

ORDINANCE NUMBER 25-XX

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA,
APPROVING DISTRICT ZONING AMENDMENT 24-001
FOR THE OUTBOUND HOTEL “VILLAS” PROJECT TO
AMEND THE 2021 AMENDED PHASE ONE CLEARWATER SPECIFIC
PLAN DOCUMENT**

WHEREAS, a request for consideration of a district zoning amendment was filed by Matthew Merring for the property owner, WH SN Mammoth, LLC, to amend the 2021 Amended Phase One Clearwater Specific Plan document to allow the Outbound Hotel “Villas” project, in accordance with Sections 17.112 (Specific Plans) of the Town of Mammoth Lakes Municipal Code, for property located within the Clearwater Specific Plan zoning designation at 164 Old Mammoth Road; and

WHEREAS, a noticed public hearing was opened on November 13, 2024, at which time the public hearing was continued to the regularly scheduled December 11, 2024, PEDC meeting; and

WHEREAS, the Planning and Economic Development Commission conducted the continued public hearing on December 11, 2024, at which time all those desiring to be heard were heard and the hearing concluded with a 2-1 vote of the Commission. It was determined that the 2-1 vote was a “no action vote” and a new public hearing on the item would be required to reach a decision on the application; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request on February 12, 2025, at which time all those desiring to be heard were heard; and

WHEREAS, following the receipt of all oral and written testimony, the Planning and Economic Development Commission closed the public hearing on February 12, 2025, and adopted Resolution No. PEDC 2025-02 recommending to the Town Council approval of the Outbound Hotel “Villas” Project, including District Zoning Amendment 24-001; and

WHEREAS, on March 19, 2025, the Town Council conducted a duly noticed public hearing at which time all those desiring to be heard were heard, and Council considered testimony and materials in the staff report and accompanying documents and exhibits; and

WHEREAS, following receipt of all oral and written testimony, the Town Council closed the public hearing on March 19, 2025; and

WHEREAS, all legal prerequisites for the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are all true and correct.

Section 2. Environmental Review. The Town Council makes the following findings and takes the following actions pursuant to the requirements of the California Environmental Quality Act (CEQA):

CEQA Findings – CEQA Guidelines Section §15162:

The Town Council considered the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2006062154) together with the Clearwater Specific Plan EIR, pursuant to the CEQA Guidelines Section 15162, and finds that on the basis of the whole record, there is no substantial evidence that the proposed Outbound Hotel “Villas” project will result in any new significant effects or a substantial increase in the severity of previously identified significant effects.

- a. The Town Council finds that there are no substantial changes to the project from what was analyzed in the Addendum to the Clearwater Specific Plan EIR that will require revisions to the 2021 Addendum, and therefore, no new significant environmental effects or a substantial increase in the severity of previously identified significant effects will occur.
- b. There are no substantial changes with respect to the circumstances under which the project is being undertaken that will require major revisions to the adopted 2021 Addendum to the Clearwater Specific Plan EIR because the Outbound Hotel “Villas” project involves the subdivision of the twenty units within the five existing four-plex structures for condominium hotel purposes, in a location that the Clearwater Specific Plan identifies for siting condominium hotel uses. Therefore, the 2021 Addendum is adequate because it demonstrates that the environmental analysis and impacts identified in the Clearwater Specific Plan EIR remain substantively unchanged by the proposed district zoning amendment, tentative tract map, and use permit, and supports the finding that the project does not result in any new environmental effects and does not exceed the level of impacts identified in the EIR.
- c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified and at the time that the 2021 EIR Addendum was adopted, to show that:
 - (1) The project will have one or more significant effects not previously discussed in the EIR since, as described in the 2021 Addendum to the Clearwater Specific Plan EIR, no changes have occurred with respect to the intensity of the development that was previously analyzed, and all potential environmental effects were found to be adequately analyzed in the 2021 Addendum to the Clearwater Specific Plan EIR;
 - (2) Significant effects previously examined will be substantially more severe than shown in the previous EIR. The Amended Phase One to the Clearwater Specific Plan would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new

information has become available and no substantial changes to the circumstances (under which the project is being undertaken) since the certification of the Final EIR and the 2021 Addendum has occurred.

(3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2021 Addendum to the Clearwater Specific Plan EIR.

