

Mammoth Lakes Town Council

Agenda Action Sheet

Title: Public hearing and consideration of District Zoning Amendment 21-001 to amend the Clearwater Specific Plan at 164, 202, and 248 Old Mammoth Road, including adoption of the Addendum to the Clearwater Specific Plan Environmental Impact Report (State Clearinghouse No. 2006062154), including the Mitigation Monitoring and Reporting Program, and CEQA findings.

Council Meeting Date: 11/17/2021

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Recommended Motion: Adopt the required Municipal Code findings, approve the District Zoning Amendment (DZA) 21-001, and adopt the Addendum to the Clearwater Specific Plan Environmental Impact Report (State Clearinghouse No. 2006062154), including the Mitigation Monitoring and Reporting Program, and CEQA findings.

Summary:

Public hearing and consideration of the proposed Amended Phase One of the Clearwater Specific Plan. The project is comprised of a 6.09-acre site located within the Clearwater Specific Plan zoning district at 164, 202, and 248 Old Mammoth Road. The project is reviewed under application number DZA 21-001. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the approved Environmental Clearance Documentation adopted for the Clearwater Specific Plan (SCH# 2006062154) has been prepared and concludes that no new or increased significant environmental impacts would result from the proposed project.

The proposed project consists of an amendment to the Clearwater Specific Plan (CSP) to allow for a less intensive interim “Phase One” development to be constructed at the 6.09-acre project site while preserving the existing CSP allowances for future redevelopment. The proposed interim development includes the construction of 30 new “tiny home” style hotel cabin units, improvements to the existing hotel and Rafters restaurant, expanded event/meeting space, and a new outdoor park.