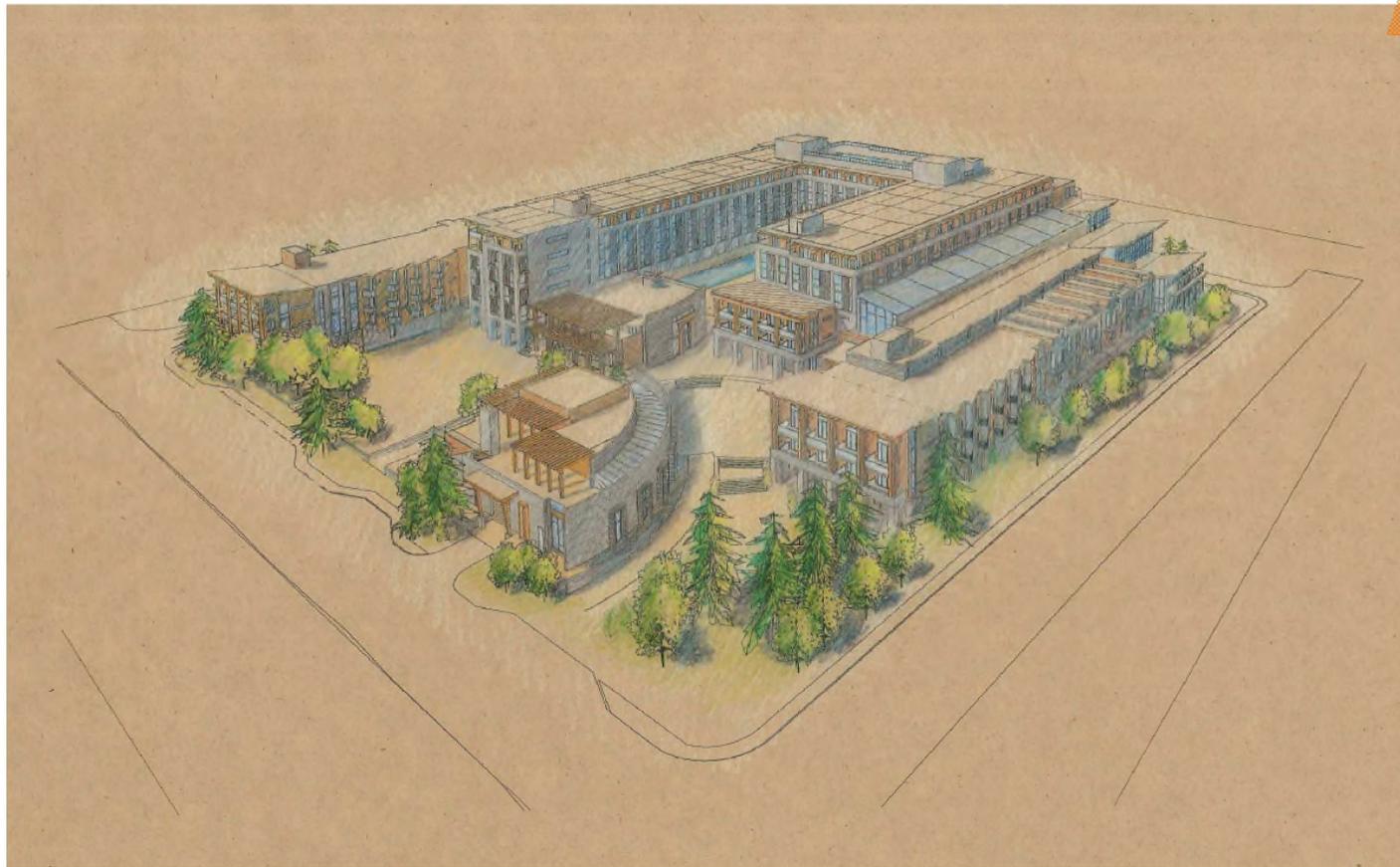
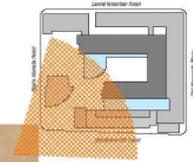
East Elevation - Old Mammoth Road (Sheet A3.1)



Floor Plan – Sixth Floor (Sheet A2.6)



SE Corner – Old Mammoth Road and Sierra Nevada Road (Sheet 22)



Proposed Clearwater Specific Plan (CSP) Amendment & Analysis

Proposed CSP Amendment

1. Building Height

- Maximum building height currently allowed – 55 feet
- Maximum building height requested – 65 feet
- Increase in 10 feet per building height zone

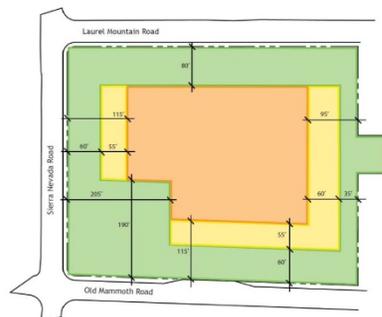
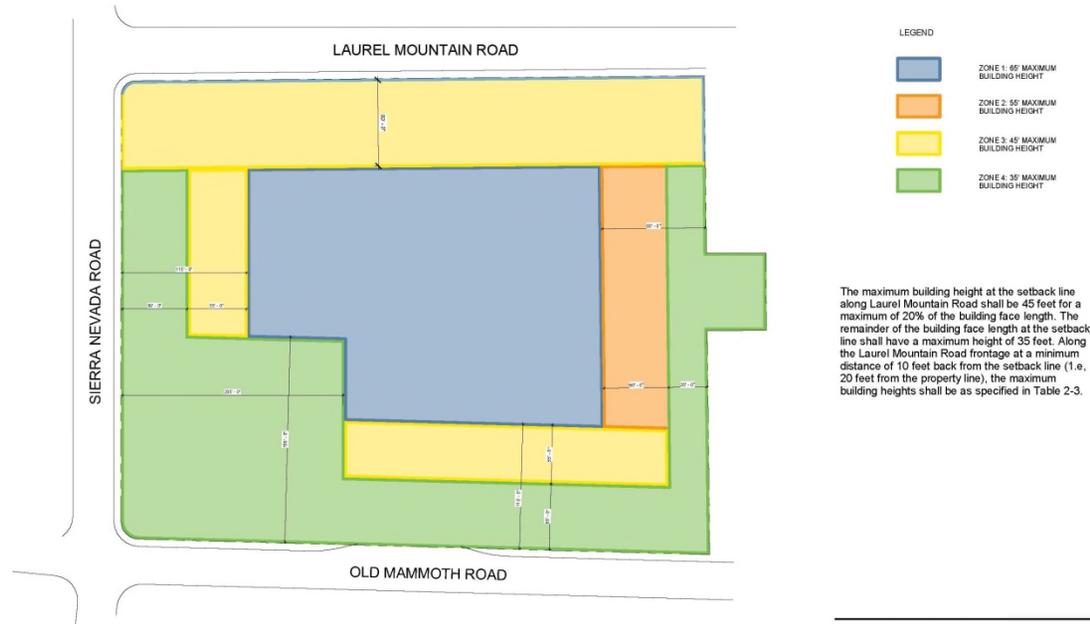
2. Workforce Housing

- CSP currently requires on-site workforce housing
- Requests an amendment to allow the developer to mitigate workforce housing in a manner consistent with the Town's Housing Ordinance in effect at the time of building permit submittal

3. Minor Edits

- Minor edits to the text to correct typos and provide consistency with the current conditions on the site.