(4) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. There are no new mitigation measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the certified Final EIR and the 2021 Addendum to the Clearwater Specific Plan EIR.

Therefore, none of the criteria in CEQA Guidelines §15162 calling for preparation of subsequent environmental review has occurred. The Outbound Hotel “Villas” Project is consistent with the scope of development contemplated for the Amended Phase One CSP project as analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR, which supports the conclusion that the proposed project modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The applicable mitigation measures from the 2021 Addendum remain applicable and are included as conditions of approval for the project.

- d. The Town Council finds that the proposed Outbound Hotel “Villas” Project will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the Project area because the Project site is located approximately seven miles from the Mammoth Yosemite Airport.
- e. A program for reporting on or monitoring the required mitigation measures has been adopted.
- f. All applicable mitigation measures shall be conditions of Project approval.

CEQA Action: The Town Council directs staff to file a Notice of Determination.

Section 3. Findings. The Town Council HEREBY FINDS AND DETERMINES based on the information presented herewith:

FINDINGS FOR DISTRICT ZONING AMENDMENT

(Municipal Code Section 17.112.060)

- a. **The specific plan is consistent with all applicable sections of the General Plan and Title 17 and is consistent with other adopted goals and policies of the Town.**

The proposed subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) is consistent with the General Plan and other adopted goals and policies of the Town because the amendment will result in a project that continues to meet the intent, goals, and objectives of the 2007 General Plan, and the Clearwater Specific Plan. The amendment proposes to modify the permitted uses for the Amended Phase One CSP by adding condominium hotel uses subject to a use permit and subdivision map approval. The proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that excludes condominium hotel uses from the Amended Phase One CSP development project.

The purpose of the proposed amendment to the Amended Phase One CSP is to allow the current property owner to subdivide five existing fourplex structures referred to as the “Villas” into 20 condominium hotel units. The proposed amendment is consistent with the allowable land uses identified in Section 5.2.1, Land Use Designations, of the CSP, which states, “Land Use Area 2: Residential: A building or combination of buildings that function as a hotel with privately held condominium hotel units or traditional hotel units.”

The proposed amendment does not increase the allowable density or intensity of development subject to the Amended Phase One CSP, and importantly, the amendment also maintains the existing allowances of the CSP for future redevelopment, thereby ensuring that any goals not met by the current development can be met when the site redevelops in the future.

Finally, the proposed subsequent amendment to the Amended Phase One CSP maintains consistency with the intent of the General Plan’s Clearwater Specific Plan land use designation, which is to provide “for a pedestrian-oriented, mixed-use district for residents and visitors within the North Old Mammoth Road area. Permitted uses include hotel, condominium-hotel, workforce housing, street front retail along Old Mammoth Road, and a large public plaza intended for use as an event venue. The base density is forty (40) hotel rooms per acre with the potential for up to eighty (80) hotel rooms per acre. Pursuant to the Clearwater Specific Plan, significant community benefits are required to be provided. Workforce housing and commercial uses are exempt from density calculations.”

- b. **That the specific plan is consistent with any applicable airport land use plan as required by Government Code Section 65302.3; and**

The amendment is consistent with Mammoth Yosemite Airport land use plan because the project is located approximately seven miles from the Mammoth Yosemite Airport and due to the nature and scope of the project, no impact on air traffic patterns are

anticipated. Additionally, there are no applicable airport land use plans that have an impact on the Clearwater Specific Plan zoning district.

c. That the specific plan is in compliance with the provisions of the California Environmental Quality Act (CEQA).

Pursuant to CEQA Guidelines Section §15162, no subsequent environmental review is required because there is no substantial evidence that the proposed District Zoning Amendment, Tentative Tract Map, and Use Permit application for the Outbound Hotel “Villas” project would result in any new significant effects or a substantial increase in the severity of previously identified significant effects. The Outbound Hotel “Villas” project is consistent with the scope of development contemplated for the Amended Phase One Clearwater Specific Plan development project analyzed in the October 2021 Addendum to the Clearwater Specific Plan EIR. Therefore, with the incorporation of applicable mitigation measures from the 2021 EIR Addendum, the Specific Plan Amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).

d. The amendment has been processed in accordance with Municipal Code Section 17.112.070.C (Specific Plans – Amendments) and Government Code 65453.

