



Town of Mammoth Lakes

Planning & Economic Development

Commission Recommendation Report

Date:	April 9, 2014	Case/File No.:	District Zoning Amendment 13-001, Vesting Tentative Tract Map 13-002, Use Permit Application 13-003, Design Review 13-001
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	The Inn at the Village
Time:	After 2:00 p.m.	Location:	50 Canyon Boulevard
Agenda Item:	4	General Plan:	North Village Specific Plan (NVSP)
Appeal Status:	N/A	Specific Plan:	North Village Specific Plan (NVSP)
Applicant/ Property Owner:	Severy Realty Group/SFI Mammoth Owner, LLC	Zoning:	NVSP, Resort General (RG)
Environmental Review:	Subsequent Environmental Impact Report will be prepared		

TITLE: Inn at the Village Subsequent Environmental Impact Report Scoping Meeting

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Commission is requested to provide and take comments related to The Inn at the Village Modified Initial Study and the preparation of a Subsequent Environmental Impact Report (SEIR) for the Inn at the Village project.

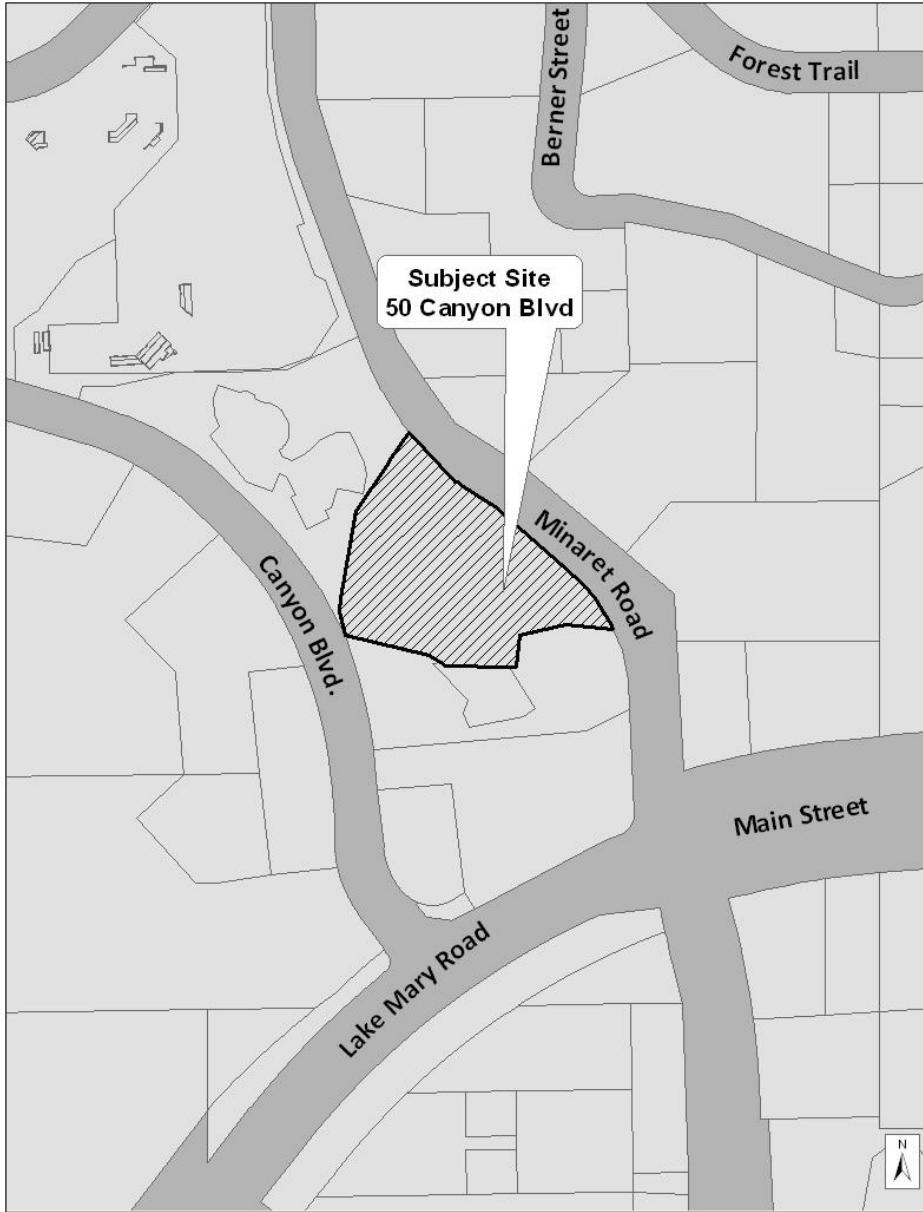
2. Required Findings to Support Requested Actions

No required findings because this is a scoping meeting.

3. Report Summary

This scoping meeting allows the Commission, agencies, and the public to provide input to assist with the preparation of the Subsequent Environmental Impact Report (SEIR) for The Inn at the Village project. The Inn at the Village Modified Initial Study was published on March 26, 2014 and the 30-day review period ends on April 24, 2014. After the close of this 30-day period, the SEIR will be prepared. The SEIR will have a 45-day public review period.

