



TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2009

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INTRODUCTION AND PURPOSE

California Government Code Section 65400(a) requires local planning agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Office of Planning and Research, and the Department of Housing and Community Development (HCD) by April 1st of each year:

1. The status of the general plan and progress in its implementation;
2. The Town's progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the Town's approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

In addition to the above-listed required information, the Community Development Department has included additional content in this report that is locally relevant including planning activities and permits initiated and major development applications processed.

The purpose of this report is to inform the Town Council and the community of Mammoth Lakes about the status of implementing the General Plan, housing issues, and development in Mammoth Lakes. The report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan in the upcoming year.

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2009.

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EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2009 Annual Planning Report was prepared by the Town of Mammoth Lakes Community Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on March 17, 2010.

This report summarizes the measures and actions associated with the implementation of all of the Town's General Plan elements with specific reference to each of the individual elements. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, Economy, and Housing.

The Town has made significant progress in the implementation of the General Plan through district planning, policy development, airport service expansion, the approval of major planning projects, impact fee adjustments, transit service expansion, and code compliance efforts. These achievements are discussed under the appropriate General Plan element section of this report.

The Housing Element and progress in meeting its goals are discussed in depth in this report. The Housing Element Implementation Tables, Attachment 1, provide details of the progress of meeting regional housing needs as well as removing governmental constraints to the development of affordable housing. The Town was scheduled to have an adopted Housing Element for the period of 2007-2014 certified by August 2009. Although the Housing Element Update was not completed on the anticipated schedule, substantial progress on the Update was made in 2009, and a Draft Housing Element was provided to the Department of Housing and Community Development (HCD) for review in early February 2010.

This report also includes information on planning applications that were initiated, completed, or underway in 2009. The slow down of California's housing market and economy has also affected Mammoth Lakes. This has generally resulted in a decrease in the total number of major planning applications and delaying the construction of approved major projects. Smaller projects, such as remodels, single family homes, exterior upgrades and other minor permits, have also been affected, but not as significantly. The Town has seen an increase in the number of time extension applications, which are requests to extend development entitlements.

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2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was adopted on August 15, 2007. The Town of Mammoth Lake's 2007 General Plan ("General Plan") was prepared using the State's 2003 General Plan Guidelines (Government Code 65040.2). The General Plan includes the seven mandatory elements: land use, circulation, conservation, housing, noise, open space, and safety. The General Plan also includes three optional elements: economy, public arts, and community character.

The 2007 General Plan did not include updates to the existing Housing, Parks and Recreation, and Noise elements. An update of the Housing Element (2003) began in 2008 and is still underway. A final draft of a new Parks and Recreation Master Plan was completed in April 2008. Following an environmental review process, the draft Parks and Recreation Master Plan is anticipated to be adopted, and will replace the current Parks and Recreation Element (1990). The Noise Element (1997) is anticipated to be updated by 2012 as feasible with Town resources. An update to the Mobility (Circulation) Element has been deferred to 2010-2011.

During 2009, there were three General Plan amendments approved. These amendments were associated with three major planning projects: Clearwater Specific Plan, Snowcreek Master Plan Update, and Mammoth Crossing.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2009 to implement the General Plan:

- Town Council acceptance of the North Village District Plan study, initiation and substantial progress on the Downtown Neighborhood District Plans, and progress on the East Open Space Stream Corridor, Sierra Star, and Shady Rest district plans.
- Development of various policies including Population at One Time (PAOT) and Population Impact Evaluation Criteria (PIEC), Destination Resort Community Economic Development Strategy (DRCEDS), Community Benefits and Incentive Zoning (CBIZ), and Appropriate Locations for Height and Density.
- Commercial airport service was expanded, adding another daily flight to Los Angeles and daily flights to San Jose, Reno, Portland, and Seattle.
- The Town Council approved the Clearwater Specific Plan, Snowcreek Master Plan Update, and the Mammoth Crossing North Village Specific Plan Amendment.

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- The Capital Facilities Funding Committee was established which assisted with research and adjustments of impact fees by Town Council.
- Transit service expansion and an eleven percent increase in ridership on the Town operated transit system.
- Substantial code compliance efforts were undertaken and resolved.

The Town encountered a number of challenges while furthering the goals of the General Plan:

- Reduced staff and work hours (i.e. furloughs) have impacted the Town's ability to initiate or complete priorities on schedule.
- Budget cuts have reduced certain services and limited resources for staff training and further education.
- Competing priorities and unanticipated priorities, including the resolution of major policy items while continuing to process major development applications.

Land Use Elements

Three elements in the 2007 General Plan address land use. These elements are Land Use, Community Design, and Neighborhood and District Character.

Land Use Element

The Land Use Element states: "An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl."

During 2009, the Town researched and developed various policies that furthered the goals of the Land Use Element. These included the Population at One Time (PAOT) and Population Impact Evaluation Criteria (PIEC) policy related to buildout and growth management. The intent of the PIEC policy is to implement the 2007 General Plan, Community Vision, and "triple bottom line" considerations for environmentally, economically, and socially sustainable patterns of growth and development.

