



Town of Mammoth Lakes

Planning & Economic Development Commission

Recommendation Report

Date:	November 12, 2014	Case/File No.:	Tentative Tract Map (TTM) 14-004 / Design Review (DR) 14-002
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:	3	Location:	663 Old Mammoth Road
Appeal Status:	Appealable to the Town Council	General Plan:	Commercial 2 (C-2)
Applicant/ Property Owner:	Craig Tapley / Steven Hakim	Specific Plan:	Not Applicable
Environmental Review:	Categorically Exempt – In-Fill Development (Class 32)	Zoning:	Old Mammoth Road (OMR)

TITLE: Consider approval of Tentative Tract Map (TTM) 14-004 and Design Review (DR) 14-002, for the Mammoth Creek Inn expansion, a proposal to add 12 condo-hotel rooms within two new buildings, including finding the project categorically exempt from CEQA, pursuant to Section 15332, In-Fill Development Projects.

A. EXECUTIVE SUMMARY

1. Subject/Requested Actions

The Commission is requested to evaluate the proposed Mammoth Creek Inn (MCI) expansion project, which consists of a tentative tract map and design review, determine if the required findings can be made, and take the following actions:

1. Adopt the required CEQA findings,
2. Adopt the required Municipal Code findings,
3. Adopt the required Subdivision Map Act findings, and
4. Approve Tentative Tract Map 14-004 and Design Review 14-002, subject to all conditions of approval noted in the attached resolution (Attachment 1).

2. Required Findings to Support Requested Actions

1. Is the proposed project consistent with the vision, goals and policies of the General Plan?
2. Does the proposed project conform to the Mammoth Lakes Municipal Code (MLMC)?
3. Does the proposed project conform to the State Subdivision Map Act?
4. Is the proposed project consistent with the Town Design Guidelines?
5. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Report Prepared By:
Nolan Bobroff, Planning Technician

Report Approved By:
Sandra Moberly, Planning Manager

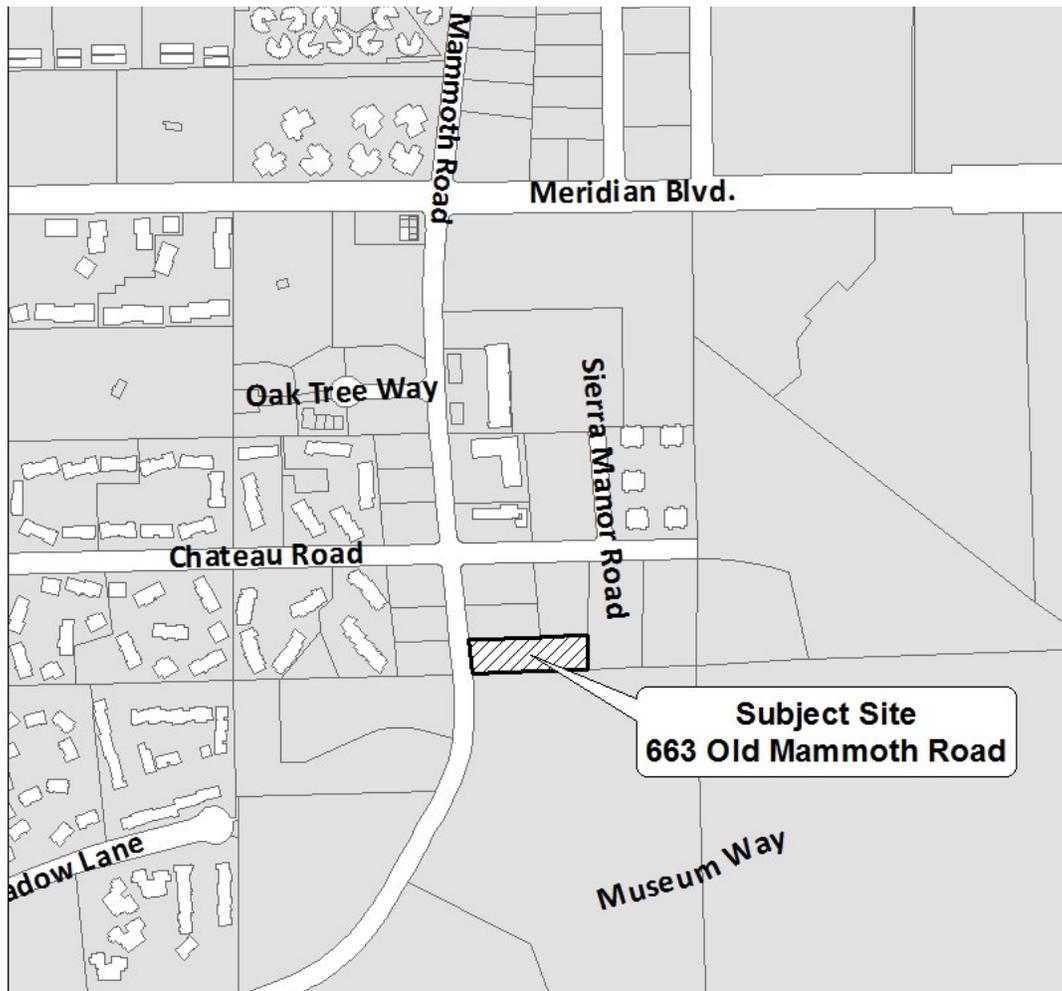
3. Report Summary

The project is proposing to add 12 condo-hotel rooms to the existing 26-room hotel. This project requires approval of a tentative tract map (TTM) (Attachment 2) and a design review (DR) permit; the TTM is required to subdivide and sell the new units as condominiums. The 12 rooms would be located in two new buildings (eight rooms in Building A/B and four rooms in Building C) located to the east of the existing hotel (see Attachment 3 for the site plan and building floor plans). The condo-hotel rooms would function as “hot beds” and are proposed to be managed and rented by the hotel management. The project density is seven rooms above the allowable General Plan base density of 40 rooms/acre; however, this is allowed pursuant to General Plan Policy L.5.G, whereby the project provides a community benefit. The proposed community benefit is an in-lieu payment of \$6,000 towards a new transit stop or shelter in the vicinity of the project.

This staff report describes the project as consistent with the General Plan, Municipal Code, Design Guidelines, and the South Districts Neighborhood District Plan. Also, the project was found to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development.

Based on the analysis, it is staff’s opinion that the required findings to support the requested approvals can be made, and recommends approval of the Tentative Tract Map and Design Review, with the Conditions of Approval noted in the attached resolution (Attachment 1).

4. Location Map



B. ANALYSIS

1. Background and Project History

The Mammoth Creek Inn (MCI), originally the Jägerhoff Lodge, was built in 1972 and has gone through various remodels over the years.

Lot Line Adjustment 2006-05

In 2006, Lot Line Adjustment (LLA) 2006-05 was approved, which adjusted the lot line between the MCI parcel (663 Old Mammoth Road) and 3059 Chateau Road (Cast Off). This LLA provided the area proposed for the MCI expansion. As part of the LLA, the owners of 3059 Chateau Road provided a 20-foot ingress and egress easement through the 3059 Chateau Road property to the MCI property (Attachment 2 shows this easement).

Design Review 09-002

In 2009, DR 09-002 was approved by the Town to allow for the change of the MCI exterior colors and materials. The present colors and materials of the building are consistent with DR 09-002. Per the Town's Design Guidelines, all buildings on a site shall have a common or complementary vocabulary of architectural design elements, materials and colors, and therefore the proposed expansion should complement the existing building in design and colors. Pictures of the existing MCI are included as Attachment 4.

Concept Review 12-001 and Community Benefits and Incentive Zoning (CBIZ) Proposal

In 2012, the owners of the MCI submitted a Concept Review (CR) application for the MCI expansion. Town staff, the Planning and Economic Development Commission (PEDC), and the Town Council reviewed the CR proposal, which was similar to the proposal being evaluated in this staff report, and provided input. The proposal included an increase of seven rooms over the maximum allowable base density of 40 rooms/acre. This increase in density was reviewed pursuant to the Community Benefits and Incentive Zoning (CBIZ) Policy. The community benefit proposed was an in-lieu fee of \$6,000 towards a new transit stop or shelter in the vicinity of the project. The Town Council found this proposal satisfactory for PEDC consideration. While the Town Council rescinded the CBIZ Policy in October 2014, projects are still required to be consistent with General Plan Policy L.5.G, which allows lodging density to be increased up to 80 rooms/acre if community benefits are provided.

2. Development Proposal

The current development proposal is to construct 12 condo-hotel rooms to the east of the existing 26-room hotel and on the same parcel. The 12 rooms would be located in two new buildings; Building A/B would have eight rooms (four studios and four one-bedrooms) and Building C will have four rooms (two studios and two one-bedrooms). The project density is seven rooms above the allowable General Plan base density of 40 rooms/acre; however, this is allowed pursuant to General Plan Policy L.5.G, whereby the project would provide a community benefit. The proposed community benefit is an in-lieu payment of \$6,000 towards a new transit stop or shelter in the vicinity of the project. The new units are being proposed as condo-hotel units requiring the TTM (Attachment 2).

The circulation would be revised so vehicles enter the property from Old Mammoth Road and exit onto Chateau Road utilizing the easement through 3059 Chateau Road (Cast-Off) that was granted as part of LLA 2006-05. The one-way drive lane will meet Mammoth Lakes Fire Protection District (MLFPD) requirements for width, and the lane will have proper signage and markings indicating that it is one-way and a fire lane.

Enclosed parking for the 12 new rooms would be provided under each structure on the ground floor. Parking for the existing 26-room hotel would be provided via angled parking spaces along the southern edge of the property and various other spaces throughout the property, as shown on the site plan and parking plan (Attachment 3).

Snow would be hauled off-site consistent with Municipal Code §17.36.110.B.3.a. (Condition of Approval 103 in the attached Resolution). For a complete analysis of the Municipal Code requirements, please see Section 5 of this staff report.

3. Subject Property and Surrounding Land Uses

The project is zoned Old Mammoth Road (OMR) and the surrounding land uses are commercial/office uses and vacant/open space. Table 1 describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning	Adjacent Streets	Land Use
North	OMR	N/A	Commercial 2 (Cast Off, Sherwin Plaza 1 and 2)
South	N/A	N/A	Open Space (Inyo National Forest)
East	OMR	N/A	Commercial 2 (Rock N’ Bowl)
West	OMR	Old Mammoth Road	Commercial 2 (Dentist)

4. General Plan Consistency

The project is consistent with the following General Plan Vision statements as described in Table 2:

Table 2: 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 lodging options for visitors, and the location adjacent to Mammoth Creek provides access to a range of recreational opportunities.
<i>“Adequate and appropriate housing that residents and workers can afford”</i>	Consistent with the Interim Affordable Housing Policy, the project proposes to pay housing mitigation fees or provide an on-site unit.
<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 Municipal Code and the General Plan with the provision of community benefits.
<i>“Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees””</i>	The project is located adjacent to the existing Mammoth Creek Inn and the Rock N’ Bowl project, and the designer has incorporated design elements from both structures to create a project to complement the adjacent buildings. Additionally, the project proposes to utilize neutral earth tones (browns and tans) to blend with nearby open spaces.

Vision Statement	Explanation of Project Conformance with Vision Statement
<p><i>“Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to use of personal vehicles with a strong pedestrian emphasis”</i></p>	<p>The project is located adjacent to Old Mammoth Road and has a transit stop directly in front of the project, allowing its visitors to easily utilize public transportation. The hotel also operates a shuttle to take guests to and from the airport so guests would not need a personal vehicle. Additionally, the applicant is proposing to pay an in-lieu fee of \$6,000 towards a new transit stop or shelter in the vicinity of the project.</p>

The project is consistent with the following General Plan goals, policies, and actions as described in Table 3:

Table 3: General Plan Goals, Policies, and Actions Conformance

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
<p>Policy E.1.D: Encourage restaurants, retail, entertainment, lodging, and services.</p>	<p>The project would expand an existing lodging facility.</p>
<p>Goal C.2: Design the man-made environment to complement, not dominate, the natural environment.</p>	<p>No portion of the project exceeds the height limits for the OMR zone. Additionally, the proposed colors for the buildings are neutral earth tones to complement nearby open spaces and the natural environment.</p>
<p>Policy C.2.I: Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.</p>	<p>The project conforms with the Design Guidelines because the project includes building articulation, roof articulation, landscaping, and building materials and colors that are appropriate to the OMR zone and Mammoth Lakes. Additionally, the project is consistent with the Municipal Code Design Review Criteria as shown in the attached Resolution.</p>
<p>Policy C.4.B: To retain the forested character of the town, require use of native and compatible plant species in public and private developments and aggressive replanting with native trees.</p> <p>Policy C.4.C: 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.</p>	<p>The project requires approval of a landscape plan that is consistent with the Landscape Design Guidelines as well as the water-efficient landscape regulations. The site is currently developed with an existing hotel and the remainder of the lot is largely void of vegetation and trees; one 24” Jeffrey Pine tree would be removed for construction of the driveway. The proposed landscape plan includes the planting of 11 additional trees.</p>
<p>Policy L.1.C: Give preference to infill development.</p>	<p>The project is an infill project because it would occupy vacant land that is located between an existing hotel, a bowling alley, and a commercial retail building. Additionally, the project meets the CEQA requirements to be considered infill development.</p>

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy L.5.B: Locate visitor lodging in appropriate areas.	The project would expand an existing hotel located in a commercial area.
Policy L.5.G: In the C-1 and C-2 Designations, density may be increased to no more than twice the density for transient lodging projects that specifically enhance the tourism, community, and environmental objectives of the Town. ¹	The project is proposing an increase of seven rooms over the maximum allowable base density of 40 rooms/acre and is proposing to provide a community benefit in the form of an in-lieu payment of \$6,000 towards a new transit stop or shelter in the vicinity of the project. This amount was derived from a previous economic analysis completed as part of the Concept Review in 2013, and the Town Council found this proposal satisfactory for PEDC consideration. By providing funds for a new transit stop or shelter, the project enhances the community objectives for feet-first and alternative means of transportation. ¹
Goal L.6: Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl. Policy L.6.A: No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary.	This project is within the Urban Growth Boundary.
Policy M.5.B: Encourage transit use by requiring development and facility improvements to incorporate features such as shelters, safe routes to transit stops, and year-round access.	The project is proposing to pay an in-lieu fee of \$6,000 towards a new transit stop or shelter in the vicinity of the project.

For an expanded General Plan Policy consistency analysis, please see Attachment 5, General Plan Policy Consistency Analysis.

5. Municipal Code Consistency

The proposed project is consistent with all applicable zoning requirements of the Old Mammoth Road (OMR) zone. A summary and analysis of the proposal and Town zoning requirements is discussed in Table 4.

Table 4: Zoning Consistency

General Information	
General Plan: Commercial 2 (C-2)	Specific Plan: N/A
Zoning: Old Mammoth Road (OMR)	Overlay Zone/District/Master Plan: N/A
Existing Land Use: Hotel	Permit(s) Required for Use: TTM (condo-hotel units); DR ²

¹ Density thresholds of rooms per acre will continue to apply to Commercial Zones until the Floor Area Ratio (FAR) work is completed. Once the FAR work is completed, it is anticipated that the rooms per acre standard and General Plan Policy L.5.G will be removed from the General Plan, which will eliminate the community benefit requirement for increased density.

² Hotels are permitted outright in the OMR zone. This application requires a TTM in order to subdivide airspace into new units. Additionally, all new projects in the Commercial zones require a Major Design Review permit approved by the PEDC.

General Information			
Primary- or Secondary Active Frontage:		The existing hotel is adjacent to a secondary active frontage, but the proposed expansion is behind the existing hotel and not along any active frontage.	
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
<u>Lot Requirements</u>			
Lot area (s.f.)	10,000 s.f.	34,074 s.f.	Yes
Lot width (feet)	75 feet	102 feet	Yes
Lot depth (feet)	100 feet	335 feet	Yes
<u>Density and Intensity</u>			
FAR	Maximum 2.5	.75 ³	Yes
Rooms/acre	Maximum 80 rooms/acre	49 rooms/acre ⁴	Yes
Total rooms	62	38 ⁴	
<u>Building Placement Standards</u>			
Other Designated Active Frontage Areas	Property line or 15 feet form back of curb, whichever is greater	25 feet	Yes
Interior Side and Rear	0 feet	8 feet	Yes
<u>Height Standards</u>			
Maximum Overall Building Height	45 feet	42.5 feet	Yes
<u>Parking and Loading Standards</u>			
Setback from Street Property Line	20 feet	200 feet	Yes ⁵
Loading/Service Areas	Side or rear of lot; must be screened from public ROW	Behind existing building	Yes
Number of Parking Spaces	38 – 57	39	Yes
Number of Bicycle Parking Spaces	8	12	Yes

³ Consistent with Municipal Code §17.148.020, the FAR calculations exclude garage area, 2% for mechanical area, and the basement of the existing hotel.

⁴ A density of 38 rooms on a .78 acre (34,074 s.f.) sized parcel is equivalent to a density of 49 rooms/acre.

⁵ The existing nonconforming parking in the front setback area is discussed in the next section.

<u>Additional Standards</u>			
Snow Storage	10,217 s.f.	1,242 s.f.	Yes ⁶
Other			
Workforce Housing: In-lieu fees will be paid at time of building permit issuance or one unit on-site will be designated as affordable housing.		Public Art: To be paid at time of building permit issuance.	

Parking Setback

An area of the existing parking lot is within 20 feet of the street property line and is currently in use by the hotel. No addition or enlargement is being proposed for the existing hotel structure. Per Municipal Code §17.44.030.F, for additions that would increase the number of parking spaces required, the additional parking shall be required only for such addition, and not for the preexisting structure or building. The required parking for the new buildings would be 100% enclosed within the garages on the ground floor of the two new buildings, and would not be within 20 feet of the street property line, which complies with Code requirements related to parking setbacks. The applicant is proposing to change the configuration of the existing surface parking spaces to angled parking spaces and change the driveway to one-way, to reduce the existing nonconforming conditions with regards to Public Works standards and fire lane width.

Snow Storage

Within Commercial zones, an area equal to 60% of all uncovered required parking and driveways areas is required for storage of snow. For this project, 10,217 s.f. of snow storage would be required and the site plan indicates that only 1,242 s.f. of snow storage is available on-site. Municipal Code §17.36.110.B.3.a allows the on-site snow storage requirement to be reduced if:

1. The affected property participates in a snow removal maintenance district;
2. The property owner commits to permanently haul on-site snow from the property to an approved off-site snow storage area; and
3. A snow storage management plan is submitted and approved by the Town.

The snow storage management plan requirements include that the interim storage of snow on the property does not interfere with more than one-third of the required minimum parking and that snow is removed from the property within five calendar days following a storm cycle. Condition of Approval 103 requires conformance with MC §17.36.110.B.3.a prior to approval of the final map. Therefore, the project complies with the Code requirements related to snow storage.

Tentative Tract Map

A tentative tract map is required to subdivide the airspace for a maximum of 12 new condo-hotel units. To ensure a “hot bed” hotel is achieved, Condition of Approval 33 is included, which requires floor plans and uses at time of final map submittal to substantially conform with those shown in the proposed site plan and floor plans (Attachment 3), and provide the hotel and motel requirements listed in Municipal Code §17.52.120.D.2:

- a. Central front desk, lobby, and phone connections to all hotel rooms with staff available 24-hours a day;
- b. Check-in spaces for arriving vehicles;

⁶ Consistent with the Municipal Code, the applicant is proposing to have a snow storage management plan for hauling the snow off-site.

- c. Amenities supportive of lodging uses (e.g., concierge/guest services on site; conference/meeting space, with food and beverage support, flexible room configuration, industry-standard audiovisual, telecom, and conferencing infrastructure; food and beverage operations in the form of a restaurant or room service; ski and luggage storage; and recreation facilities such as spas, swimming pools, and/or fitness room facility open to all hotel users);
- d. Standardized furniture, fixtures, and equipment in all rooms;
- e. Centralized management and standards for guest reservations, daily housekeeping service, and maintenance services, for all units;
- f. Space for a rental management operation;
- g. Management by a qualified entity with at least five years' experience in the hotel management business, including a "flag" hotel or company with equivalent experience; and
- h. Inclusion of hotel amenities in common areas through condominium Covenants, Conditions, and Restrictions (CC&Rs).

This project is being proposed as a "hot bed" condo-hotel, and these requirements will be addressed pursuant to Condition of Approval 33 and through the CC&Rs. Review and approval of the CC&Rs is required prior to approval of the final map.

South Districts Neighborhood District Plan

This project is within the area covered by South Districts Neighborhood District Plan (SDNDP), which was accepted by the Town Council on August 10, 2011. The SDNDP envisions the South Old Mammoth Road and Mammoth Creek Park area as a "walkable arts, culture, and commercial district that complements the Downtown and North Village district" (SDNDP p. 6). Numerous restaurants, retail shops, and entertainment centers have recently opened in or relocated to this district, helping to re-energize this portion of town. The expansion of the MCI aligns with the vision of the SDNDP since it would offer additional lodging options within walking distance of these uses. Additionally, the MCI expansion site is consistent with the SDNDP since in-fill and development of vacant property within the area is encouraged.

6. Project Impact Evaluation Criteria (PIEC)

Pursuant to the Project Impact Evaluation Criteria (PIEC) policy, staff has prepared the PIEC summary analysis, based on staff's analysis of the project.

The PIEC evaluation indicates a positive report in a number of assessment areas, including:

- Traffic and Mobility – low trip generation rate because of close proximity to transit lines, shuttle to airport and other town destinations provided, and bicycle parking provided; \$6,000 contributed towards a new transit stop or shelter; and improved circulation since vehicles will not exit onto Old Mammoth Road.
- Water Supply and Capacity – water and sewer demand would not exceed buildout demands; and landscaping will comply with water-efficient landscape regulations.
- Economic Stability – project increases TOT, TBID, and sales tax; and project contributes to synergy in the Old Mammoth Road district.
- Recreation/Leisure Capacity – project is in close proximity to Mammoth Creek Park and other multi-use trails; and project is within walking distance to multiple retail, dining, and entertainment options.

The PIEC evaluation indicates a negative report in the following assessment areas:

- Social Capacity – Although the project has minimal on-site amenities, the project provides the level of amenities appropriate to a 38-room hotel (i.e., spa, continental breakfast, fitness room, and ski/snowboard storage) and is in close proximity to multiple retail, dining, and entertainment options. Additionally, the site is adjacent to parks, multi-use trails, and transit.
- Green Technology and Energy – No renewable energy systems are proposed, but the project would be required to comply with the Green Building Code.

See Attachment 6 for the full PIEC summary.

7. Project Design

A summary of the project's design features is included below.

- Site/Building Design – The two new buildings utilize the same architectural style and include design elements from both the existing Mammoth Creek Inn and the Rock N' Bowl building to create complementary and interesting building façades. The buildings are sited in a manner that allows for a continuous drive lane through the site for fire access and improved vehicle circulation. Additionally, the buildings are separated from one another to maximize solar exposure.
- Roof Design – The proposed roof design incorporates various heights and changes in angles. There are roof projections at each floor level to protect pedestrians and vehicles, as well as to provide covered decks.
- Building Facades, Balconies, and Decks – Both buildings have multiple variations in both the horizontal and vertical planes to break up the building mass and utilize various building materials, including hardie board siding, stucco, and metal. Both buildings utilize the same architectural style and provide architecture continuity.
- Colors and Materials – Color elevations are included on Sheets A6.1 and A6.2 (Attachment 3), and the colors and materials board is available at the Town offices and will be presented at the public hearing.
 - Roof – Standing seam metal, Dark Bronze color.
 - Parapet Siding – Standing seam metal, Quartz Zinc color with a satin finish or Corten siding, installed horizontally as shown in Attachment 7.
 - Siding – Concrete hardie board panels and siding, Ruffled Clam (Pittsburgh #415-6) color; Stucco smooth wall surface; Stony Creek (Pittsburgh #414-5) color.
 - Trim – Volcanic (Dunn Edwards #2200) color.
 - Door Frames and Windows – Anodized aluminum, Dark Bronze color. The windows will be tinted glass meeting the objectives of minimizing reflectivity and transmittance levels on all windows, which shall include the sum total of HP Sun-2 or equivalent (Condition of Approval 37).
- Landscaping – The project will be required to comply with the Town's Water Efficient Landscape regulations since the total landscaped area is over 2,500 s.f. To ensure compliance with these regulations is achieved, Condition of Approval 19 is included, which requires approval of the landscape plan prior to building and/or grading permit issuance. The project is proposing to include various sized hedges adjacent to the buildings and the drive lane and

various sized trees throughout the property. The landscape plan is proposing turf along Old Mammoth Road, and while the Municipal Code discourages turf, the guide for implementing the Water-Efficient Landscape regulations recommends a number of native and hybrid grasses that serve as good replacements for turf. The proposed landscaping will be reviewed and approved by the Community and Economic Development Department and Mammoth Lakes Fire Protection District prior to building and/or grading permit issuance, and submittal of a 'Landscape Documentation Package' providing the proposed vegetation species and the Estimated Total Water Usage (ETWU) is required.

The Design Committee of the PEDC (PEDC-DC) reviewed the proposed project on October 14, 2014. A discussion of the comments and the applicant's responses is below.

PEDC-DC Comment	Applicant Response
The chalet style roof portions are not integrated with the modern parapet roof.	The applicant desires a unique design that reflects new materials and styles. The applicant suggested that the parapet could be sided with Corten, installed horizontally, to better integrate the design. The Committee was supportive of this idea. Attachment 7 shows this alternative design, which the Commission could approve as Option 2.
Discussion on the durability of stucco and whether it holds up with the harsh weather.	The applicant provided pictures of various buildings around town that have utilized stucco, including the fire station and the hospital, and explained that stucco is very durable when installed correctly. The Committee was supportive of using stucco.
Incorporate some additional material onto the elevator shaft to break up the solid color.	The applicant indicated they would consider incorporating either stone or hardie board siding onto a portion of the elevator shaft to break up the mass.
It would be helpful to see the buildings in context with the surroundings.	The applicant indicated that renderings of the proposed buildings in context would be provided at the public hearing.
The Committee had concerns about where the snow would be stored prior to being hauled off-site.	Per the Municipal Code, interim snow storage areas shall not interfere with more than one-third of the required minimum parking and shall be removed within five calendar days following a storm cycle (MC §17.36.110.B.3.a). Approval of a snow storage management plan is required prior to approval of the final map (Condition of Approval 103).