Height Analysis



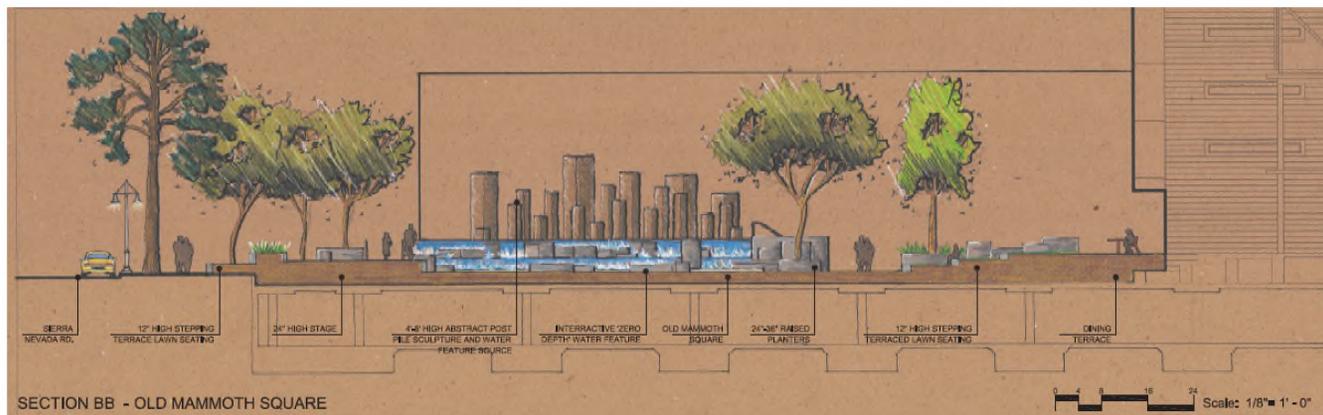
The Clearwater Specific Plan

April 8, 2016

Building Height Zones

Rationale for Height Increase

- Additional height allows the project to maintain the large open spaces and public amenities



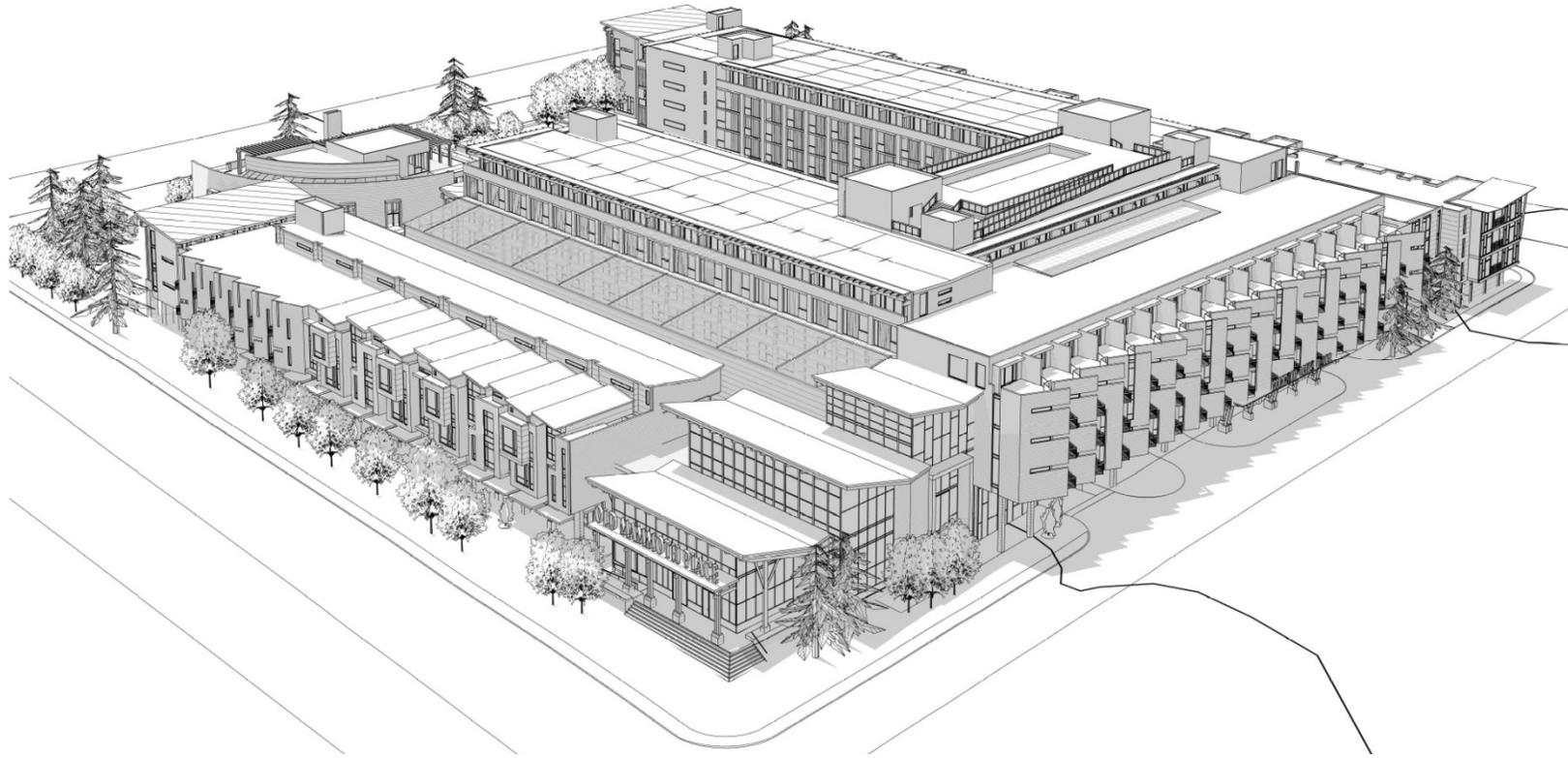
Rationale for Height Increase

- Additional height along Laurel Mountain Road allows more flexibility in the design of the building façade



