



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: February 11, 2026

AGENDA TITLE: Consider approval of Final Tract Map 24-003 for the Outbound Hotel project
Applicant / Property Owner: Matthew Mering /WH SN Mammoth, L.L.C.

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Director

Matthew Freedman, PE, Associate Engineer

OBJECTIVE:

1. PEDC action to:

- a. Option 1: Find Final Tract Map 24-003 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map; find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and authorize recordation of Final Tract Map 24-003:
 1. After payment of any outstanding fees; and
 2. After no less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed.

Option 2: Find that Final Tract Map 24-003 is not in accordance with the conditionally approved Tentative Tract Map and deny the Final Tract Map.

SUMMARY:

Proposal:

The requested Planning and Economic Development Commission (PEDC) action will allow for the recordation of the subject Final Map for the Outbound Hotel project located at 164 Old Mammoth Road to subdivide the twenty units within the five fourplex "Villas" structures into twenty condominium hotel units. A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.

Location:

164 Old Mammoth Road (APN [035-230-012-000v](#))

Size of Property:

6.1 acres (265,321 sq. ft.)

Zoning:

Clearwater Specific Plan

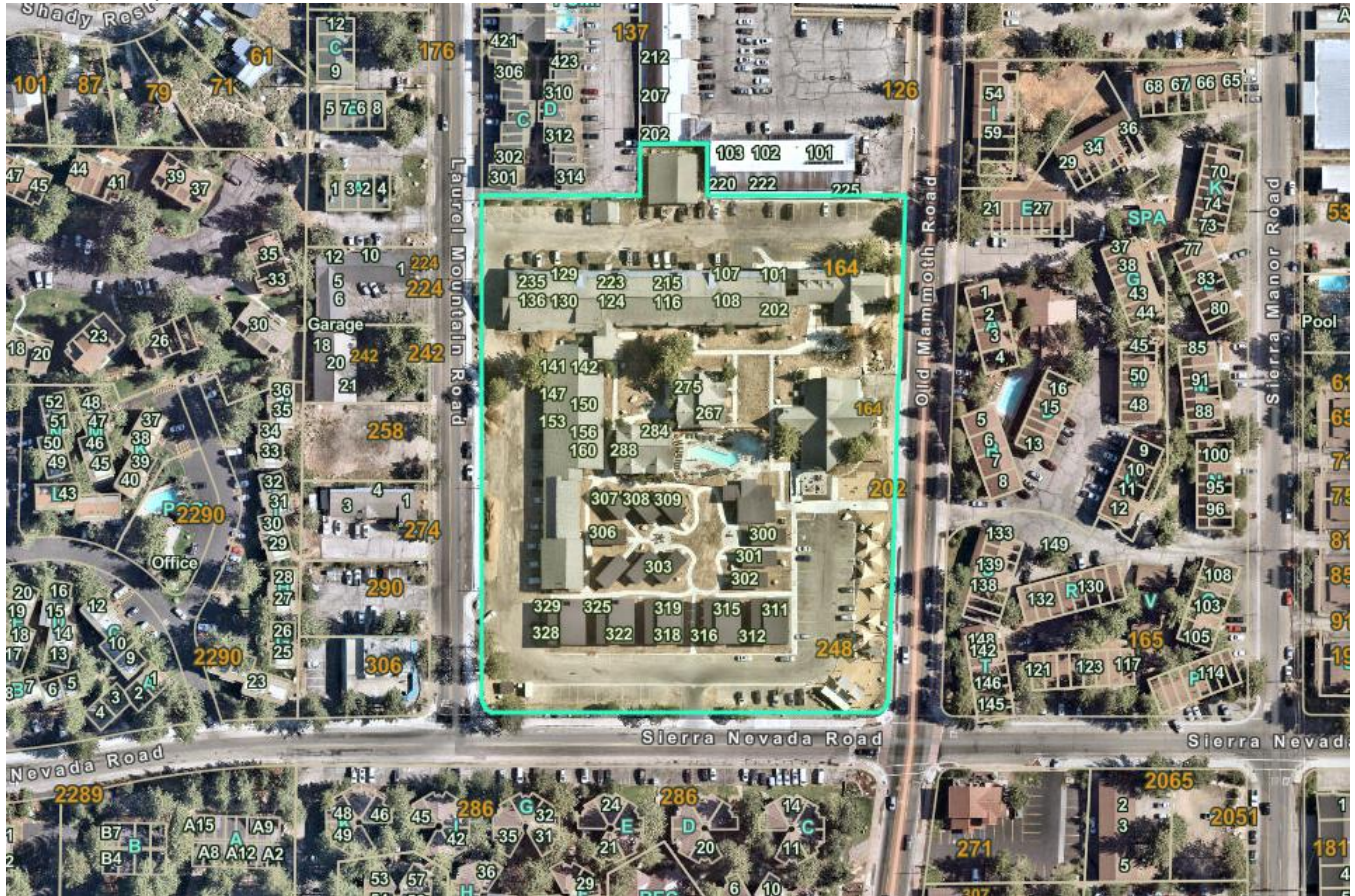
General Plan:

Clearwater Specific Plan

Environmental Review:

Statutorily Exempt pursuant to CEQA Guidelines §15268

Location Map:



KEY ISSUES:

1. Is the Final Tract Map in accordance with the conditionally approved Tentative Tract Map?
2. Have all applicable conditions of approval of the Tentative Tract Map been satisfied?