8. Outside Agency Comments

The application has been routed to Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD). Comments were received from the MCWD and the MLFPD and have been incorporated into the conditions of approval in the attached resolution or have already been incorporated into the project proposal.

9. Environmental Analysis

Staff has determined this project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects. For a project to qualify for this exemption, it must meet the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all utilities and public services.

Staff has conducted a thorough analysis of the issues covered by CEQA and determined that the project meets all of the criteria for this exemption. The project does not request any deviation to the General Plan or Zoning Code and is consistent with the applicable General Plan and Zoning Designations and regulations as described in detail on pages 4-8 and Attachment 5 of this report. The project site is approximately three-quarters (.78) of an acre and is located within the Town's Urban Growth Boundary (UGB). The site contains no potential habitat since it is currently disturbed and devoid of vegetation. Incremental impacts to traffic, noise, air quality, and water quality are consistent with what the General Plan and Municipal Code anticipated for this site, since it is a commercial use located within a commercial zone. A Traffic Analysis was conducted for the site and indicated that the project would not result in any significant impacts. Also, a Cultural Resources Inventory was done for the site and found no evidence of cultural resources. Finally, the site can be adequately served by existing utilities and public services, including access via public roadways.

10. Financial and Staffing Considerations

The applicant is paying for the staff time to process this application.

C. OPTIONS

Option 1.

1. Make the required CEQA findings,
2. Adopt the required Municipal Code findings,
3. Adopt the required Subdivision Map Act findings, and
4. Approve Tentative Tract Map (TTM) 14-004 and Design Review (DR) 14-002 with conditions as recommended by staff.

Option 2.

1. Make the required CEQA findings,
2. Adopt the required Municipal Code findings,
3. Adopt the required Subdivision Map Act findings, and
4. Approve Tentative Tract Map (TTM) 14-004 and Design Review (DR) 14-002 as modified by the Commission, with conditions as recommended by staff or with modifications.

Option 3. Deny Tentative Tract Map (TTM) 14-001 and Design Review (DR) 14-002.

Option 1 would approve the project subject to the conditions included as Exhibit “A” to the attached resolution.

Option 2 would approve the project with modifications by the Planning and Economic Development Commission subject to the conditions included as Exhibit “A” to the attached resolution, or as modified by the Planning and Economic Development Commission.

Option 3 does not allow the project to proceed with the planning process, unless an appeal is filed within 15 days of the Planning and Economic Development Commission decision. The Commission would need to make findings for denial. If an appeal were to be filed, the project would be scheduled for a Town Council hearing.

D. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission choose Option 1:

1. Make the required CEQA findings,
2. Adopt the required Municipal Code findings,
3. Adopt the required Subdivision Map Act findings, and
4. Approve Tentative Tract Map (TTM) 14-004 and Design Review (DR) 14-002 with conditions as recommended by staff.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution

Exhibit A: Conditions of Approval

Attachment 2: Tentative Tract Map 14-004

Attachment 3: Project plans

Attachment 4: Pictures of existing Mammoth Creek Inn

Attachment 5: 2007 General Plan Policy Consistency Analysis

Attachment 6: PIEC Analysis

Attachment 7: Alternative Building Design

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ATTACHMENT 1

Planning and Economic Development Commission Resolution

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Recording Requested by and)
 When Recorded Mail To:)
)
 Town of Mammoth Lakes)
 Community & Economic Development Department)
 P.O. Box 1609)
 Mammoth Lakes, CA 93546) _____
 Recordation fee exempt per Government Code §27383
 Space Above for Recorder's Use

RESOLUTION NO. PEDC 2014-XX

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
 ECONOMIC DEVELOPMENT COMMISSION**

APPROVING TENTATIVE TRACT MAP 14-004 AND DESIGN REVIEW 14-002

TO ALLOW A 12 ROOM CONDOMINIUM-HOTEL EXPANSION PROJECT

FOR THE MAMMOTH CREEK INN PROPERTY LOCATED

AT 663 OLD MAMMOTH ROAD.

(APN: 035-170-025-000)

WHEREAS, a request for consideration of a tentative tract map and design review permit was filed by Design Dimension Associates, on behalf of the property owner, Mammoth Hotel Associates to allow a 12 room condo-hotel expansion project within two buildings, in accordance with Chapter 17.24 and 17.88 of the Town of Mammoth Lakes Municipal Code, for property located within the Old Mammoth Road Zoning District at 663 Old Mammoth Road; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on November 12, 2014, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The Town of Mammoth Lakes 2007 General Plan, State Subdivision Map Act, Municipal Code, Design Review Guidelines, Subdivision Ordinance, and associated Land Use Maps;

3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Tentative Tract Map 14-004, consisting of Sheet TTM1 dated 9/11/2014;
6. Project plans consisting of: Plan sheets A1.0 revised 10/21/14, A1.1 revised 9/9/14, A1.2 revised 10/21/14, C1-C2 dated 9/11/2014, and A3.01-A6.2 dated June 2014; and
7. Materials board received by the Town of Mammoth Lakes on July 28, 2014.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

1. **CEQA** – The project was found to be categorically exempt, pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines because:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies because the proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development. The project is consistent with applicable zoning designation and regulations because the project meets all development standards for the Old Mammoth Road zone including permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage with the inclusion of Condition of Approval #103.
 - b. The proposed development occurs within city limits on a project site of not more than five acres substantially surrounded by urban uses because the site is within the Urban Growth Boundary, the site is 0.78 acres, and the site is surrounded by commercial uses on three sides.
 - c. The project site has no value as habitat for endangered, rare, or threatened species because the site is disturbed and devoid of vegetation.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. A traffic analysis was done for the proposed expansion project and demonstrated that no significant traffic impacts would occur from the project. The project is located in a commercial area and any noise that is generated would be consistent with what would be expected in a commercial area. The project is only permitted to use gas fireplaces, and the density is consistent with the general plan; therefore no significant impacts to air quality would result from this project. The project is adjacent to Mammoth Creek, but is approximately 400 feet away and would not result in a significant impact to the Creek. The project is required to install an on-site stormwater retention and infiltration system to further protect water quality.
 - e. The site can be adequately served by all utilities and public services.

2. MUNICIPAL CODE FINDINGS

FINDINGS FOR DESIGN REVIEW PERMIT

(Municipal Code Section 17.88.060)

- a. The proposed project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code (Title 17 of the Municipal Code) because the project is consistent with all of the development standards for the Old Mammoth Road (OMR) zone, and Chapter 17.88 (Design Review).

The proposed project conforms to the OMR zone development standards including, but not limited to permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage subject to the Conditions of Approval.

- b. The proposed project is consistent with the General Plan since the project complies with the description for what the Commercial 2 (C-2) zone is intended for, medium- and large-scale commercial uses, including visitor lodging. The proposed project is consistent with the goals, policies, and actions of the General Plan including, but not limited to Policy E.1.D, C.2.I, C.4.B, C.4.C, L.1.C, L.5.B, L.5.G, L.6.A, and M.5.B. The proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development.

The project is a 12 room expansion to the existing 26-room Mammoth Creek Inn, bringing the total number of rooms to 38. The project, as proposed, will be seven rooms over the C-2 allowable base density of 40 rooms/acre, but as allowed by General Plan Policy L.5.G, the density can be increased up to 80 rooms/acre for transient lodging development if community benefits are provided. An in-lieu fee of \$6,000 will be paid towards a future transit stop or shelter in the vicinity of the project as a community benefit.

- c. The proposed project is consistent with the Town of Mammoth Lakes Design Guidelines because the project includes building articulation, roof articulation, landscaping, and building materials and colors that are appropriate to the OMR zone and Mammoth Lakes.
- d. The proposed site design and building elements integrate in an attractive and visually cohesive manner that is compatible with and complements the desired architectural character of the OMR zone and a mountain resort community because the buildings incorporate multiple changes in the horizontal and vertical planes to break-up the building façade and include design elements from both of the adjacent buildings to create a cohesive and compatible aesthetic character, but still maintain a distinct style to avoid monotony. The building colors are generally earth tones so that the buildings will complement the nearby open space to the south.
- e. The proposed project provides additional landscaping along Old Mammoth Road and \$6,000 towards a future transit stop or shelter in the vicinity of the project. A pedestrian pathway throughout the project site connects the buildings and the sidewalk along Old Mammoth Road. Additionally, the drive

lane goes through the site and exits onto Chateau Road providing a pathway to the restaurants, retail shops, and entertainment uses located on Chateau Road.

- f. The proposed project incorporates enclosed parking for all 12 of the required parking spots for the new rooms to minimize visibility. To prevent conflicts between pedestrians and vehicles, there are numerous pedestrian pathways throughout the site, which will be easily identifiable by the change in paving material (pavers vs. asphalt). Additionally the circulation on the site will be improved since the drive lane will be one-way with vehicles entering from Old Mammoth Road and exiting onto Chateau Road via the easement on 3059 Chateau Road. Stormwater run-off on the site will be minimized by the installation of a stormwater retention system. The uncovered paved driveways are kept to a minimum to minimize heat-islands.
 - g. The proposed project will includes attractive lighting that complements the proposed architecture and will comply with the Town's Outdoor Lighting regulations (Condition of Approval 18).
 - h. The proposed project landscaping is required to comply with the Water Efficient Landscape regulations, and therefore, will be designed to conserve water resources and promote a natural aesthetic. The landscaping adjacent to the buildings is fairly minimal due to space constraints, but includes shrubs and trees along the pedestrian pathways. The proposed landscaping will provide a better transition to the open space to the south than what currently exists.
 - i. The proposed project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required because this design review permit is being processed concurrently with a tentative tract map, and therefore, would be consistent with this approval. No use permit, variance, or other planning or zoning approval, with the exception of the Design Review permit, is required for this project.
 - j. The project does not indiscriminately destroy trees or natural vegetation, nor does it create excessive or unsightly grading, indiscriminate clearing of the property, or the destruction of natural significant landforms since the project site is flat, disturbed, and contains nearly no vegetation; one 24-inch Jeffrey Pine will be removed for construction of the drive lane. The project will install new landscaping consisting of native and adaptive trees, shrubs, plants, and turf, and will be required to comply with the Water Efficient Landscape regulations (Condition of Approval 19).
3. **SUBDIVISION MAP ACT FINDINGS.** (State Map Act Section 66474)
- a. The proposed map is consistent with applicable General and Specific Plans as specified in Section 65451 of the Subdivision Map Act because the General Plan allows for medium-and large-scale commercial mixed uses, including visitor lodging in the Commercial 2 area. Additionally, the project supports numerous Goals and Policies of the General Plan including, but not limited to Policy E.1.D, C.2.I, C.4.B, C.4.C, L.1.C, L.5.B, L.5.G, L.6.A, and M.5.B. The proposed project is of high quality design, is located in a commercial area, is within the Urban Growth Boundary, encourages transit use, and is considered infill development. The Commission further finds that the proposed condo-

hotel complies with the Zoning Code development standards and Town policies that implement the General Plan.

The project proposes seven rooms above the base density of 40 rooms/acre per the General Plan, but is permitted pursuant to General Plan Policy L.5.G, which allows lodging density to be increased up to 80 rooms/acre if community benefits are provided. A community benefit of \$6,000 will be paid for a future transit stop shelter in the vicinity of the project, to allow density of 49 rooms/acre.

The property is not located within a specific plan area.

- b. The design and improvements of the project are consistent with applicable general and specific plans because the hotel expansion complies with the Municipal Code development standards such as permitted uses, floor-area ratio (FAR), density, setbacks, building height, parking, and snow storage, which implement the goals and policies of the General Plan.

The property is not located within a specific plan area.

- c. The site is physically suitable for the type of development because the site has an existing hotel, which is permitted in the OMR zone, and there is sufficient space for the proposed hotel expansion while complying with the Municipal Code requirements.
- d. The site is physically suitable for the proposed density of development because although the project is proposing seven rooms over the allowable General Plan base density of 40 rooms/acre, a community benefit consistent with General Plan Policy L.5.G will be provided, which allows the density to be increased to no more than twice the density for transient projects.
- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially injure fish or wildlife or their habitat since the property is not located with an environmentally sensitive area and is Categorically Exempt from environmental review pursuant to Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines.
- f. The design of the subdivision and the types of improvements are not likely to cause serious public health problems since, no evidence has been submitted during the planning review process to indicate that the development would cause any serious public health problems. All necessary public services are currently provided, or can be extended to the site to assure health and safety for those individuals occupying and using the site facilities. Building permits will be obtained for the construction of structures to ensure all Building Code and Fire Code requirements are complied with.
- g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision since easements are shown on the tentative tract map and future development of the lots would comply with those easements. All utilities, and their easements, are currently in place on, or can be extended to, the property and the proposed subdivision will not impact

upon adjacent property easements and/or common areas shared among condominium owners.

- h. The required parking for the 12 new condo-hotel rooms will meet all of the parking requirements of the Municipal Code and the Public Works Standards. The existing parking is nonconforming, but is allowed to remain per Municipal Code §17.44.030.E and F, which allow parking that was conforming at the time the building was established to retain conforming status for as long as the use or structure remains unmodified. Furthermore, the Municipal Code only requires additional parking for the expansion, which will be provided. The existing parking will be brought into greater conformity with Town Standards and will provide adequate space for emergency vehicles in the drive lane.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS. The Planning and Economic Development Commission hereby takes the following actions:

- 1. Finds the project to be categorically exempt, pursuant to Section 15332, In-Fill Development Projects, of the CEQA Guidelines,
- 2. Adopts the required Municipal Code findings,
- 3. Adopts the required Subdivision Map Act findings,
- 4. Approves Tentative Tract Map 14-004 and Design Review 14-002 subject to the following conditions:

(SEE EXHIBIT “A”); and

- 5. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 12th day of November 2014, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Sandra Moberly
Planning Manager

Madeleine “Mickey” Brown, Chair of
the Mammoth Lakes Planning and
Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

EXHIBIT “A”

**Resolution No. PEDC 2014-XX
Case No. TTM 14-004, DR 14-002**

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the creation of twelve condo-hotel rooms under Tentative Tract Map 14-004 and authorizes the design of the buildings under Design Review 14-002.
2. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code Section 17.64.060.B.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder’s Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
7. All conditions of this use permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business and shall, upon request, make

records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.

10. Prior to the issuance of a building permit, the applicant shall pay Development Impact Fees as prescribed by ordinance and/or resolution and pay any fees due on this project processing account.
11. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
12. The approved site plans shall be adhered to and maintained for the duration of the permit.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. Prior to receipt of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
15. Pursuant to Government Code Section 66474.9 the subdivider shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.
16. In consideration of the Town's Vision Statement requiring a de-emphasis of the use of the automobile, occupancy and mode of travel expectations and to mitigate the impacts of the project on air quality as required by CEQA, the applicant and the owners association, if formed, shall submit a petition to be annexed into the Transit and Transportation Fee Community Facility District (CFD 2013-03) and pay all fees association with the annexation process prior to final map approval by staff. CFD 2013-03 shall be referenced in the project CC&Rs, as well as in any disclosure documents required by the California Department of Real Estate for the project.
17. Trash enclosure(s) shall be improved with a concrete slab and constructed of masonry with an exterior stone veneer or other materials compatible with that of the building(s) Adequate space for recyclable materials shall be provided within the enclosure(s). Additionally, all trash enclosures, receptacles, and food storage areas shall be animal resistant.
18. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal

plane of the light source to direct the light downward onto the structure or surrounding grounds.

19. The project shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations) including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department and the Mammoth Lakes Fire Protection District for inclusion in the project grading permit. Where no grading permit is required, the final landscape plan must be submitted to and approved by the Town prior to issuance of a building permit. Said landscape and irrigation plan shall substantially conform to the preliminary landscape plan reviewed and approved by the Planning and Economic Development Commission. All landscape plantings shall be maintained in a healthy and growing condition at all times (as applicable for the season) and individual plants shall be replaced if they become diseased or die. An automated irrigation system shall be provided for each landscape area. The irrigation equipment and system shall be maintained in a proper working condition at all times. Landscaping and irrigation systems within the public right-of-way within or adjacent to the project area shall be maintained by the property owner, with the exception of benefit assessment district areas.
20. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
21. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
22. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning Economic Development Commission pursuant to Municipal Code Chapter 17.88.
23. A certificate of occupancy is required for all future tenant improvements within the future structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
24. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
25. Roof vents, exhaust, pipes, and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible.
26. Public trails and bike lanes must be maintained in a safe and usable condition during construction. Trails or bike lanes that are to be relocated must be relocated prior to removal of the existing facility.

27. Retaining wall design and material(s) be reviewed by the Town prior to grading permit issuance.

SPECIAL PLANNING CONDITIONS

28. Prior to staff approval of the final map, the \$6,000 in-lieu fee for construction of a new or improved transit stop or shelter, pursuant to General Plan Policy L.5.G shall be paid to the Town.
29. Prior to issuance of any certificate of occupancy for the project, all required parking for the new units shall be reviewed and approved by the Community and Economic Development Department and the Public Works Department for compliance with the Municipal Code requirements and the Public Works Standards. The existing nonconforming parking shall be reviewed and approved by the Community and Economic Development Department, the Public Works Department, and the Mammoth Lakes Fire Protection District to ensure greater conformity with the Municipal Code, the Public Works Standards, and the Mammoth Lakes Fire Protection District requirements.
30. Prior to issuance of any certificate of occupancy, the continuous four inch red and white striping differentiating the fire lane from the parking space and the parking placards issued to guests shall be reviewed and approved by the Community and Economic Development Department, the Mammoth Lakes Fire Protection District, and the Public Works Department. The placards shall instruct guests to ensure their vehicles are fully within the parking space and do not encroach into the fire lane. The Mammoth Lakes Fire Protection District has the authority to issue fines for vehicles encroaching into the fire lane.
31. The pedestrian pathways shall be flush with the drive lane to avoid interfering with emergency vehicle access and shall consist of a material or design that clearly delineates the pathway from the drive lane (i.e., pavers, colored concrete, etc.). This shall be reviewed and approved by the Community and Economic Development Department and the Mammoth Lakes Fire Protection District prior to building permit issuance.
32. Building height certifications will be required for all buildings that are within two feet of the maximum height allowed. Building height certificates require inspections by a licensed land surveyor prior to first floor joist inspection and prior to framing inspection, and shall be completed to the satisfaction of the Building and Planning Divisions after each inspection.
33. At the time of final map submittal, the condominium-hotel shall include floor plans and uses that substantially conform with those shown in the plans approved by this resolution, and shall meet the hotel and motel requirements described in Municipal Code §17.52.120.D.2 as determined by the Planning and Economic Development Commission prior to the Commission's approval of the final map.
34. The applicant shall provide a name for the project that is not similar to an already existing name or location in town. The proposed name shall be reviewed and approved by the Community and Economic Development Director and the Mammoth Lakes Fire

Protection District prior to issuance of a building permit.

35. The affordable housing requirements for this project shall be mitigated through payment of the applicable housing mitigation fee or through the designation of one (1) unit on-site as an affordable housing unit. The current housing mitigation fee as established by the Town's Building Division Fee Schedule is \$11,611 per room; however, if updated fees are adopted by the Town Council, the applicant shall be subject to the housing mitigation fee in effect at the time of building permit submittal (Town Council Resolution No(s). 09-76 and 14-32). If an on-site unit is provided, it shall conform with the livability standards in the Interim Affordable Housing Policy. This shall be reviewed and approved by the Community and Economic Development Department and Mammoth Lakes Housing prior to issuance of a building permit.
36. Per Municipal Code §15.18.050, the applicant shall satisfy the Town's Public Art Program requirements either by providing public art, paying an in-lieu fee, or a combination of the two. The in-lieu fee shall be paid or a public art plan shall be approved by the Planning and Economic Development Commission prior to issuance of a building permit.
37. The windows shall be tinted glass meeting the objectives of minimizing reflectivity and transmittance levels on all windows, which shall include the sum total of HP Sun-2 or equivalent, subject to approval by the building official. This shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a building permit.
38. Per Municipal Code §17.44.100.A.3, at least 50% of the required parking shall be enclosed. Enclosed parking is defined as parking spaces located entirely within a structure with walls on all sides except for the entry to the parking space that shall be provided with a door. This shall be reviewed and approved by the Community and Economic Development Department prior to issuance of a building permit.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

39. A final map, consistent with the tentative map and the conditions herein, shall be recorded with the County Recorder of Mono County prior to the expiration of the approved tentative map. The final map shall conform to the Subdivision Map Act and the Subdivision Ordinance for the Town of Mammoth Lakes. The tentative map shall expire 24 months after the approval date. Failure to record the final map prior to the expiration will nullify all approvals, except such time limitation as may be extended by law or by the Planning and Economic Development Commission in accordance with the Subdivision Map Act.
40. Copies of all exceptions, easements, restrictions and encumbrances listed in the preliminary title report together with a copy of the current grant deed and a current title report, a copy of each record map for the subject property shown within the tentative map boundary, and a copy of each and every adjacent map, deed or other document as necessary that establish, or were used for the survey of, and for the

retracement of the subdivision boundary shall be submitted with the initial submittal of the final map. A subdivision guarantee shall be issued and dated within 30 days prior to final map approval by the Planning and Economic Development Commission.

41. The maintenance of graded slopes and landscaped areas shall be the responsibility of the developer until the transfer to individual ownership or until the maintenance is officially assumed by an approved maintenance district or property owners association.
42. Slope rights adjacent to public rights of way shall be dedicated on the final map where necessary.
43. All new utility lines within, adjacent to or serving the site shall be placed underground.
44. The site grading design and all building construction shall conform to State and federal disabled access regulations.
45. Paved access is required to a maintained street. Street and traffic signs shall meet the California Manual on Uniform Traffic Control Devices (MUTCD).
46. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district areas.
47. The applicant shall obtain an easement or letter of permission to grade all areas requiring off-site grading prior to issuance of a grading permit or a building permit. These areas shall be contour graded.
48. The applicant shall submit to the Town an electronic file of the final map in AutoCAD, Version 2014, or other format as may be approved by the Public Works Director, within 30 days of approval of the final map.
49. All easements and dedications shall be in a form and content acceptable to the Public Works Director.
50. Application shall be made to the Town for re-apportionment of any existing assessment lien(s) under Business Assessment District (BAD) 2002-1 to the new lots and units proposed. Application shall be made in conjunction with the final map consideration by the Planning and Economic Development Commission.
51. Nothing in the approval of this tentative tract map shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State or federal standard, policy, regulation or law, unless specifically provided for herein.
52. All grading and public improvements shall be consistent with the Town Of Mammoth Standard Plans for Public Works.
53. Any off-site improvements required, such as installation of roads, sewers, water lines, or drainage improvements, which are of benefit to land other than the land located within the subdivision, shall be subject to an approved agreement between the Town

and the subdivider to reimburse him in whole or in part for the use of the improvement by lands other than those developed by the subdivider, pursuant to Section 17.16.190 of the subdivision ordinance.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO APPROVAL BY STAFF OF THE FINAL MAP:

54. The final map shall conform to the requirements of Town of Mammoth Lakes Ordinance 84-10 and all amendments thereto.
55. A preliminary soils report shall be filed with and reviewed by the Public Works Director. The report shall address and make recommendations as to the compacted and un-compacted fills on-site. A note shall be placed on the final map indicating which lots require grading remediation. An "as-graded" soils report shall be provided to the Town upon completion of the grading.
56. Sureties shall be posted for required grading, street, and drainage improvements in accordance with the Municipal Code and the applicant shall enter into a subdivision improvement agreement for all required public improvements in accordance with the Subdivision Map Act. The agreement shall include provisions for the posting of warranty sureties for the accepted public improvements two weeks prior to Planning and Economic Development Commission approval of the final map. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wages and shall include 20% for construction contingencies and 20% for administrative costs. All sureties shall be posted prior to the issuance of a grading permit and prior to approval by staff of the final map.
57. Surety shall be posted with the Town in a form acceptable to the Town Surveyor for any deferred final monumentation for the final map and subdivision guarantee. The estimated amount of the surety shall be prepared by the licensed land surveyor preparing the final map and shall be approved by the Town Surveyor.
58. Rights of way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
59. All easements as shown on the tentative map shall be granted on the final map, or recorded by separate document prior to or concurrent with recordation of the final map. Easements to be recorded by separate document shall be submitted to the Town for review and approval. The fully executed documents shall be submitted to the Public Works Director prior to approval of the final map. Easements shown on the tentative map to be granted or dedicated shall indicate the beneficiary of the easement(s).
60. Easements shown on the tentative map to the benefit of an agency other than the Town or to other parties shall be shown on the final map as "Easements Reserved". The owners statement on the parcel map shall reserve said easements unto themselves, their heirs and assigns.
61. All documents that are required to record prior to or concurrent with the recordation of the final map shall be reviewed and approved by the Town and shall be fully

executed, notarized and ready for recordation prior to approval of the final map by town staff. The originals of the executed documents shall be delivered to the Public Works Director together with the final map prior to approval of the final map.