Town Council also adopted the Community Benefits and Incentive Zoning (CBIZ) policy, which provides procedures for the granting of discretionary development incentives to property developers to encourage the provision of certain community benefits or amenities.

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Another policy discussed in 2009 was "Appropriate Locations for Height and Density." Since building height and density have long been controversial subjects in the community, the Town prepared high-level policy recommendations on height and density that will be used for project review, considered in district planning, and incorporated into future Municipal Code updates.

In 2009, the Town Council approved several major projects that further General Plan Land Use goals. One project, the Clearwater Specific Plan, created new and progressive development guidelines and standards for the development of a cohesive, mixed-use, pedestrian-oriented project on Old Mammoth Road. Another major project approved by Town Council was the Snowcreek Master Plan Update, which would allow for the fulfillment of the Snowcreek Master Plan through a destination resort designed to be a livable neighborhood including workforce housing, convenient retail, public amenities, and active/passive recreation facilities. The Mammoth Crossing North Village Specific Plan Amendment was approved and would help to create a pedestrian-oriented entertainment retail and lodging district that would enhance the visitor experience.

Lastly, the Town continues to maintain the Town's Urban Growth Boundary (UGB) to ensure a compact urban form, protect natural and outdoor recreational resources, and prevent sprawl. A minor amendment to the UGB was approved in 2009 in conjunction with the Snowcreek Master Plan Update. This change did not result in an increased development footprint or density, thereby being consistent with the intent of the UGB.

Community Design Element

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic."

An important policy in this Element is to limit building height to the tree heights on site or to the top of the tree canopy if no trees exist on site (Policy C.2.X). The Town continues to evaluate proposed project against this policy. In 2009, staff conducted a survey of tree heights in the Main Street area so this information can be incorporated into the Downtown Neighborhood District Plans study recommendations.

To implement the policies and actions of this Element, the Town continues to retain an Advisory Design Panel (ADP) that reviews site design, building massing and architecture of proposed development project. In addition, the Town continues to implement and revisit the Town's Design Guidelines and Color Handbook to achieve desired community design through project review and/or the entitlement process. The Town has also undertaken code compliance actions to improve the appearance of dilapidated buildings throughout town.

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Neighborhood and District Character Element

The Neighborhood and District Character Element states: "To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned...the community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each district."

The district planning process continues to facilitate the overall planning of geographic areas in town. In 2009, the Town Council accepted the North Village District Plan that was initiated with the Mammoth Crossing North Village Specific Plan Amendment. Also, substantial progress was made on the Downtown Neighborhood District Plans that encompasses the Main Street and the Shady Rest districts as well as portions of Old Mammoth Road and Gateway districts.

Circulation Element – Mobility Element

The Mobility Element in the 2007 General Plan addresses circulation and states, "Mammoth Lakes will be connected, accessible, uncongested and safe with emphasis on feet first, public transportation second, and car last."

In 2009, commercial airport service was expanded, adding another daily flight to Los Angeles and daily flights to San Jose, Reno, Portland, and Seattle. Expanded air service is expected to result in fewer private vehicles in town, thereby supporting transit and "feet-first" goals. Also, the Town began preliminary design and CEQA review for the southerly airport access road in 2009.

Transit service was expanded and adjusted to more effectively meet users' needs, which resulted in an eleven percent increase in ridership on the Town operated transit system. In addition, the Town, Eastern Sierra Transit Authority (ESTA), and Mammoth Mountain Ski Area (MMSA) continue to work towards the unification of the transit system, which is anticipated in the next few years. Part of this process will include changing all transit signage to be uniform under the ESTA banner. Also, the Town continues to require a transit agreement from all transient development projects to de-emphasize automobile use.

To promote non-motorized transportation to the Lakes Basin, the Town continued construction of the Lake Mary Bike Path project, which consists of a five mile multi-use Class I bike path from Minaret Road to Horseshoe Lake. The project also consists of reconstructing the trailhead parking lot at the Lower Twin Lakes Bridge, completing gaps in the off street portions of the bike path, bus stops, and signage and way finding. Completion of all the Lake Mary Bike Path project components is anticipated for summer 2011. Also in 2009, the Town completed sidewalks along the South Main Frontage Road from Manzanita Road to the westerly end of the frontage road and on Canyon Boulevard from Forest Trail to Canyon Lodge.

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The Town has been awarded a Safe Routes to School Program grant to construct sidewalks on Tavern Road between Sierra Park Road and Laurel Mountain Road. The project will also add signage and construct an enhanced crosswalk on Old Mammoth Road. The project also includes an educational component to work with the schools program to promote the benefits of walking, biking, and alternative modes of transportation. It is anticipated that this project will be designed in the summer of 2010 and constructed in the summer of 2011. In 2010 the Town will begin construction of a sidewalk along Sierra Park Road and Sierra Manor Road with another Safe Routes to School Program grant, which was awarded in 2008.

A complete and final draft of the Trails System Master Plan, which is part of the town wide circulation system, is awaiting an environmental review process prior to adoption.

