

Major Design Review (DR 21-005) & Use Permit (UPA 21-005) – Sierra Nevada Resort Redevelopment

Planning and Economic Development Commission

February 9, 2022

AGENDA

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Design Review, Use Permit, and CEQA findings, and approving Design Review Application #DR 21-005, Use Permit #UP 21-005 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

PROJECT SUMMARY

- The proposed project would consist of
 - interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant,
 - the construction of 30 new resort cabin units,
 - expanded event/meeting space,
 - added amenities for both guests and the community,
 - Alternate Housing Mitigation Plan to propose 7 affordable housing units,
 - Parking Management Plan to allow for a 15% reduction in required parking,
 - Events Management Plan;
- The project also includes the revocation of the previous Old Mammoth Place entitlement (VTM 16-001, UPA 16-001, DR 16-004), which is required to proceed with the current entitlement.

DESIGN REVIEW PURPOSE:

- Implement the Amended Phase One of the Clearwater Specific Plan policies
- Promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community
- Ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development

USE PERMIT PURPOSE

- Review the location, design, configuration, and potential impacts of the proposed use
- Evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site
- Review of Events Management Plan, Alternate Housing Mitigation Plan and Parking Management Plan

BACKGROUND

- **1967** – Originally built
- **2009** – The Clearwater Specific Plan (CSP) was adopted
- **2010** – Entitlements for the mixed-use project known as "Old Mammoth Place" were approved
- **2016** – Amendments to the CSP
- **2021** – Amended Phase One of the CSP was adopted.
- **2021** – Submittal for Sierra Nevada Resort Redevelopment Major Design Review and Use Permit
- **January 2022** – Submittal brought to Advisory Design Panel for review

EXISTING SITE CONDITIONS



SITE ZONING:

- Development standards allow for the addition of 30 resort cabin units and site improvements as proposed in this Project.

Table 1: Development Standards Table

DEVELOPMENT STANDARD	Required	Provided	Complies?
Total Project Site Size:	6.09 acres	6.09 acres	Yes
Number of existing hotel rooms:	149 rooms	149 rooms	Yes
Number of additional resort cabin rooms:	30 rooms	30 rooms	Yes
Maximum Building Height – Cabins:	35 feet	29'3"	Yes
Maximum Restaurant square feet:	10,000 square feet	10,000	Yes
Maximum Event space square feet:	2,000 square feet	2,000	Yes
Minimum Building Separation	5 feet	10	Yes
Minimum Setbacks - Old Mammoth Road Frontage	5 feet	20+ feet	Yes
Minimum Setbacks – Sierra Nevada	10 feet	70+ feet	Yes
Minimum Setbacks – Laurel Mountain	3 feet	24+ feet	Yes
Maximum Lot Coverage	70%	68%	Yes
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 17.44.040 220 spaces	186	No – Parking reduction requested See Key Issue #3, below
Minimum Snow Storage	53,300 square feet	34,400	No – Condition of Approval 48 requires a snow removal/snow storage plan including snow hauling.
Minimum Open Space/ Landscaped Area	73,000 square feet	92,347	Yes

PROJECT PROPOSAL

PROJECT SITE PLAN

- 30 hotel cabin units
- Enhanced landscaping
- Improved outdoor guest amenities
- A new outdoor public event space/food and beverage garden on Old Mammoth Rd.
- Improved site access
- Expanded restaurant and event space