62. Monumentation of the subdivision shall be installed in accordance with the Subdivision Ordinance of the Town, Ordinance 84-10.
63. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
64. The applicant shall submit a request for unit, building and street addressing to the Town, and a request for streets names for all streets within the subdivision. Approval of the addressing and street names shall be completed prior to approval of the map by Town staff and the Mammoth Lakes Fire Protection District.
65. For condominium projects, the following statement shall appear on the signature sheet of the final map: "THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 12 ROOMS WITHIN 12 RESIDENTIAL UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT."
66. Prior to approval of the final map by staff, the applicant shall provide evidence to the Town that the property taxes have been pre-paid to Mono County Tax Collector or their payment has been secured by the filing of a surety bond or other cash-equivalent security acceptable to the County.
67. As required by the Town's Subdivision Ordinance Section 17.08.035 and Council Resolution 14-28, the applicant shall pay a fee for each unit, parcel or lot, including lettered lots and parcels and common area lots or parcels, created to the Community and Economic Development Department for long range planning reimbursement prior to approval by staff of the final map.
68. If the subdivider elects to file multiple final maps, then prior to submittal of the first final map for the project, the applicant shall submit a development schedule of phasing and improvements for review and approval by the engineering and planning divisions of the town. The Town may impose additional conditions relative to phasing and the filing of multiple maps in accordance with Section 66456.1 of the Subdivision Map Act. Phasing may only be permitted if discontinuous right-of-ways and substandard lots are not created by the phasing.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT, GRADING OR IMPROVEMENT PERMIT:

69. Construction of water and sewer improvements shall require water and sewer permits from the Mammoth Community Water District. Grading plans shall be submitted to the Town for review and approval and a grading permit in accordance with the municipal code shall be obtained from the Town and all mitigating measures and best management practices to prevent erosion and to protect existing trees shall be

constructed prior to work commencing for any and all water and sewer improvements.

70. An application for a grading permit shall be submitted to the Engineering Services Division of the Public Works Department in accordance Chapter 12.08 of the municipal code. No change to the existing conditions of the site, including site grading, drainage interruption, land clearing, etc. shall be commenced until a grading, drainage and landscape/irrigation plans have been approved by the Public Works Director.
71. A grading permit for the project shall not be issued prior to submission of a complete application for a building permit to the building division of the Community and Economic Development Department. The building official shall make the determination as to whether or not the application is complete.
72. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right of way in accordance Chapter 12.04 of the Municipal Code.
73. No work within Town right of way shall be commenced until a traffic control plan has been approved by the engineering services division of the Town.
74. Street and public improvement plans for streets, sidewalks, drainage, and other public/private infrastructure shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Existing topography and proposed grading with sufficient contours intervals (not to exceed two feet) shall be prepared by a registered civil engineer or a licensed land surveyor.
75. Final grading and improvement plans and profiles shall indicate the location of any existing utility facility that would affect construction. All existing utilities shall be shown on the improvement plans and relocated as necessary without cost to the Town. Existing overhead utilities requiring relocation shall be converted to underground.
76. Prior to approval of the improvement plans, the applicant shall contract with a soils testing engineer. Any proposed grading within the street right-of-way shall be done under the direction of the soils testing engineer. Compaction tests of embankment construction, trench backfill, and all sub-grades shall be performed at no cost to the Town. Prior to placement of any base materials, and/or paving, a written report shall be submitted by the soils testing engineer to the Public Works Director for review and approval.
77. A geotechnical report is required the confirms that the proposed infiltrator locations will not be subject to groundwater entering the drywell or cause leaching through an adjacent slope face. A sediment and oil water separator shall be installed in conjunction with the infiltrator, substantially in conformance with water quality Phase 2 requirements.
78. Slope stability tests are required for all cuts greater than 2:1 or fills greater than 3:1 (H:V).
79. In addition to the drainage, traffic related, or other requirements stated herein, other "on-site" or "off-site" improvements may be required which cannot be determined

from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to the Public Works Director.

80. A grading permit for the project shall not be issued prior to approval of the landscaping and irrigation plans, if required per Municipal Code 17.40.
81. The applicant shall submit a Notice of Intent and comply with the requirements of the General Construction Storm Water Permit from the State Water Resources Control Board, in accordance with Board requirements.
82. Drainage across the property shall be maintained. The design of the grading and drainage facilities shall not create concentrated discharges to adjacent properties and/or public rights of way in excess of historical flows. A registered civil engineer shall investigate existing facilities and design adequate drainage facilities to intercept and conduct the drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties. The Engineer shall verify that downstream facilities, and drainage channels accepting site flows are not adversely affected by an increase in runoff from this development. If the project does create concentrated or sheet flows off-site that are greater than historical, the applicant shall demonstrate that the downstream facilities can accommodate the increased flows; otherwise, the applicant shall provide on-site detention for excess flows.
83. A final hydrology and hydraulics study is required and shall be submitted with the grading and improvement plans for the project. The study shall be prepared in accordance with the grading chapter of the municipal code and the adopted Storm Drain Master Plan of the Town and shall be prepared by a registered civil engineer. The study shall include runoff from the entire site and shall also include runoff that enters the property from all upstream sources, and shall include all storm drains, drywells, infiltrators and surface flows. The study shall indicate the method of conveying surface and underground runoff and shall address drainage conveyances downstream to the extent they exit to an existing facility or natural drainage course. All existing drainage facilities on-site and tributary to the site shall be identified and shown on the grading plans. The hydraulic calculations shall include all pipe flows, velocities and head loss calculations sufficient to show the adequacy of all conveyance systems. Q100 and V100 and the hydraulic grade line for all public storm drains and all facilities with an equivalent diameter of 18 inches or greater shall be shown on the approved grading and improvement plans. The drainage study for the project and the final design of the storm drain system shall be approved prior to approval by staff of the grading and improvement plans and the final map. Infiltrators and storm water pollution prevention facilities are to be designed to accept the "first flush" levels of runoff. The capacity of these facilities shall not be assumed to reduce storm water flows of other drainage facilities that may be required for the project.
84. Temporary and permanent erosion control plans shall be included with the grading, improvement, and/or building permit plans. Continuous water spraying or other approved methods shall be used during grading operations to control fugitive dust. Drop inlet filters and other temporary Best Management Practices shall be employed to filter nuisance water from storm drain inlets affected by construction, on-site and off-site. Groundwater pollution from urban run-off water generated by the project shall be mitigated using best management practices (BMP's), per the requirements of the

California Regional Water Quality Control Board, Lahontan District, and as indicated in the "New Development and Redevelopment Guidelines". The applicant shall apply for and obtain all required permits, written clearances or exemptions from the Lahontan District prior to any grading. All BMP's shall be shown on the erosion control plans. If the Town inspector determines that the BMP's in place are not adequate, then additional BMP's shall be installed at the discretion of the Town inspector or a revised erosion control plan shall be prepared for approval by the engineering services division. Gravel bags shall be used in lieu of sand bags. All permanent erosion control measures shall be irrigated for at least one season. Permanent BMPs shall include sediment traps upstream of infiltrators and oil water separators for parking areas consistent with the General Plan.

85. A Construction Staging and Management Plan shall be submitted to, and approved by the Public Works Director prior to grading or building permit issuance. Said plan shall include provisions related to the parking of construction worker vehicles, construction equipment, construction materials, and specific limitations restricting access into non-developed portions of the site and the storage of materials within these areas. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town. The staging plan shall address hours of work, special approval for work outside hours allowed. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners.
86. On the cover sheet of the grading plans and in a very conspicuous location place the following note: "The conditions of approval for the approved tentative tract map, TTM 14-004 contained in the resolution recorded at the County Recorder's Office of Mono County as Document No. 2014xxxxxx, shall be made a part of these plans and the grading permit and all conditions and requirements therein shall be adhered to by the contractor, his sub-contractors and any person performing any work on the project." This note shall also be included within the construction staging and management plan.
87. Prior to combustible materials being placed on-site, an all-weather access road shall be constructed serving all exterior portions of the structure to the satisfaction of MLFPD.
88. A shoring plan shall be prepared and submitted for review that demonstrates how the cuts along and adjacent to the property lines can be made without encroachment onto the adjacent property and in conformance with OSHA requirements.
89. The grading and/or building plans shall indicate all snow storage areas and drainage facilities.
90. All easements shall be shown on the grading and/or building plans.
91. All export shall be taken to, and all import shall be taken from a permitted site, which shall be identified at grading permit issuance. The applicant shall prepare a haul

route, subject to the approval of the Public Works Director prior to the import or export of material for the site.

92. A tree removal plan shall be approved prior to any land disturbance and the issuance of a grading or building permit. A pre-construction meeting shall be held on-site prior to any land disturbance to inspect clearing limit fencing.
93. The grading plan shall include tree protection measure to address how construction can occur without disturbing the drip-line of retained trees. The drip-line areas shall be “fenced” off with barriers to prevent disturbance during site grading. Additionally, finish grading shall not disturb existing understory vegetation or retained trees. Grading operations shall not commence until all erosion control measures and tree protection measures are in place as shown on the approved plan, and as required by the Town.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMITS:

94. Recordation of the final map. The applicant shall provide evidence to the Town that the map has recorded prior to issuance of the first building permit for the project. Evidence shall consist of the recording information of the final map.
95. For all retaining and screening walls, the applicant shall submit plans to and obtain a building permit from the building division.

PRIOR TO THE ISSUANCE OF THE FIRST TEMPORARY, CONDITIONAL OR FINAL CERTIFICATE OF OCCUPANCY THE FOLLOWING CONDITIONS SHALL BE COMPLETED:

96. All required landscaping and irrigation improvements shall be constructed prior to the first temporary, conditional or final certificate of occupancy for the project. Sureties shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred and a schedule shall be submitted to the town for the construction of the deferred improvements. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the director of the Community and Economic Development Department whose approval shall not be unnecessarily withheld.
97. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Section 16.32.
98. The final condominium plans for the project shall be submitted to the Town for review for conformance with the approved development plan, tentative map, and CC&Rs. The condominium plans shall conform to the conditions of approval with respect to ownership of required appurtenant use areas. Issuance of the first certificate of occupancy and recordation of the condominium plans shall not occur prior to Town review of the condominium plans. The condominium plans shall be recorded prior to issuance of the first temporary, conditional, or final certificate of occupancy for the

project.

99. Construction of private facilities and related drainage improvements shall be inspected and certified by the Public Works Director and/or designee.
100. All required grading, private street, easement, and drainage improvements shall be completed, all “punchlist” items completed to the satisfaction of the Public Works Director, the as-built plans submitted, reviewed and approved and the required warranty sureties posted prior the issuance of the first certificate of occupancy for the project.
101. Projects subject to a building permit shall have all required on and off-site improvements completed and approved prior to final inspection of any buildings or structures. The installation of any on or off-site improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and safety, and the ordinary and intended use of buildings or structures. The Building Official, with the concurrence of the Public Works Director, may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.
102. All deferred survey monumentation shall be completed, or surety posted, prior to the issuance of the first temporary, conditional or final certificate of occupancy for the project.

SPECIAL ENGINEERING CONDITIONS

103. A final snow storage management plan for the hauling of snow in accordance with Municipal Code §17.36.110.B.3.a shall be submitted by the applicant and approved by the Community and Economic Development Department and Public Works Department prior to approval of the final map.
104. The project is a development that proposes common area(s) and/or amenities. Prior to approval by staff of the final map, CC&Rs shall be prepared and submitted to the Town for review and approval. Two copies of the CC&Rs for this project shall be submitted to the Community and Economic Development Department for review and approval to ensure consistency with the conditions of approval, the approved tentative map, the final map, and Town policies and standards. The CC&Rs shall be recorded concurrently with the final map. The CC&Rs shall be a covenant that shall run with the land. The CC&Rs shall include, but not be limited to, the following provisions:
 - a. Provisions for maintenance of private facilities and common areas.
 - b. Address joint use of services, including lobby (with front desk), parking, parking management, snow management, and other services in the association.
 - c. The CC&Rs shall contain provisions granting right of access and parking, as necessary, to the owners, tenants, and their guests, of the condominium units.

ATTACHMENT 2

Tentative Tract Map 14-004

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ATTACHMENT 3

Project Plans

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LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER: 035-170-025-0000,
663 OLD MAMMOTH RD.
LLA PARCEL 1, 2006-05
MAMMOTH LAKES, CALIFORNIA 93546

OWNERS

MAMMOTH HOTEL ASSOCIATES, MAMMOTH CREEK INN
CONTACT: STEVEN HAKIM
1541 OCEAN AVE.
SANTA MONICA, CA. 90401
OFF. 310.393.5800

DESIGNER

DESIGN DIMENSION ASSOC.
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ENGINEER

DESIGN DIMENSION ASSOC.
JEFFREY PRITCHETT, PE.
208 PEPPERELL CT.
VACAVILLE, CA. 95688
CL 707.567.1006

CIVIL CONSULTANT

TRIAD/HOLMES ASSOCIATES
MAMMOTH LAKES OFFICE
P.O. BOX 1570
549 OLD MAMMOTH ROAD, SUITE 202
MAMMOTH LAKES, CA 93546
760.934.7588

SHEET INDEX- PLANNING SUBMITTAL

- A1.0 SITE / ROOF PLAN, COVER INFO.
- A1.1 SITE CONTEXT MAP & SITE CONTEXT ELEVATION
- A1.2 LANDSCAPE PLAN & PARKING PLAN
- C1 TENTATIVE TRACT MAP - TRIAD
- C2 USE PERMIT SITE PLAN - TRIAD
- A3.01 FLOOR AREA SUMMARY - BUILDING A/B
- A3.02 FLOOR AREA SUMMARY - BUILDING C
- A3.1 FIRST FLOOR PLAN - BUILDING A/B
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- A3.3 THIRD FLOOR PLAN - BUILDING A/B
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- A3.5 FIRST AND SECOND FLOOR PLANS - BUILDING C
- A3.6 THIRD AND FOURTH FLOOR PLANS - BUILDING C
- A4.1 BUILDING SECTIONS - BUILDING A/B
- A4.2 BUILDING SECTIONS - BUILDING C
- A5.1 SOUTH ELEVATION - BUILDING A/B
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- A5.4 SOUTH AND WEST ELEVATIONS - BUILDING C
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- A6.1 PERSPECTIVES - BUILDING A/B
- A6.2 PERSPECTIVES - BUILDING C

BUILDING A/B AREA CALCULATIONS

FOURTH Floor (UNITS A4, B4) Area Calcs		THIRD Floor (UNITS A3, B3) Area Calcs	
PROPOSED CONDITIONED AREA (A)	= 574 SQ.FT.	PROPOSED CONDITIONED AREA (A)	= 1150 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 574 SQ.FT.	PROPOSED CONDITIONED AREA (B)	= 1150 SQ.FT.
(FOURTH FLR. CONDIT. AREA TOTAL)	= 1148 SQ.FT.	(THIRD FLR. CONDIT. AREA TOTAL)	= 2300 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA=	430 SQ.FT.	PROPOSED COMMON/ELEVATOR AREA=	580 SQ.FT.
DECK/ MECH.		DECK/ MECH.	
NET CONDO AREA (A)	= 380 SQ.FT.	NET CONDO AREA (A)	= 1078 SQ.FT.
NET CONDO AREA (B)	= 409 SQ.FT.	NET CONDO AREA (B)	= 1078 SQ.FT.
PROPOSED FOURTH FLOOR AREA	= 1578 SQ.FT.	PROPOSED THIRD FLOOR AREA	= 2880 SQ.FT.

BUILDING C AREA CALCULATIONS

FOURTH Floor (UNIT C4) Area Calcs		THIRD Floor (UNIT C3) Area Calcs	
PROPOSED CONDO AREA	= 546 SQ.FT.	PROPOSED CONDO AREA	= 1178 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 303 SQ.FT.	PROPOSED DECK/STAIR/ELEV.	= 370 SQ.FT.
PROPOSED FOURTH FLOOR AREA	= 848 SQ.FT.	PROPOSED THIRD FLOOR AREA	= 1548 SQ.FT.
NET CONDO AREA	= 442 SQ.FT.	NET CONDO AREA	= 1069 SQ.FT.

SECOND Floor (UNITS A2, B2) Area Calcs		FIRST Floor (UNITS A1, B1) Area Calcs	
PROPOSED CONDITIONED AREA (A)	= 1117 SQ.FT.	PROPOSED CONDITIONED AREA (A)	= 420 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 1117 SQ.FT.	PROPOSED CONDITIONED AREA (B)	= 420 SQ.FT.
(SECOND FLR. CONDIT. AREA TOTAL)	= 2234 SQ.FT.	(GROUND FLR. CONDIT. AREA TOTAL)	= 840 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA=	468 SQ.FT.	PROPOSED COMMON/ELEVATOR AREA=	650 SQ.FT.
DECK/ MECH.		PROPOSED GARAGE AREA 2X 707 SF	= 1414 SQ.FT.
NET CONDO AREA (A)	= 1055 SQ.FT.	NET CONDO AREA (A)	= 372 SQ.FT.
NET CONDO AREA (B)	= 1055 SQ.FT.	NET CONDO AREA (B)	= 372 SQ.FT.
PROPOSED SECOND FLOOR AREA	= 2722 SQ.FT.	PROPOSED BLDG. FOOTPRINT AREA	= 2904 SQ.FT.
		BUILDING A,B TOTAL CONDO AREA	= 6522 SQ.FT.
		TOTAL COMBINED FLOOR AREA A,B	= 11064 SQ.FT.

SECOND Floor (UNIT C2) Area Calcs		FIRST Floor (UNIT C1) Area Calcs	
PROPOSED CONDITIONED AREA	= 1119 SQ.FT.	PROPOSED CONDITIONED AREA	= 431 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 409 SQ.FT.	PROPOSED DECK/STAIR/MECH.	= 369 SQ.FT.
PROPOSED SECOND FLOOR AREA	= 1528 SQ.FT.	PROPOSED ELEV. AREA	= 67 SQ.FT.
NET CONDO AREA	= 1060 SQ.FT.	PROPOSED GARAGE AREA	= 707 SQ.FT.
		NET CONDO AREA	= 384 SQ.FT.
		PROPOSED BLDG. FOOTPRINT AREA	= 1684 SQ.FT.
		BUILDING C TOTAL CONDO AREA	= 3163 SQ.FT.
		BUILDING C TOTAL FLOOR AREA	= 5488 SQ.FT.

EXISTING HOTEL AREA CALCULATIONS

SECOND Floor Area Calcs		GROUND Floor Area Calcs		Basement Floor Exist. Area Calcs	
PROPOSED CONDO AREA	= 5,912 SQ.FT.	PROPOSED CONDITIONED AREA	= 5,912 SQ.FT.	EXISTING CONDITIONED AREA	= 5,912 SQ.FT.
		FRONTAGE WALK/RAMP ACCESS	= 671 SQ.FT.	EXISTING ACCESS STAIRS/MECH	= 6875 SQ.FT.
		PROPOSED FOOTPRINT AREA	= 6583 SQ.FT.	PROPOSED FOOTPRINT AREA	

STATISTICS PARKING ANALYSIS

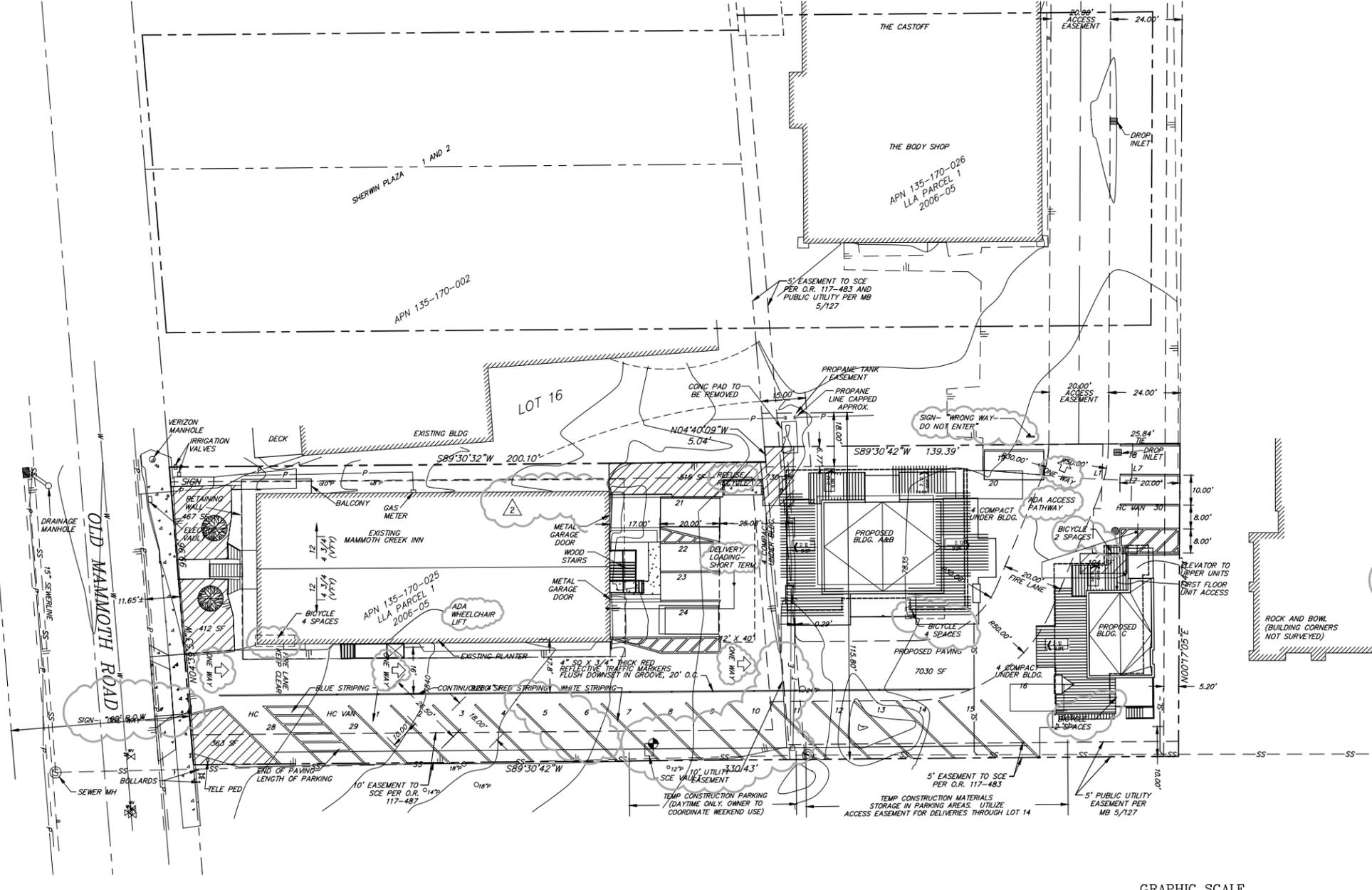
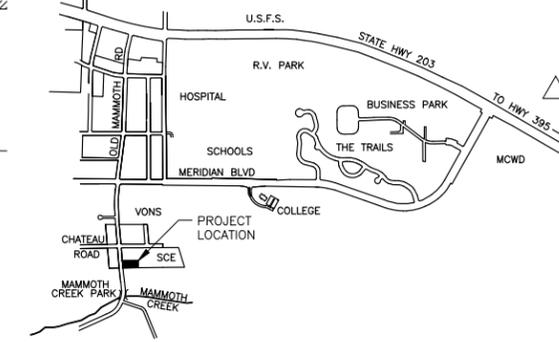
COVERED SPACES PROVIDED UNDER PROPOSED BUILDINGS	12- SPACES (9'X18')
SITE PARKING - UNCOVERED	24- SPACES (10'X20')
ADA VAN ACCESSIBLE	3- SPACES
PROPOSED PARKING PROVIDED	36 REGULAR SPACES
ADA VAN ACCESS.	3 SPACES
TOTAL SPACES PROVIDED	39 SPACES

LOT COVERAGE CALCULATION

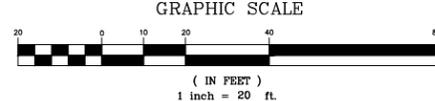
TOTAL LOT AREA	100 %	34,074 SQ.FT.
ALLOWABLE COVERED AREA		85,185 SQ.FT.
CURRENT CONFORMANCE/ F.A.R.	2.5	
PROPOSED FLOOR AREA BUILDING A/B (ALL FLOORS)		10,064 SQ.FT.
PROPOSED FLOOR AREA BUILDING C (ALL FLOORS)		5,472 SQ.FT.
EXISTING HOTEL FLOOR AREA		18,707 SQ.FT.
[PROPOSED TOTAL BUILDING AREA		34,243 SQ.FT.]
PROPOSED PAVING/ DRIVE - PARKING		17,028 SQ.FT.
PROPOSED COVERED TOTAL AREA		28,080 SQ.FT.
SNOW STORAGE BEDD (17,028 x.60)		10,217 SQ.FT.
PROPOSED TOTAL BUILDING AREA	34,243	10,217 SQ.FT.
SNOW STORAGE PROVIDED -ON SITE		17,242 SQ.FT.