The Town finished construction drawings for the Meridian Boulevard project, which includes the construction of sidewalks from Sierra Park Road to Majestic Pines Drive. This project is "shovel ready" and the Town hopes to obtain funding for construction through the next round of Federal stimulus funding. To improve road safety, the Town also designed a heated street section for Lakeview Road (a.k.a. the voodoo chute). This will be constructed in 2010 to reduce snow and icing issues on this section of road.

In 2009, the Town was awarded a Caltrans Community Based Transportation Planning (CBTP) Grant for the Commercial Corridor Management Plan (CCMP). The CCMP study area includes Main Street, Old Mammoth Road, and Minaret Road in the North Village. The CCMP will coordinate with and make substantial use of the work effort on the Downtown Neighborhood District Plans (DNDPs). In particular, the CCMP will tie off of the DNDPs community-driven work to identify key issues, opportunities and constraints for the study area, develop a set of plan alternatives, and create a preferred plan concept and related policy recommendations. The CCMP will enable the Town to further refine and test the DNDPs concepts, input additional technical review and analysis, and develop detailed implementation steps and corridor management strategies.

The Town continues work on preparing the Mobility Plan, which is intended to provide a comprehensive multi-modal transportation system plan that will implement the mobility goals of the General Plan. In 2009, the Town also made progress on an updated traffic model that is a key component of the Mobility Plan. The updated traffic model will provide more detailed analysis of proposed project traffic impacts and allow for additional traffic monitoring capabilities. The Mobility Plan is anticipated to be completed in 2010.

The Town continues to hold quarterly meeting with the California Department of Transportation (Caltrans – District 9), and publicly noticed meetings with the Mobility Commission to discuss mobility related topics and issues.

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Conservation Elements

Two elements in the 2007 General Plan address conservation. These elements are Resource Management and Conservation and Arts, Culture, Heritage and Natural History.

Resource Management and Conservation Element

The Resource Management and Conservation Element states: "Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources."

This Element supports the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation. The study areas of two district plans, Snowcreek and East Open Space Stream Corridor (EOSSC), encompassed parts of Mammoth Creek. The Snowcreek district plan recommended preserving the Mammoth Creek area as open space. Although the EOSSC district plan has not been completed to date, it also considered management issues and development setbacks from the creek.

The Town continues to implement Water-Efficient Landscape Regulations (Municipal Code 15.36) during the permit review process to encourage appropriate landscaping while conserving water. Also, the Town continues to require tree removal permits for the removal of hazardous trees and to reduce wildfire danger, which helps to maintain and preserve trees within the community in a healthy and safe condition.

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (APCD). This monitoring effort focuses on particulate matter (PM-10), which is caused by wood burning and cinders placed on the roads to increase traction during icy conditions. When PM-10 reaches certain levels in town, "no-burn" days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period. In 2009, no days exceeded the threshold to call a "no-burn" day. The air quality monitoring season is November 15th to March 15th.

Another valuable resource is Mammoth's dark night skies. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance that requires down directed and shielded light fixtures for all existing and proposed outdoor lights. The Town continues to require all development projects to be consistent with these lighting requirements.

In addition, the California Environmental Quality Act (CEQA) requires analysis of aesthetic, air quality, biological resources, and water quality for all projects. Mitigation measures are identified to reduce impacts to these resources. The Town includes these mitigation measures as conditions of approval for development projects to protect Mammoth Lakes' environmental resources.

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Lastly, the Town continues to support and coordinate with the High Sierra Energy Foundation (HSEF) to develop energy efficiency and renewable resources in Mammoth Lakes.

Arts, Culture, Heritage and Natural History Element

The Arts, Culture, Heritage and Natural History Element states: "It is important that arts, culture, heritage and natural history are encouraged throughout the community."

Through the Town's initial restructuring steps in 2009, the Town's Community Development Department assumed staffing responsibility for the Public Arts Commission (PAC). The PAC is active in carrying out the duties of the Public Arts Fee Fund and Program (Municipal Code 15.18). The purpose of the Public Arts Fee Fund and Program is to develop and maintain a visual arts program and provide for the acquisition and maintenance of quality works of public art. In 2009, the PAC was involved with various public art projects including the design of a town entrance marker and a public art banner project. In addition, the PAC is developing a Strategic Cultural Arts Plan to provide more effective and efficient use of arts-related resources.

CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 regarding Native American Tribal Consultation.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation and the Parks and Recreation Element (1990). The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

The Town has a complete final draft of a new Parks and Recreation Master Plan that outlines the vision for developing parks and recreation within Mammoth Lakes for the next 18 years. The new Parks and Recreation Master Plan will update the Parks and Recreation Element of the General Plan (1990) and is anticipated to be adopted by the Town in 2010, following an environmental review process. Also, a complete and final draft of the Trails System Master Plan is also awaiting an environmental review process prior to adoption.

