

AGENDA BILL

Subject: Receive non-binding input from the Town Council regarding the Community Benefits/Incentive Zoning (CBIZ) Proposal for the Mammoth Creek Inn Expansion Project

Initiated by: Jen Daugherty, Associate Planner
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BACKGROUND

Purpose & Process

The purpose of this agenda item is for the Council to evaluate and discuss the proposed Community Benefits/Incentive Zoning (CBIZ) proposal for the Mammoth Creek Inn expansion project. The Council is requested to provide non-binding input as to whether the proposal is worthy of consideration prior to the formal consideration of the application by the Planning Commission (CBIZ Policy D.1, please see Attachment 1). No formal action or findings are required.

The Mammoth Creek Inn owner applied for a concept review application in 2012, which allows an applicant to provide conceptual level information for staff, Commission, and Council review prior to the preparation of detailed plans for a formal permit application.

The Planning Commission will discuss the concept review application on January 9, 2013. Since the CBIZ Policy requires a two week posting of meeting materials, this agenda bill will not be able to incorporate Commission comments on the concept review. Therefore, staff will verbally report out any Planning Commission comments related to the CBIZ proposal at the Council meeting.

After the Town Council CBIZ discussion, staff will provide a close-out letter to the applicant summarizing the Commission and Council feedback on the concept review and CBIZ proposal. The applicant will then determine how to incorporate the feedback and prepare a use permit, design review, and a tentative tract map application packet for formal submittal.

Background & Concept Review Proposal

The owner of the Mammoth Creek Inn has made improvements over the past few years to revitalize the existing hotel. Substantial interior upgrades and improvements were completed in 2008, deteriorating balconies and railing were replaced, and the exterior of the building was upgraded with new materials and colors.

The Mammoth Creek Inn concept review application is a proposal to expand the existing hotel by adding 12 additional hotel rooms in nine condominium-hotel (condo-hotel) units. The condo-hotel units would function as “hot beds” consistent with the Town’s requirements for previous condo-hotel projects (e.g., under hotel management, daily housekeeping service, front desk, standardized furniture, fixtures and equipment, etc.).

The nine proposed condo-hotel units would be contained in three buildings of the same design located to the east of the existing hotel building. The buildings are proposed to be approximately 43 feet tall with four floors. Each building includes four understructure parking spaces.

Proposed Unit Type and Density Breakdown.

				Total
Unit Type	Studio	One-bedroom	Two-bedroom	N/A
Number of Each Unit Type	3	3	3	9 units
Total Number of Bedrooms per Unit Type	3	3	6	12 rooms
Location of Unit	First floor	Second floor	Third and fourth floors	N/A

The Mammoth Creek Inn currently has 26 rooms, and this proposal would increase the total number of rooms to 38. The allowable base density is 40 rooms per acre, which would allow a total of 31.2 rooms on this site (rounded down to 31 rooms). Therefore, the proposal would result in seven rooms over the allowable base density. An approval pursuant to the CBIZ Policy would be required to allow for this increased density.

The proposal also includes additional parking spaces to meet the requirements for the existing hotel and the 12 additional rooms. The site plan, floor plans, and building sections are included as Attachment 2.

ANALYSIS/DISCUSSION

The CBIZ Policy provides regulations for the granting of discretionary development incentives to developers to encourage the provision of certain community benefits or amenities in accordance with the General Plan (please see Attachment 1 for the CBIZ Policy). The community benefit(s) provided are required to be in addition to any items that are or would be required by the General Plan, Municipal Code, Development Impact Fees, or mitigation measures required by the California Environmental Quality Act (CEQA).

CBIZ refers to Neighborhood District Plan (NDPs) and other planning documents to be applied in determining appropriate community benefits for each project. The preferred option is for the community benefit(s) to be provided on site or within the district in which the project is located. Furthermore, CBIZ allows for the payment of fees in-lieu of the direct provision of community benefits. The Mammoth Creek Inn site is located within the South Old Mammoth Road District, which was included in the South Districts NDP. The South Districts NDP lists the following as community benefits above project requirements: special events areas and plazas, park enhancements and improvements, enhanced transit facilities, and others (please see Attachment 3).