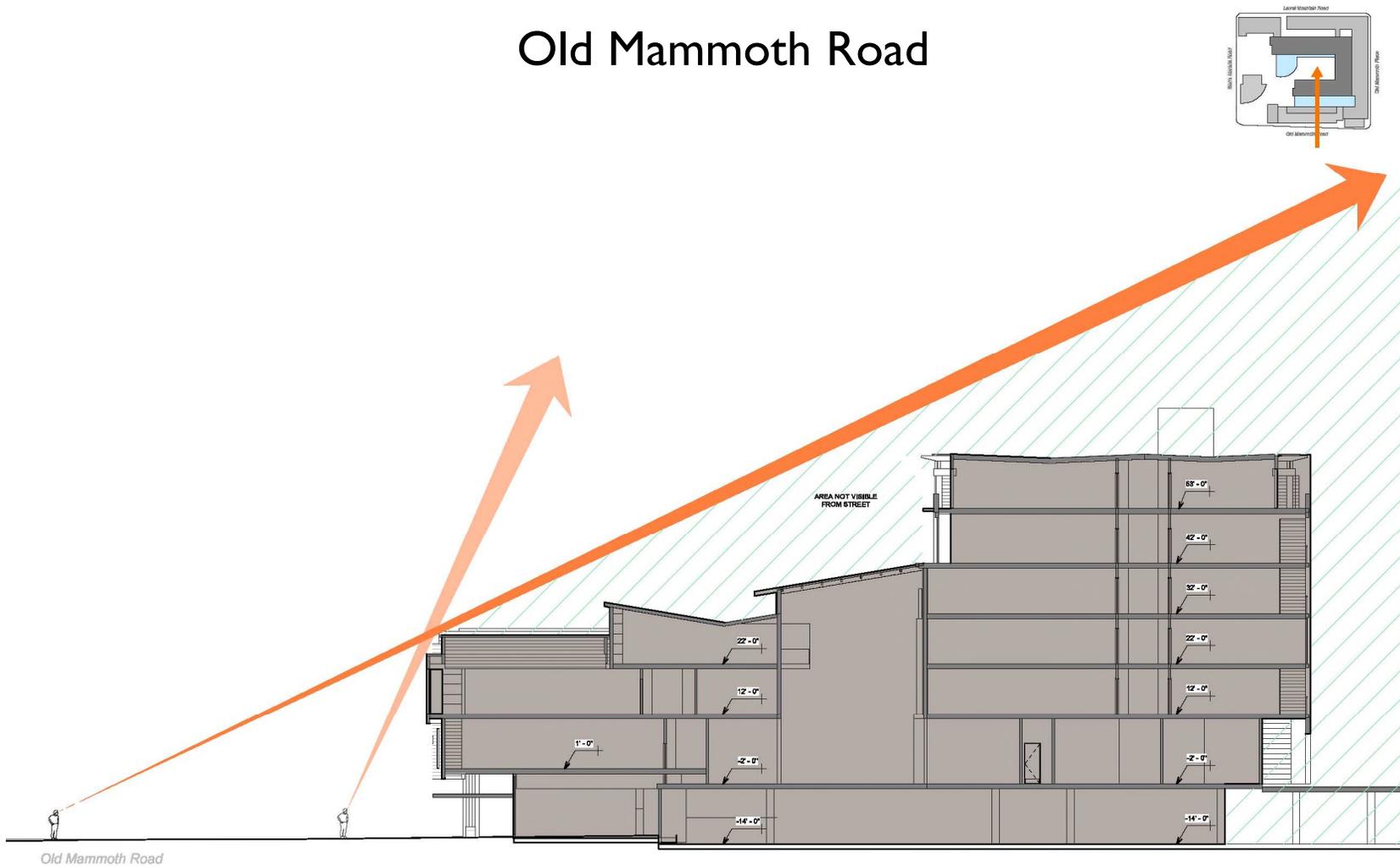
Rationale for Height Increase

- The design mitigates the visual impacts through various step backs, architectural treatments, and by placing the additional height at the center of the site