The passage of Measure R in 2008 created a secured revenue stream (sales tax) that is used for parks, trails, and recreation. Measure R may be used for funding planning, construction, operations, maintenance, programming, and administration of all trails, parks, and recreation facilities managed by the Town without supplanting existing parks and recreation funds. In 2009, the Town Council and Tourism and Recreation Commission approved Measure R funding recommendations in the fall funding cycle. Some of the Measure R fall funding cycle recipients were Disabled Sports Eastern Sierra, Friends of the Eastern Sierra Avalanche Center, High

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Sierra Striders, Mammoth Lakes Trails and Public Access (MLTPA), Mammoth Nordic, Mammoth Trails, and the Town of Mammoth Lakes.

In 2009, MLTPA in coordination with the Town completed the Sherwin Area Trails Special Study (SATSS) and subsequently, the Sherwin Area Recreation Plan (SHARP). The United States Forest Service is going through the process necessary to implement the first phase of SHARP in the summer of 2010.

In addition, the Town continues to work on town wide signage and way finding. The Town and the USFS obtained American Recovery and Reinvestment Act (ARRA) funding to implement a Trail System Signage Program to be installed in 2010. The Town anticipates a Townwide (vehicular and pedestrian) Signage and Way Finding Plan to be approved in 2010.

The Town continued to operate and maintain all Town parks and recreation facilities in 2009, including Mammoth Creek Park, Community Center Park, Shady Rest Park, Whitmore Regional Park and Pool, Trails End Park, and the Ice Rink.

Noise Elements

Noise is addressed in two elements of the 2007 General Plan. These elements are Noise (1997) and Community Design.

Noise Element

A goal of the Noise Element is: "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise." The Town continues to enforce the noise limits stated in Municipal Code 8.16 Noise Regulation. The Town anticipates updating the Noise Element by 2012, as feasible with Town resources.

Community Design Element

A goal of the Community Design Element is: "Enhance community character by minimizing noise." The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts.

Safety Element – Public Health and Safety Element

The Public Health and Safety Element states: "The community will be comfortable and safe. Facilities that are important to a livable community will be supported, provided, and encouraged."

A new Police Station was approved in 2007, which is needed to provide adequate police services and resources for the growing community. Due to funding constraints that will delay the construction of the new Police Station, the Town is doing additional research on options for long-term locations of the police facility.

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The Town continues to enforce building code requirements to minimize loss of life, injury, and property damage from snow, earthquakes, and fire. The Town also continues to work closely with the Mammoth Lakes Fire Protection District to review proposed development project to ensure adequate emergency access and fire equipment access.

All development project applicants are required to submit a Hazardous Waste Acknowledgement Form to disclose any hazardous materials information prior to project review and approval. In addition, the Town maintains an Emergency Operations Plan (EOP) that outlines how the Town will organize to respond to emergencies within the Town's jurisdiction.

The Town continues to respond to code compliance complaints including those related to potential safety issues. Also, the Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snow storms.

In 2009, the Town Council adopted an interim urgency ordinance imposing a moratorium on the legal establishment and operation of medical marijuana dispensaries within the town because of concerns related to public health, safety, and welfare. A voter initiative has placed an ordinance to allow medical marijuana cooperatives within the Town limits on the June 2010 ballot. If approved by the voters, the Town would incorporate these provisions into the Zoning Code in 2010 and develop additional regulatory requirements for the location and operation of such facilities.

Lastly, the Town's Municipal Code continues to allow day care facilities in residential zones to encourage adequate and high quality child care in Mammoth Lakes.

Economy Element

The Economy Element in the 2007 General Plan is an optional Element (not required by California State Law) that states: "Mammoth Lakes' economy is tourism-based...Mammoth Lakes' economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community."

In 2008 and 2009, work and recommendations made by the Destination Resort Steering Committee were developed into the Destination Resort Community Economic Development Strategy (DRCEDS). DRCEDS includes a three year plan. The final DRCEDS plan includes the ideas of partnership, people, place and positioning. The DRCEDS plan is intended to improve the town's overall quality of life: increase opportunity, spur investment, encourage local enterprise, serve the needs of local residents, workers and business, promote stable employment, reduce poverty, offer family and neighborhood life, maintain the natural environment, conserve natural resources, and be both inclusive and sustainable.

The expansion of commercial air service is anticipated to have a significant economic benefit for the town, by reducing midweek and seasonal drops in tourism and visitation.

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Lastly, the Capital Facilities Funding Committee (CFFC) was established which assisted with research and adjustments of impact fees by Town Council. The work and recommendations of the CFFC resulted in development impact fee adjustments to encourage construction during the current economic downturn.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community (HCD website). All Housing Elements must meet the requirements of the California Government Code 65583 and 65584.

A goal of the Town's Housing Element is "To ensure the provision of a variety of housing types suitable to the needs of the different social and economic segments of Mammoth Lakes' population." In 2009, the Housing Element Update was underway and will identify new goals, policies, and programs to meet the Town's share of regional affordable housing need. The Town was due to have its updated Housing Element for the period 2007-2014 certified by August of 2009. Due to budget and staffing constraints, as well as the desire to reflect results of a process to review and revised development impact and housing fees in the Element, this deadline was not met. However, substantial progress was made on the Housing Element Update in 2009, resulting in the submittal of the Draft Element to HCD in early 2010.