PROJECT PROPOSAL

FOOD AND BEVERAGE GARDEN



PROJECT PROPOSAL

HOTEL ENTRY



PROJECT PROPOSAL

SINGLE UNIT CABINS

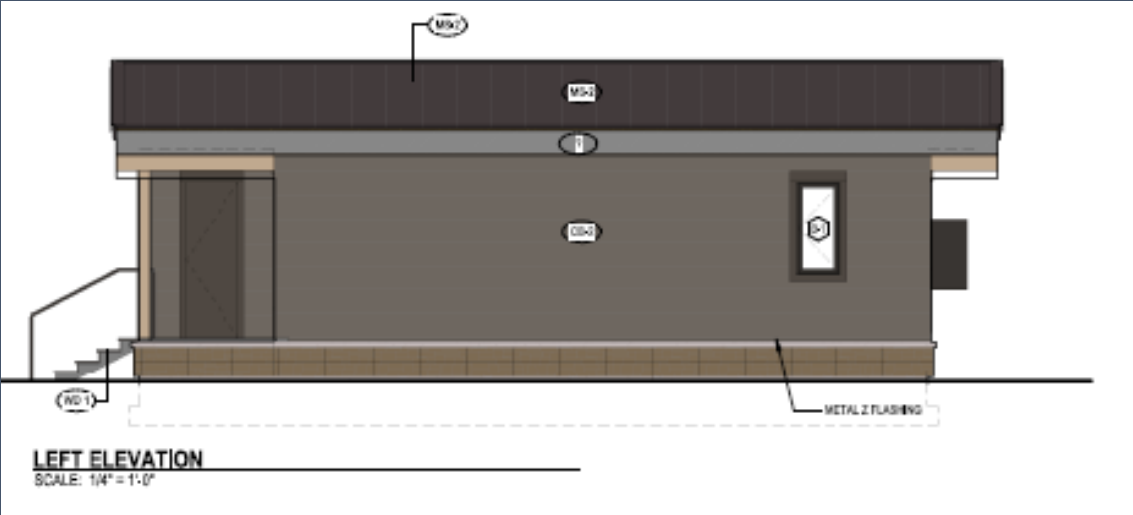
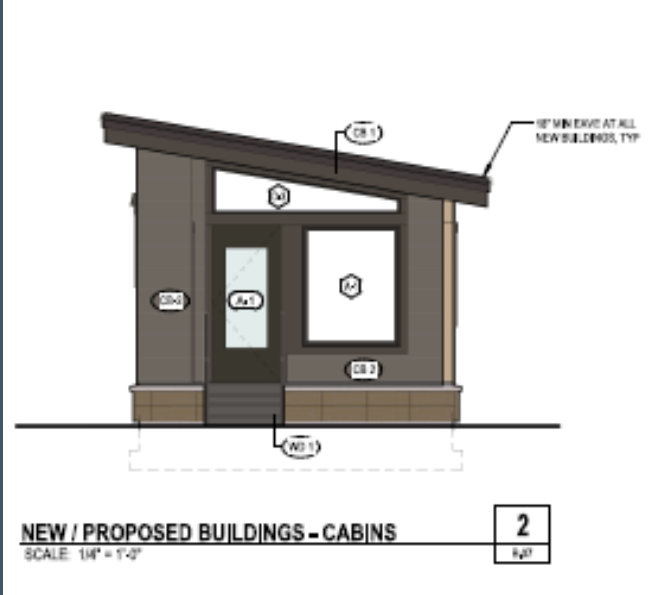


4-PLEX VILLAS



PROJECT PROPOSAL

BUILDING ELEVATIONS



PT-B1 EXISTING SIDING (REPAINT) SHERWIN WILLIAMS SW XXXX - TBD (MATCH WD-2 / CB-4)	PT-G1 EXISTING SIDING (REPAINT) SHERWIN WILLIAMS SW XXXX - TBD (MATCH CB-1 WOODTONE STONE GREY)	CB-4 CEMENT BOARD LAP SIDING WOODTONE - RUSTIC LAP IN "SUMMER WHEAT"	CB-1 CEMENT BOARD PANEL SHERWIN WILLIAMS SW 7020 BLACK FOX OR SIM	CB-2 CEMENT BOARD LAP SIDING WOODTONE - RUSTIC LAP IN "RIVER ROCK"	WD-2 CEDAR LAP SIDING CEDAR NICKEL GAP T&G, STAIN TBD	SW-1 STONE VENEER CERTANTEED STONEFACADE - "HARBOR SUNSET"	WN-1 WINDOW MARVIN ESSENTIAL IN "BRONZE"	MS-1 METAL - CAP / FLASHING KYNAR, DARK BRONZE	MS-2 METAL ROOFING BOARD & BATTEN KYNAR, DARK BRONZE

PROJECT PROPOSAL

BUILDING ELEVATIONS



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PROJECT PROPOSAL

PARKING REDUCTION

- 186-space surface parking lot
- 34-space (15%) deficit
- The Parking Analysis determined:
 - Differences in time-of-day parking demand
 - 26%-79% of Rafters patrons are also hotel guests
 - Peak park demand for the site is 185 spaces
- Other mitigations:
 - 10 future on-street public parking spaces on Laurel Mountain Road

PROJECT PROPOSAL

PARKING MANAGEMENT PLAN

- Modifications to Condition of Approval # 30

30. Prior to issuance of a grading permit, Applicant shall submit a final Parking Management Plan which shall be reviewed and approved by the **Community and Economic Development and Public Works Departments Planning and Economic Development Commission**. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall address, at minimum, parking for standard hotel and restaurant operations as well as specific accommodations for special events. Such accommodations may include, but are not limited to, parking for oversized vehicles, valet parking operations, dedicated shuttles and/or the availability of additional off-site parking. At a minimum, the project shall include 184 vehicle parking spaces, with exterior surface parking spaces having a minimum size of 10-feet x 20-feet. Any potential valet parking stalls are not required to be striped, but evidence shall be provided that there is adequate space for the stalls and drive aisle to coexist.