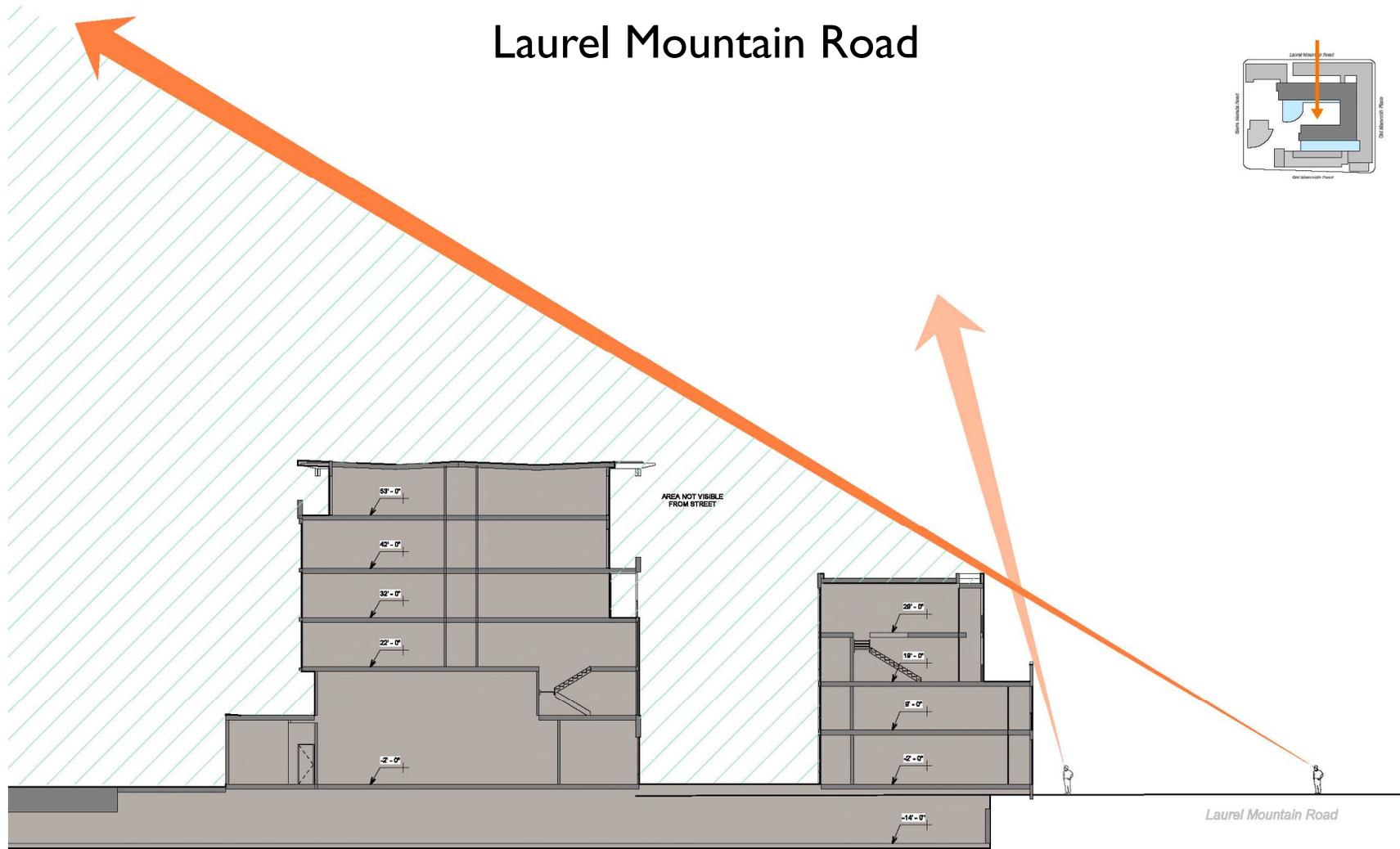
Rationale for Height Increase

Old Mammoth Road



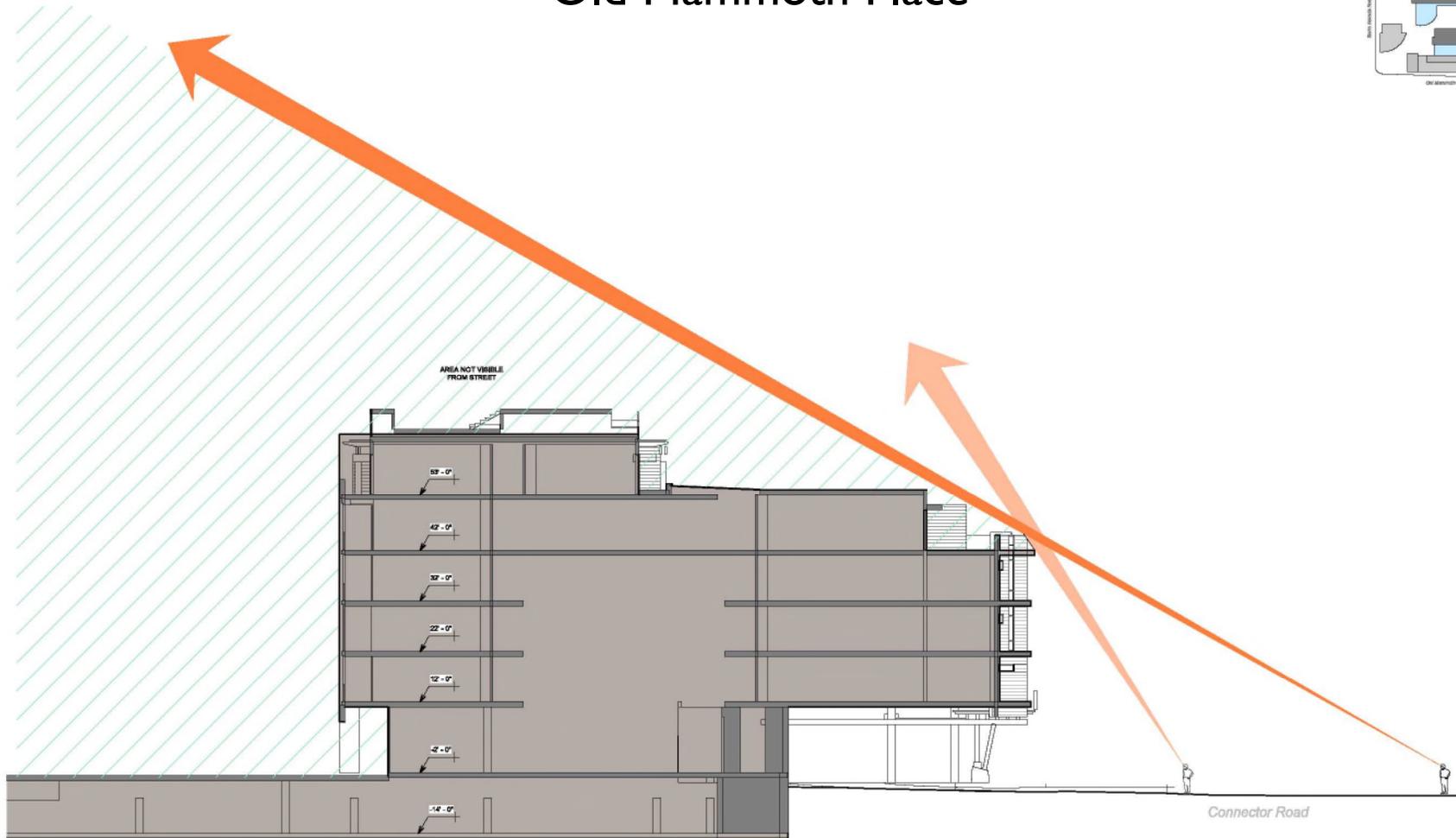
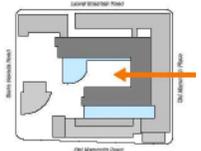
Rationale for Height Increase