Section 4. Approval. Based on the findings contained in this Ordinance and all other evidence in the record of proceedings in this matter, the Town Council hereby approves District Zoning Amendment 24-001, amending the Amended Phase One Clearwater Specific Plan to read as shown in attached Exhibit “A,” which is incorporated herein by this reference.

Section 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance, or any part thereof, is held invalid or unconstitutional, then such decision shall not affect the validity of the remaining sections or portions of this Ordinance or part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the fact that any one or more sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

Section 6. Effective Date. The Mayor shall sign and the Town Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty days after its final passage.

ADOPTED, SIGNED and APPROVED this 19th day of March, 2025.

CHRIS BUBSER, Mayor

ATTEST: _____
JAMIE GRAY, Town Clerk

Exhibit "A"

**DZA ~~24~~1-001: Subsequent Amendment to the Amended Phase One of the
Clearwater Specific Plan**

December 11 ~~October 20~~, 202~~4~~1

I. Background.

In January 2009, the Town Council adopted the Clearwater Specific Plan ("CSP") ([District Zoning Amendment \[DZA\] 06-003](#)). In March 2010, in compliance with CSP, the Planning and Economic Development Commission approved a vesting tentative tract map, conditional use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements include up to 340 residential units with up to 488 lodging rooms, eight on-site workforce housing units, multiple outdoor public events plazas, approximately 20,000 square feet of commercial/retail space, approximately 17,000 square feet of restaurant space, 9,500 square feet of conference space, a 4,500 square-foot spa and wellness center, an ice rink, a pool, and an underground parking garage covering the entire site. [As a part of the Old Mammoth Place project, the Town approved DZA 09-002 in April 2010 to clarify how building height is to be measured when a building sits atop a parking garage and DZA 10-002 in June 2010 to provide clarification on how fees would be charged for the entitled project.](#)

Throughout the first six years after the approval of Old Mammoth Place, there proved to be no financing available to construct the project and no market for the sale of condominium hotel rooms. In August 2016, in order to improve the economic viability and marketability of the project, the owner obtained approval of amendments to the CSP ([DZA 15-002](#)) 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.

Nonetheless, 12 years ~~after~~ ~~since~~ the adoption of the CSP, there ~~is~~ was still no indication that a project on the scale of Old Mammoth Place ~~can~~ could be financed and developed in the near term. Meanwhile, the current hotel and amenities fall short of meeting the vision and goals of the General Plan and the CSP, and ~~do~~ did not meet the needs and standards of Mammoth's target visitors and families. The site includes the original hotel and restaurant buildings, large paved parking areas, a concrete miniature golf course, and limited vegetation.

[Therefore, in December 2021, the Town Council approved DZA 21-001, which revised the Clearwater Specific Plan \(CSP\) to establish development standards for an Amended Phase One Project. The approved development standards applicable to the amended phase 1 accommodate a less intensive expansion and upgrade of the hotel, restaurant, and public spaces than originally envisioned by the CSP/Old Mammoth Place entitlements, while still allowing for the future development of the Old Mammoth Place project consistent with the CSP's long-term vision and goals.](#)

[The current District Zoning Amendment application \(DZA 24-001\) requests a subsequent amendment to the Amended Phase One CSP to allow a new condominium hotel component of](#)

the Phase One CSP project. The application includes a proposed subdivision of twenty (20) hotel units located within five fourplex "Villa" structures for condominium hotel purposes. The proposed subdivision of the Villas for condominium hotel purposes would not have a material impact on hotel operations because use of the Villas will be restricted to transient occupancy. Transient occupancy restrictions mean and include: (i) owner stays shall be limited to 30-days maximum per stay, without limitation on the number of stays per year; and (ii) each condominium hotel unit shall be made available for rental by the general public when the unit is not owner occupied; provided such restrictions are severable in the event of a judicial determination that a restriction is unenforceable, void or unconstitutional. In addition to the transient occupancy restrictions set forth in Town Zoning, the condominium hotel units (Villas) shall be maintained for transient occupancy use and language shall be included in the governing CC&Rs of the Villas to ensure that the Villas' primary use remains lodging.

