

Amended Phase One of the Clearwater Specific Plan (DZA 21-001)

Town Council
November 17, 2021

AGENDA

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Town Council discussion
4. Town Council action to:
 - a. Waive the first reading and introduce by title only an ordinance making the required CEQA and Municipal Code findings and approving District Zoning Amendment 21-001; and adopt the attached resolution making the required CEQA findings and adopting the Addendum to the Clearwater Specific Plan EIR with conditions as recommended by the Planning and Economic Development Commission.
 - b. Waive the first reading and introduce by title only an ordinance making the required CEQA and Municipal Code findings and approving District Zoning Amendment 21-001; and adopt the attached resolution making the required CEQA findings and adopting the Addendum to the Clearwater Specific Plan EIR with conditions as recommended by the Planning and Economic Development Commission, as modified by the Town Council.
 - c. Deny District Zoning Amendment 21-001.

DISTRICT ZONING AMENDMENT (DZA) 21-001

- The purpose is to amend the Clearwater Specific Plan (CSP) to allow for an interim “Phase One” development to be constructed at the project site while preserving the existing CSP allowances for future redevelopment. The proposed phase one 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 improved site amenities, including a new outdoor park.

BACKGROUND

- **2009** – The Clearwater Specific Plan (CSP) was adopted for the site to allow for the development of a new, pedestrian oriented, mixed-use, resort destination development
- **2010** – A vesting tentative tract map, use permit, and design review for the mixed-use project known as "Old Mammoth Place" were approved for the site.
- **2016** – Amendments to the CSP and the Old Mammoth Place entitlements, which included a 10-foot increase in building height, an increase in net residential square footage, and the elimination of an on-site workforce housing requirement were approved.
- **2021** – Development of the project site as anticipated in the CSP and the 2016 Old Mammoth Place CSP Amendment has not occurred due to lack of financing. An amendment to the CSP to allow for interim development is proposed.

EXISTING SITE CONDITIONS



PROJECT GOALS

- Create zoning that will accommodate the interim development of a less tall and less dense expansion and upgrade of the hotel, restaurant, and public spaces than is envisioned by the CSP and Old Mammoth Place;
- Enhance and expand upon the lodging, food and beverage, and event/meeting space options on the site;
- Provide a new and vibrant outdoor venue and park for community activities and events;
- Animate and activate the Old Mammoth Road streetscape;
- Allow for the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals, if and when market conditions allow.

DZA 21-001 DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	EXISTING CSP STANDARDS	PROPOSED AMENDED PHASE ONE STANDARDS
Total Project Site Size:	6.09 acres	6.09 acres
Number of existing hotel rooms:	149 rooms	149 rooms
Number of additional resort rooms:	339 hotel rooms	30 cabin hotel rooms
Maximum Building Height:	35-65 ft	35 ft (applicable to cabins only)
Restaurant Square Footage:	16,000 sq ft	10,000 sq ft
Retail Square Footage:	21,000 sq ft	0 sq ft
Residential Square Footage:	308,000 sq ft	0 sq ft
Event Space Square Footage:	14,500 sq ft	2,000 sq ft
Minimum Building Separation	In accordance with the California Building Code	5 ft
Setbacks - Old Mammoth Road Frontage	0 ft from sidewalk	5 ft from sidewalk
Setbacks – Sierra Nevada	10 ft	10 ft
Setbacks – Laurel Mountain	10 ft	3 ft
Setbacks – Other Properties	10 ft	10 ft

Maximum Lot Coverage	70%	70%
Total parking spaces:	597 spaces	Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040
Bus Parking	2 spaces	0
Bicycle Parking	187 spaces	10
Guest Parking	24	0
Management Parking	2	0
Retail and Commercial	29	0
Restaurant	54	0
Minimum Snow Storage	Snow Management Plan required.	53,300 sq ft
Minimum Open Space/ Landscaped Area	47,300 sq ft	73,000 sq ft
Old Mammoth Road Street Improvements	Wider sidewalk, new transit shelter, expanded bus pull-out area, mid-block connector.	none
Workforce Housing	Consistent with the Town's Housing Ordinance.	Housing for 5 hotel employees
Public Art	Fee will be paid at building permit issuance.	Not required.