Laurel Mountain Road



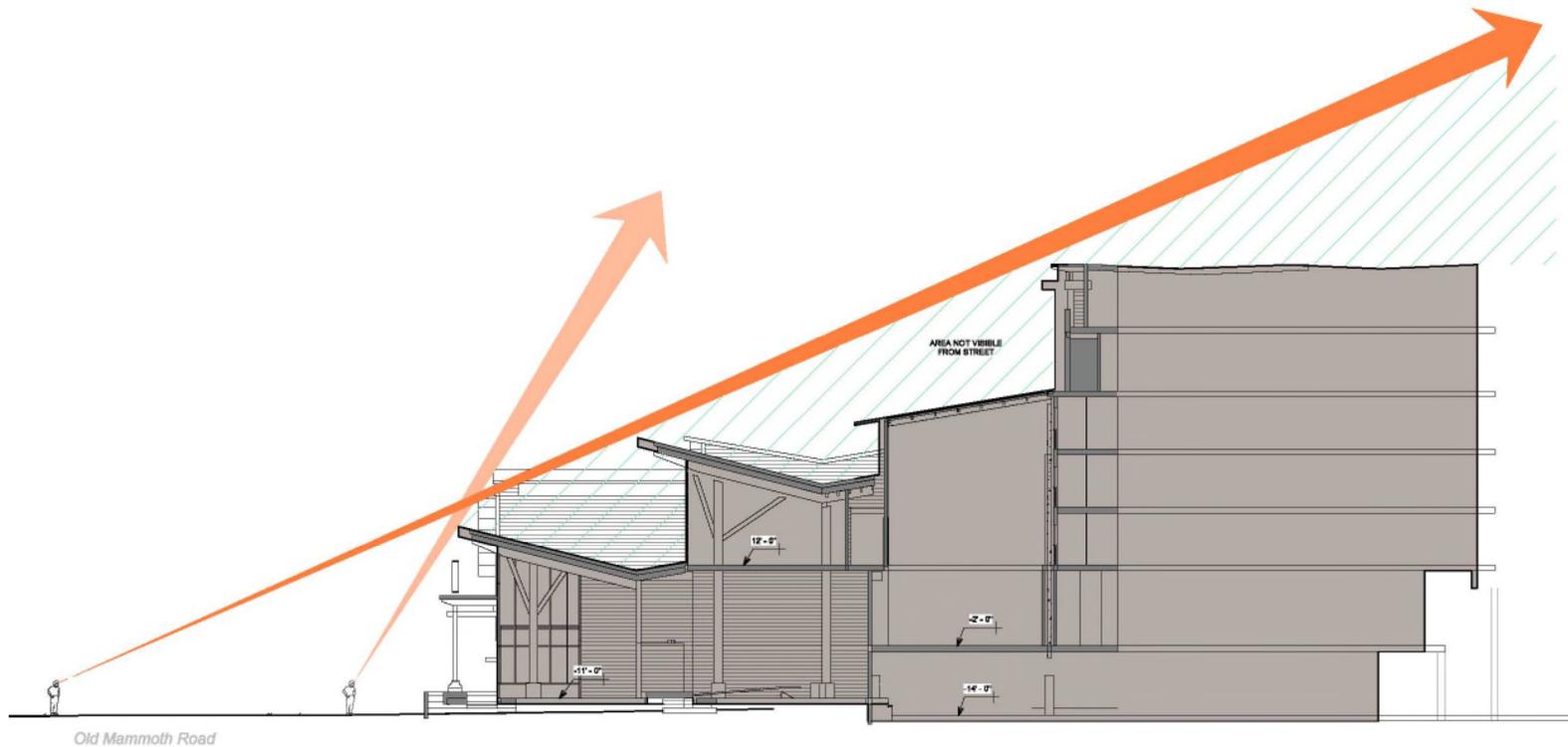
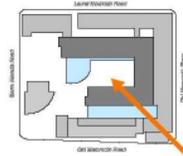
Rationale for Height Increase

Old Mammoth Place



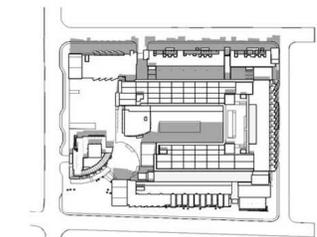
Rationale for Height Increase

Corner of Old Mammoth Road and
Old Mammoth Place

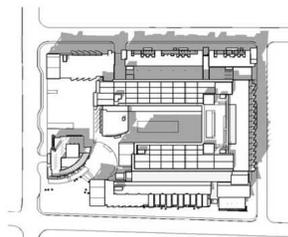


Rationale for Height Increase

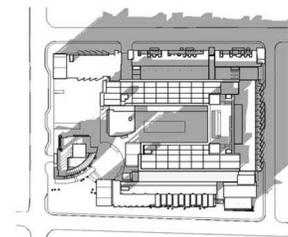
- Additional height has very minimal additional shadow impacts as compared to what was analyzed by the CSP EIR



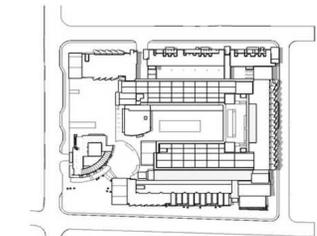
7 SHADOW STUDY - SUMMER 9 AM
1:1500



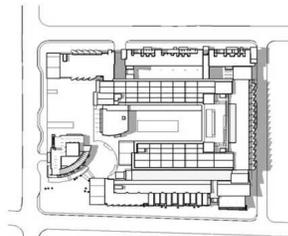
4 SHADOW STUDY - EQUINOX 9 AM
1:1500



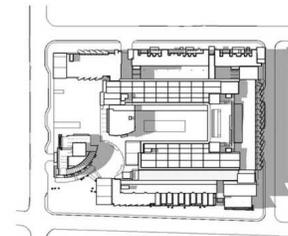
1 SHADOW STUDY - WINTER 9 AM
1:1500



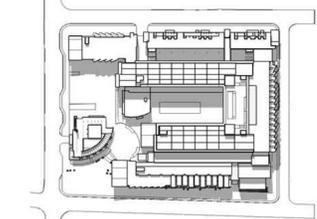
8 SHADOW STUDY - SUMMER 12 PM
1:1500



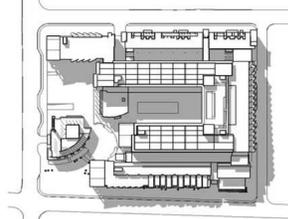
5 SHADOW STUDY - EQUINOX 12 PM
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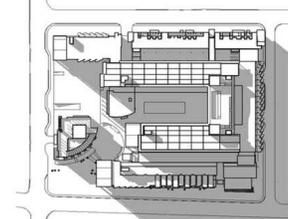
2 SHADOW STUDY - WINTER 12 PM
1:1500



9 SHADOW STUDY - SUMMER 3 PM
1:1500



6 SHADOW STUDY - EQUINOX 3 PM
1:1500



3 SHADOW STUDY - WINTER 3 PM
1:1500

Height Analysis - Views

- No increased view blockage of Sherwin Range compared to the project analyzed by the CSP EIR
- Height would be consistent with the average tree height on the site (≈ 63 feet) and in the general vicinity of the project ($\approx 45 - 75$ feet).
- Town regulations, such as the General Plan and Town Code, only include policies and regulations that protect public views (e.g., views from streets, sidewalks, and public places). Private views (e.g., views from private units) are not considered during project analysis.