CODE COMPLIANCE

CONSTRUCTION	TYPE V-B, FIRE SPRINKLERS, ONE-HOUR RATED
CODE COMPLIANCE	2013 CALIF. RESIDENTIAL CODE/2013 CALIF. BLDG. CODE 2013 CALIF. GREEN CODE/NEC, CPC, 2013 CMC, 2013 IBC
OCCUPANCY	R-1 CONDOMINIUM RESIDENCE/ U-1 GARAGE
ZONED	OLD MAMMOTH ROAD (OMR)
JURISDICTION	MAMMOTH LAKES BLDG DEPT 934.8989/ EXT. 274 PERMIT PROCESSING



SITE PLAN
SCALE 1"=20'-0"



DESIGN DIMENSION ASSOCIATES
DESIGN ARCHITECTURE ENGINEERING
P.O. BOX 7193
MAMMOTH LAKES, CA. 93546
TEL/FAX (760) 934-4348

SITE/ROOF PLAN, COVER INFORMATION

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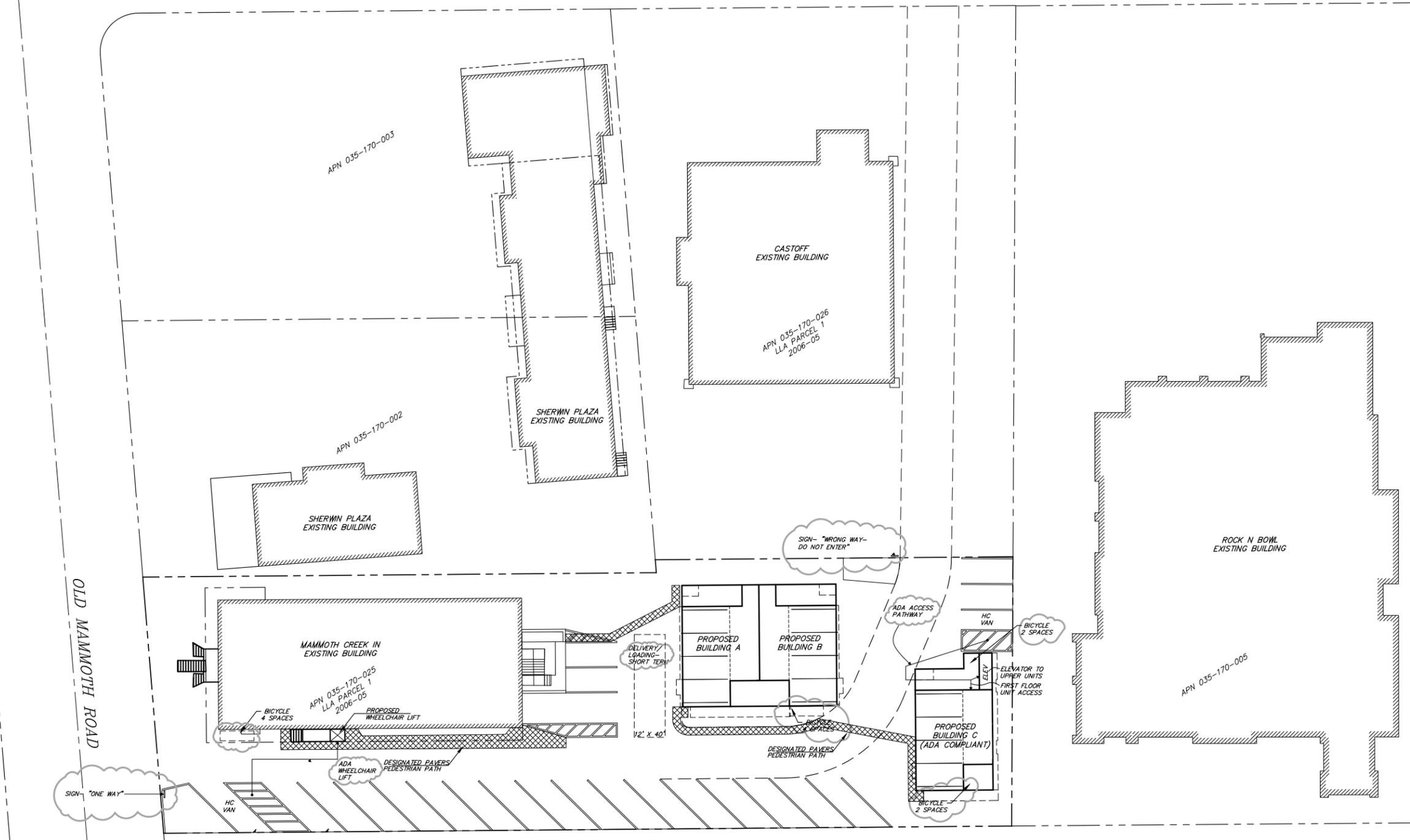
MAMMOTH CREEK INN
MAMMOTH HOTEL ASSOC., LLC
STEVEN HAKIM
PROJECT ADDRESS:
1541 OCEAN AVE, SUITE 200
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663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

REVISIONS

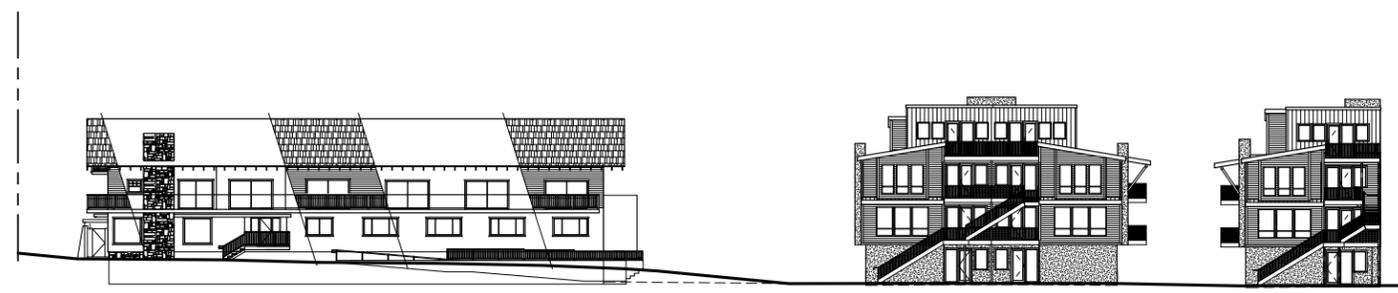
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2	PLANNING REVISIONS
	10-21-14

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PRINTED 9.10.2014
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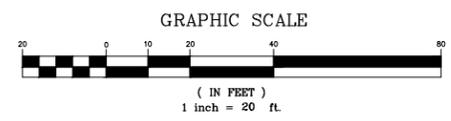
CHATEAU ROAD



SITE CONTEXT MAP
SCALE 1" = 20'-0"



SITE CONTEXT ELEVATION (SOUTH)
SCALE 1" = 20'-0"



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**SITE CONTEXT PLAN &
SITE CONTEXT ELEVATION**

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REVISIONS

▲ PLANNING REVISIONS
09-09-14

JUNE 2014

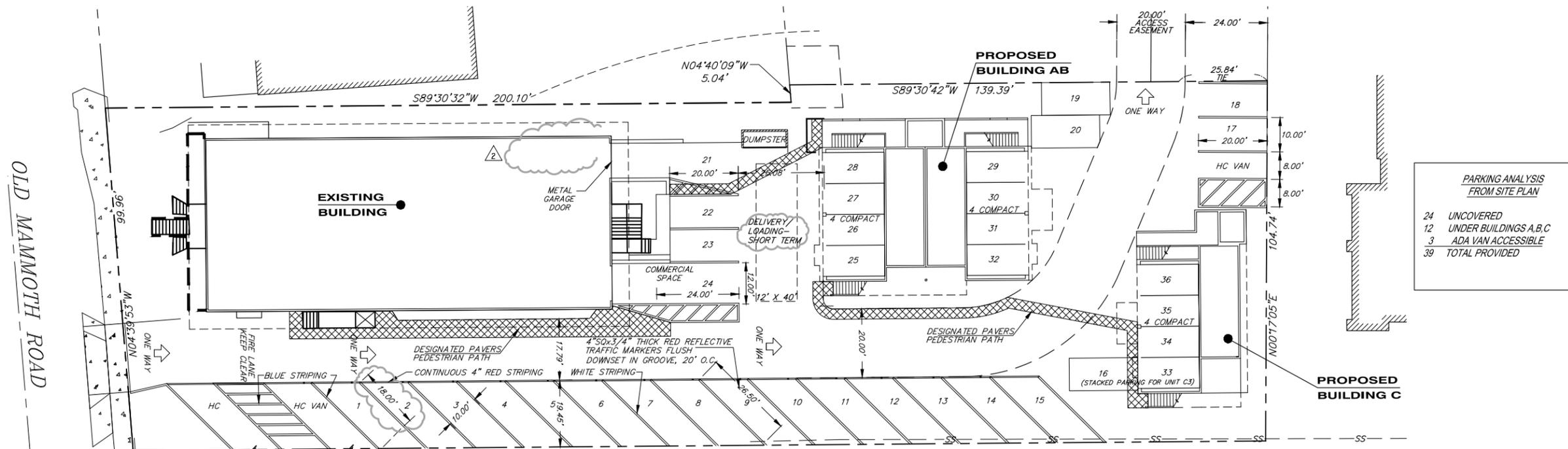
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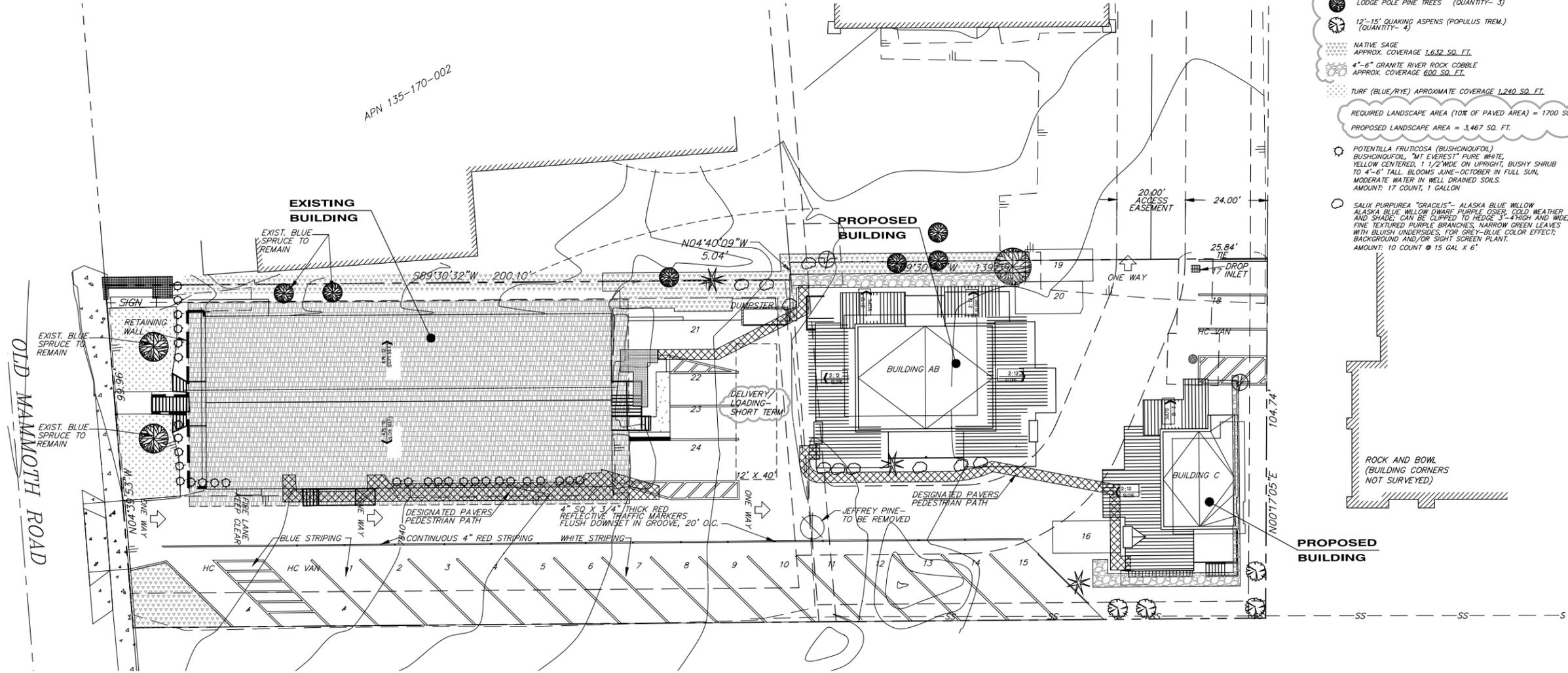
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PARKING PLAN
SCALE 1/16" = 1'-0"

PARKING ANALYSIS FROM SITE PLAN

24	UNCOVERED
12	UNDER BUILDINGS A,B,C
3	ADA VAN ACCESSIBLE
39	TOTAL PROVIDED



LANDSCAPE PLAN
SCALE 1/16" = 1'-0"

- LANDSCAPE LEGEND**
- EXISTING BLUE SPRUCE TREES
SIZE VARIES PER LOCATION
 - JEFFREY PINE TREES, 3" CALIPER
(QUANTITY - 2)
 - WHITE FIR TREES, 4" CALIPER
(QUANTITY - 2)
 - LOGGE POLE PINE TREES (QUANTITY - 3)
 - 12"-15" QUAKING ASPENS (POPULUS TREM.)
(QUANTITY - 4)
 - NATIVE SAGE
APPROX. COVERAGE 1,632 SQ. FT.
 - 4"-6" GRANITE RIVER ROCK COBBLE
APPROX. COVERAGE 600 SQ. FT.
 - TURF (BLUE/RYE) APPROXIMATE COVERAGE 1,240 SQ. FT.
 - REQUIRED LANDSCAPE AREA (10% OF PAVED AREA) = 1700 SQ. FT.
PROPOSED LANDSCAPE AREA = 3,467 SQ. FT.
 - POTENTILLA FRUTICOSA (BUSHCINOUIFOL)
BUSHCINOUIFOL, "MT EVEREST" PURE WHITE,
YELLOW CENTERED, 1 1/2" WIDE ON UPRIGHT, BUSHY SHRUB
TO 4'-6" TALL. BLOOMS JUNE-OCTOBER IN FULL SUN,
MODERATE WATER IN WELL DRAINED SOILS.
AMOUNT: 17 COUNT, 1 GALLON
 - SALIX PURPUREA "GRACILIS" - ALASKA BLUE WILLOW
ALASKA BLUE WILLOW DWARF PURPLE OSIER, COLD WEATHER
AND SHADE; CAN BE CLIPPED TO HEDGE 3'-4" HIGH AND WIDE;
FINE TEXTURED PURPLE BRANCHES, NARROW GREEN LEAVES
WITH BLuish UNDERSIDES, FOR GREY-BLUE COLOR EFFECT;
BACKGROUND AND/OR SIGHT SCREEN PLANT.
AMOUNT: 10 COUNT @ 15 GAL X 6"

LANDSCAPE PLAN & PARKING PLAN

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MAMMOTH CREEK INN
MAMMOTH HOTEL ASSOC., LLC
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REVISIONS

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SHEET

A-1.2

IMPROVEMENT NOTES

- 1 PROPOSED DVS-48 KRISTAR FLOGARD DUAL-VORTEX HYDRODYNAMIC SEPARATOR.
- 2 PROPOSED 3' WIDE GRADED EARTH SWALE.
- 3 PROPOSED 3' WIDE CONCRETE SWALE.
- 4 PROPOSED 24"x24" JENSEN PRECAST DRAIN INLET.
- 5 PROPOSED 12" DRAIN PIPE.
- 6 PROPOSED 18"x24"x15' DRYWELL.
- 7 INSTALL FILTER FABRIC ABOVE EXIST DRYWELL AND ADJUST TO GRADE.
- 8 ADJUST DRAIN INLET TO GRADE.
- 9 VERIFY SIZE OF WATER SUPPLY TO EXISTING INN. STUB NEW WATER LINE TO NEW BUILDINGS IF EXISTING IS 2" OR GREATER.
- 10 PROPOSED "ONE WAY" SIGN PER CALIFORNIA MUTCD R6-1.
- 11 PROPOSED "DO NOT ENTER" SIGN PER CALIFORNIA MUTCD R5-1 AND "WRONG WAY" SIGN PER CALIFORNIA MUTCD R5-1a.
- 12 PROPOSED SEWER LATERAL.

STORMWATER RETENTION VOLUME CALCULATIONS

	C	AREA	CA
CONC	0.95	1,276 SQFT	1,212
AC PAVEMENT	0.90	15,117 SQFT	13,605
LANDSCAPE	0.35	6,629 SQFT	2,320
ROOF	0.90	11,052 SQFT	9,947
TOTAL CA =			27,084
VOLUME REQUIRED 0.083(CA) =			2,248 CF
VOLUME PROVIDED 18x24x15x0.3+3.14(1.5) ² (15) =			2,277 CF

LEGEND

- PROPERTY LINE
- - - CENTERLINE
- ||| EDGE OF PAVEMENT
- BOULDER, DRAWN TO APPROX. SIZE ORIENTATION VARIES
- X FENCE
- 12" P TREE TYPE & SIZE
P=PINE/F=FIR/S=SNAG
- 7840 EXISTING GROUND CONTOUR & ELEV.
- 116.54 EXISTING GROUND SPOT ELEVATION
- FIRE HYDRANT
- WV WATER VALVE BOX
- S SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING PROPANE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED AC PAVEMENT
- SNOW STORAGE AREA
- WL PROPOSED WATER LATERAL
- SL PROPOSED SEWER LATERAL
- PL PROPOSED PROPANE LATERAL

LOT COVERAGE

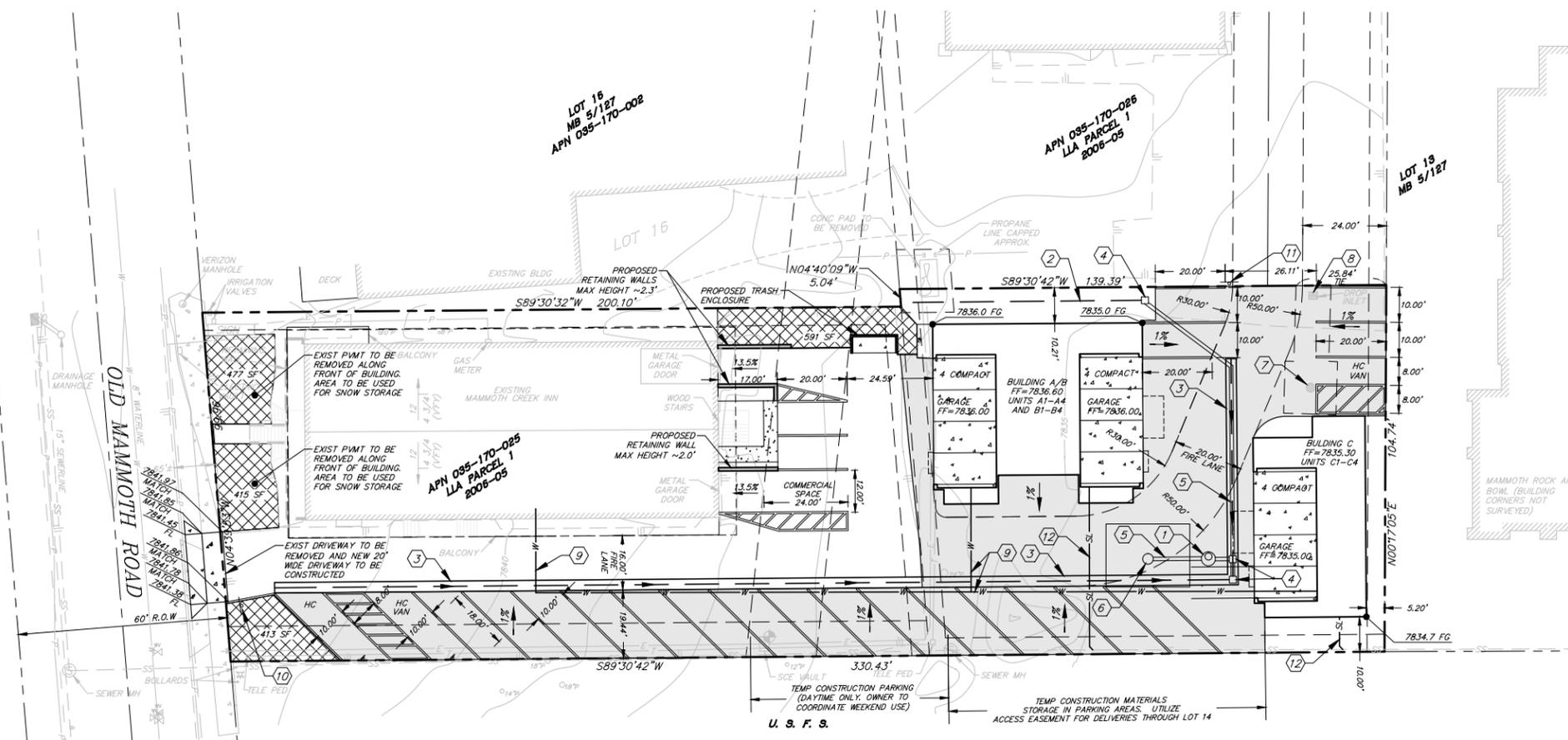
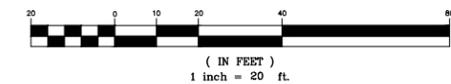
TOTAL LOT AREA	100 %	34,074 SQ.FT.
ALLOWABLE COVERED AREA		
CURRENT CONFORMANCE/F.A.R.	2.5	85,185 SQ.FT.
PROPOSED FLOOR AREA BUILDING A/B		10,064 SQ.FT.
PROPOSED FLOOR AREA BUILDING C		4,624 SQ.FT.
EXISTING HOTEL FLOOR AREA		18,707 SQ.FT.
[PROPOSED TOTAL BUILDING AREA]		33,395 SQ.FT.]
PROPOSED UNCOVERED REQUIRED PARKING AND DRIVEWAY PAVING		16,120 SQ.FT.
PROPOSED COVERED AREA		28,080 SQ.FT.

SNOW STORAGE

SNOW STORAGE REQ'D (16,120 x .60)	9,672 SQ.FT.
ONSITE SNOW STORAGE PROVIDED:	1,896 SQ FT

CONTOUR INTERVAL: 1'

GRAPHIC SCALE



triod/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY
SAN LUIS OBISPO

PREPARED & SUBMITTED BY:

DATE:

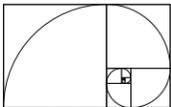
REVISIONS:	BY:

PREPARED FOR:
MAMMOTH HOTEL ASSOCIATES
STEVEN HANW
1541 OCEAN AVE
SANTA MONICA, CA 90401
310-393-5800

MAMMOTH CREEK INN
USE PERMIT - SITE PLAN
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

DATE 09/11/2014
SCALE 1"=20'
DRAWN SR
JOB NO. 01.2701.3
DWG C2
SHEET 2 OF 2

K: LOT Mammoth [2701]-3 (acad) [1m] [2701]-3 T1M 14-004 RA cad 2014.dwg Sep 11, 2014 - 4:18pm, ero



**DESIGN
DIMENSION
ASSOCIATES**

**DESIGN
ARCHITECTURE
ENGINEERING**

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**FLOOR AREA SUMMARY
BUILDING A/B**

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STEVEN HAKIM 310.363.5600
PROJECT ADDRESS: 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

REVISIONS
DESIGN REVIEW APP.
7.18.2014

JUNE 2014
SCALE: AS SHOWN
DRAWN: CWT/JP
PRINTED 7.15.2014
SHEET

A3.01

FOURTH Floor (UNITS A4, B4) Area Calcs

PROPOSED CONDITIONED AREA (A)	=	574 SQ.FT.
PROPOSED CONDITIONED AREA (B)	=	574 SQ.FT.
(FOURTH FLR. CONDIT. AREA (TOTAL))	=	1148 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA = DECK/ MECH.	=	430 SQ.FT.
NET CONDO AREA (A)	=	380 SQ.FT.
NET CONDO AREA (B)	=	409 SQ.FT.
PROPOSED FOURTH FLOOR AREA	=	1578 SQ.FT.

THIRD Floor (UNITS A3, B3) Area Calcs

PROPOSED CONDITIONED AREA (A)	=	1150 SQ.FT.
PROPOSED CONDITIONED AREA (B)	=	1150 SQ.FT.
(THIRD FLR. CONDIT. AREA (TOTAL))	=	2300 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA = DECK/ MECH.	=	580 SQ.FT.
NET CONDO AREA (A)	=	1078 SQ.FT.
NET CONDO AREA (B)	=	1078 SQ.FT.
PROPOSED THIRD FLOOR AREA	=	2880 SQ.FT.

