
GENERAL PLAN CONFORMANCE ANALYSIS

The 2007 General Plan identifies the 64 acre North Village resort node as one of twelve planning districts within the Town of Mammoth Lakes with the specifically defined neighborhood planning characteristics or objectives for this particular District embedded in the North Village Specific Plan (“NVSP”). The primary objectives of the NVSP are intended to provide overarching land use guidelines and development standards for North Village “to promote a cohesive, pedestrian-oriented resort activity node, and to provide for a year-round focus for visitor activity within the Town of Mammoth Lakes.” As set forth in the Town’s General Plan, some of the primary tenets of the community’s strategic vision for the North Village neighborhood include:

- Sustainability
- Creation of a compelling destination, providing a “there there”
- Attaining legitimate status as a premier, year-round resort community

The related goals, policies, and actions articulated to achieve these strategic goals for North Village include:

- North Village as more urban in character so it can become a hub of activity
- Creation of an lively and animated streetscape with commercial enterprises oriented toward the street
- The North Village neighborhood should include a variety of resort lodging supported by outdoor activities, restaurants, meeting facilities, entertainment, and other complimentary attractions and amenities
- North Village should have sufficient critical mass of commercial development to provide economic sustainability

The thoughtful redesign of the third and final piece of the strategically located 8050 complex has been informed by and conforms to the General Plan as it fundamentally aims to deliver a high quality lodging facility and related guest services and community amenities in the heart of the Village that helps serve to provide the critical mass necessary for a healthy functioning and economically sustainable North Village resort node. No less importantly, the reconfigured project will significantly enhance the vibrancy and animation of the Minaret Road streetscape, markedly improve the quality and safety of the pedestrian experience, and provide much better pedestrian connectivity in the neighborhood.