

TOWN OF MAMMOTH LAKES DEVELOPMENT HIGHLIGHTS

January 2022



The Town of Mammoth Lakes is a four-season resort community located in the Eastern Sierra near the base of the Mammoth Mountain Ski Area. Over the past few years, numerous residential and commercial projects have been approved by the Planning and Economic Development Commission (PEDC) and the Town Council (TC). The following is a summary of projects that have recently been submitted, approved, or completed.

COMMERCIAL PROJECTS

Five-Forty (540 Old Mammoth Road)

Approved: June 2019

Status: 12 of 13 residential units completed.

Summary: The Five-Forty project includes a two-story vertical mixed-use commercial and residential building fronting Old Mammoth Road with six residential buildings behind, for a total of 13 residential units. The residential buildings are three stories and consist of two single unit buildings, two duplexes, and two triplexes. The project is located adjacent to the Sierra Center Mall on a 0.67-acre infill site in the Old Mammoth Road (OMR) zoning district.



Mammoth Hotel (452 Old Mammoth Road)

Approved: November 2019

Status: Building permits for demolition and core/shell work were submitted in 2021

Entitlement Extension: Entitlement is valid through November 13, 2026

Summary: The Mammoth Hotel project is a complete renovation and remodel of the existing 3-story Sierra Center Mall building to create a new 4-story, 164-room boutique luxury hotel. The project will demolish the current three-story building to the foundation and construct a four-story hotel with accessory office and restaurant uses as well as a partially open fourth story featuring an open-air roof top deck and pool. The total floor area of the project with the proposed revisions would be 125,240 square feet, which equates to an FAR of approximately 1.48. Construction to tentatively begin Summer 2022.



Limelight Hotel (15 Canyon Boulevard)

Status: Concept Review Submitted December 2020, Entitlement Application expected by February 2022. Anticipated Public Hearing to occur in May 2022.

Entitlement Extension: N/A

Summary: Entitlement application includes a Tentative Tract Map, Use Permit and Major Design Review for a proposed condominium hotel project that consists of 6 levels of hotel guest rooms and managed residences located above one level of subterranean/understructure parking. The project includes 151 hotel rooms and 15 residential units and amenities oriented to guests of the hotel including hotel lounge and meeting rooms, a fitness center, “grab-n-go” food options, Ski Club, child care, equipment rental, and an outdoor pool and jacuzzi terrace.



Residence Inn (94 and 150 Berner Street in the North Village Specific Plan area)

Status: An Entitlement Application for a condominium hotel use was submitted on September 30, 2021. Anticipated Public hearing to occur in March or April 2022.

Summary:

Entitlement application including a Tentative Tract Map, Use Permit and Major Design Review was submitted to the Town for a proposed “Residence Inn boutique hotel by Marriott”. The project consists of a four-story, 101 guestroom, condominium hotel with two levels of understructure parking, a bar/lounge area, outdoor patio seating area, as well as an indoor pool and fitness center.



Sierra Nevada Resort Redevelopment (164, 202 and 248 Old Mammoth Road)

Status: Entitlements submitted January 2022.

Anticipated Public Hearing to occur in winter/spring 2022.

Entitlement Extension: N/A

Summary: The project proposal includes interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant, the construction of 30 new resort cabin units, an expanded event/meeting space and added amenities for both guests and the community. Additionally, the project proposes a Parking Management Plan, Affordable Housing Mitigation Plan and Events Management Plan as part of the Use Permit and proposes the merging of three lots, 64, 202 and 248 Old Mammoth Place, as part of the Lot Line Adjustment.



Yotelpad Mammoth (6040, 6042, and 6060 Minaret Road)

Approved: May 2019

Status: Entitled through November 2022

Entitlement Extension: Eligible for up to a 6-year time extension.

Summary: The Yotelpad Mammoth project is a new mixed-use condo-hotel project proposed for the 2.6-acre site at the northeast corner of Minaret Road and Main Street. The project consists of a five-story condo-hotel with 156 units (studio and 1-br units), 21 three-story townhome units (2-br units), 4,700 sq. ft. of restaurant space, and understructure parking for up to 185 vehicles with valet service. The hotel units are being branded as “micro-units” that will range in size from 334 sq. ft. (studio unit) to 569 sq. ft. (1-bedroom unit) and the townhome units will be approximately 1,300 sq. ft. The vision of the project is to have smaller living spaces that are accompanied by amenity spaces (i.e., fitness room, kids zone and media center, numerous indoor and outdoor fireplaces, a pool and hot tub, a bocce ball court).



Other Commercial Projects w/ Valid Entitlements

Project	Location	Approved Date	Summary	Status
Inn at the Village	50 Canyon Boulevard	October 2014	7-story structure, 67 rooms	Entitled through January 2023
Mammoth View	At Main St., Mountain Blvd. & Viewpoint Rd.	August 2011	105 -unit condo-hotel project	Entitled through August 2023
Old Mammoth Place	164, 202, and 248 Old Mammoth Road	June 2016	343 residential-condo hotel units	Entitled through September 2024

RESIDENTIAL PROJECTS

Hillside Highlands (110, 130 & 150 Hillside Drive)

Approved: May 2016

Status: Construction completed in 2021

Summary: The Hillside Highlands project consists of three triplex structures on three adjacent parcels. Each unit will have approximately 3,000 square feet of habitable area and 3-4 bedrooms. The project applicant agreed to install a sidewalk along Hillside Drive connecting Canyon Boulevard and Forest Trail in return for a wider driveway allowance.