PROJECT PROPOSAL

ALTERNATIVE HOUSING

- Housing for 5 employees is required.
- The Project proposes housing for 7 employees.
 - One 1-bedroom unit
 - One 2-bedroom unit
 - One 4-bedroom unit.
 - A Rent Regulatory Agreement
- 1.84 Employee Housing Unit credits will be given to the applicant for the 2 additional units.

PROJECT PROPOSAL

ALTERNATIVE HOUSING

- Concerns about transferring credits
- Staff recommends that the PEDC add the following language to Section X of the AHMP:

The housing credits shall remain with the Sierra Nevada Resort project site and shall only be used to satisfy the housing mitigation requirements for future expansions of the subject Sierra Nevada Resort property. The credits shall not be eligible for transfer to any other property.

PROJECT PROPOSAL

EVENTS MANAGEMENT PLAN

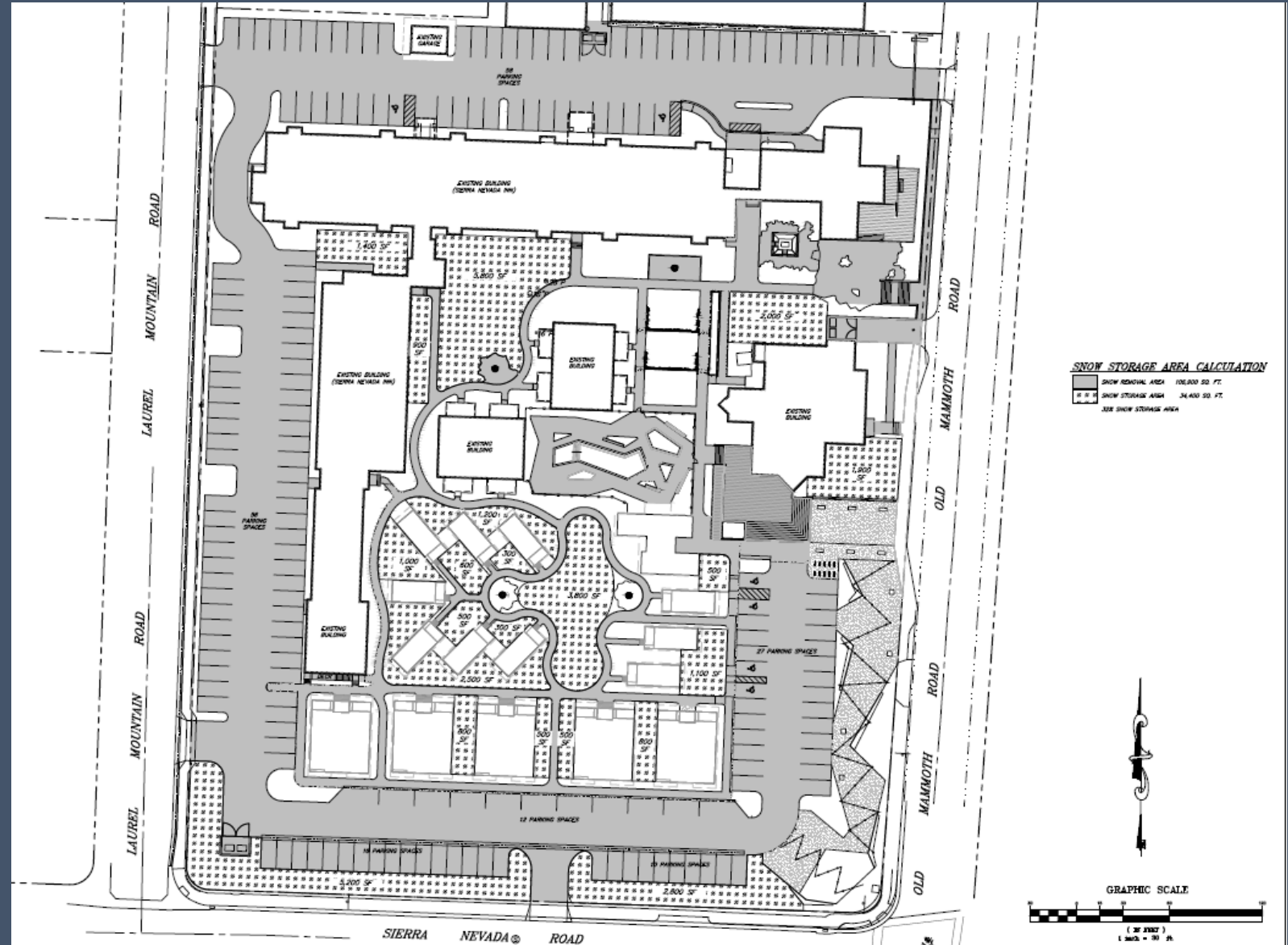
- The schedule and range of events would take place in these spaces.