Mammoth Lakes Housing, Inc. (MLH) was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes and to manage and facilitate the ownership and rental of such housing. Town staff continues to work with MLH on the Housing Element Update. Attachment 1 identifies the Town's actions towards completion of the programs and status of the Town's compliance with the deadlines in the existing Housing Element.

In 2009, construction of 24 deed-restricted housing units in Phase II of the Aspen Village project was completed. The project includes 5 moderate-income and 19 above-moderate income units. During the Housing Element period (2003-2008), a total of 12 Very-Low, 114 Low, 25 Moderate and 44 deed-restricted above-moderate units were built or acquired.

The Town continued to implement the Affordable Housing Mitigation Regulations (Municipal Code 17.36). In 2009, the Capital Facilities Funding Committee (CFFC) reviewed all of the Town's fee and impact mitigation requirements, including those for housing. The Committee recommended, and the Town Council adopted, an interim Workforce Housing Mitigation policy in November 2009. The interim policy sets revised (reduced) requirements for housing mitigation, including reliance on an inclusionary housing requirement for residential and lodging projects, revision of the in-lieu fee schedule for housing, and exemptions for certain project types from housing mitigation. It is expected that the Town will process an amendment to the existing Chapter 17.36 to incorporate the provisions of the interim policy, as well as to ensure the Housing Ordinance complies with recent legal mandates (the "Palmer/Patterson" cases) regarding inclusionary housing programs.

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The December 31, 2009 balance within the Affordable Housing Mitigation fund totaled \$447,427.15. The Town Council allocated \$655,988 in Fiscal Year 2009-2010 from general fund revenues and \$42,463 of the housing in-lieu fund for housing.

A summary of grant applications submitted by the Town in conjunction with MLH is outlined in Table 1:

Table 1: Housing Related Grant Applications

Grant Funding Source	Amount	Program	Status
HOME	\$800,000	Homeownership Assistance	Not Funded
CDBG	\$600,000	Homeownership Assistance & Housing Rehab	Not Funded
CDBG-ARRA	\$1,000,000	Housing Acquisition & Housing Rehab	Funded

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REGIONAL HOUSING NEEDS

Table 2 summarizes the Town's progress towards meeting the Regional Housing Needs Allocation (RHNA), for the 2003-2008 Housing Element period, and Table 3 for the 2007-2014 Housing Element Period.

Table 2: 2003-2008 Progress to Meeting RHNA

Year Constructed/Restricted	Very Low	Low	Moderate	Above-Moderate (Deed Restricted)
2003	0	1	5	0
2004	0	28	3	0
2005	0	0	0	8
2006	0	13	5	10
2007	9	57	2	2
2008	3	15	10	24
	12	114	25	44
RHNA 2003-2008	60	53	69	114
<i>Net Remaining</i>	48	(61)	44	70

Table 3: 2007-2009 Progress to Meeting RHNA

Year Constructed/Restricted	Very Low	Low	Moderate	Above-Moderate (Deed Restricted)
2007	9	57	2	2
2008	3	15	10	24
2009	0	0	5	19
	12	72	17	45
RHNA 2007-2014	55	56	58	110
<i>Net Remaining</i>	43	(16)	41	65

As shown in the tables, the Town continued to make progress to meet the RHNA allocation in 2009, with completion of construction of 24 deed-restricted units. Ongoing efforts will need to be focused on the production of housing, particularly for very-low and moderate-income residents, in order to achieve the Town's fair share of the regional housing need.

The Town continued to direct resources to housing in 2009, particularly the allocation of in-lieu housing funds, and a one point share of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of Mammoth Lakes Housing Inc. (MLH), the Town's affordable housing non-profit. MLH has used these funds to leverage additional State and Federal grant funds that were used to construct the Aspen Village project, to provide down payment assistance to qualifying households, and to provide assistance to qualified families to find and move into affordable housing units.

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**GOVERNMENTAL CONSTRAINTS TO
AFFORDABLE HOUSING**

The Housing Element is required to analyze and identify potential government constraints to the production of affordable housing, and where possible, identify programs that will help to lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

The 2003 Housing Element does not identify any significant governmental constraints to housing. However, it did include a program to periodically review housing fees to ensure they accurately reflect costs to develop affordable housing. As discussed below, the Town completed a comprehensive review of its development impact and housing fees in 2009, and as a result, lowered those fees substantially. The 2003 Element also suggested two regulatory changes, to allow for density transfers that may encourage affordable housing development, and to include additional density bonus provisions for projects with deed-restricted units. Both of these actions were accomplished with adoption of the 2007 General Plan, and will be codified as part of the Town's Zoning Code Update, which was initiated in 2009. A complete summary of the Town's progress to achieving the programs identified in the 2003 Housing Element is included as Attachment 1.