CBIZ ensures that the granting of incentives provides the desired community benefit(s) that is commensurate with the financial incentive conferred to the developer with the increased density. Not only is the applicant requesting a relatively minor incentive (i.e. 22.5% density increase or 49 rooms per acre), but also the financial analysis of the project identified that *“there does not appear to be a sufficient margin to request community benefits exceed five percent of the net return shown for this project (approximately \$6,000)”* (please see EPS Analysis, Attachment 4)¹. Therefore, the applicant’s preliminary CBIZ proposal is to provide in-lieu fees of \$6,000 towards a new or improved transit facility, such as a bus stop/shelter along Old Mammoth Road in the vicinity of the project.

The CEQA analysis for the project will analyze potential environmental impacts of the project, including Population at One Time and Population Impact Evaluation Criteria (PAOT/PIEC). Since the project is located in the Commercial Zone in town on an existing developed property and the density increase is relatively minor, staff anticipates that there will be no significant environmental impacts from the additional seven rooms proposed.

¹ This does not include Town revenues associated with the project, such as transient occupancy tax, property tax, and utility tax, which are estimated in the EPS Report (Attachment 4).

OPTIONS ANALYSIS

Option 1: Provide non-binding input as to whether the Mammoth Creek Inn expansion CBIZ proposal is worthy of consideration prior to the formal consideration of the application by the Planning Commission (CBIZ Policy D.1).

Option 2: Do not provide non-binding input regarding the Mammoth Creek Inn expansion CBIZ proposal.

Option 1 would provide the applicant and staff with input that the applicant would use to refine the CBIZ proposal as necessary for a formal application submittal. If the proposal does not change significantly, the CBIZ proposal would not need to be brought back to Council before the Planning Commission public hearing on the formal application (i.e., tentative map and use permit public hearing).

Option 2 would not provide the applicant or staff with input, and the CBIZ proposal would be required to be brought back to Council for non-binding input once the formal application is submitted.

VISION CONSIDERATIONS

The CBIZ Policy is consistent with the Town's Vision of being a great place to live and work, providing a stable economy, and being a premier year-round resort community because the Policy provides a mechanism to achieve developer-provided facilities and amenities beyond those normally required. The project's CBIZ proposal of providing funds towards a transit stop or shelter is also consistent with the Town's Vision of offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to use of personal vehicles.

FINANCIAL CONSIDERATIONS

The applicant is funding the staff time to process this concept review application with a \$1,000 retainer deposit and is being invoiced on a cost accounted basis. The applicant will be required to fund the staff time for formal application processing. Estimated future Town revenues associated with this project, such as transient occupancy tax, property tax, and utility tax, are identified in the attached EPS Report (Attachment 4).

STAFFING CONSIDERATIONS

Staff time to process permits is included in the Community and Economic Development Department's work program.

ENVIRONMENTAL CONSIDERATIONS

The required California Environmental Quality Act (CEQA) analysis will be prepared after the formal application is submitted.

LEGAL CONSIDERATIONS

The Town Attorney has reviewed this agenda bill.

RECOMMENDATION

Therefore, it is recommended that the Town Council choose Option 1 and provide non-binding input as to whether the Mammoth Creek Inn expansion CBIZ proposal is worthy of consideration prior to the formal consideration of the application by the Planning Commission (CBIZ Policy D.1).

Attachments

1. CBIZ Policy (Town Council Resolution 09-55)
2. Site Plan, Floor Plans, and Building Sections
3. South Districts Neighborhood District Plan Table 2-1: South Mammoth Project Components and Community Benefits
4. EPS Analysis for Mammoth Creek Inn CBIZ