PROJECT PROPOSAL

SNOW STORAGE

- Amended Phase One of the CSP requires 53,300 sf of snow storage.
- The Project proposes 34,400 sf of snow storage and therefore a snow removal plan is required.



KEY ISSUES

1. **KEY ISSUE #1:** Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?
2. **KEY ISSUE #2:** Can the findings be made for approval of a Use Permit pursuant to MC Section 17.68.050?
3. **KEY ISSUE #3:** Can a parking reduction be approved pursuant to Municipal Code Section 17.44.040?

Public Comments

- Concerns regarding parking and snow storage
 - One comment submitted on 2/7/22

CONDITIONS OF APPROVAL

50. Existing driveway entrances which are being relocated shall be removed. Existing Town streets, sidewalks, driveway entrances, curb/gutter, streetlights or other public infrastructure that require construction or reconstruction shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction. Prior to issuance of an encroachment permit for such work, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution. Work shall be completed, or security posted, prior to issuance of first certificate of occupancy. **The security shall be released by the Town within 30 days of acceptance of the work.**

CONDITIONS OF APPROVAL

51. Applicant shall be responsible for the design and construction of sidewalk, curb, gutter, storm drain and lighting improvements along Laurel Mountain Road adjacent to the property, in conformance with Town Standards and acceptable to the Public Works Director. The public improvements shall be constructed prior to or in conjunction with the Town's "Laurel Mountain Road Rehabilitation and Sidewalk" capital project. The Town's proposed capital project construction schedule (summer 2022) may require Applicant to design and construct the public improvements prior to the commencement of the approved project construction.

Applicant may coordinate with the Public Works Director to either:

- a. *Design and construct the public improvements themselves in coordination with the Town's project schedule. The public improvement plans shall be prepared by a registered civil engineer and submitted to the Town for review and approval. Prior to issuance of a building or grading permit for the approved project, a form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted to secure construction of the public improvements. Construction cost estimates for all required sureties shall be prepared and signed by a registered civil engineer. The estimates shall be at prevailing wage rates and shall include 20% for construction contingencies and 20% for administrative costs and shall be reviewed and approved by the Public Works Director or designee prior to execution. The security shall be released by the Town within 30 days of acceptance of the work.; or*
- b. *Alternatively, Applicant may execute a reimbursement agreement with the Town to cover the Town's cost for the design and construction of the public improvements. Town's cost shall be at prevailing wage rates and shall include 20% for administrative costs.*

CONDITIONS OF APPROVAL

52. As a means to help mitigate the impact of the project's parking deficit or reduction, prior to the issuance of first certificate of occupancy, Property Owner shall execute an Encroachment Agreement with the Town, in **a form and content acceptable to the Public Works Director the form of a recorded document mutually agreed to between the Property Owner and the Town**, placing responsibility on the Property Owner for the removal and storage of snow from the future Laurel Mountain Road sidewalk and parallel parking spaces which are adjacent to the property.

54. Prior to the issuance of first certificate of occupancy, Property Owner shall execute a non-exclusive easement agreement with the Town, in **a form and content acceptable to the Public Works Director the form of a recorded document mutually agreed to between the Property Owner and the Town**, for the purposes of snow storage, for a width of 10 feet adjacent to the southerly property line along Sierra Nevada Road and for a width of 5ft adjacent to the westerly property line along Laurel Mountain Road.

CONDITIONS OF APPROVAL

55. Prior to the issuance of the first certificate of occupancy, Property Owner shall execute an agreement with the Town agreeing to waive their rights to vote in favor of the dissolution of the Old Mammoth Road Benefit Assessment District, BAD 2002 1. The agreement shall run with the land and shall be binding upon all future owners of the property.

55. Prior to issuance of a building permit, Applicant shall execute a Maintenance Agreement with the Town, in a form and content acceptable to the Public Works Director the form of a recorded document mutually agreed to between the Property Owner and the Town, to ensure that the approved public amenities along Old Mammoth Road, including the outdoor fire pit seating area, street trees, food and beverage garden with seating and bicycle amenities, and performance stage area shown on the approved plans, shall remain open to the public and be maintained by the property owner in perpetuity for the duration of the use permit. The agreement shall be approved by the Directors of Community and Economic Development and Public Works.

Staff Findings and Recommendation

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution (the Resolution) making the required CEQA, and Municipal Code findings, Revoking Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004, and approving Design Review Application #DR 21-005 and Use Permit Application #UPA 21-005 with conditions as recommended by staff or with modifications.

Questions/Discussion