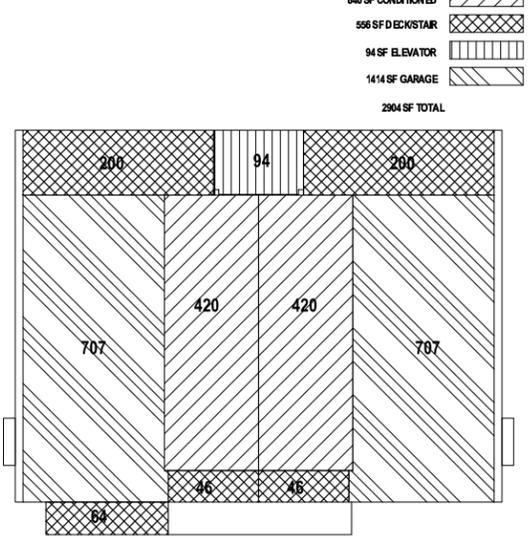
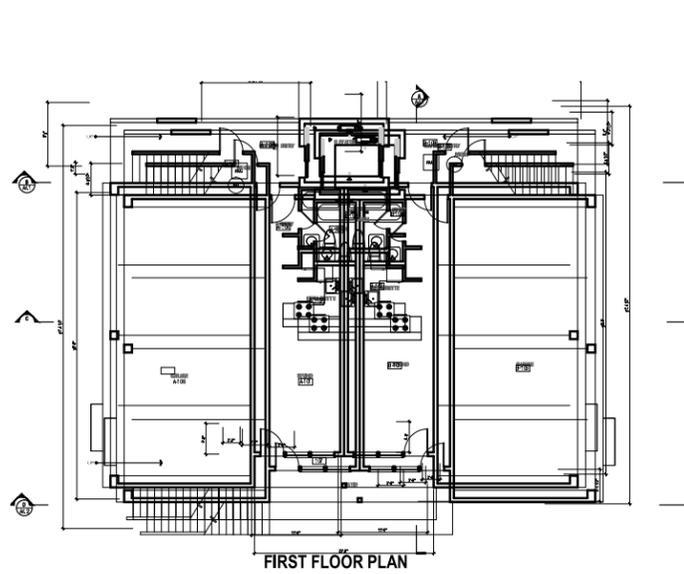
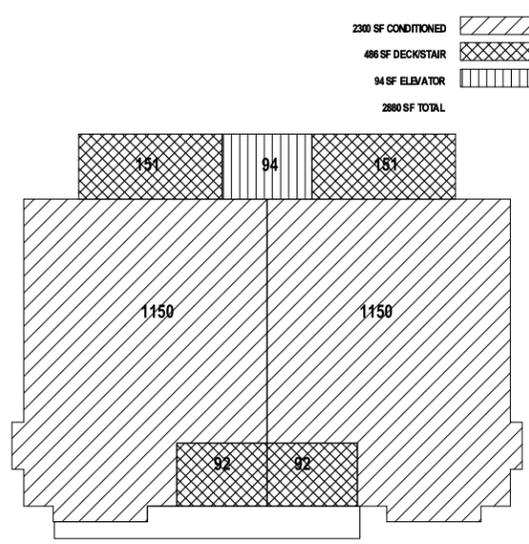
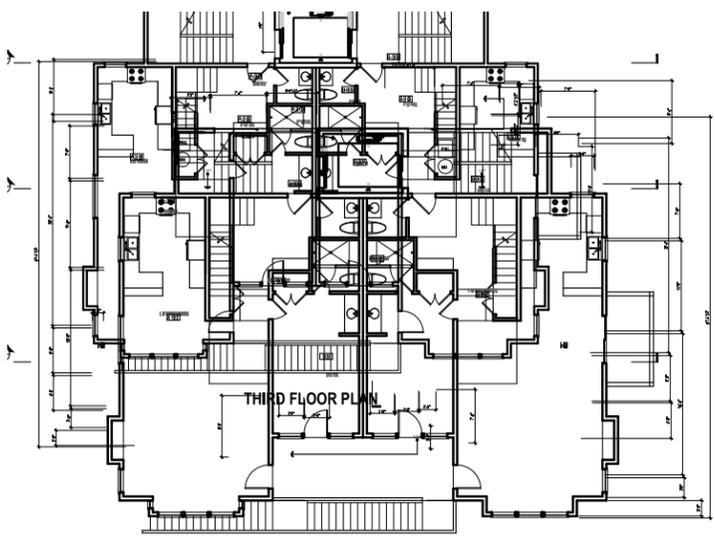
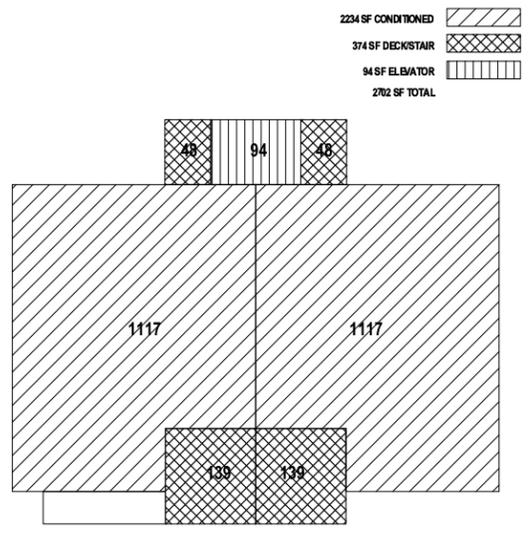
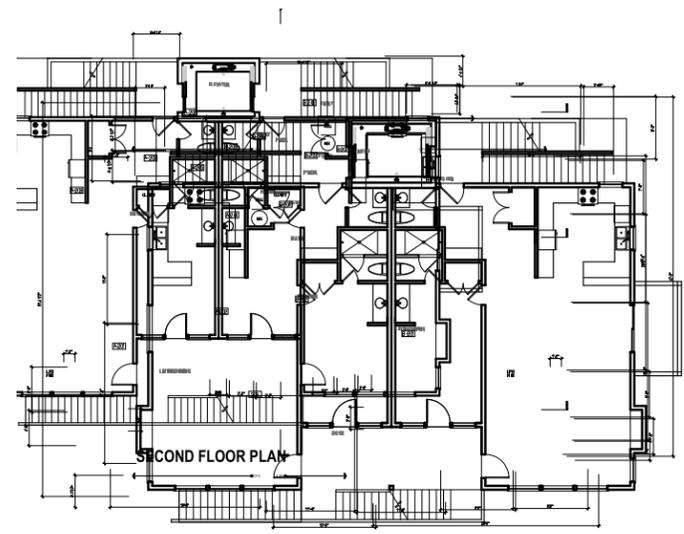
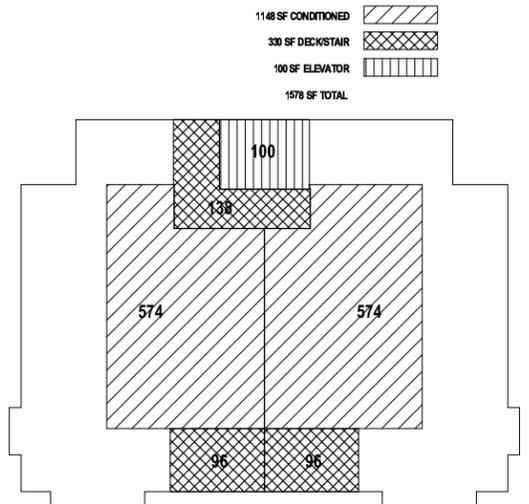
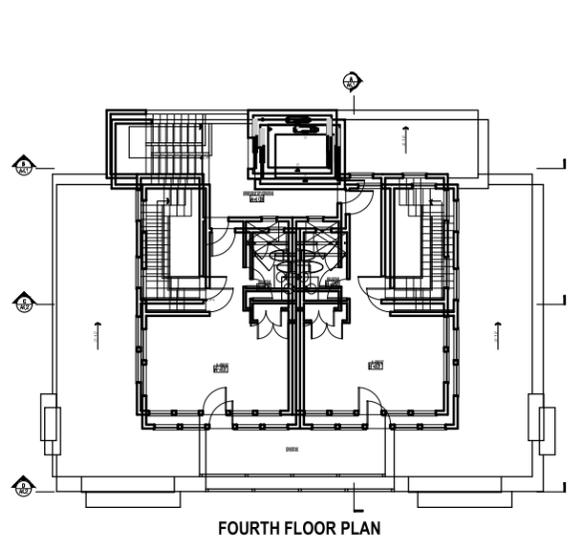
SECOND Floor (UNITS A2, B2) Area Calcs

PROPOSED CONDITIONED AREA (A)	=	1117 SQ.FT.
PROPOSED CONDITIONED AREA (B)	=	1117 SQ.FT.
(SECOND FLR CONDIT. AREA (TOTAL))	=	2234 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA = DECK/ MECH.	=	468 SQ.FT.
NET CONDO AREA (A)	=	1055 SQ.FT.
NET CONDO AREA (B)	=	1055 SQ.FT.
PROPOSED SECOND FLOOR AREA	=	2702 SQ.FT.

FIRST Floor (UNITS A1, B1) Area Calcs

PROPOSED CONDITIONED AREA (A)	=	420 SQ.FT.
PROPOSED CONDITIONED AREA (B)	=	420 SQ.FT.
(GROUND FLR. CONDIT. AREA (TOTAL))	=	840 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA = PROPOSED GARAGE AREA 2X 707 SF	=	1414 SQ.FT.
NET CONDO AREA (A)	=	372 SQ.FT.
NET CONDO AREA (B)	=	372 SQ.FT.
PROPOSED BLDG. FOOTPRINT AREA	=	2904 SQ.FT.

BUILDING A/B TOTAL COND. AREA = 6522 SQ.FT.
TOTAL COMBINED FLOOR AREA A/B = 10,064 SQ.FT.



**FLOOR AREA SUMMARY
 BUILDING C**

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 STEVEN HAKIM
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REVISIONS
 DESIGN REVIEW APP.
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JUNE 2014
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A3.02

FOURTH Floor (UNIT C4) Area Calcs

PROPOSED COND. AREA	=	545 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	=	303 SQ.FT.
PROPOSED FOURTH FLOOR AREA	=	848 SQ.FT.
NET CONDO AREA	=	442 SQ.FT.

THIRD Floor (UNIT C3) Area Calcs

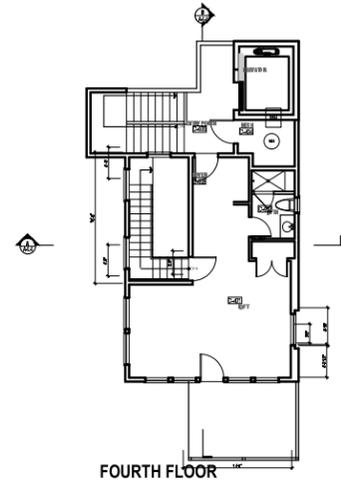
PROPOSED COND. AREA	=	1178 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	=	370 SQ.FT.
PROPOSED THIRD FLOOR AREA	=	1528 SQ.FT.
NET CONDO AREA	=	1069 SQ.FT.

SECOND Floor (UNIT C2) Area Calcs

PROPOSED CONDITIONED AREA	=	1119 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	=	409 SQ.FT.
PROPOSED SECOND FLOOR AREA	=	1528 SQ.FT.
NET CONDO AREA	=	1050 SQ.FT.

FIRST Floor (UNIT C1) Area Calcs

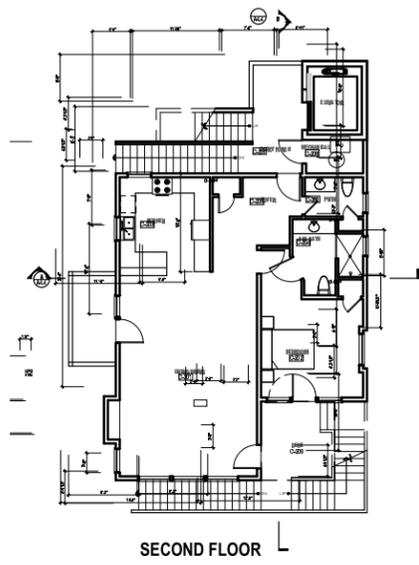
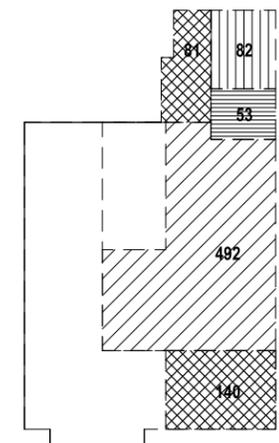
PROPOSED CONDITIONED AREA	=	431 SQ.FT.
PROPOSED DECK/STAIR/MECH.	=	359 SQ.FT.
PROPOSED ELEV. AREA	=	67 SQ.FT.
PROPOSED GARAGE AREA	=	707 SQ.FT.
NET CONDO AREA	=	364 SQ.FT.
PROPOSED BLDG. FOOTPRINT AREA	=	1564 SQ.FT.
BUILDING C TOTAL COND. AREA	=	3163 SQ.FT.
BUILDING C TOTAL FLOOR AREA	=	5488 SQ.FT.



NET CONDO AREA
442 SF UNIT C4

- 545 SF CONDITIONED [diagonal lines]
- 221 SF DECK/STAIR [cross-hatch]
- 82 SF ELEVATOR [vertical lines]
- MECHANICAL [horizontal lines]

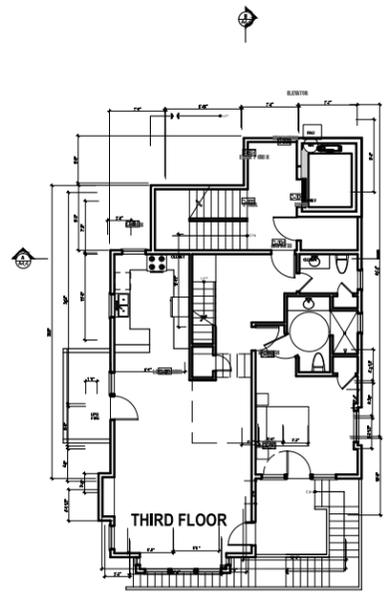
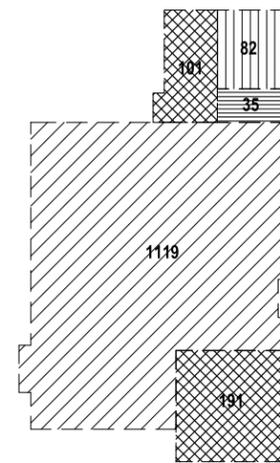
848 SF TOTAL



NET CONDO AREA
1050 SF UNIT C2

- 1154 SF CONDITIONED [diagonal lines]
- 292 SF DECK/STAIR [cross-hatch]
- 82 SF ELEVATOR [vertical lines]
- MECHANICAL [horizontal lines]

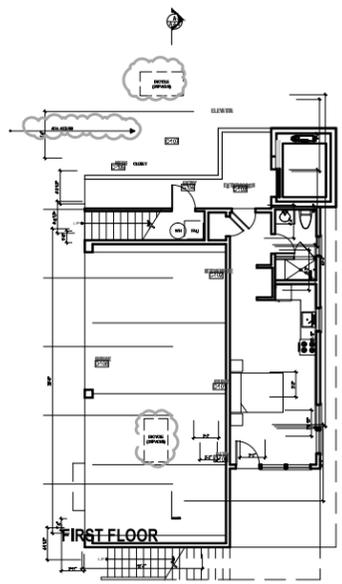
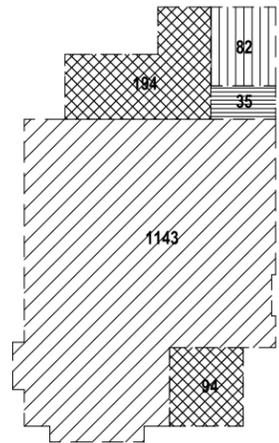
1528 SF TOTAL



NET CONDO AREA
1069 SF UNIT C3

- 82 SF ELEVATOR [vertical lines]
- MECHANICAL [horizontal lines]

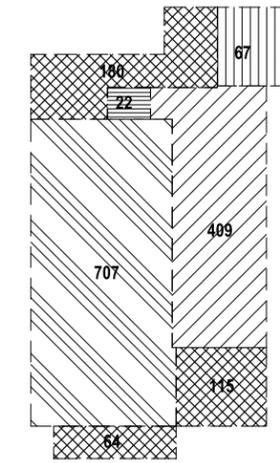
1548 SF TOTAL



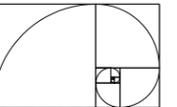
NET CONDO AREA
364 SF UNIT C1

- 707 SF GARAGE [diagonal lines]
- 67 SF ELEVATOR [vertical lines]
- 22 SF MECHANICAL [horizontal lines]

1564 SF TOTAL



FLOOR AREA SUMMARY - BUILDING C
 SCALE 3/32"=1'-0"



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ASSOCIATES**

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**FIRST FLOOR PLAN
BUILDING A/B**

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663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

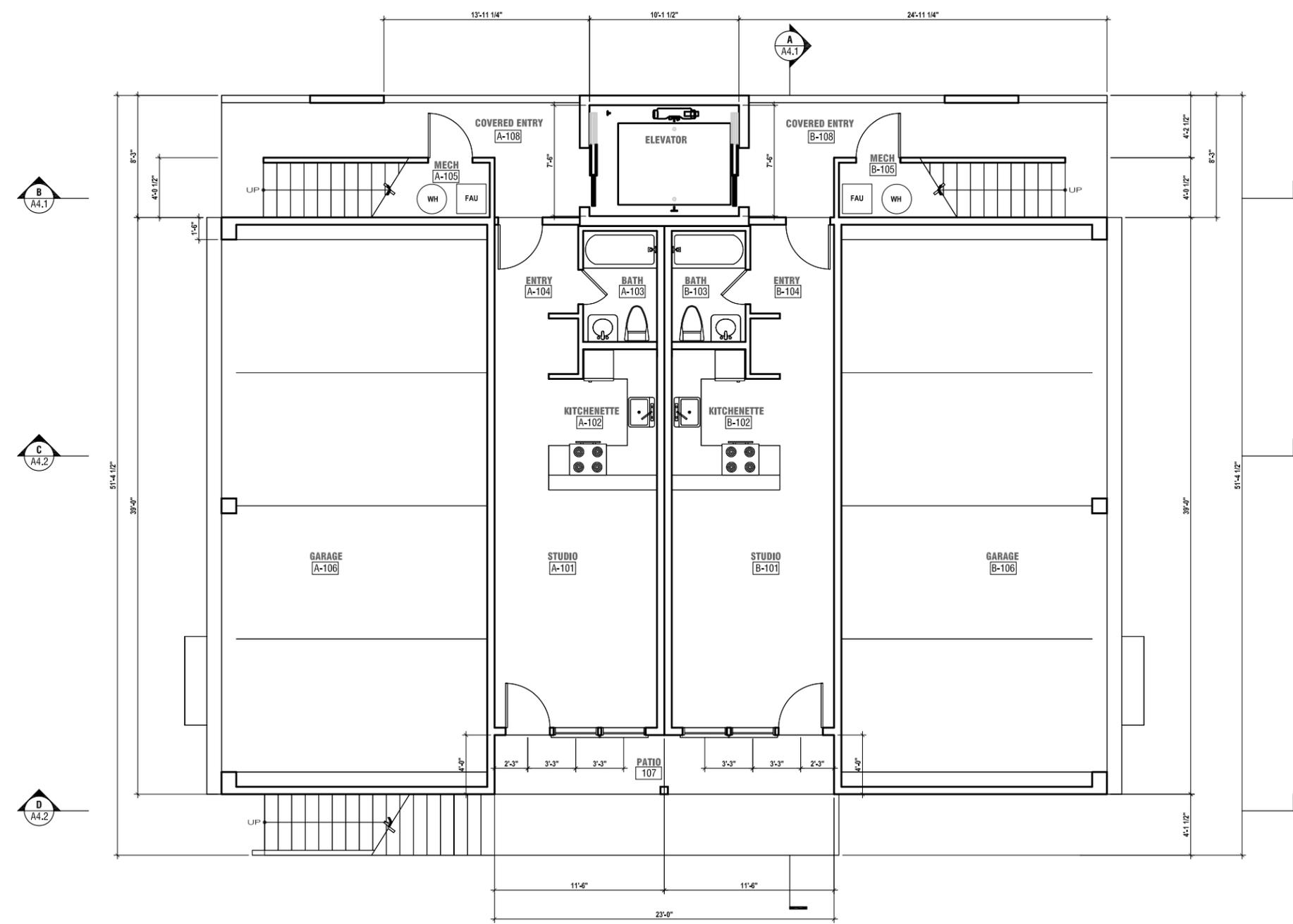
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JUNE 2014

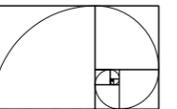
SCALE:
DRAWN: CWJT/JP

SHEET

A3.1



FIRST FLOOR PLAN - BUILDING A/B
SCALE 1/4"=1'-0"



**DESIGN
DIMENSION
ASSOCIATES**

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ARCHITECTURE
ENGINEERING**

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**SECOND FLOOR PLAN
BUILDING A/B**

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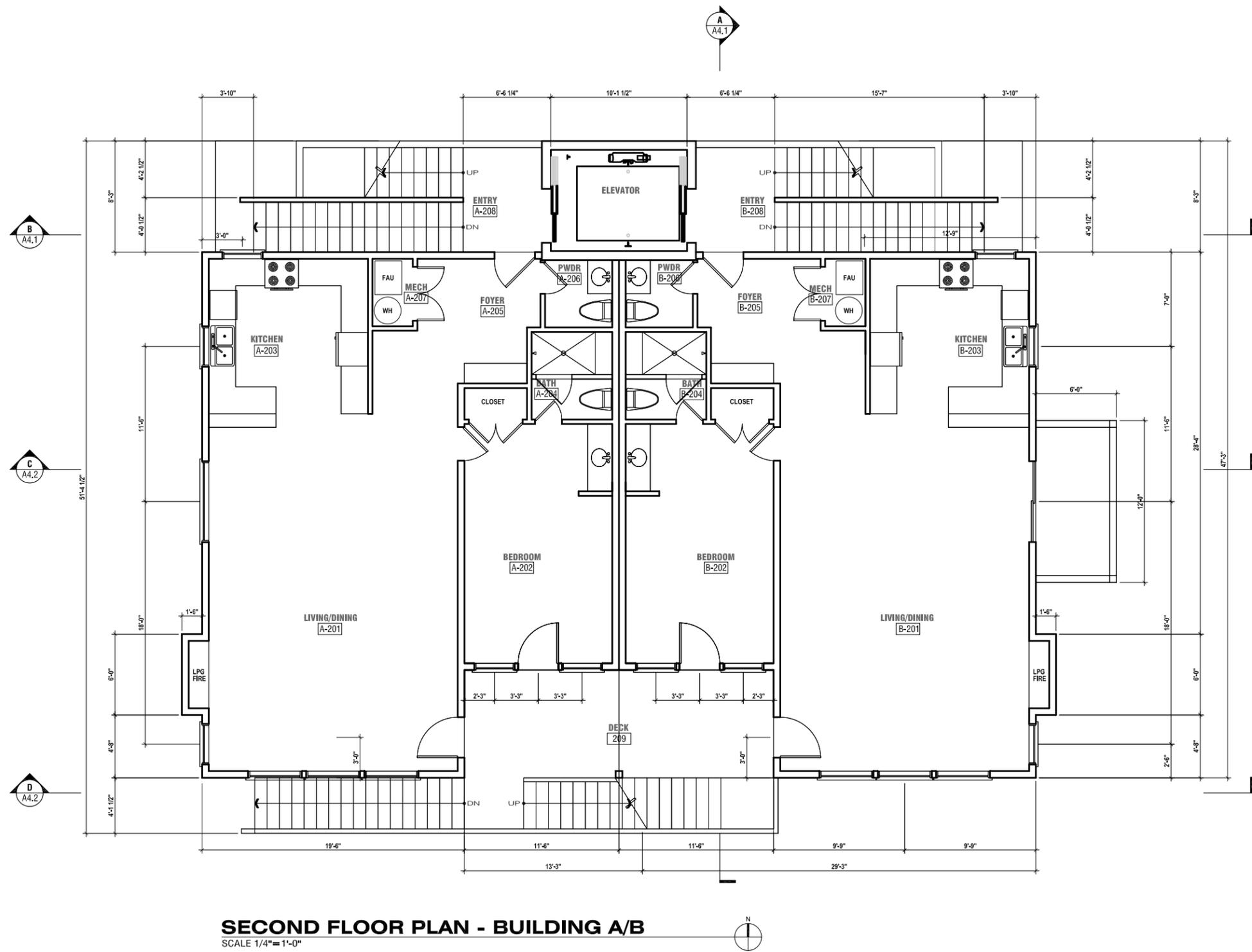
JUNE 2014

SCALE:

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A3.2



**THIRD FLOOR PLAN
BUILDING A/B**

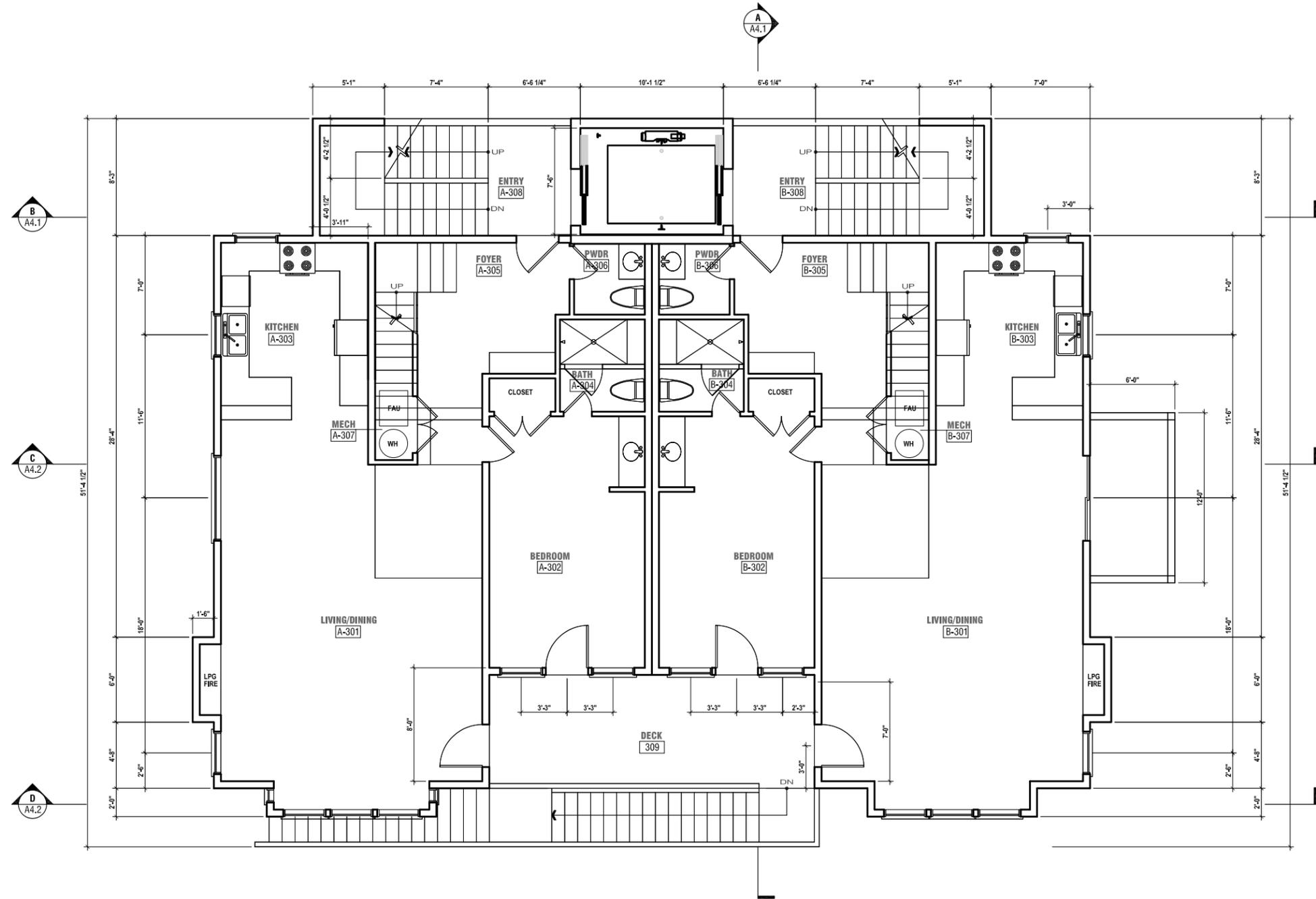
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REVISIONS