II. The Goal of this Subsequent Amendment to the Amended Phase One CSP (DZA 241-001).

The goal of this subsequent Amendment is to ~~establish interim development standards~~ expand the allowable land uses in the Amended Phase One CSP to include condominium hotel uses that are subject to use permit and subdivision map approval, establish development standards for those condominium hotel uses, and reaffirm project requirements for the site that will: (1) accommodate the ~~interim reduced Phase One~~ development of a ~~less tall and less dense~~ smaller scale expansion and upgrade of the hotel, restaurant, and public spaces than is envisioned by the CSP and Old Mammoth Place Project (the "Amended Phase One of the CSP"); (2) enhance and expand upon the available assortment of lodging, food and beverage, and event/meeting space options on the site; (3) provide a new and vibrant outdoor venue and park for community activities and events; (4) animate and activate the Old Mammoth Road streetscape; and (5) allow for and accommodate 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.

III. Amended Phase One of the CSP Project Description.

The goal of the Amended Phase One of the CSP is to transform the site into a fully upgraded, full-service family-oriented lodging establishment ~~hotel~~ and public events venue that will serve to increase lodging hotel occupancies and revitalize the Old Mammoth Road streetscape. The ~~proposed~~ redevelopment of the site ~~would be~~ is the first major renovation of a hospitality project in Mammoth in decades, and would make significant strides toward achieving the Town's vision and goals for the Old Mammoth Road corridor, as set forth in the General Plan and the CSP. To that end, the owner ~~will seek~~ has obtained the Town's approval to:

- Upgrade and enhance all of the hotel's entryways, lobby areas, public spaces, and accommodations;
- Upgrade and increase the capacity of the event and meeting space at the Rafters Restaurant and Lounge and in the current lobby;
- Upgrade the pool and add hot tubs;
- Create multiple landscaped social and amenity areas to include a gazebo, a volleyball court, lawn games, fire pits, and hammocks;

- Add ~~30~~ 10 family-friendly resort cabins and 20 units within five (5) fourplex structures ("Villas") to the site's ~~and~~ hotel inventory;
- Provide on-site workforce housing for a minimum of five hotel employees;
- Demolish the Jimmy's Taverna and Red Lantern building;
- Demolish the miniature golf course;
- Expand the Rafters deck;
- Create a landscaped food and beverage garden and food truck venue south along Old Mammoth Road from the Rafters deck to a new public park;
- Create a new public park and events pavilion at the corner of Old Mammoth Road and Sierra Nevada Road to accommodate community festivals and events; and
- Provide new public restaurants to support the public's use of the new food and beverage garden and public park.
- [Pursuant to DZA 24-001, condominium hotel uses may be permitted subject to use permit and subdivision map approval.](#)

IV. The Town's Vision and Goals for the Site.

The Town's vision and goals for the site are encompassed in the following quotes from the CSP:

"These guidelines and standards provide a framework for development of a cohesive, mixed-use, pedestrian-oriented ... hotel opportunity that will significantly contribute to the revitalization of the Old Mammoth Road corridor."

"The hotel will provide a contemporary and enjoyable place to stay for Mammoth visitors, central to the multitude of recreational opportunities available in and around the Town of Mammoth Lakes."

"The overall goal of the Specific Plan is to create an attractive, hotel opportunity that shall serve to revitalize the economy of the core of the North Old Mammoth Road District area."

"A project shall provide additional transient occupancy options to the Town of Mammoth Lakes" and shall "contribute to the overall revitalization of the Old Mammoth Road corridor."

"To support the needs of the Town of Mammoth Lakes as a premier destination resort community ... a project shall provide additional 'hot beds' and additional transient occupancy options to the Town."

The ~~proposed~~ subsequent amendment to the Amended Phase One of the CSP will ~~include~~ permit 30 the addition of 10 single-story resort cabins that will provide additional hot beds and amenities, ~~without any condominium component.~~ as well as 20 Villa units located within five four-plex structures along the southern portion of the site which may be subdivided for condominium hotel purposes subject to use permit approval and stipulation that the units are restricted to transient occupancy use.