Viewpoint 1– Looking North Along Old Mammoth Road



DRAFT EIR



PROPOSED

Viewpoint 2– Looking South Along Old Mammoth Road



DRAFT EIR



PROPOSED

Viewpoint 3– Looking South Along Old Mammoth Road



DRAFT EIR



PROPOSED

Workforce Housing

- CSP required workforce housing to be provided on-site
 - Approved Old Mammoth Place project proposed 8 on-site units
- Proposal to comply with the Town's Housing Ordinance
 - Allows mitigation through a variety of housing mitigation options (i.e., payment of housing fees, on-site provision of units, off-site provisions of units, conveyance of land, or an alternative AHMP)
 - Housing Ordinance was adopted through a public process and reflects the Town's visions, goals, and current strategies for affordable housing
- Condition of Approval 82 and 83

Other Discussion Topics

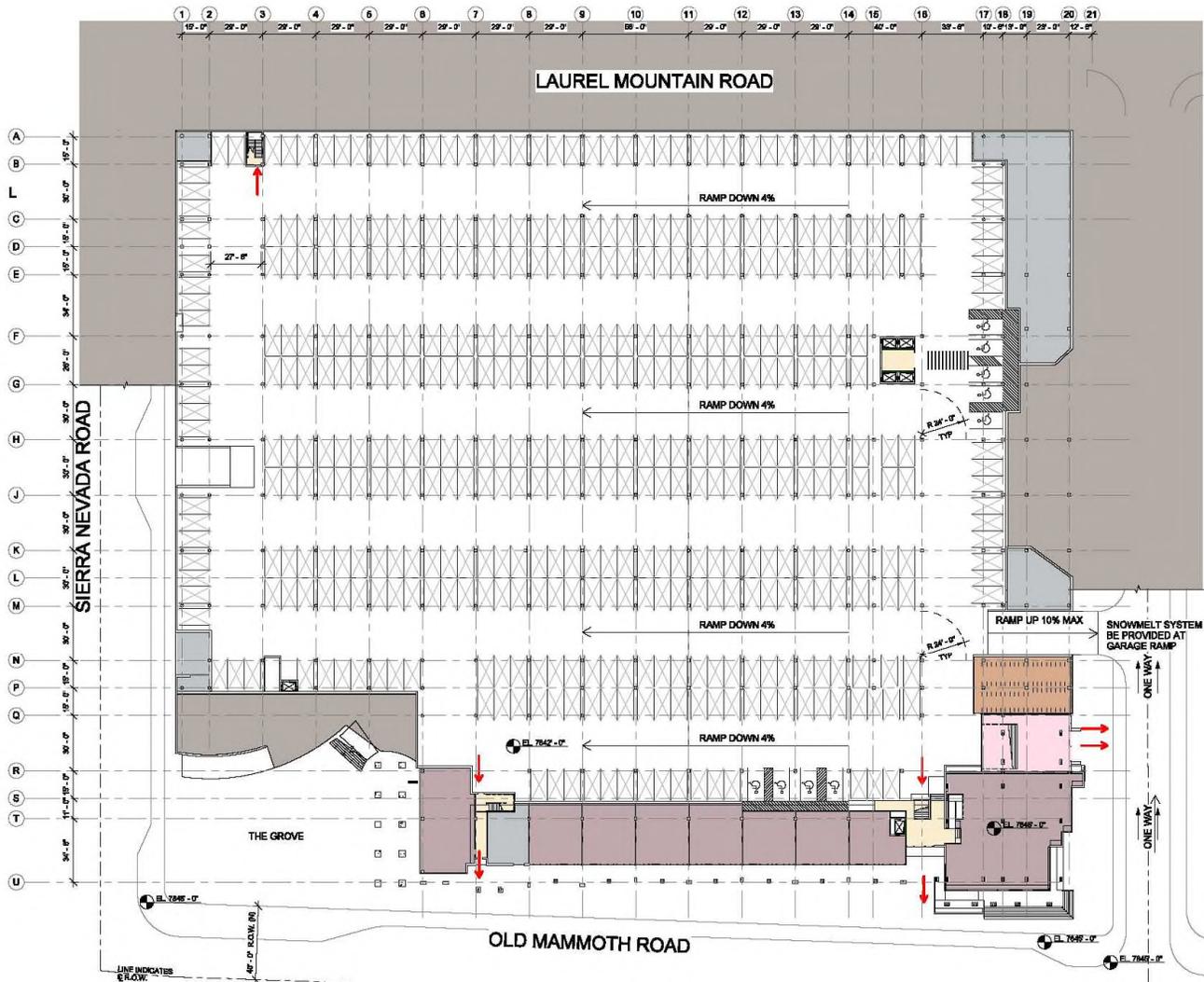
Other Discussion Topics

- Parking
- Community Benefits
- Project Design

Parking

- Required parking – 597 spaces
- CSP allows for reductions if a shared parking plan is submitted, developer requests and is annexed into a parking district, and developer pays in-lieu fees.
- Valet parking proposed
 - Project may be up to 56 parking spaces short
- Bicycle parking provided
- Bus parking provided (2 overnight spaces)
- No change to vehicle access proposed (remains off of Old Mammoth Place)