JUNE 2014
 SCALE:
 DRAWN: CWIT/JP

SHEET
A3.3



THIRD FLOOR PLAN - BUILDING A/B
 SCALE 1/4" = 1'-0"

**FOURTH FLOOR PLAN
BUILDING A/B**

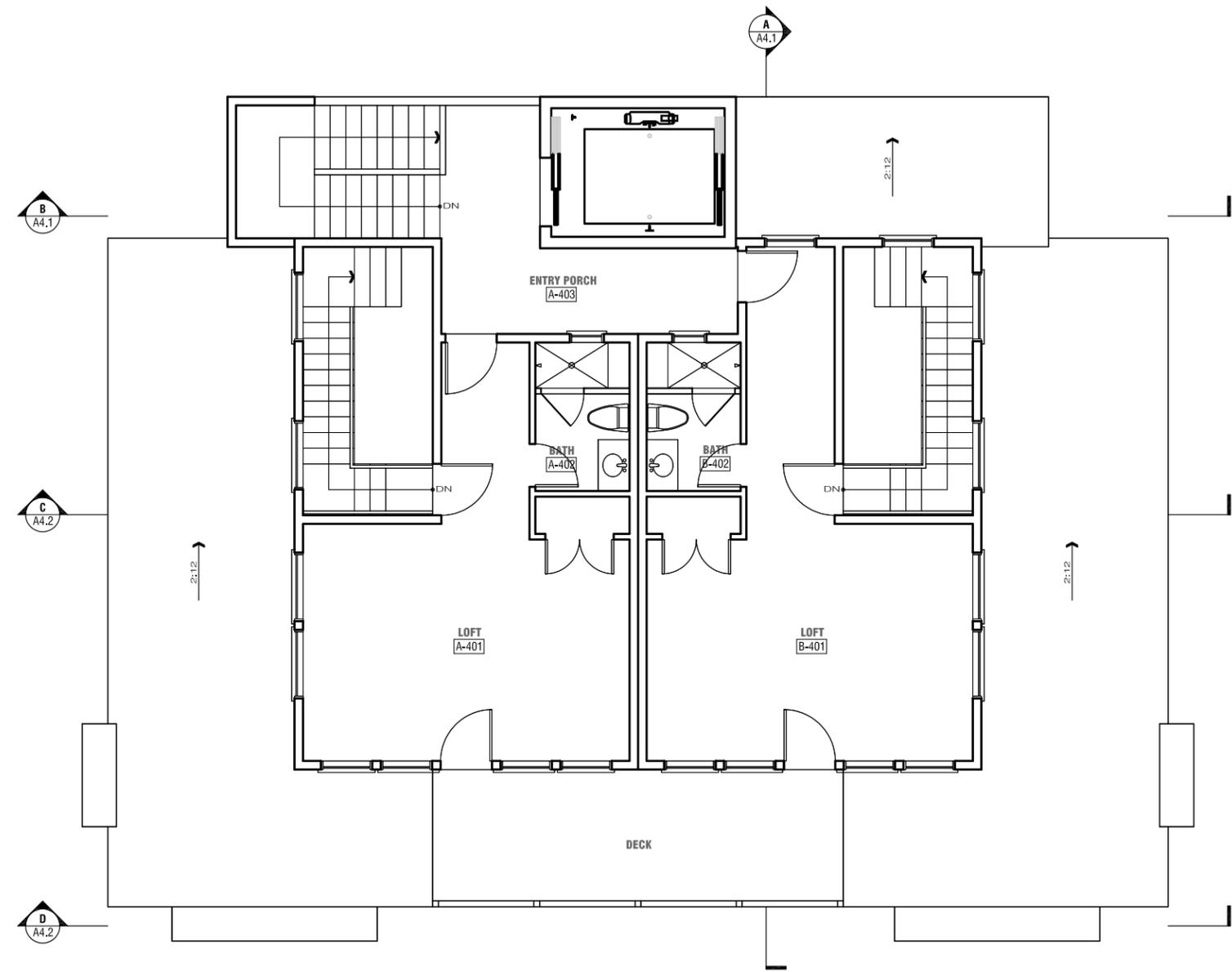
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REVISIONS

JUNE 2014
SCALE:
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SHEET
A3.4



FOURTH FLOOR PLAN - BUILDING A/B
SCALE 1/4" = 1'-0" 

FIRST & SECOND FLOOR PLANS - BUILDING C

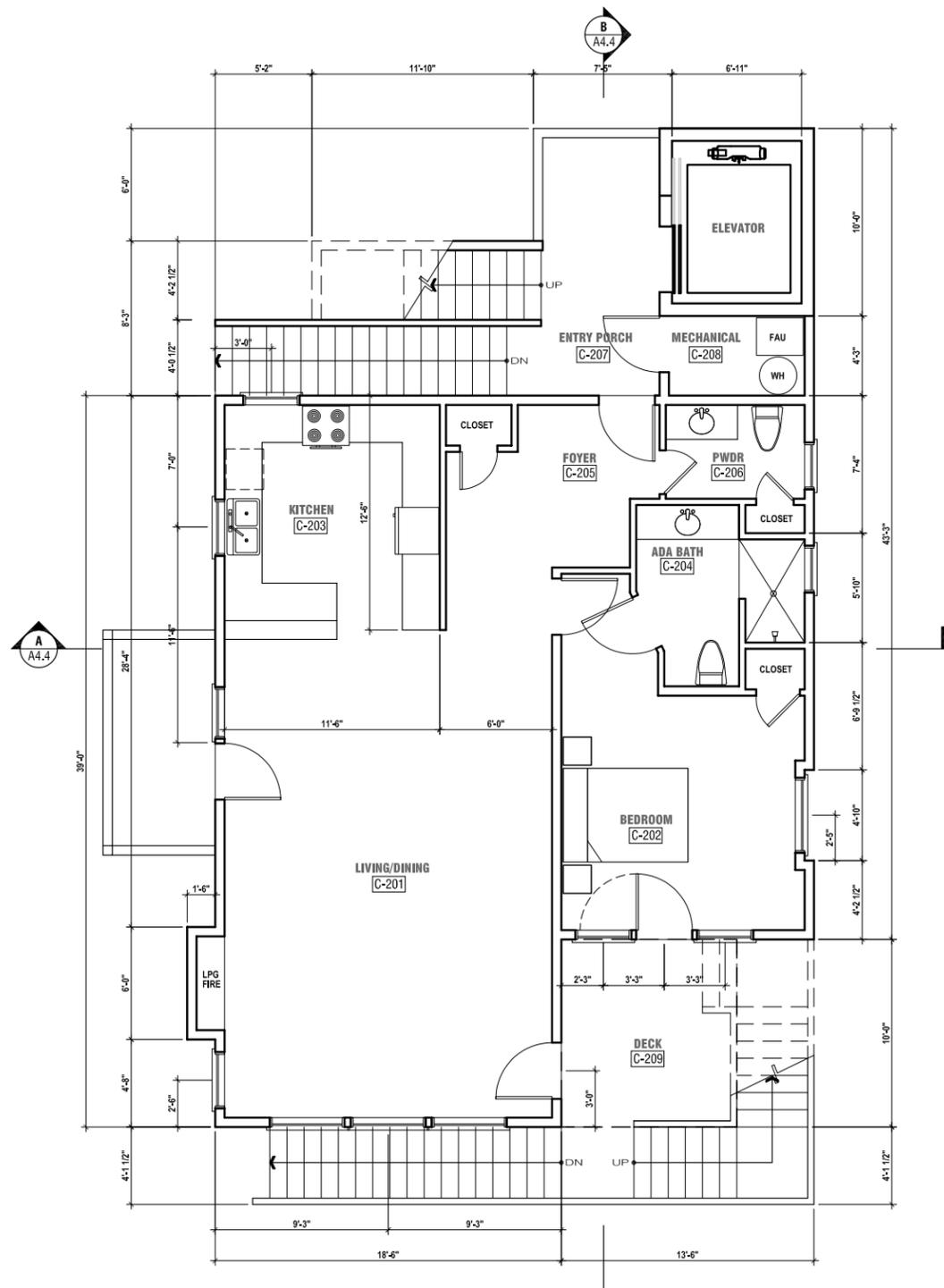
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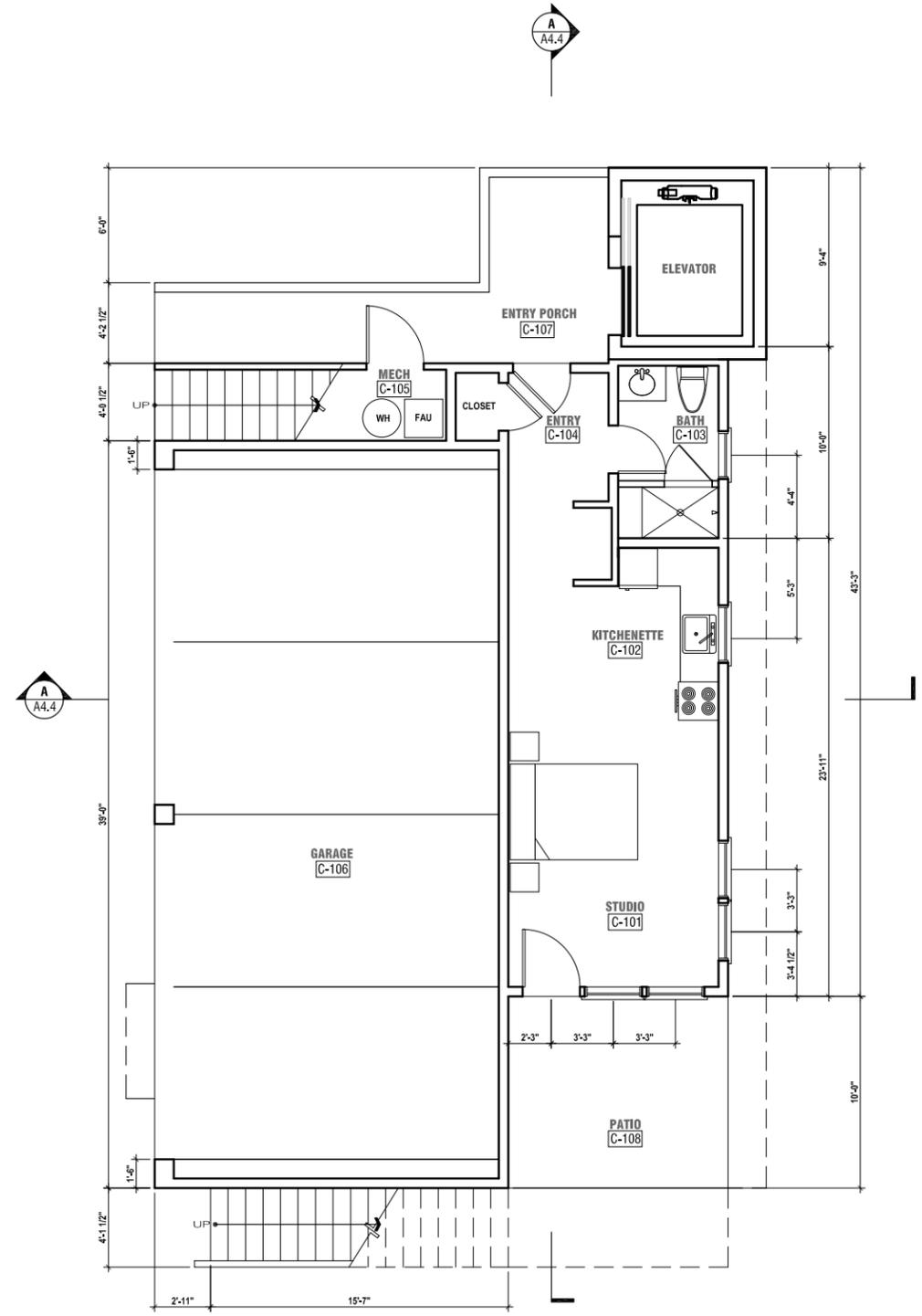
REVISIONS

JUNE 2014
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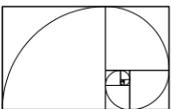
SHEET
A3.5



SECOND FLOOR PLAN - BUILDING C 53
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN - BUILDING C
SCALE 1/4" = 1'-0"



DESIGN
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**THIRD & FOURTH FLOOR
PLANS-BUILDING C**

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REVISIONS

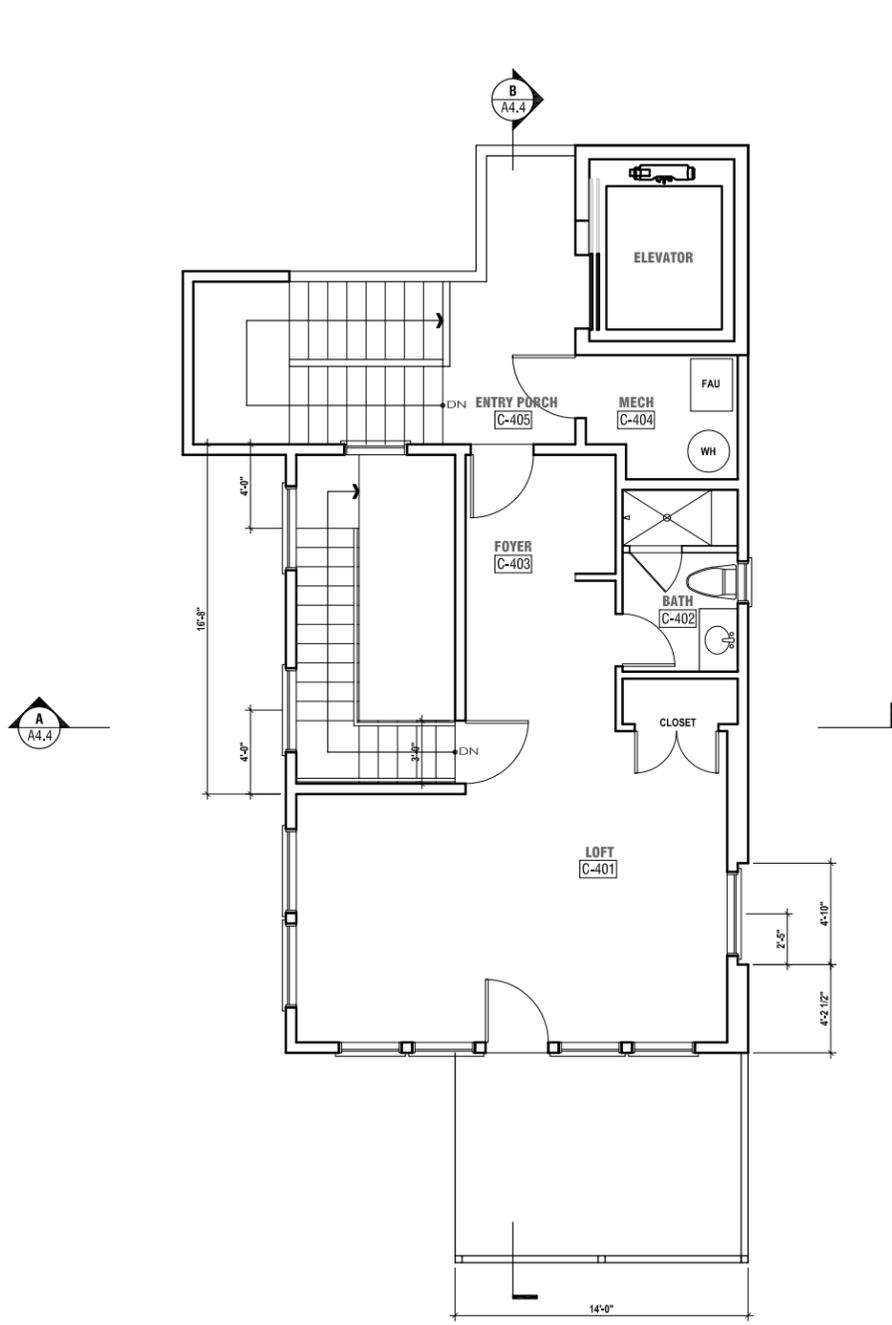
JUNE 2014

SCALE:

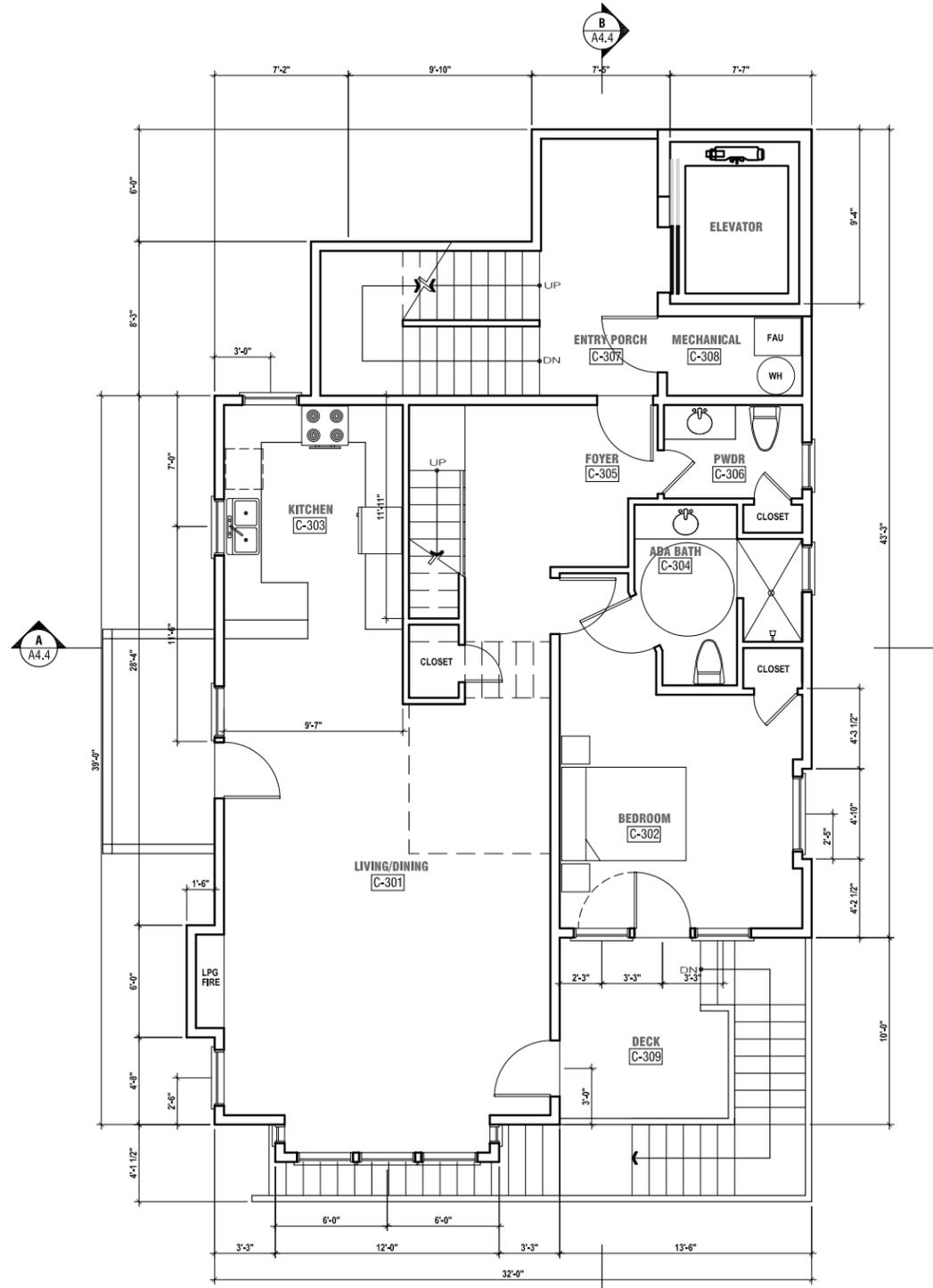
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SHEET

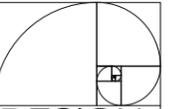
A3.6



FOURTH FLOOR PLAN - BUILDING C
SCALE 1/4" = 1'-0"



THIRD FLOOR PLAN - BUILDING C
SCALE 1/4" = 1'-0"



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**BUILDING SECTIONS -
 BUILDING A/B**

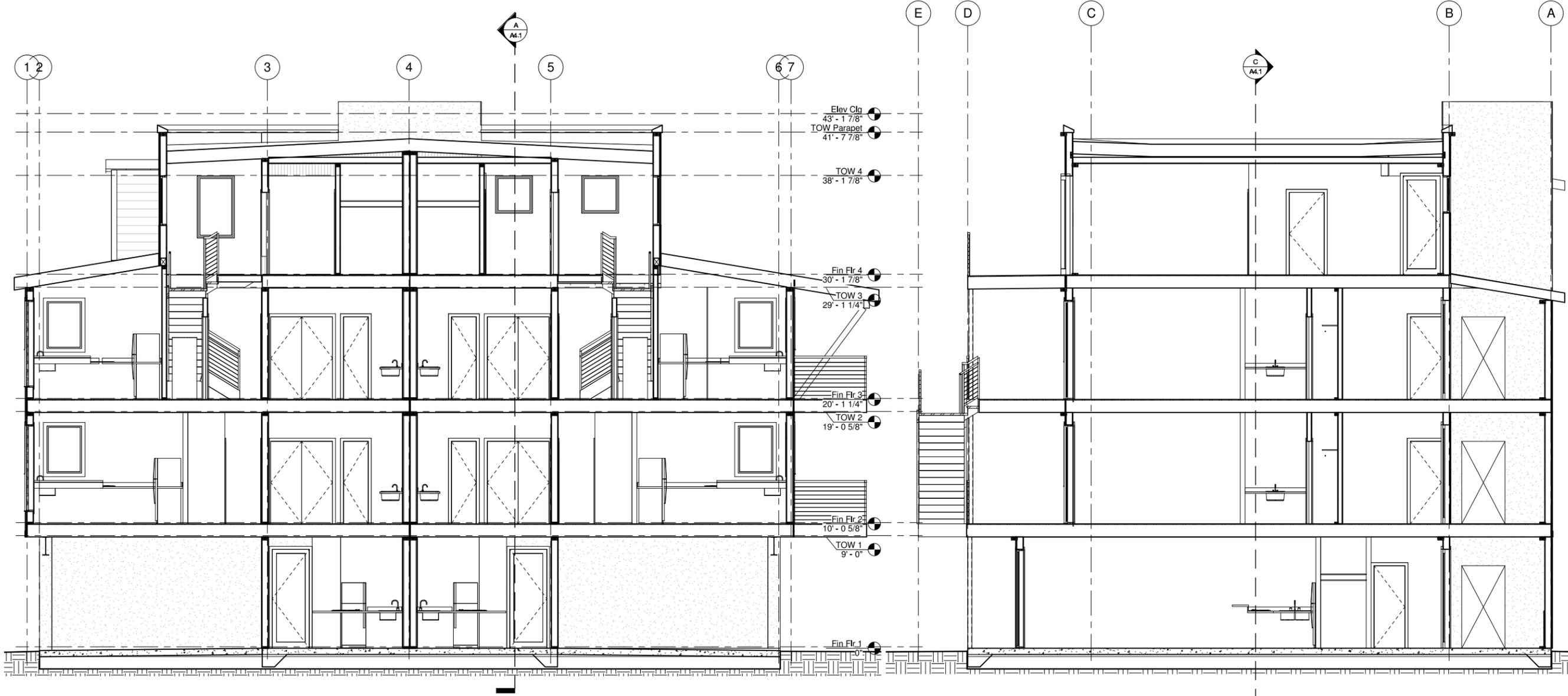
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MAMMOTH CREEK INN
 MAMMOTH HOTEL ASSOC., LLC
 1641 OCEAN AVE., SUITE 200
 SANTA MONICA, CA 90401
 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546
 PROJECT ADDRESS:

REVISIONS

JUNE 2014
 SCALE: 1/4" = 1'-0"
 DRAWN: CW1/JP

SHEET
A4.1



C BUILDING SECTION C
 1/4" = 1'-0"

A BUILDING SECTION A
 1/4" = 1'-0"

BUILDING SECTIONS -
 BUILDING C

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MAMMOTH CREEK INN
 MAMMOTH HOTEL ASSOC., LLC
 STEVEN HARTY
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 SANTA MONICA, CA 90401
 310-363-5800
 PROJECT ADDRESS:
 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