Obsidian (525 Obsidian Place)

Approved: February 2016

Status: 6 of 10 duplexes completed November 2021; Construction began for remaining 4 duplexes in 2021

Summary: A subdivision of the remaining project area within the Tallus project to allow for 20 townhome lots (10 duplexes). There are two building designs approved and each unit will be three-stories tall with approximately 2,300 square feet of habitable area.



Snowcreek VII (1254 Timber Creek Road)

Approved: May 2006

Status: Phase 1 has been completed; 8 units within 3 multi-unit buildings were completed in 2020; 17 units within 6 multi-unit buildings were completed in 2021; 32 units within 11 multi-unit buildings were under construction at the end of 2021;

Summary: The Snowcreek VII project consists of 118 condominium units within four different building designs. There will be a total of 39 buildings consisting of (4) duplexes, (26) triplexes, and (5) four-plexes. The project is broken up into three phases and Phase 1 has been completed. Two additional floor plan designs were approved by the Town in January 2019 along with some other minor amendments to the project design to allow an additional three buildings.



Gray Bear I, II, & III (Sierra Star Golf Course, East of Minaret)

Approved: July 2014 - January 2017

Status: : As of January 2021, construction for 40 lots have been completed; 3 lots are under construction;

Summary: The Gray Bear residential subdivision includes 45 single-family residential lots located adjacent to the Sierra Star Golf Course. The homes are located in the Resort zoning district meaning they can be used as nightly vacation rentals.



(Left - The gray on the site plan represents lots that are complete)

Lakeview Townhomes (125 Lakeview Boulevard)

Approved: July 2020

Status: Construction began in 2021

Summary: The proposed Lakeview Townhomes project is a six-unit multi-family planned unit development (PUD) to be constructed on a vacant parcel located in the Specialty Lodging (SL) zone of the North Village Specific Plan area. The six units are arranged in three duplex structures that are located along the north side of the property. All three duplex structures are three stories in height, and each unit features 3 bedrooms and 3 bathrooms.



Chaparral Townhomes (362 Chaparral Road)

Approved: May 2020

Status: Entitled through May 2022

Summary: The proposed Chaparral Townhomes project is a six-unit multi-family planned unit development (PUD) located within the Residential Multi-Family 1 (RMF-1) zoning district at 362 Chaparral Road. The project site is 0.33 acres in size, which allows for a base density of four dwelling units at the permitted maximum density of 12 dwelling units per acre. The applicant is requesting two additional units of density through the Town's Density Bonus Program for a total of six units.



OTHER COMMUNITY PROJECTS

The Parcel (1699 Tavern Road and 33 Center Street)

Status: Land acquired by the Town in spring 2018; Phase 1 of the Parcel Master Plan was approved in February 2021 and includes 80 affordable housing units. Construction of Phase 1 began in Fall 2021. Phase 1 is anticipated to be completed in Fall 2023

Summary: The Parcel is a 24.5-acre vacant property located adjacent to the Downtown zoning district and several residential zoning districts. The Parcel is envisioned to be developed with up to 450 permanently affordable housing units, to be constructed over multiple phases. The Town Council approved the Parcel Master Plan in January 2021.



Town of Mammoth Lakes Multi-Use Facility (686 Old Mammoth Road)

Approved: Approved design in May 2017

Status: Construction began in Fall 2021.

Summary: The approved Multi-Use Facility project includes a roughly 40,000 square foot, prefabricated tensile structure housing a new recreational facility at the Mammoth Creek Park site. Construction is anticipated to start in the Spring of 2021.



PROJECT SUMMARY

Commercial Projects		
Project	Status	Location
Five-Forty	Under Construction	540 Old Mammoth Road
Mammoth Hotel	Approved	452 Old Mammoth Road
Limelight Hotel	Under Review	15 Canyon Boulevard
Residence Inn	Under Review	94 and 150 Berner Street
Sierra Nevada Resort Redevelopment	Under Review	164, 202, and 248 Old Mammoth Road
Yotelpad Mammoth	Approved	6040, 6042, and 6060 Minaret Road
Residential Projects		
Project	Status	Location
Hillside Highlands	Completed	110 Canyon Blvd.; 130 & 150 Hillside Dr.
Obsidian	Under Construction	525 Obsidian Pl.
Snowcreek VII	Under Construction	1254 Timber Creek Road
Gray Bear I, II, & III	Under Construction	Sierra Star Golf Course, East of Minaret Road
Chaparral Townhomes	Approved	362 Chaparral Road
Lakeview Townhomes	Under Construction	125 Lakeview Boulevard
Other Community Projects		
Project	Status	Location
The Parcel	Phase 1 Under Construction	1699 Tavern Road and 33 Center Street
Multi-Use Facility	Under Construction	686 Old Mammoth Road