The State-mandated update to the Town's Housing Element was initiated in 2009. The Draft Housing Element includes an updated analysis of governmental constraints to housing, and identifies a number of areas where such constraints may be alleviated through revisions to Town development standards, fee programs, and procedures. Among the programs included in the Draft Element are:

- Revisions to existing second unit regulations, to make it easier to develop secondary units in single-family residential zones.
- Amendments to the Zoning Code to meet State Law requirements with regard to residential care and assisted living facilities; permit small residential care facilities in single-family zones, and clarify regulations for manufactured housing and mobile homes.
- Amendments to the Town's parking standards to reduce parking requirements for certain project types including affordable housing and residential projects in proximity to transit and services.

In addition, the Element identifies completion of the comprehensive Zoning Code Update as a key action. The Zoning Code Update, which was initiated in 2009, will help to reduce regulatory constraints to housing development by ensuring that the Code is consistent with the General Plan, reducing ambiguity and making for a more efficient review process. It will also look at opportunities for streamlining and simplification of development review procedures, such as design review.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2009**

The Element also includes an action to amend the Zoning Ordinance in keeping with the newly-adopted interim housing mitigation policy, which was adopted in November 2009. The analysis leading to adoption of the interim policy concluded that existing development impact and housing fees were set at a relatively high level, and were likely to suppress development, including new housing production. The amended Ordinance simplifies the current requirements for housing mitigation, generally reduces the cost burden associated with housing mitigation, and requires periodic review of housing fees to ensure they are in line with actual community needs and costs to develop affordable housing.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2009**

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2009. A detailed list of application requests is attached (Attachment 2).

Table 4: 2009 Planning Applications

Application Types	New Requests	Approved	Denied	In Process
General Plan Amendments	2	3	0	0
District Zoning Amendments	1	3	0	1
Zoning Code Amendments	0	1	0	0
Tentative Tract Maps	3	2	0	1
Tentative Parcel Maps	1	0	0	1
Use Permit Applications	4	2	0	2
Development Agreements	1	0	0	1
Design Reviews	6	5	0	2
Administrative Design Reviews	9	9	0	1
Variances	0	0	0	0
Lot Line Adjustments	3	0	1 (withdrawn)	3
Concept Reviews	1	N/A	N/A	0
Zoning Adjustments	3	2	0	1
Administrative Permits	7	3	1	3
Time Extension Requests	7	5	0	2
Appeals	0	0	0	0
Sign Permits	18	13	0	5
Tree Permits	100	93	3	4
Building Permits	423	232-issued 166-finaled	2 (withdrawn)	23
Code Compliance Cases	125	112 (closed)	N/A	13
Business License Registrations	182	181	1	N/A

**TOWN OF MAMMOTH LAKES
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January 1 – December 31, 2009**

LOOK AHEAD - MAJOR PROJECTS IN 2010

The Town of Mammoth Lakes anticipates a busy 2010 with the processing major projects and completing significant work programs that will further implement the 2007 General Plan:

- Adoption of the Housing Element Update
- Completion of District Planning
 - o Downtown (Main Street)
 - o South Old Mammoth Road
 - o Sierra Valley Sites
 - o Gateway
 - o Sierra Star Master Plan
 - o East Open Space Stream Corridor
- Zoning Code Update
- Mobility Plan
- Complete work on development impact fees (Capital Facilities Funding Committee)
- Process the Snowcreek Development Agreement
- Process the Old Mammoth Place project (Vesting Tentative Tract Map 09-003, Use Permit 09-003, Design Review 09-005)
- Process an ordinance for medical marijuana cooperatives
- Whitmore Track Facility
- Construction of a new Mono County Court House in Mammoth Lakes
- Implement a user-friendly Town website
- Complete a Public Arts Plan

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2009**

ATTACHMENTS

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Attachment 2: Detailed List of Planning Application Requests

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: Mammoth Lakes, CA
Reporting Period: 1-Jan-09 - 31-Dec-09

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

1	2	3	4				5	6		7	8
			Housing Development Information					Housing with Financial Assistance and/or Deed Restrictions			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R= renter O= owner	Affordability by Household Incomes			Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income					Above Moderate-Income	
Aspen Village P2	5+	O			5	19	BEGIN	24			
(9) Total of Above Moderate from Table A2 10											
(10) Total by income units (Field 5) Table A 34											

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Mammoth Lakes, CA
Reporting Period 1-Jan-09 - 31-Dec-09

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	6	4				10

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Mammoth Lakes, CA
Reporting Period 1-Jan-09 - 31-Dec-09

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.	Objective	Deadline in H.E.	Status of Program Implementation
Program 1		A minimum of 60 new units of very low-income housing, 53 units of low-income housing, and 69 units of moderate income housing.	1-Dec-08	During the 2003 - 2008 period, 12 very low income units, 114 low income units, and 25 moderate income units were developed. The Housing Element Update (HEU) will include a policy to meet the RHNA allocation for the 2007-2012 period.
Program 2		The Town shall review affordability levels, incomes, and market housing rates and may choose to pursue additional density bonus provisions on a case-by-case basis for projects offering deed restricted units above 120 percent AMI.	On-going	Substantially accomplished through State of California Density Bonus Law and 2007 General Plan; however the HEU should include an action to codify this provision.
Program 3		Research and review off-site density transfer provisions and the transfer of development rights as tools to encourage affordable housing development, and choose whether or not to pursue to increase density for appropriate properties.	1-Dec-08	Substantially accomplished through the 2007 General Plan that allows density transfers within district, master and specific plans to enhance General Plan goals. This will be further implemented through the Zoning Code Update.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Mammoth Lakes, CA