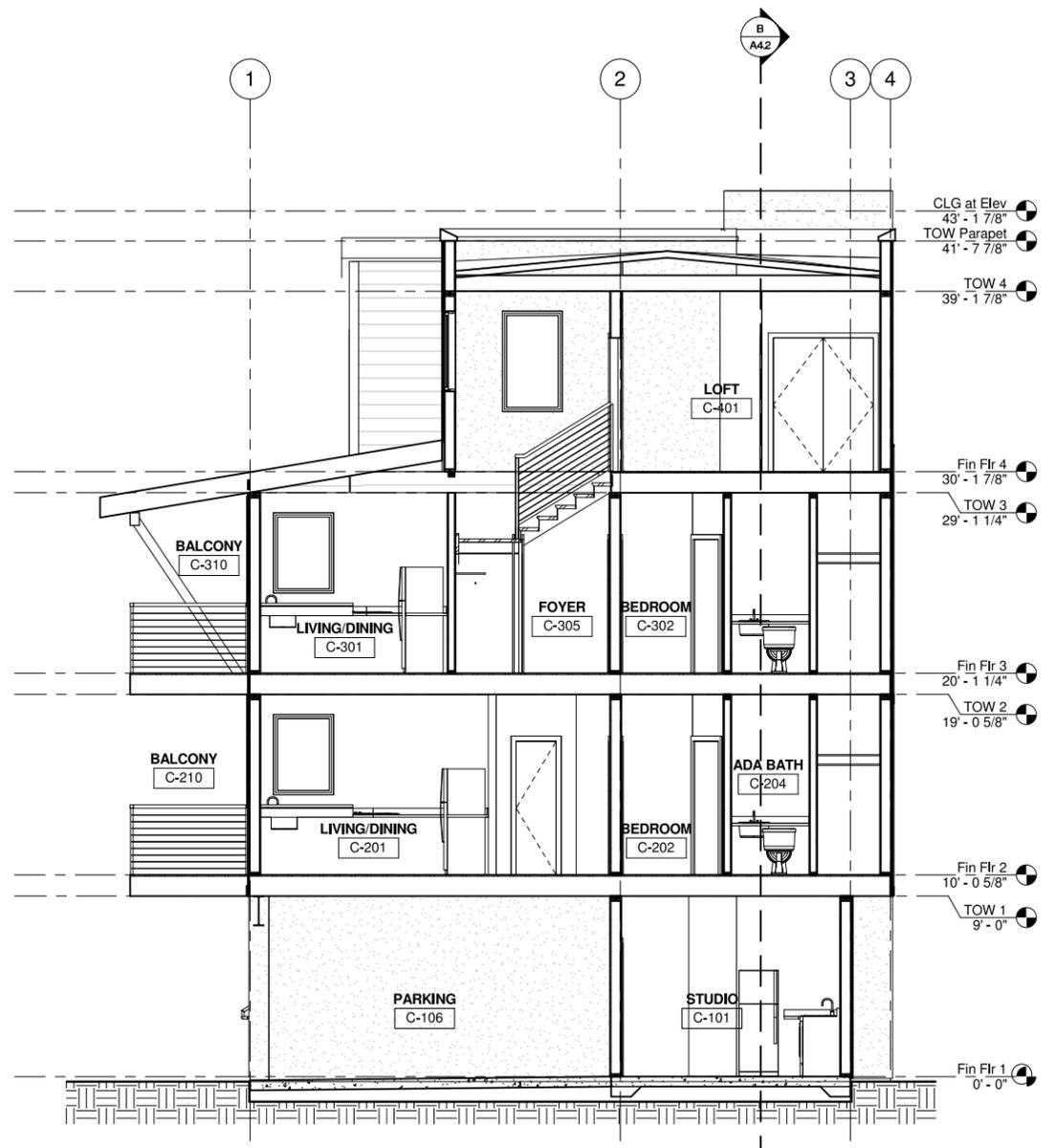
REVISIONS

JUNE 2014
 SCALE: 1/4" = 1'-0"
 DRAWN: CW17/JP

SHEET
A4.2



B BUILDING SECTION B
 1/4" = 1'-0"



A BUILDING SECTION A
 1/4" = 1'-0"

**SOUTH ELEVATION -
 BUILDING A/B**

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REVISIONS

JUNE 2014
 SCALE: 1/4" = 1'-0"
 DRAWN: CWT/JP

SHEET

A5.1



1 SOUTH ELEVATION
 1/4" = 1'-0"

EAST AND WEST ELEVATIONS - BUILDING A/B

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MAMMOTH CREEK INN

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 STEVEN HAKIM 310.583.9800

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REVISIONS

JUNE 2014

 SCALE: 1/4" = 1'-0"

 DRAWN: CWT/JP

SHEET

A5.2



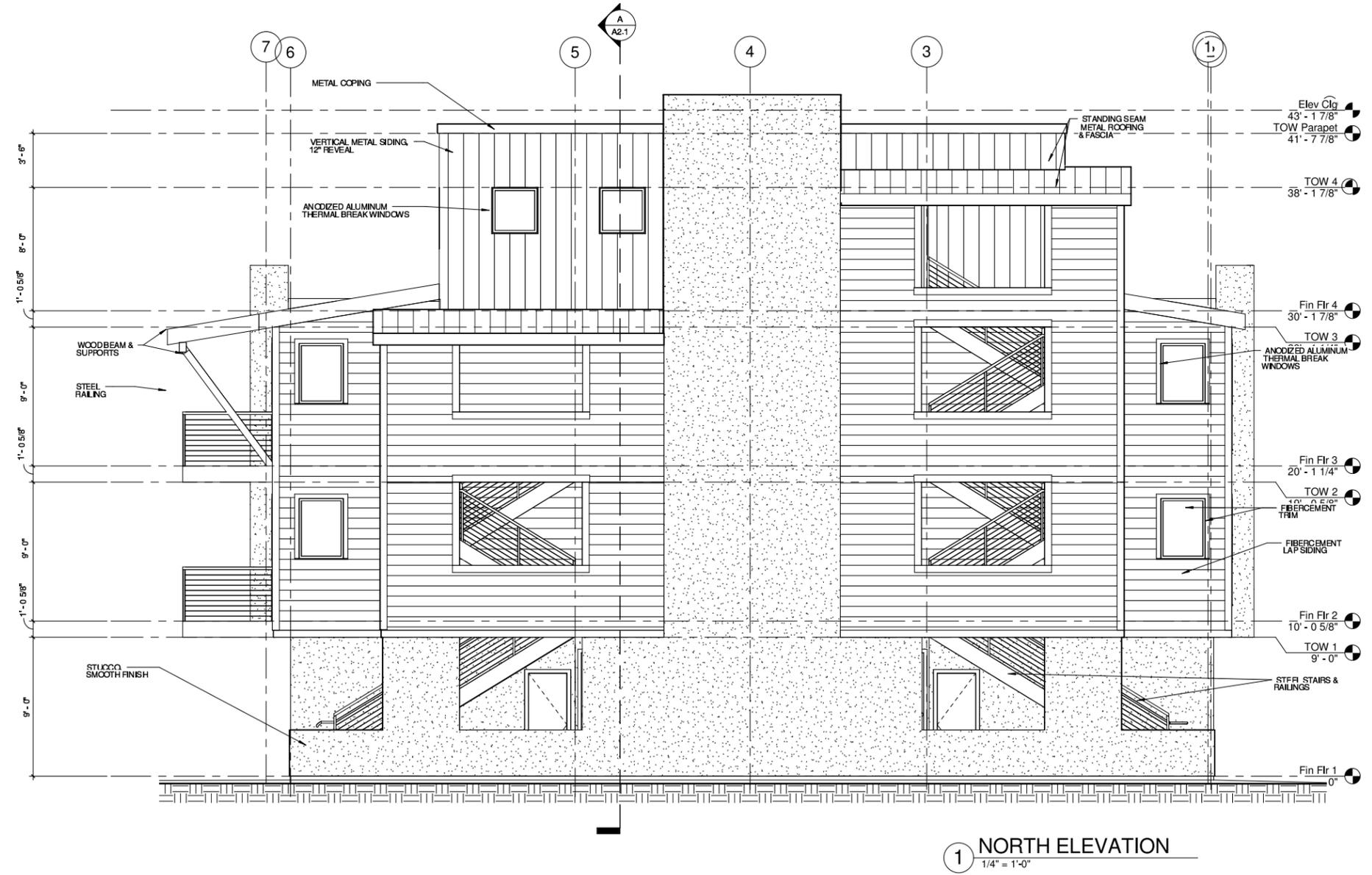
2 WEST ELEVATION
1/4" = 1'-0"

1 EAST ELEVATION
1/4" = 1'-0"

**NORTH ELEVATION -
 BUILDING A/B**

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 310.383.5800
 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546



1 NORTH ELEVATION
 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

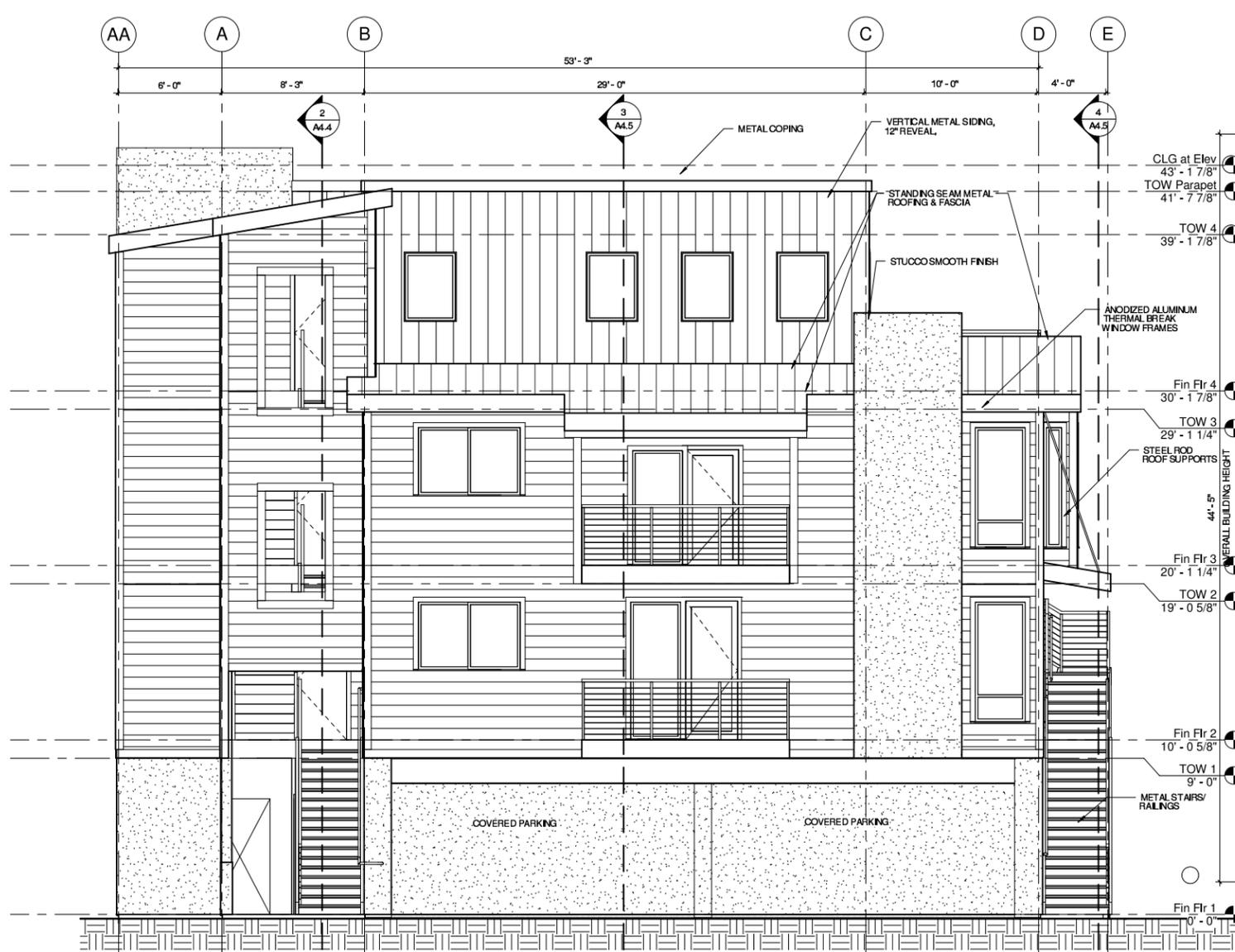
JUNE 2014
 SCALE: 1/4" = 1'-0"
 DRAWN: CWT/JP

SHEET
A5.3

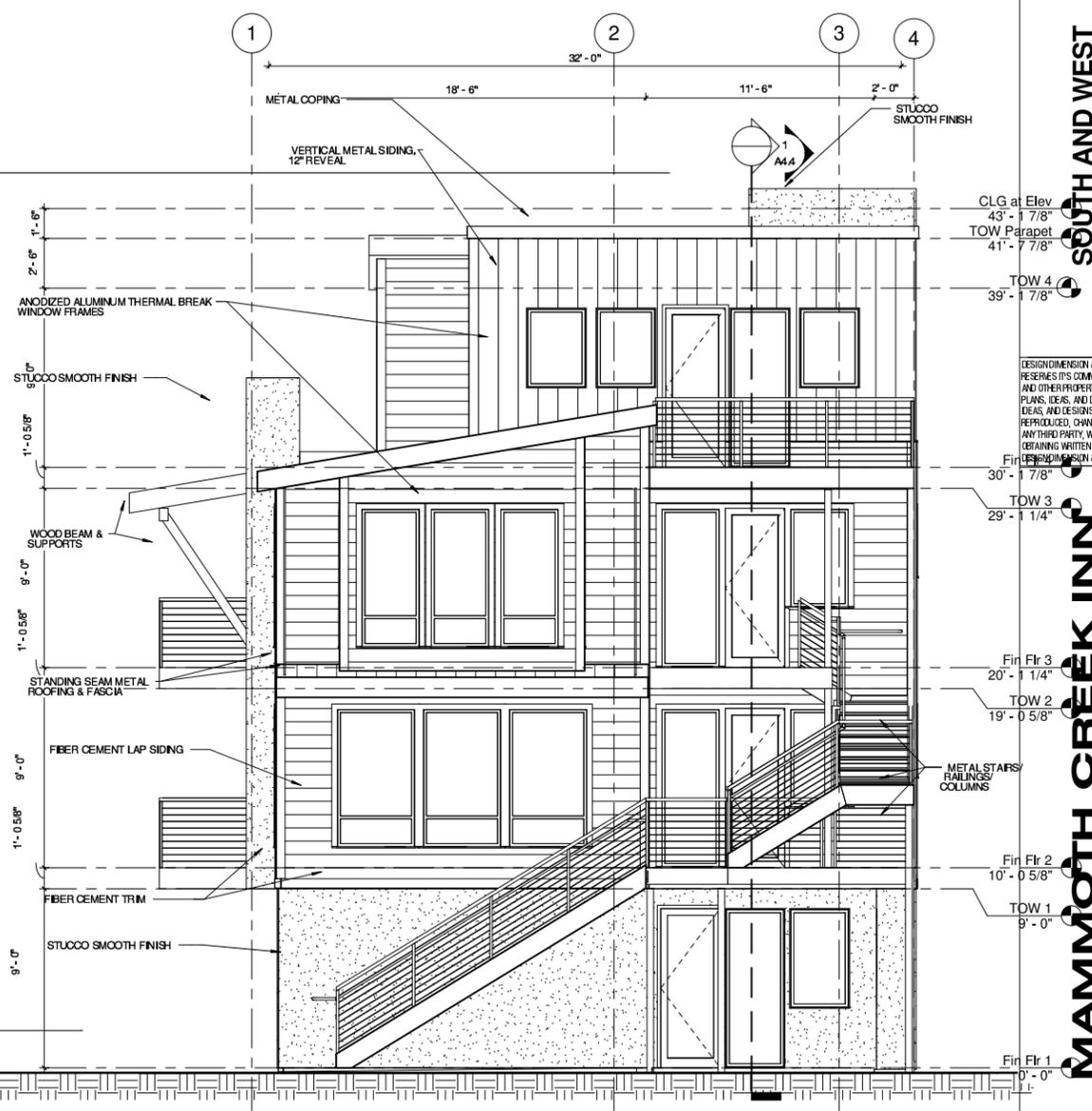
SOUTH AND WEST ELEVATIONS - BUILDING C

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 310.393.5600
 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546



② WEST ELEVATION - BUILDING C
 1/4" = 1'-0"



① SOUTH ELEVATION - BUILDING C
 1/4" = 1'-0"

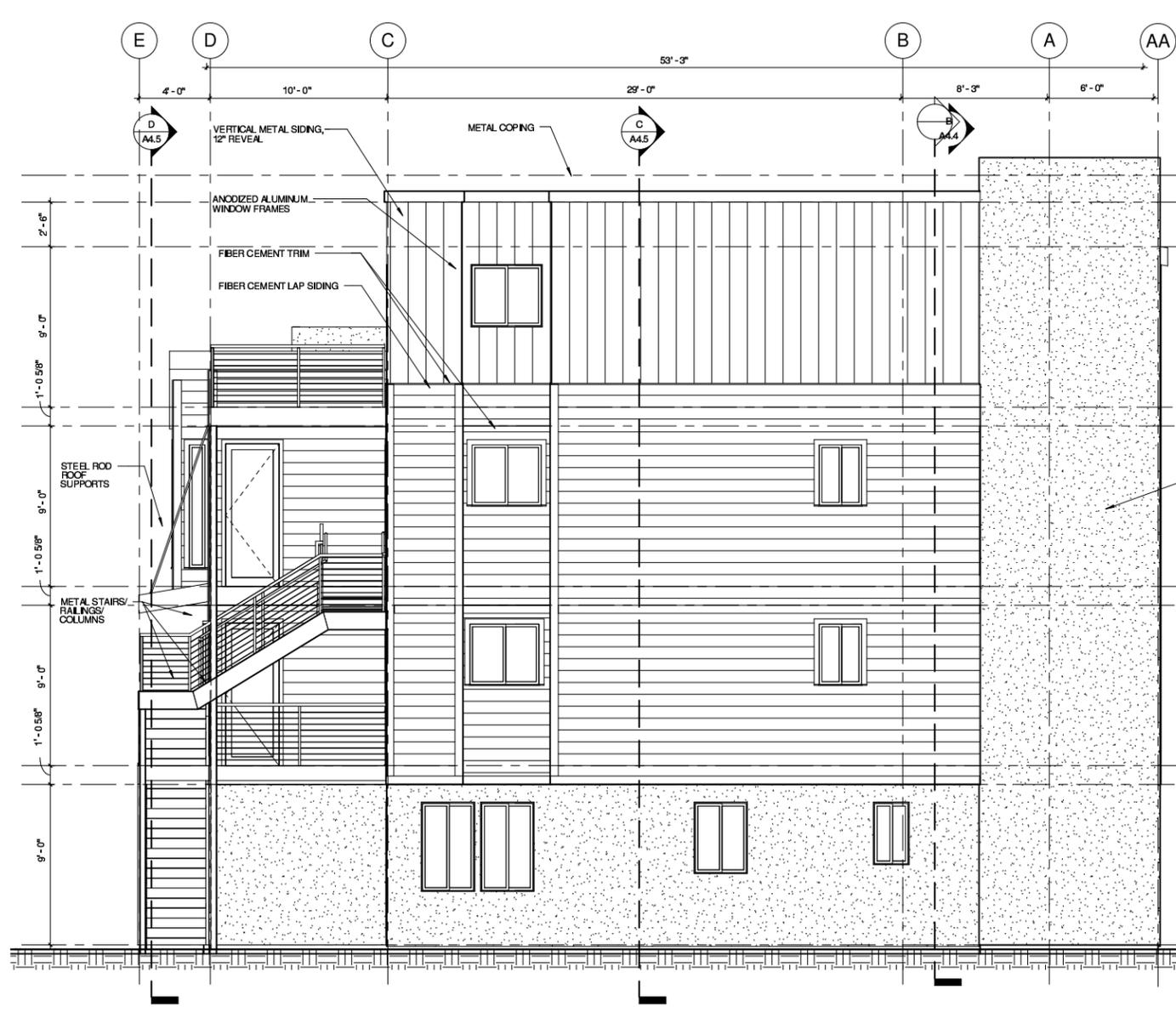
REVISIONS

JUNE	2014
SCALE:	1/4" = 1'-0"
DRAWN:	CWT/JP

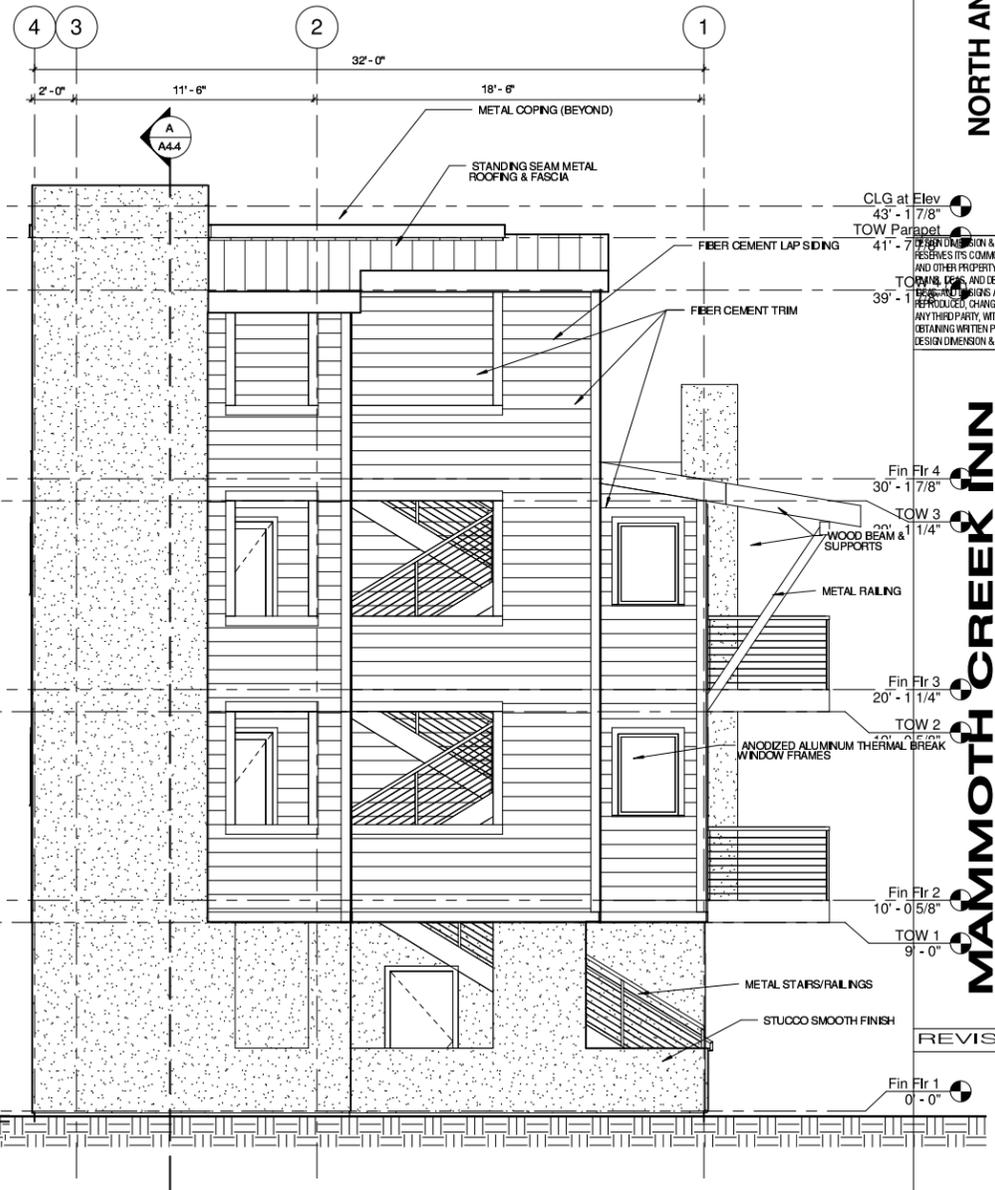
SHEET

A5.4

NORTH AND EAST ELEVATIONS - BUILDING C



2 EAST ELEVATION - BUILDING C
 1/4" = 1'-0"



1 NORTH ELEVATION - BUILDING C
 1/4" = 1'-0"

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 STEVEN HAKIM 310.393.5800
 PROJECT ADDRESS: 663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93246

REVISIONS

JUNE 2014
SCALE: 1/4" = 1'-0"
DRAWN: CWT/JP

SHEET
A5.5



④ Back Perspective - Groundlevel



③ Front Perspective - Groundlevel



② Back Perspective - Birdseye



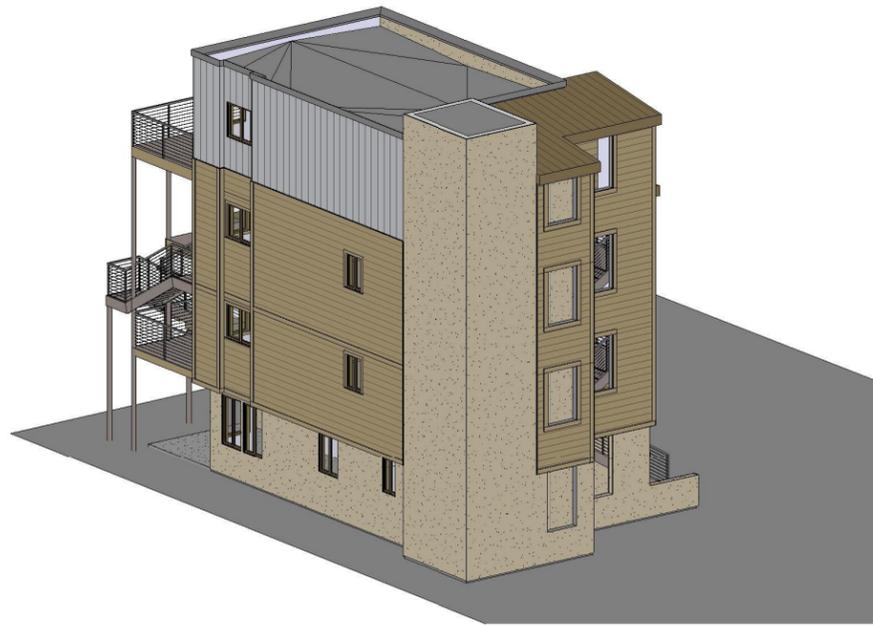
① Front Perspective - Birdseye



④ Back Perspective - Groundlevel



③ Front Perspective -Groundlevel



② Back Perspective - Birdseye



① Front Perspective - Birdseye

**PERSPECTIVES -
BUILDING C**

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663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

REVISIONS

JUNE 2014
SCALE:
DRAWN: CWT/JP

SHEET

A6.2

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ATTACHMENT 4

Pictures of existing Mammoth Creek Inn





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ATTACHMENT 5

2007 General Plan Policy Consistency Analysis

2007 GENERAL PLAN POLICY CONSISTENCY ANALYSIS

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy E.1.D: Encourage restaurants, retail, entertainment, lodging, and services.	The project would expand an existing lodging facility.
Policy E.3.E: Support establishment and expansion of industries complementary to the community, our environment, and economy.	The project would expand an existing lodging facility and contribute additional TOT and TBID revenue.
Goal C.1: Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.	The project was reviewed by the Design Committee of the PEDC and the recommendations were considered and/or incorporated into the project by the applicant. Additionally, the project is consistent with the Design Guidelines, as shown in the attached Resolution.
Goal C.2: Design the man-made environment to complement, not dominate, the natural environment.	No portion of the project exceeds the height limits for the OMR zone. Additionally, the proposed colors for the buildings are neutral earth tones to complement nearby open spaces and the natural environment.
Policy C.2.F: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns. Encourage rehabilitation and reorientation of existing strip commercial development consistent with neighborhood and district character.	The project is being developed on a vacant portion of an existing hotel parcel and is in close proximity to numerous restaurants and shops. This area of town has seen an increase in activity due in part to new restaurants and entertainment activities in the area.
Policy C.2.G: Ensure that development in commercial areas provides for convenient pedestrian movement between adjoining and adjacent properties.	The project includes pedestrian pathways throughout the site linking the various buildings together and providing easy access to the adjacent properties and the nearby transit stop.
Policy C.2.I: Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.	The project conforms with the Design Guidelines because the project includes building articulation, roof articulation, landscaping, and building materials and colors that are appropriate to the OMR zone and Mammoth Lakes. Additionally, the project is consistent with the Municipal Code Design Review Criteria as shown in the attached Resolution.
Policy 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 project incorporates design elements from the adjacent buildings to create an aesthetically pleasing and integrated built environment. Additionally, the proposed structures incorporate numerous steps in horizontal and vertical planes to create a visually interesting façade. The proposed site design is an improvement from the existing configuration for parking and fire access.