I. INTRODUCTION AND BACKGROUND

Project Description:

The Clearwater Specific Plan (CSP) was adopted by the Town of Mammoth Lakes in January 2009, for the development of a new, pedestrian oriented, mixed-use, resort destination development located in the North Old Mammoth Road District of the Town. Adoption of the CSP included approval of the Final Clearwater Specific Plan Environmental Impact Report (CSP EIR) (SCH# 2006062154).

In March 2010, in compliance with the CSP, the PEDC approved a vesting tentative tract map, use permit, and design review for a mixed-use project called "Old Mammoth Place." The Old Mammoth Place entitlements included 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.

Over the period of approximately six years following the Old Mammoth Place project approval, the project proponents attempted to move the project forward, but were unable to secure financing to construct the project. In August 2016, as an effort 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. At that time, a CEQA addendum to the CSP EIR (Old Mammoth Place CUP Addendum [SCH# 2006062154]) was prepared. The Addendum concluded that the proposed modifications were consistent with what was analyzed as part of the CSP Final EIR. This Addendum was approved in 2016.

In September 2021, a new application was submitted to amend the CSP (DZA 21-001) to establish interim development standards to serve as zoning for Phase One of the CSP. The interim development standards accommodated a less intensive expansion and upgrade of the existing hotel, restaurant, and public spaces than envisioned by the CSP/ Old Mammoth Place entitlements, while still allowing for future development consistent with the CSP's long-term vision and goals. The Town Council approved DZA 21-001 in December 2021.

Following approval of DZA 21-001, the PEDC approved a Major Design Review (DR 21-005) application in February 2022, for a project consisting of interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant, the construction of 30 new resort cabin units, including five (5) four-plex "Villa" structures, an expanded event/meeting space, and added amenities for both guests and the community. The project also included seven (7) on-site affordable housing units located within an existing spa building, a Parking Management Plan to allow for a 15% reduction in required parking (186 parking spaces proposed) and the incorporation of a valet program, and a range of regularly scheduled events managed by the Events Management Plan. Construction of the approved project began in April 2022 and was substantially completed in April 2025, with the exception of some landscaping improvements which have been bonded for to guarantee their completion.

In December 2024, the PEDC considered an additional amendment to the CSP (DZA 24-001) to allow the subdivision of the twenty units within the five fourplex "Villas" structures into twenty condominium hotel units. The PEDC provided a recommendation to the Town Council to approve the amendment and the Town Council approved DZA 24-001 in March 2025. Together with the CSP Amendment, Tentative Tract Map (TTM) 24-003 and Use Permit (UPA) 24-004 were considered by the PEDC and the Town Council for the subdivision of the units, and were approved in March 2025 subject to the condition of approval included in Town Council Resolution 2025-17. In accordance with the State Subdivision Map Act, a final tract map application (FTM 24-003) was submitted to the Town in August 2025 and pursuant to the State Subdivision Map Act, a final tract map must be approved and

recorded prior to land being legally subdivided. The final tract map requires approval by staff and the PEDC and must be recorded on the property title. The Town has reviewed the final tract map and found that all of the applicable conditions of approval from TTM 24-003 have either been met or are expected to have been met prior to the PEDC meeting.

Environmental Analysis:

Pursuant to CEQA Guidelines Section 15268, the approval of final subdivision maps is statutorily exempt from the requirements of CEQA since they are considered to be a ministerial project and no further action under CEQA is required.

Staff Findings and Recommendation:

1. Find Final Tract Map 24-003 to be in accordance with the conditionally approved Tentative Tract Map and approve the Final Tract Map;
2. Find that all applicable conditions of approval of the Tentative Tract Map have been satisfied; and
3. Authorize recordation of Final Tract Map 24-003:
 - a. After payment of any outstanding fees; and
 - b. After no less than ten calendar-days after the approval of the Final Tract Map by the Planning and Economic Development Commission provided no appeal has been filed.

Attachments:

Attachment 1: Final Tract Map 24-003

Attachment 2: Approved Tentative Tract Map 24-003

Attachment 3: Tentative Tract Map 24-003 PEDC Staff Report

Attachment 4: PEDC Resolution 2025-02 and Conditions of Approval

Attachment 5: TC Resolution 2025-17 and Conditions of Approval