Reporting Period 1-Jan-09 - 31-Dec-09

Program 4	Partner with private developers to facilitate the acquisition and development of workforce housing at appropriate affordability levels through economic support and regulatory concessions.	On-going	The Town and MLH work with private developers to obtain land, collect in-lieu fees, and assist with project design to provide for workforce housing units. The HEU should include actions for on-going economic and regulatory support for workforce housing.
Program 5	Bi-annually review the Inclusionary Zoning and Linkage Fee regulations to ensure they accurately reflect the costs associated with building and providing affordable housing, and revise as necessary.	Bi-annually	Formula created and reviewed by the Town and MLH each year. In 2009, Town initiated a comprehensive review of its fee program, including fees associated with housing. This resulted in adoption of an Interim Affordable Housing Mitigation Policy.
Program 6	The Town shall develop and/or support through partnership, home buyer assistance programs.	On-going	Substantially accomplished. On-going support for a range of programs operated by MLH should be included as an action in the HEU.
Program 7	The Town shall develop and/or support through partnership, a rental acquisition and/or rehabilitation program.	1-Dec-08	MLH has attempted grant application for acquisition/rehabilitation, including CDBG-ARRA, which has been funded. On-going support for a range of programs operated by MLH should be included as an action in the HEU.
Program 8	Continue to review site design to assure maximum efficiency including building placement and orientation to maximize passive solar heat, snow removal, and circulation.	On-going	Successfully achieved. The planning and engineering review of development project includes an analysis of solar access, shade/shadow, energy efficient design, snow storage, and circulation.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Mammoth Lakes, CA	
Reporting Period	1-Jan-09 -	31-Dec-09
Program 9	On-going	<p>The Town shall continue to work with local utility companies, and other area partners offering home weatherization programs.</p> <p>The Town's district planning process is helping to implement this program. The HEU should include an updated action that employs district planning, infrastructure updates, studies and plans, etc to target areas needing assistance and improvements.</p>
Program 10	On-going	<p>The Town shall identify neighborhoods needing concentrated housing rehabilitation assistance and public facility improvements.</p> <p>Achieved successfully. The Town Zoning Code continues to allow nonconforming residential uses to be maintained subject to certain requirements.</p>
Program 11	On-going	<p>The Town shall continue to allow existing, non-conforming residential uses, and will allow for the rehabilitation of those units, rather than conversion.</p>
Program 12	On-going	<p>The Town shall promote equal housing for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability.</p> <p>All workforce housing is a provider of equal housing opportunities. The HEU should include this as an on-going program and be amended to note specific actions the Town may take to promote fair housing, and to cooperate with MLH in this regard.</p>

Attachment 2

Detailed List of Planning Application Requests January 1 to December 31, 2009

A. General Plan Amendments

- i. GPA 09-001: A minor amendment to the Urban Growth Boundary associated with the Snowcreek VIII project; approved.
- ii. GPA 09-002: Modification to the stated number of rooms of density allocated to the North Village Specific Plan and use area associated with the Mammoth Crossing project; approved.

B. District Zoning Amendment

- i. DZA 09-001: Old Mammoth Place – request to amend the Clearwater Specific Plan related to height; on-going.

C. Tentative Tract Maps

- i. VTTM 09-001: Vista Point – 101 room, 28 unit fractional and/or wholly owned hotel project located at 94 and 151 Berner Street; approved.
- ii. TTM 09-002: Snowcreek VIII parcelization map; approved.
- iii. VTTM 09-003: Old Mammoth Place – mixed use project consisting of lodging rooms, retail space, food and beverage venues, conference space, spa and wellness center, workforce housing, public plazas, and subterranean parking located in the Clearwater Specific Plan area; on-going.

D. Tentative Parcel Maps

- i. TPM 36-225A: Hines parcel map amendment for phasing (use permit 2007-01 amendment); on-going.

E. Use Permit Applications

- i. UPA 09-001: Vista Point (see TTM 09-001).
- ii. UPA 09-002: Mono County Office of Education preschool at 930 Forest Trail; approved.
- iii. UPA 09-003: Old Mammoth Place (see TTM 09-003).
- iv. UPA 09-004: High Sierra Striders Track at Whitmore Park; on-going.

F. Development Agreements

- i. DA 09-01: Snowcreek Development Agreement; on-going.

G. Design Review

- i. DR 09-001: Exterior improvements to Courchevel Condominiums at 273 Rainbow Lane; approved.