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The building materials are natural and of high quality. The neutral earth tones reflect the local character and mountain setting.
Policy C.2.U: Require unique, authentic and diverse design that conveys innovation and creativity and discourages architecture monotony.	The project incorporates design elements from the adjacent buildings and provides a transition between the traditional chalet style hotel and the modern-industrial Rock N' Bowl building.
Policy 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 the 12 new rooms are separated into two buildings, reducing the building's scale and mass.
Policy C.3.D: Development shall provide pedestrian-oriented facilities, outdoor seating, plazas, weather protection, transit waiting areas and other streetscape improvements.	The project is proposing to pay an in-lieu fee of \$6,000 towards a new transit stop or shelter in the vicinity of the project.
<p>Policy C.4.B: To retain the forested character of the town, require use of native and compatible plant species in public and private developments and aggressive replanting with native trees.</p> <p>Policy C.4.C: 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.</p>	The project requires approval of a landscape plan that is consistent with the Landscape Design Guidelines as well as the water-efficient landscape regulations. The site is currently developed with an existing hotel and the remainder of the lot is largely void of vegetation and trees; one 24" Jeffrey Pine tree would be removed for construction of the driveway. The proposed landscape plan includes the planting of 11 additional trees.
Policy C.5.A: Require outdoor light fixtures to be shielded and down-directed so as to minimize glare and light trespass.	All outdoor light fixtures will be reviewed for conformance with this policy prior to issuance of a certificate of occupancy (Condition of Approval 18).
Policy C.6.A: Minimize community exposure to noise by ensuring compatible land uses around noise sources.	The project is not in close proximity to any residential uses and is adjacent to an existing hotel and a bowling alley, both of which are compatible land uses.
Policy L.1.C: Give preference to infill development.	The project is an infill project because it would occupy vacant land that is located between an existing hotel, a bowling alley, and a commercial retail building. Additionally, the project meets the CEQA requirements to be considered infill development.
Policy L.5.B: Locate visitor lodging in appropriate areas.	The project would expand an existing hotel located in a commercial area.

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy L.5.C: Ensure there are an adequate number of units available for nightly rental.	The project would add 12 additional rooms for nightly rental.
Policy L.5.G: In the C-1 and C-2 Designations, density may be increased to no more than twice the density for transient lodging projects that specifically enhance the tourism, community, and environmental objectives of the Town.	The project is proposing an increase of seven rooms over the maximum allowable base density of 40 rooms/acres and is proposing to provide a community benefit in the form of an in-lieu payment of \$6,000 towards a new transit stop or shelter in the vicinity of the project. This amount was derived from a previous economic analysis completed as part of a Concept Review in 2013, and the Town Council found this proposal satisfactory for PEDC consideration. By providing funds for a new transit stop or shelter, the project enhances the community objectives for feet-first and alternative means of transportation.
Goal L.6: Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl. Policy L.6.A: No residential, commercial, or industrial development is permitted outside the Urban Growth Boundary.	This project is within the Urban Growth Boundary.
Policy M.2.F: Establish convenient and energy efficient access to the Mammoth Yosemite Airport. Action M.2.F.1: Provide transit service, and encourage lodging-provided and other shuttle services, connecting the Town with the Mammoth Yosemite Airport.	The MCI provides a complimentary shuttle to and from the airport for guests of the hotel.
Policy M.3.B: Reduce automobile trips by promoting and facilitating: walking, bicycling, local and regional transit. Policy M.3.D: Encourage visitors to leave vehicles at their lodging by developing pedestrian, bicycle, transit and parking management strategies.	The project is located in an area of town that allows guests to walk to nearby restaurants, markets, retail shops, and other entertainment destinations. Additionally, the proposed project would provide bicycle parking in accordance with the Municipal Code and is in close proximity to a transit stop.
Policy M.5.B: Encourage transit use by requiring development and facility improvements to incorporate features such as shelters, safe routes to transit stops, and year-round access.	The project is proposing to pay an in-lieu fee of \$6,000 towards a new transit stop or shelter in the vicinity of the project.
Policy M.7.E: Require all development to construct improvements and/or pay traffic impact fees to adequately mitigate identified impacts.	A traffic study was done for the proposed project, and found that the MCI expansion project would not result in any significant impacts on traffic. Additionally, the applicant will be required to pay the Development Impact Fee's (DIF) for streets and traffic signals prior to building permit issuance.

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
<p>Policy R.4.C: Require drought-tolerant landscaping and water-efficient irrigation practices for all development and Town-maintained landscaped areas, parks and park improvement projects. Development design, including parks, may include limited turf as appropriate to the intended use.</p> <p>Policy R.4.D: Require development to use native and compatible non-native plants, especially drought-resistant species, to greatest extent possible when fulfilling landscaping requirements.</p>	<p>The project will be required to comply with the Water Efficient Landscape Ordinance and will require approval of the landscape plan prior to building permit issuance (Condition of Approval 19). This ensures that the landscaping will be water-efficient and vegetation will be non-invasive and not pose a high fire-hazard.</p>
<p>Policy R.6.C: Encourage energy efficiency in new building and retrofit construction, as well as resource conservation and use of recycled materials.</p> <p>Policy R.7.A: Use green building practices to greatest extent possible in all construction projects.</p>	<p>The project will be required to meet the current energy performance standards that are in place at the time of building permit submittal.</p>
<p>GP Policy R.10.J: No solid fuel burning appliances will be installed within any new multi-unit development.</p>	<p>Only gas fireplaces are proposed.</p>

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ATTACHMENT 6

Project Impact Evaluation Criteria (PIEC) Analysis

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Traffic and Mobility - Project reduces transportation impacts through proximity to multi-modal transportation, employment, retail, and entertainment options and encourages the use of alternative transportation and "feet first" principles expressed in the General Plan and Community Vision.

Criteria	Rationale	Measurement		Response	Basis of Analysis
Vehicle Miles Traveled (VMT) and Level of Service (LOS)	Reducing project VMTs and trip generation decreases congestion, reduces Greenhouse Gas production, and improves air quality.	TM1	Project would not cause cumulative VMT at General Plan buildout (179,708 VMT) to be exceeded	<input checked="" type="checkbox"/> True <input type="checkbox"/> False	The project does not exceed the density evaluated by the General Plan.
		TM2	Project produces less VMTs per unit (or other measure) than similar project	<input checked="" type="checkbox"/> True <input type="checkbox"/> False	
		TM3	Intersection Level of Service impacts	<input type="checkbox"/> LOS improved over existing condition <input checked="" type="checkbox"/> No mitigation required <input type="checkbox"/> Impact(s) mitigated <input type="checkbox"/> Significant Impacts that Cannot Be Mitigated	Traffic analysis demonstrated no impacts and no mitigation required
Geography / Location	A project's proximity to daily services and needs increases the likelihood of travel by non-vehicle modes, thereby reducing congestion and vehicle miles traveled.	TM4	Project is located proximate to gondola station/ski lift	<input type="checkbox"/> Walk <input checked="" type="checkbox"/> Transit <input type="checkbox"/> Car	Transit lines provide direct access to the gondola
		TM5	Project is located proximate to concentration of major employment	<input checked="" type="checkbox"/> Walk <input checked="" type="checkbox"/> Transit <input type="checkbox"/> Car	Old Mammoth Rd, Main Street, North Village
		TM6	Project is located proximate to concentration of retail/entertainment	<input checked="" type="checkbox"/> Walk <input type="checkbox"/> Transit <input type="checkbox"/> Car	Old Mammoth Road
		TM7	Project is located within 1/4 mile of multiple existing (or planned future) transit lines	<input type="checkbox"/> 4 or more <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> 1	Red line, purple line, and gray line
Travel Demand Management Measures - Wayfinding, Parking, Bicycle, Pedestrian	Providing programs and measures that encourage travel by alternative modes reduces vehicle trips. Shared parking and other parking management strategies help to reduce the amount of parking built to preserve valuable land.	TM8	Project provides auto-trip reducing measures such as: - Transit information to visitors/guests/employees - Alternative transportation/carpooling incentive programs - Shared parking on-site and/or in a parking district - Preferred parking for fuel efficient and/or carpool - Bicycle facilities and storage exceeds requirements - Changing facilities and showers (for employees) - Shuttle(s) to airport and other destinations - Way-finding measures integrated with Town system	<input type="checkbox"/> 4 + <input checked="" type="checkbox"/> 3 to 4 <input type="checkbox"/> 1 to 2 <input type="checkbox"/> None or TBD	Transit information, bike storage, shuttle service to the airport and other destinations

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Circulation - Pedestrian, Bicycle, Transit	Providing enhanced multi-modal infrastructure and safety features encourages travel by alternative modes, which reduces vehicle trips and improves circulation.	TM9	Project provides enhanced mobility through: - Vehicle mid-block connectors/enhances street grid - Pedestrian mid-block connectors - Exceed sidewalk standards and requirements - Traffic calming measures - Superior delivery/service facilities/management	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2 + 1 to 2 None or TBD	Traffic calming measures; delivery access; minimized curb cuts; improved site circulation
		TM10	Project adds or enhances transit infrastructure	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	True False NA or TBD	Project is providing \$6000 towards a new transit stop or shelter

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Water Supply and Capacity - Project reduces impact to water supply through use of water efficient technology and other conservation measures. Project reduces impact to water quality, treatment systems, and stormwater facilities.

Criteria	Rationale	Measurement	Response	Basis of Analysis	
Supply and Infrastructure Impacts	Projects that do not require new or expanded water supply or new infrastructure reduce impacts.	W1	Project water demand will not result in a net increase in the forecasted Town buildout water demands, and will not result in a net increase in forecasted deficits under the planning scenarios presented in the MCWD UWMP	<input checked="" type="checkbox"/> True <input type="checkbox"/> False	Water demand is met by existing supply
		W2	Water Infrastructure (Water Lines): - Project is located adjacent to <i>existing</i> water infrastructure with adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located adjacent to <i>planned</i> water infrastructure that will result in adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located in area <i>without existing or planned</i> water infrastructure with adequate capacity to serve the incremental increase in peak demand from the project	<input checked="" type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> NA	Project must provide engineering studies to MCWD at building permit to verify the capacity of existing water lines
				<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA	
				<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA	
		W3	Wastewater Infrastructure (Sewer Lines): - Project is located adjacent to existing wastewater infrastructure with adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located adjacent to planned wastewater infrastructure that will result in adequate capacity to serve the incremental increase in peak demand from the project, or - Project is located in area without existing or planned wastewater infrastructure with adequate capacity to serve the incremental increase in peak demand from the project	<input checked="" type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> NA	Project must provide engineering studies to MCWD at building permit to verify the capacity of existing sewer lines
				<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA	
				<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA	
W4	Project does not require new or expansion of stormwater drainage infrastructure	<input checked="" type="checkbox"/> True <input type="checkbox"/> False	Project will install on-site stormwater retention and infiltration system		
Conservation - Landscape and Building Fixtures	Water efficient landscaping, irrigation systems, and water-saving fixtures reduces impacts to the available water supply.	W5	The project is committed to using state-of-art water saving fixtures and appliances to reduce potable water use	<input checked="" type="checkbox"/> True <input type="checkbox"/> False <input type="checkbox"/> TBD	Project will meet CA Green Building Standards Code
		W6	Project exceeds the Town Water-Efficient Landscape regulations, or alternate equivalent standard, through state of the art irrigation systems and native/water-saving landscaping	<input type="checkbox"/> Project Not Irrigated <input type="checkbox"/> Exceeds Minimum <input type="checkbox"/> Meets Minimum <input type="checkbox"/> Does Not Meet Minimum <input checked="" type="checkbox"/> TBD	Condition of approval will require submittal of water efficient landscape plan

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Air Quality - Project furthers Town compliance with State and Federal PM10 Air Quality Standards, which improves public health.

Criteria	Rationale	Measurement		Response		Basis of Analysis
State and Federal PM10 Compliance	Reduction of vehicle trips and elimination of solid fuel burning appliances improves air quality, thereby improving public health.	A1	Project does not cause cumulative PM10 level to exceed State and Federal standards per the adopted AQMP	<input checked="" type="checkbox"/>	True	Project will use only gas fireplaces
		A2	Project does not use solid fuel burning appliances	<input checked="" type="checkbox"/>	True	
				<input type="checkbox"/>	False	Only gas fireplaces proposed
Also See Traffic Measurements T1 through T10.						

Green Technology and Energy - Project furthers Town green building and energy efficiency goals.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Green Technology, Green Building, and Alternative Energy	Use of green technologies and green building practices preserves natural resources and protects the environment.	GE1	Project meets or exceeds applicable green building program standards such as LEED, California Green Building Standards Code, or equivalent	<input checked="" type="checkbox"/>	True	Project will meet CA Green Building Standards Code
				<input type="checkbox"/>	False	
				<input type="checkbox"/>	TBD	
		GE2	Project incorporates renewable energy systems on-site or uses renewable energy (i.e. photovoltaic, geothermal, etc.)	<input checked="" type="checkbox"/>	True	None proposed
				<input type="checkbox"/>	False	
				<input type="checkbox"/>	TBD	
Also See Water Measurements W5 and W6 and Traffic Measurements T4 through T10.						

Economic Stability - Project supports the Destination Resort Community and Economic Strategy through promotion of a four-season economy and provision of visitor and resident serving uses.

Criteria	Rationale	Measurement		Response		Basis of Analysis
Year-round Economy	Projects that promote year-round, mid-week, and shoulder season visitation strengthen economic diversity and decrease fluctuations in revenue stream.	E1	Project provides uses/facilities that contribute to a year-round economy and increase occupancy by promoting mid-week and shoulder season visitation and increasing visitor length of stay	<input type="checkbox"/>	High	Hotel only has standard amenities (i.e., spa, continental breakfast, etc.), but is close to retail, restaurants, and entertainment
				<input checked="" type="checkbox"/>	Medium	
				<input type="checkbox"/>	Low	
Tax Revenue	Uses that generate TOT and sales tax help support community programs and infrastructure improvements.	E2	Project develops and/or participates in cooperative marketing strategies	<input checked="" type="checkbox"/>	True	Will be marketed with existing hotel
				<input type="checkbox"/>	False	
				<input type="checkbox"/>		
Tax Revenue	Uses that generate TOT and sales tax help support community programs and infrastructure improvements.	E3	Project increases transient occupancy tax	<input checked="" type="checkbox"/>	High	12 transient lodging rooms proposed
				<input type="checkbox"/>	Medium	
				<input type="checkbox"/>	Low	
Mix of Uses	Projects with a mix of uses in appropriate locations increase synergy between those uses.	E5	Project contributes to placemaking and synergy and provides a complementary scale and mix of uses and facilities	<input type="checkbox"/>	2 + uses added	Hotel provides standard amenities, but is in close proximity to a wide array of uses
				<input type="checkbox"/>	1 use added	
<input checked="" type="checkbox"/>	0 uses added					
<input type="checkbox"/>	NA or TBD					
<input type="checkbox"/>						
Also See Social Measurements S1 and S2.						

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Social Capacity - Project provides key services, uses, employment opportunities, and public art that enhances the quality of life of residents and visitors.

Criteria	Rationale	Measurement	Response	Basis of Analysis
Key Uses and Services	Provision of neighborhood retail and services that serve residents and visitors improves quality of life and economic stability.	S1 Project includes scale and mix of strategically targeted use(s) (grocery, conference space, day care, etc.) that respond to an unmet community need, as identified by Town Policy	<input type="checkbox"/> 2 + uses added <input type="checkbox"/> 1 use added <input checked="" type="checkbox"/> 0 uses added <input type="checkbox"/> NA or TBD	Hotel provides standard amenities, but is in close proximity to a wide array of uses
Jobs and Training	A wide range of employment opportunities strengthens economic diversity and improves resident quality of life.	S2 Project creates employment that widens the diversity of opportunities in the community and includes: - Creation of professional, full-time, permanent employment - Creation of high-quality seasonal employment	<input checked="" type="checkbox"/> Both <input type="checkbox"/> 1 of 2	Hotel expansion may increase permanent and seasonal employment
Public Art	Public art contributes to the enhancement of the cultural and social aspects of the community.	S3 Project exceeds public art requirements	<input type="checkbox"/> More than 20% <input type="checkbox"/> 10% to 20% <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> TBD	TBD at building permit issuance

Also See Economic Stability Measurements E1 through E5.

Housing - Project provides housing opportunities to enhance the quality of life of the town's workforce.

Criteria	Rationale	Measurement	Response	Basis of Analysis
Housing Mix	Providing quality, diverse, and livable housing opportunities within the community increases quality of life for workers and reduces vehicle travel impacts.	H1 Project provides a mix of housing sizes, types, and affordability, including housing on-site	<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA or TBD	In-Lieu fee will be paid at building permit or an on-site unit will be provided
		H2 Project exceeds workforce/affordable housing requirements	<input type="checkbox"/> True <input type="checkbox"/> False <input checked="" type="checkbox"/> NA or TBD	In-Lieu fee will be paid at building permit or an on-site unit will be provided

Also See Social Measurements S1 and S2.

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Recreation / Leisure Capacity - Expanding and improving recreational and leisure opportunities, open space, entertainment, improves community quality of life and visitor experience.

Community							
Criteria	Rationale	Measurement		Response		Basis of Analysis	
Open Space	Accessible and usable open-space sponsors community vitality and encourages healthy activity while enhancing the natural landscape.	R1	Project contributes open space according to established ratios	<input type="checkbox"/>	Exceeds Minimum	Meets minimum as required by Municipal Code	
				<input checked="" type="checkbox"/>	Meets Minimum		
				<input type="checkbox"/>	Does Not Meet Minimum		
Recreation and Entertainment Options	Recreation and entertainment options and access, including public access to public lands should be provided when feasible and applicable.	R2	Project provides useable and needed community open space, i.e. TOT lot, dog park, etc.	<input type="checkbox"/>	True	Project is adjacent to Mammoth Creek Park	
				<input checked="" type="checkbox"/>	False		
					<input type="checkbox"/>	NA or TBD	
		R3	Project provides/encourages outdoor/indoor recreation options that are accessible/affordable	<input checked="" type="checkbox"/>	True	Walking distance to retail, dining, and entertainment options	
		<input type="checkbox"/>	False				
			<input type="checkbox"/>	NA or TBD			
		R4	Project provides trail, pedestrian, bike, or transit connections and access to support recreation	<input type="checkbox"/>	True	Project is adjacent to Mammoth Creek Park and multi-use trails	
				<input checked="" type="checkbox"/>	False		
				<input type="checkbox"/>	NA or TBD		
		R5	Project provides public access to public lands	<input type="checkbox"/>	True	Project is adjacent to public lands	
				<input type="checkbox"/>	False		
				<input checked="" type="checkbox"/>	NA or TBD		
		R6	Project provides entertainment options that are accessible/affordable	<input type="checkbox"/>	True	Hotel provides standard amenities, but is in close proximity to a wide array of uses	
				<input checked="" type="checkbox"/>	False		
				<input type="checkbox"/>	TBD		
Visitor							
Recreation and Entertainment Options	Provision of accessible/affordable recreation and visitor serving entertainment options, as well as well-designed and effectively located public spaces in visitor-oriented districts encourages return visitation.	R7	Project provides uses that contribute to the animation of visitor-oriented districts	<input type="checkbox"/>	True	Hotel provides standard amenities, but is in close proximity to a wide array of uses	
				<input checked="" type="checkbox"/>	False		
				<input type="checkbox"/>	NA or TBD		
		R8	Project incorporates well-designed public spaces to encourage pedestrian use and social activity in commercial and visitor-oriented districts	<input type="checkbox"/>	True	Walking distance to retail, dining, and entertainment options	
				<input type="checkbox"/>	False		
				<input checked="" type="checkbox"/>	NA or TBD		
Also See Recreation/Leisure Capacity Measurements R3 through R6.							

Mammoth Creek Inn Expansion Project Impact Evaluation Criteria

Community Character / Aesthetics - Maintaining consistency with community and neighborhood character creates a sense of place.

Criteria	Rationale	Measurement		Response	Basis of Analysis	
Height, Mass and Bulk	Building height, mass, and bulk that is consistent with surrounding land uses and preserves protected views.	CC1	Project design does not impact protected views	<input checked="" type="checkbox"/> <input type="checkbox"/>	True False	Building height is consistent with Municipal Code
		CC2	Project design effectively reduces and limits visual obtrusion	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	True False TBD	Building height is consistent with Municipal Code
		CC3	Project character meets height requirements and criteria of district, including size scale, and massing	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	True False TBD	Building height is consistent with Municipal Code
Trees and Natural Surroundings	Native tree preservation helps to maintain the forested character of the town.	CC4	Project maximizes tree preservation and other natural surroundings	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	True False NA or TBD	One tree will be removed; 11 replacements trees are proposed
		CC5	Project exceeds minimum mitigation for tree removal	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	True False NA or TBD	One tree will be removed; 11 replacements trees are proposed

Note: Project Evaluation includes reference to all applicable adopted Town plans, documents, and regulations, as well as those of other agencies such as Mammoth Community Water District, Air Pollution Control District, etc.

ATTACHMENT 7

Alternative Building Design



4 Back Perspective - Groundlevel



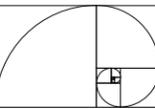
3 Front Perspective - Groundlevel



2 Back Perspective - Birdseye



1 Front Perspective - Birdseye



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ASSOCIATES**

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REVISIONS

JUNE 2014
SCALE:
DRAWN: CWT/JP

SHEET

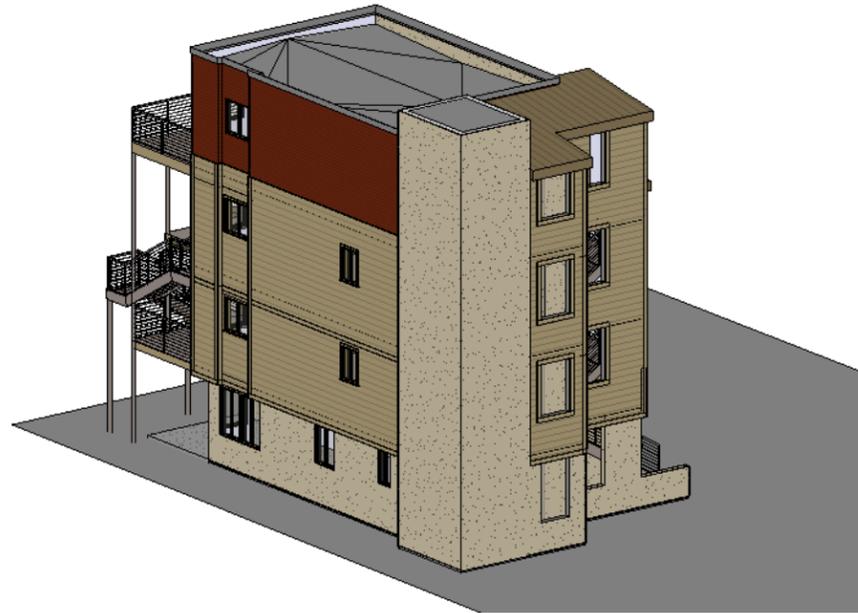
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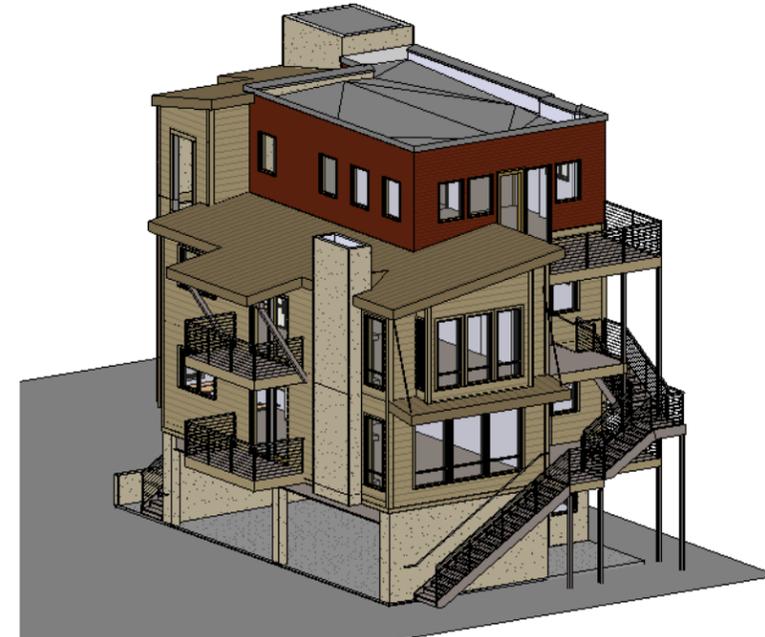
④ Back Perspective - Groundlevel



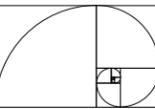
③ Front Perspective -Groundlevel



② Back Perspective - Birdseye



① Front Perspective - Birdseye



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