DZA 21-001 DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	Proposed
Total Project Site Size:	6.09 acres
Number of existing hotel rooms:	149 rooms
Number of additional resort cabin rooms:	30 rooms
Maximum Building Height – Cabins:	35 feet
Restaurant square feet:	10,000 square feet
Event space square feet:	2,000 square feet
Minimum Building Separation	5 feet
Setbacks - Old Mammoth Road Frontage	5 feet
Setbacks – Sierra Nevada	10 feet
Setbacks – Laurel Mountain	3 feet
Maximum Lot Coverage	70%
Total parking spaces:	Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040
Minimum Snow Storage	53,300 square feet
Minimum Open Space/ Landscaped Area	73,000 square feet

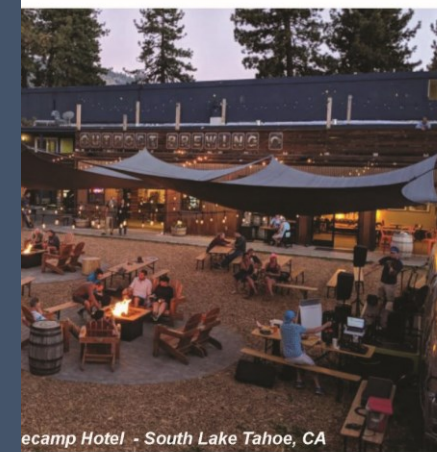
CONCEPTUAL SITE PLAN

- Note: The conceptual site plan is for illustration purposes only and will be subject to change during the Design Review process. The purpose of the Specific Plan Amendment is to approve the zoning and development standards for the site rather than a specific project. The proposed development standards would allow for:
 - 30 hotel cabin units
 - Site improvements, including enhanced landscaping, improved outdoor guest amenities and a new outdoor park/ public event space on Old Mammoth Rd.
 - Improved site access
 - New sidewalk improvements on Laurel Mountain Rd.
 - Expanded restaurant and event space



OLD MAMMOTH ROAD ACTIVATION

- Through the Use Permit process, staff will create requirements to ensure animation and event programming. The final Operations and Management Plan will require PEDC approval.



PARKING REQUIREMENTS

- In order to ensure that the Town has the ability to require ongoing parking management measures, the Development Standards require the proposed project to comply with the 2016 Clearwater Specific Plan Parking requirements unless a Parking Reduction is approved pursuant to MC Section 17.44.040 (through the Use Permit process).
- Potential management strategies include but are not limited to: valet parking services, shared parking agreements, and use of public parking facilities.

HOUSING MITIGATION

- The Amended Phase One currently states: *“The Amended Phase One of the CSP shall provide onsite workforce housing for a minimum of five hotel employees and shall otherwise comply with the Town's Housing Ordinance.”*
- MC Section 17.136.090 requires a Rental Regulatory Agreement, which will set forth the requirements for the proposed rental workforce housing units.

SNOW STORAGE

- Amended Phase One currently proposes to provide a minimum of 53,300 square feet of snow storage
- Final snow storage requirements will be determined during Design Review
- Project will be required to meet all applicable Town standards as a condition of approval
- Staff finds current Amendment language to be appropriate

CEQA FINDINGS

- 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.
- An updated Mitigation Monitoring and Reporting Program has been prepared
- Therefore, the project is found to comply with CEQA requirements

KEY ISSUES

1. Can the findings be made for approval of a District Zoning Amendment pursuant to Municipal Code (MC) Chapter 17.116.070?
2. Is the project consistent with the California Environmental Quality Act (CEQA)?

Key Issue # 1: Zoning Code Amendment Findings (MC §17.112.060)

The following are goals of the 2007 General Plan with which the Amended Phase One of the CSP is consistent:

1. *“Invite pedestrian activity and provide gathering places and opportunities for interaction in a vibrant mix of retail, commercial and workforce housing...Commercial corridors should be walkable year-round, vibrant, colorful, and accessible”*
 - The addition of new cabin units, new site amenities and significant public open space along Old Mammoth Road will serve to re-activate the existing lodging and restaurant uses while also allowing for new event programming and a more active pedestrian environment consistent with the General Plan goals for the Old Mammoth Road district.
 - Provide space for outdoor café seating, planting areas, and other pedestrian-scaled elements to encourage activity throughout the site.