The resort cabins and Villa units are designed for families, ~~will~~ add to the lodging options offered within the community, and have the capacity to increase TOT generation through higher occupancies and average daily rates. The expansion of indoor and outdoor event and meeting space, the creation of a food and beverage garden, and the development of a public park and events pavilion ~~will~~ provide benefits to the community and animate the Old Mammoth Road streetscape.

V. Development Standards.

The following development standards ~~will~~ apply to the Amended Phase One of the CSP:

DEVELOPMENT STANDARD	Proposed
Total Project Site Size:	6.09 acres
Number of existing hotel rooms:	149 rooms
Number of additional <u>new</u> resort cabins rooms :	31 10 rooms
<u>Number of new Villa units (these units may be subdivided for condominium hotel purposes subject to use permit and subdivision map approval):</u>	<u>20 units</u>
Maximum Building Height – Cabins <u>and Villas</u> :	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

VI. Proposed Modifications to CSP Standards.

The following table describes the requested modifications to the 2016 CSP requirements to accommodate the ~~proposed~~ Amended Phase One of the CSP. These standards shall only apply to the Amended Phase One project, and any future redevelopment of the site following completion of the Amended Phase One project shall be subject the standards found in the 2016 Amendment to the Clearwater Specific Plan.

Section	Title	Proposed Changes to the Clearwater Specific Plan
1.0	Introduction	None.
2.0	Existing Setting and Conditions	None.
3.0	Project Description of the Specific Plan	<ul style="list-style-type: none"> The Project Description for the Amended Phase One of the CSP is included under Section III above. The project description for the Old Mammoth Place project as detailed in the 2016 CSP Amendment shall not apply to the Amended Phase One project.
3.1	Conceptual Plan	<ul style="list-style-type: none"> The Conceptual Plan for the Amended Phase One of the CSP is for illustrative purposes only and does not constitute a formal approval of any site or building design. Final site and architectural plans must be approved through the Design Review process.
3.2	Design Objectives	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall not require: <ul style="list-style-type: none"> the construction of any commercial retail space along Old Mammoth Road; improvement of the transit stop or construction of a bus shelter on Old Mammoth Road; regular shuttle service to MMSA, the airport, the golf courses, and Vons (shuttle service shall be on-demand); or on-site changing rooms and lockers for employees of the resort who choose to walk or bike to work.
3.3	Sustainability Guidelines	<ul style="list-style-type: none"> Improvements constructed for the Amended Phase One of the CSP shall not require LEED certification.
3.4	Operations	<ul style="list-style-type: none"> Although the Amended Phase One of the CSP shall contain event space and meeting space, it need not include conference space. <u>For the purposes of this Amended Phase One CSP document, the term “condominium hotel” shall be defined as any building or portion thereof containing guest rooms used, designed, or intended to be used, let or rented for</u>

		<p><u>periods of no more than thirty days at a time either by transient occupants or the individual owner(s) of a unit or units within the project; and that is also an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in the building on the real property.</u></p> <ul style="list-style-type: none"> • The Amended Phase One of the CSP shall not include any "condominium hotel" units, any units that "will be sold fully furnished with standardized furniture, fixtures and equipment at the time of initial sale," any "homeowner association," or any "space for a rental management operation." <u>may include condominium hotel uses subject to use permit and subdivision map approval.</u> • <u>A maximum of twenty (20) "condominium hotel" units may be approved under the Amended Phase One CSP.</u> • <u>All condominium hotel units shall include the following services and amenities:</u> <ul style="list-style-type: none"> ○ <u>a. Central front desk, lobby, and telephone connections to all hotel rooms with staff available 24-hours a day;</u> ○ <u>b. Check-in spaces for arriving vehicles;</u> ○ <u>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 restaurant or room service; ski and luggage storage; and recreation facilities such as spas, swimming pools, or fitness room facility open to all hotel users);</u> ○ <u>d. Standardized furniture, fixtures, and equipment in all rooms;</u> ○ <u>e. Centralized management and standards for guest reservations, daily housekeeping service, and maintenance services, for all units;</u> ○ <u>f. Space for a rental management operation;</u> ○ <u>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</u> ○ <u>h. Inclusion of hotel amenities in common areas through condominium covenants, conditions, and restrictions (CC&Rs).</u>
3.5.1	Traffic Mitigation	<ul style="list-style-type: none"> • No offsite traffic improvements shall be required.