Parking, Sheet A2.0A



DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

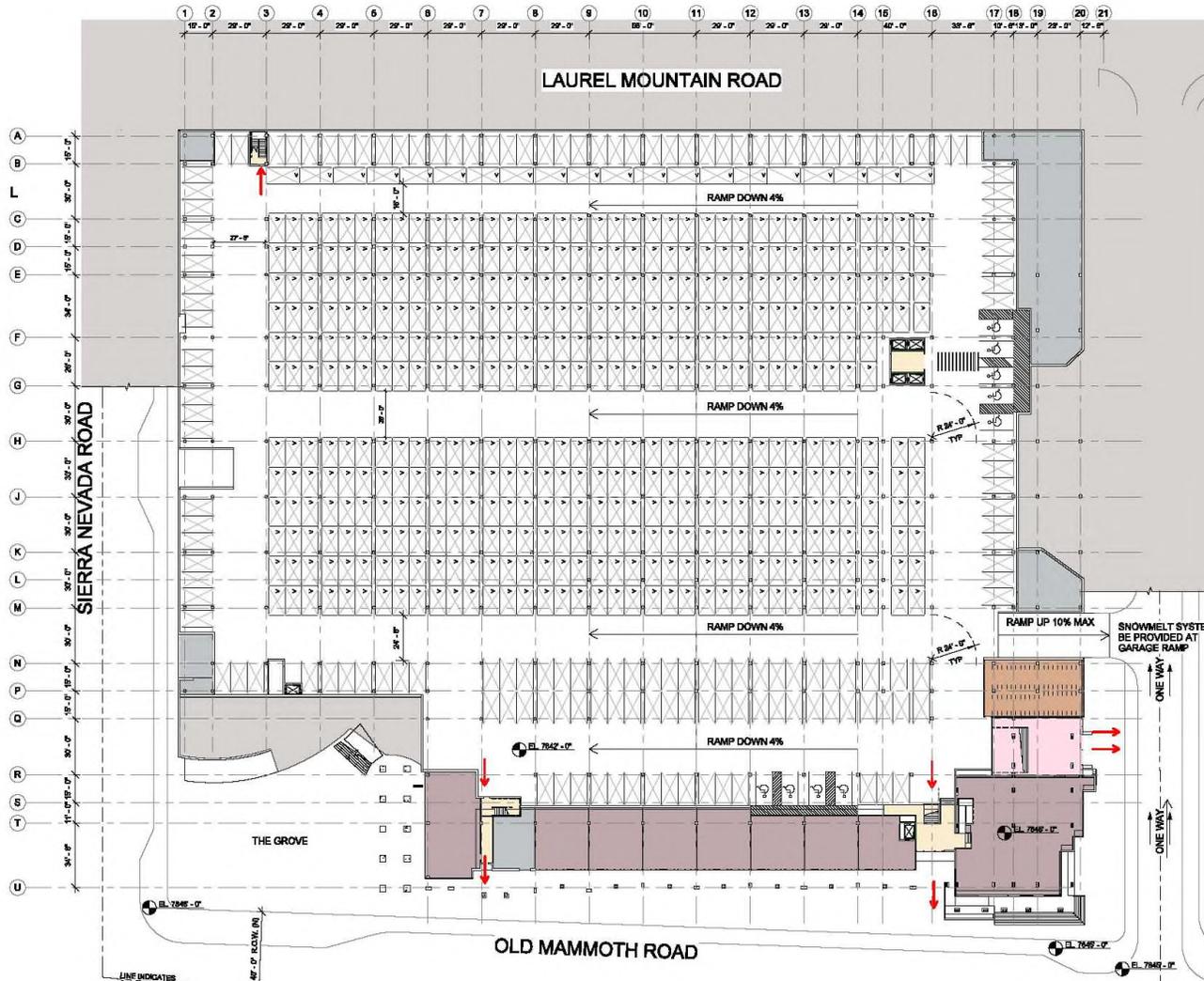
SEE SHEET A2.0A FOR TYP.
STALL LAYOUTS

→ EXIT ROUTE

TOTAL NUMBER OF PARKING
STALLS: 447

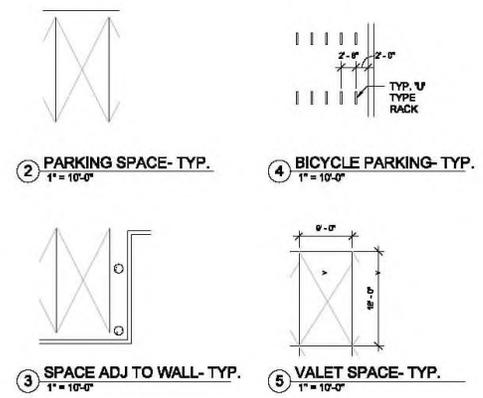
150 STALLS SHORT OF THE 597 REQUIRED

Parking, Sheet A2.0B



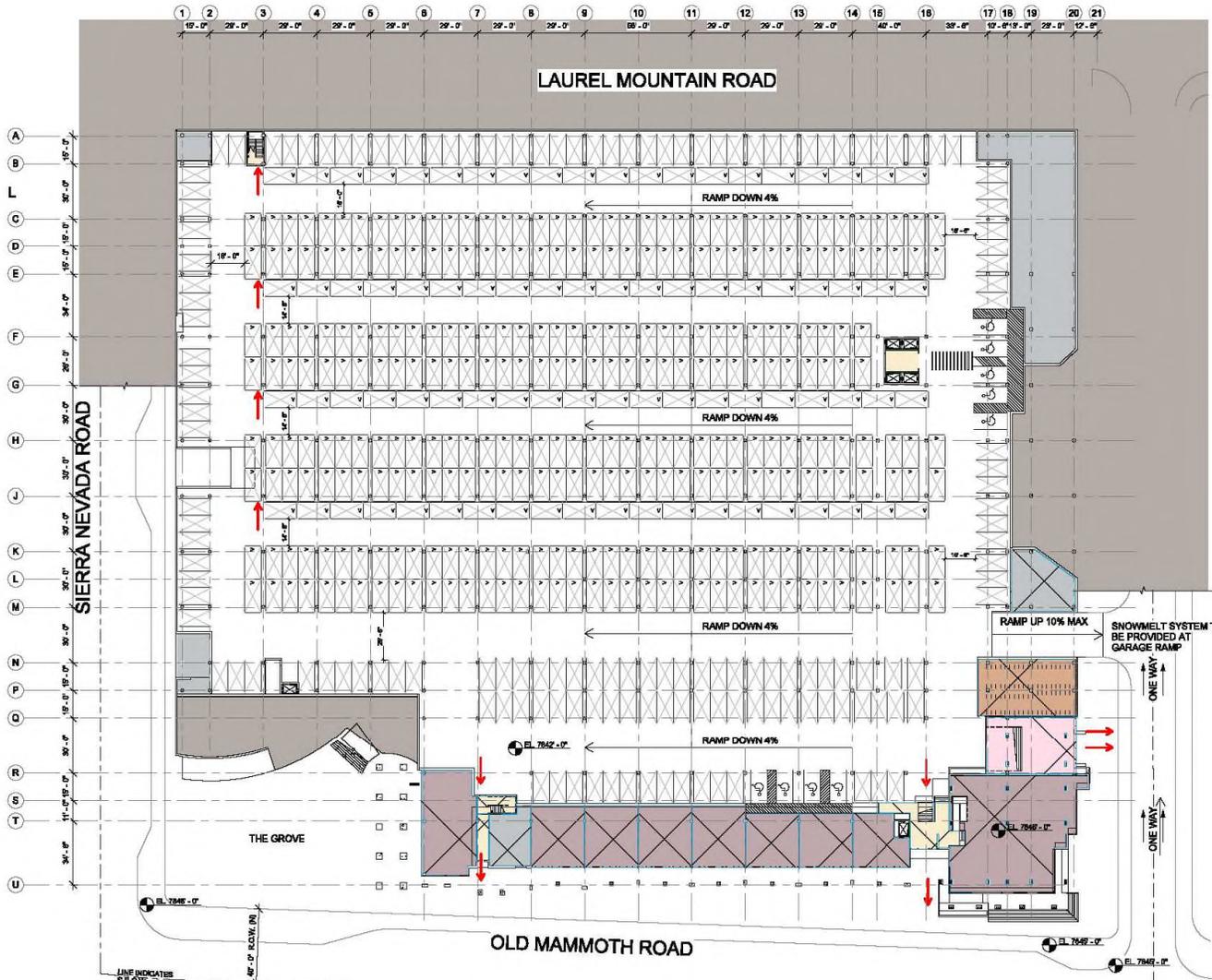
DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING



→ EXIT ROUTE
 TOTAL NUMBER OF PARKING STALLS: 613
 16 OVER THE EST. PEAK OF 597

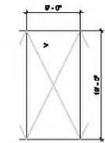
Parking, Sheet A2.0C



DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

SEE SHEET A2.0A FOR OTHER
TYP. STALL LAYOUTS



② 9' x 18' VALET SPACE-TYP.
1" = 10'-0"

→ EXIT ROUTE

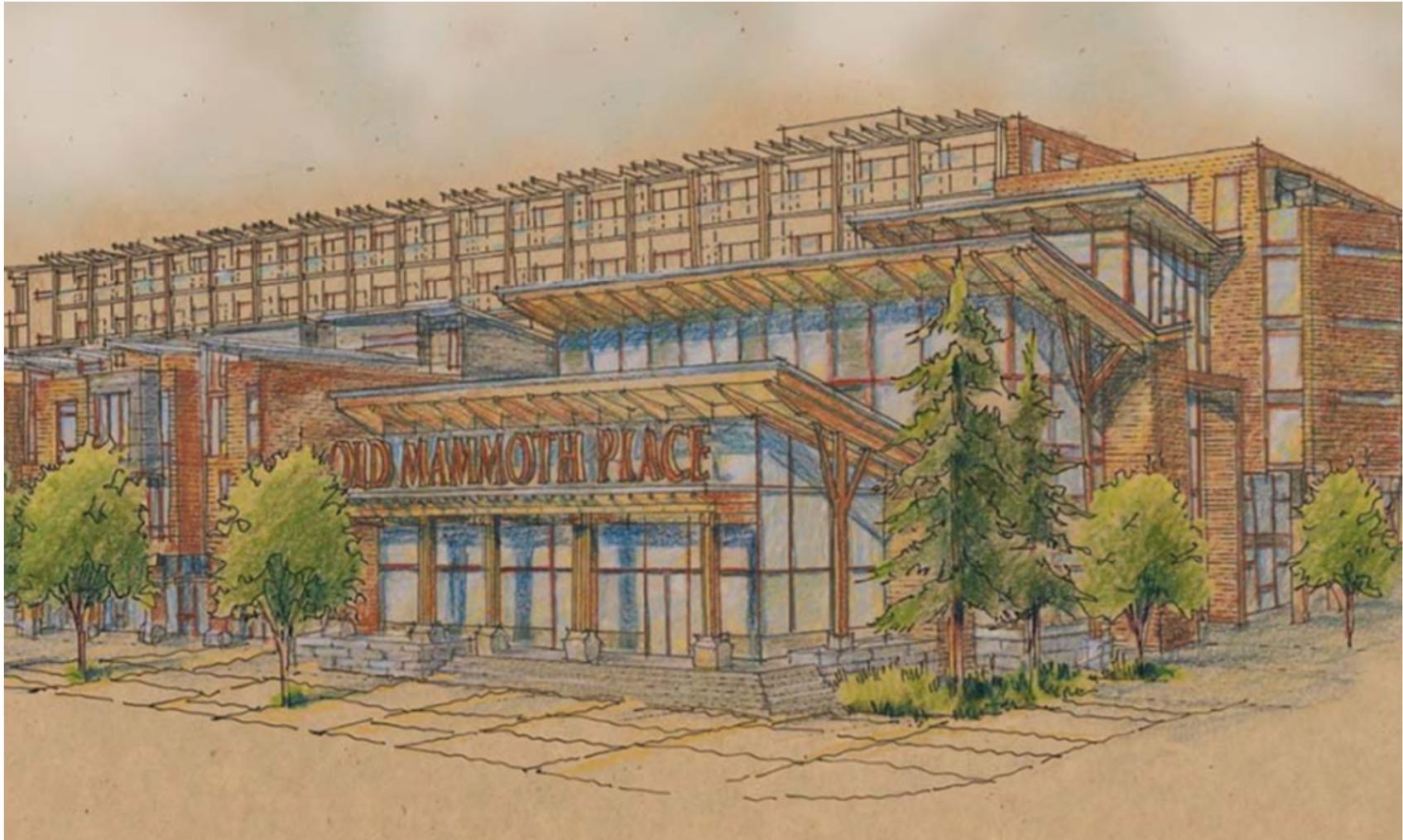
TOTAL NUMBER OF PARKING
STALLS: 541

56 STALLS SHORT OF THE 597 REQUIRED

Community Benefits

- Outdoor plazas and public open spaces
- Mid-block connector and widening of Old Mammoth Road
- Retail/Restaurant Space
- Meeting/Conference Space
- Portions of the understructure parking

Project Design



Environmental Analysis

Environmental Analysis

- EIR prepared for the Clearwater Specific Plan (Certified in 2009)
 - Included a statement of overriding considerations for the areas that could not be mitigated to a less than significant level (aesthetics/light and glare; land use and planning; and short-term construction noise)
- An Addendum to the CSP EIR was prepared for this project
 - Found no new significant effects or a substantial increase in the severity of the previously identified environmental effects would result from the revisions to the project.
 - No new mitigation measures required.

Public Comments

Public Comments

- Private views
- Traffic
- Density
- Affordable Housing
- Others?

Summary

Actions Considered for Recommendation to Town Council

1. Adopt the Addendum to the Clearwater Specific Plan EIR,
2. Make the required CEQA findings,
3. Adopt the required Municipal Code findings,
 1. District Zoning Amendment
 2. Use Permit
 3. Design Review Permit
4. Adopt the required Subdivision Map Act findings, and
5. Approve of District Zoning Amendment 15-002, Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004, subject to all conditions of approval.

Summary

- Based on this information, staff recommends that the Commission recommend Council adopt the Addendum to the CSP EIR, make the required findings, and approve the project with conditions
- Public Hearing Process:
 - Staff presentation
 - Applicant presentation
 - Commission questions of staff
 - Commission questions of applicant
 - Call for public comments
 - Applicant rebuttal
 - Chair closes the public hearing
 - Commission deliberation and decision
- Town Council public hearing