Zoning Code Amendment Findings(Continued)

2. *“New development should improve connectivity and circulation with bike and pedestrian paths, sidewalks and roads.”*
 - Invite pedestrian activity into the site by improving the frontage along Old Mammoth Road, adding sidewalks on Laurel Mountain Road and increasing pedestrian connections within the interior of the site.
3. *Policy C.2.A: Create well-designed and significant public spaces in resort/commercial developments to accommodate pedestrians and encourage social interaction and community activity.*
 - Create development that includes a variety of public outdoor spaces designed to accommodate a series of public events and uses at different scales
 - The project calls for a minimum of 73,000 square feet of open space and 2,000 square feet of event space.

Zoning Code Amendment Findings (Continued)

4. *Policy L.3.D: Encourage outdoor dining in resort and commercial districts to increase street level animation.*
 - Old Mammoth Road frontage will accommodate a food truck venue along with a food and beverage garden (final operating characteristics and event programming will be determined through the Use Permit process).
5. *Policy L.5.A: Encourage and support a range of visitor accommodations that include a variety of services and amenities.*
 - The addition of 30 resort cabins add new lodging options to the site that are family friendly. In addition, the project proposes several new guest amenities including social gathering areas with fire pits and hammocks, lawn games and hot tubs.
6. *Policy L.5.D: Encourage rehabilitation and renovation of existing visitor accommodations.*
 - Improve the hotel's arrival sequence, which entails a porte-cochere at the vehicular entrance and an upgraded lobby area. Additional improvements include an upgraded pool area as well as improvements to the existing Rafters restaurant.

Key Issue #2: CEQA Consistency

1. Staff has determined that an addendum to the Environmental Clearance Documentation adopted for the Clearwater Specific Plan is appropriate because the addendum demonstrates that the environmental analysis and impacts identified in the Environmental Clearance Documentation are applicable to the project and remain substantively unchanged by the proposed District Zoning Amendment application. The Addendum supports the finding that the proposed project does not result in any new environmental effects and does not exceed the level of impacts identified in the Environmental Clearance Documentation. Therefore, the proposed project is in compliance with the provisions of the California Environmental Quality Act (CEQA).

PEDC Hearing Summary

- PEDC public hearing was conducted on October 27, 2021
- One comment was submitted regarding concerns of parking on Sierra Nevada Road.
- The PEDC Resolution was adopted, and it was recommended to the Town Council approval of District Zoning Amendment 21-001 subject to the following additional modifications as proposed by staff:
 1. Amend the Development Standards Table in Section V of the “Amended Phase One of the Clearwater Specific Plan,” included as Attachment A, Exhibit B, to remove reference to 182 parking spaces and state: “Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040.”
 2. Amend the “Proposed Modifications to CSP Standards” Table in Section VI of the “Amended Phase One of the Clearwater Specific Plan,” included as Attachment A, Exhibit B, to remove the proposed modifications to Section 5.2.8, Parking, and state: “Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required.”

Public Comments

- Concerns regarding parking
 - One comment submitted on 11/9/21
- Concerns regarding delay of the full build-out
 - An additional comment was submitted after publication and was provided to the Town Clerk for distribution.

Process And Next Steps

1. DZA Approval
2. Entitlement Package:
 - Design Review (for site and building design)
 - Use Permit (for Parking Reduction and Operations and Management Plan for outdoor event space)
 - Tentative Tract Map
3. Revocation of 2016 DR, UP and TTM (to be processed concurrently with entitlement package)

Staff Findings and Recommendation

Waive the first reading and introduce by title only an ordinance making the required CEQA and Municipal Code findings and approving District Zoning Amendment 21-001; and adopt the attached resolution making the required CEQA findings and adopting the Addendum to the Clearwater Specific Plan EIR.

Questions/Discussion