Location Map



Report Approved By:
Jen Daugherty, Senior Planner

Report Approved By:
Sandra Moberly, Planning Manager

B. ANALYSIS

1. Background

The Inn at the Village (“Inn”) project is a proposed redesign of 8050C, located in the Resort General (RG) designation of the North Village Specific Plan (NVSP). The 8050C site is above the existing 8050 parking structure, between the Fireside condominiums and 8050A and B. The 8050C building is currently entitled for 21 fractional units totaling 33 rooms. The approved building height is 52 feet with a maximum projected height of 62 feet.

2. Development Proposal

Commission and Advisory Design Panel Workshops

The Commission and Advisory Design Panel (ADP) reviewed the Inn proposal in November and December of 2013. As a result of these workshops, the project was revised to reduce proposed height from 94 feet to 80 feet, improve façade articulation, and enhance streetscape features.

Project Proposal

The Inn is proposed to respond to changes in the resort industry as a result of the recession and is intended to improve the building’s design by incorporating recommendations from the North Village District Planning Study. The Inn proposal includes the following:

- Revises fractional ownership private residence club to a “hot bed” hotel.
- Increases the lodging capacity to up to 67 rooms via a transfer of 30 rooms from the Mammoth Crossing sites¹.
- Provides commercial and active uses along Minaret Road (restaurant/bar, terrace, hotel lobby, informational kiosk, and pocket park).
- Creates a pedestrian entrance on Minaret Road to improve feet-first connectivity and with the intent of creating a welcoming and attractive facade.
- Includes amenities typical of a high quality hotel, such as high quality dining, bar, spa, pool terrace and hot tubs, and landscape elements (Zen garden). The pool terrace could be utilized for events.
- Revises room design to meet the operational needs of a high quality hotel (e.g., majority one-bedrooms, room standardization, increased natural light, etc.).
- Proposes to meet or exceed LEED Silver certified standards.

The project description is included as Section 2 of the Initial Study (Attachment 2).

Proposed Amendments

The Inn is proposed to be a “taller and leaner” building than 8050C. The increased height is proposed to allow for the necessary commercial ceiling height on the first floor and accommodate the additional rooms. The following amendments are included in this application:

¹ The Mammoth Crossing sites are located at the three corners of the Main Street/Lake Mary Road and Minaret Road intersection, not including the northeast corner (Dempsey/Nevados site).

- **Density.** An increase in density above the 55 rooms per acre allowed in the Resort General designation of the NVSP is requested. The request is to allow 30 rooms above the maximum allowable density through a density transfer from the Mammoth Crossing sites and not count commercial space towards density (the NVSP counts 450 square feet of commercial space as one room). If approved, this would result in a density of approximately 72 rooms per acre for the 8050 site.
- **Height.** An increase in height above the maximum allowed 40 feet with a projected height of 50 feet is requested. The NVSP allows a “projected height” above the permitted height, provided that a roughly equivalent reduction in building footprint area above the height is provided below the permitted height, and no more than 50% of the building square footage exceeds the permitted height. Additional appurtenances of up to three feet are also allowed. The request is for an approximately 80-foot tall building with an additional 4.5 feet for roof appurtenances.
- **Minaret Road Setback.** The NVSP requires certain setbacks based on the stepped heights of a building. A reduced building setback from Minaret Road is requested for the upper levels of the building (Exhibit 2-5 of the Initial Study, Attachment 2).

3. Modified Initial Study & Scoping

The Initial Study is considered to be a “Modified” Initial Study because it builds off of the environmental review completed for the North Village Specific Plan, and identifies those areas where the project may have a new potentially significant impact that was not previously analyzed. These are the areas that will be analyzed in the Subsequent Environmental Impact Report (SEIR), which will be prepared after the 30-day public review period for this Modified Initial Study. The SEIR will have a 45-day public review period.

During this Modified Initial Study 30-day public review period and at this scoping meeting, the Town and environmental consultant, RBF, are looking to receive comments to assist with the preparation of the SEIR. The SEIR will provide a detailed analysis of any potentially new environmental impacts that may result from the Inn project.

The California Environmental Quality Act (CEQA) Guidelines §15083 states that public agencies have found that early consultation (i.e., scoping) solves many potential problems that would arise in more serious forms later in the review process.

4. Process and Next Steps

The anticipated process and next steps for the Inn are as follows:

- Modified Initial Study public review – March 26, 2014 to April 24, 2014
- Public Review of Draft Subsequent EIR – July & August 2014
- Preparation of Final Subsequent EIR – September 2014
- Public hearing by Commission – October 2014
- Public hearing by Town Council – November 2014

There are opportunities for public input throughout this process, and staff will continue to keep the Commission and public informed of these opportunities.

5. Financial and Staffing Considerations

The applicant is paying for the staff time, including consultants, for the processing of this project.

C. OPTIONS

This item is a scoping meeting so no options are provided.

D. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission provide and take comments related to The Inn at the Village Modified Initial Study and the preparation of a Subsequent Environmental Impact Report (SEIR) for The Inn at the Village project.

Attachments

- Attachment 1: Notice of Preparation of a Draft Subsequent Environmental Impact Report (NOP) for The Inn at the Village Project (available online: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=542>)
- Attachment 2: Modified Initial Study for The Inn at the Village Project (available online: <http://www.townofmammothlakes.ca.gov/index.aspx?nid=542>)