3.5.2	Site Access	<ul style="list-style-type: none"> The Amended Phase One of the CSP may be accessed from Sierra Nevada Road even though it will not include underground parking.
3.5.3	Transit Improvements	<ul style="list-style-type: none"> No transit improvements shall be required.
3.5.4	Street Improvements	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall include curb, gutter, and sidewalk improvements along Laurel Mountain Road. The east-west vehicular connector: <ul style="list-style-type: none"> need not have a 40-foot right-of-way offered for dedication to the Town for use as a public road; need not be named; need not be improved with curb and gutter; and need not contain sidewalks or heat tracing. The north-south pedestrian connector in the Amended Phase One of the CSP will provide access from Sierra Nevada Road to the hotel pool complex, but will not connect to the northern property boundary.
3.5.5	Storm Drainage	<ul style="list-style-type: none"> The project will meet Town drainage standards and requirements.
3.5.6	Sewer and Water	<ul style="list-style-type: none"> The project will meet all applicable Mammoth Community Water District standards and requirements as determined through the construction permit process.
3.5.7	Dry Utilities	<ul style="list-style-type: none"> Undergrounding of on-site overhead utilities serving the site shall not be required.
3.5.8	Phasing	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall be constructed in one phase, as determined by the owner after consultation with the Town.
3.5.9	Public Facilities	<ul style="list-style-type: none"> The food and beverage garden along Old Mammoth Road need not be hardscaped.
3.6	Community Benefits	<ul style="list-style-type: none"> The community benefits required by the CSP will not be provided as part of Amended Phase One but may be required upon future redevelopment of the site.
4.1	Consistency with the 2007 General Plan	None.
4.2	Consistency with the NOMR District Study	None.
4.3	Consistency with the Municipal Code	None.

5.1	Land Use Objectives, Policies, and Standards	<ul style="list-style-type: none"> No underground parking is required. No residential units (other than workforce housing) are required. The north-south pedestrian connector need not connect to the northern property boundary.
5.2	Development Standards	<ul style="list-style-type: none"> See the Development Standards Table for Details.
5.2.1	Land Use Designations	<ul style="list-style-type: none"> The location and description of the uses shall not apply to the Amended Phase One of the CSP.
5.2.2	Permitted Uses	<ul style="list-style-type: none"> Condominium hotel uses may be permitted subject to use permit and subdivision map approval. Permitted uses for h Hotel operations may include the construction or placement of 310 resort cabins and 20 units within 5 four-plex ("Villas") structures that are affixed to foundations.
5.2.3	Density	None.
5.2.4	Site Coverage	None.
5.2.5	Building Separation	None.
5.2.6	Building Height	<ul style="list-style-type: none"> The maximum building height for resort cabins and Villa structures shall be 35 feet.
5.2.7	Setbacks	<ul style="list-style-type: none"> Setbacks for buildings and vehicles are set forth in the Development Standards table above.
5.2.8	Parking	<ul style="list-style-type: none"> 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.
5.2.9	Snow Storage and Removal	None.
5.2.10	Signage	None.
5.2.11	Lighting	None.
5.2.12	Public Art	<ul style="list-style-type: none"> No specific requirements for public art
5.2.13	Additional Standards and Requirements	None.
6.0	Design Guidelines	<ul style="list-style-type: none"> Final design of the cabins, Villas, and site amenities will be determined through the Design Review process.
7.0	Housing	<ul style="list-style-type: none"> The Amended Phase One of the CSP shall provide on-site workforce housing for a minimum of five hotel employees and shall otherwise comply with the Town's Housing

		Ordinance. No parking shall be required for on-site workforce housing units.
8.1	Recreation	None.
8.2	Conservation and Open Space	None.
8.3	Noise	None.
8.4	Safety	None.
9.1	Maintenance	<ul style="list-style-type: none">• The hotel owner/operator shall maintain the hotel property and improvements.
9.2	Construction and Drainage	<ul style="list-style-type: none">• No off-site drainage systems shall be required.
9.3	Site Utilities	<ul style="list-style-type: none">• The project will meet all applicable utility requirements as determined during the construction permit process.
10.0	Administrative Procedures	<ul style="list-style-type: none">• Use Permit and Design Review approval shall be required prior to construction of the Amended Phase One project.