- ii. DR 09-002: Exterior improvements to Mammoth Creek Inn at 663 Old Mammoth Road; approved.
- iii. DR 09-003: Re-paint of Snowcreek V, Fairway II HOA; approved.
- iv. DR 09-004: Façade remodel and tenant improvements at 307 Old Mammoth Road (Eastern Sierra Community Bank); approved.
- v. DR 09-005: Old Mammoth Place (see TTM 09-003).
- vi. DR 2001-08A: Amendment to existing single family residence in the Bluffs; approved.

H. Administrative Design Review

- i. ADR 09-001: Single family residence at 385 Le Verne Street in the Bluffs; approved.
- ii. ADR 09-002: Single family residence at 460 Fir Street in the Bluffs; approved.
- iii. ADR 09-003: Telecommunications facility at the Westin Hotel; approved.
- iv. ADR 09-004: Re-paint of apartment complex at 1839 Old Mammoth Road; approved.
- v. ADR 09-005: Re-paint of Sierra Nevada Rodeway Inn at 164 Old Mammoth Road; approved.
- vi. ADR 09-006: Re-paint of Forest Creek Condominiums at 354 Joaquin Road; approved.
- vii. ADR 09-007: Re-paint of Chateau de Montagne Condominiums at 3251 Chateau Road; approved.
- viii. ADR 09-008: Storage shed at Mammoth Creek Condominiums; approved.
- ix. ADR 09-009: Re-paint of Silver Bear Condominiums at 527 Lakeview Boulevard; approved.

I. Lot Line Adjustments

- i. LLA 09-001: Create four parcels from seven parcels on the Snowcreek VIII site; withdrawn.
- ii. LLA 09-002: Adjust the boundaries of two parcels on Mill Street; on-going.
- iii. LLA 09-003: Combine two parcels on Majestic Pines Court; on-going.

J. Concept Review

- i. CR 09-001: Vista Point, specialty hotel in the North Village Specific Plan area (see TTM 09-001).

K. Zoning Adjustments

- i. ADJ 09-001: Decrease of 20% of the required side yard setback at 298 Forest Trail; approved.
- ii. ADJ 09-002: Reduce required front and side yard setbacks at 829 Majestic Pines Court; approved.
- iii. ADJ 09-003: Reduce required amount of parking and increase allowable lot coverage at Mammoth Creek Inn at 663 Old Mammoth Road; on-going.

L. Administrative Permits

- i. AP 09-001: Hookah Lounge at 452 Old Mammoth Road; denied.
- ii. AP 09-002: Mammoth Creek Inn restaurant at 663 Old Mammoth Road; on-going.
- iii. AP 09-003: Z Pizza at 26 Old Mammoth Road; on-going.
- iv. AP 09-004: Temporary bar/restaurant at the Snowcreek golf course; approved.
- v. AP 09-005: Micro golf course at Rodeway Inn at 164 Old Mammoth Road; approved.
- vi. AP 09-006: Rafters restaurant at 202 Old Mammoth Road; approved.
- vii. AP 09-007: Convert a portion of Mullins laundry to a coin-operated laundry facility; on-going.

M. Time Extension Requests

- i. TER 09-001: Snowcreek VII (TTM 36-236 and UPA 2005-11); approved.
- ii. TER 09-002: Swiss Chalet (TTM 36-206 and UPA 2003-03); approved.
- iii. TER 09-003: Six apartments in three buildings at 41 Manzanita (DR 2007-02); approved.
- iv. TER 09-004: Eagle Lodge temporary facilities (DR 2006-02); approved.
- v. TER 09-005: Holiday Haus (TTM 36-237, UPA 2005-15, and DR 2005-05); on-going.
- vi. TER 09-006: Golden Eagle Villas (TTM 36-227 and UPA 2004-24); approved.

vii. TER 09-007: Police Station (UPA 2007-12, VAR 2007-02, and DR 2007-19); on-going.

N. Sign Permits: 18 sign permit applications were submitted; 13 approved and 5 on-going.

O. Tree Removal Permits: 100 tree permit applications were submitted; 93 approved, 3 denied, and 4 on-going. Over 500 trees were removed for fuel reduction purposes to provide defensible space around residences and other structures. The typical single family home tree removal permit was for approximately five to ten trees for fuel reduction, dead trees, or hazardous trees.

P. Building Permits & Certificates of Occupancy: A total of 423 building permits were submitted in 2009. 232 building permits were issued, 166 were finalized, and 2 were withdrawn. In 2009, a total of 34 certificates of occupancy were issued for new units. Six of these were for detached units (e.g. single family homes), and 28 for multi-unit structures. The multi-unit structures were the three 8-plexes at Aspen Village Phase II and two duplexes at Altis.

Q. Code Compliance: During 2009, 125 code compliance cases were initiated; 112 of those cases were closed and 13 are pending. The majority of these cases were trash related. Other cases included lighting and sign complaints. Only four health and safety complaints were filed and resolved. In addition, an unsightly building and two obsolete and unoccupied retail buildings in visible locations on Main Street were demolished (Blondie's and Tommy Ho's). The town has benefited from the removal of these structures, and both sites are awaiting new development proposals.

R. Business License Registrations: A total of 182 business licenses were applied for in 2009. Of these requests, only one application was denied. All business licenses applied for in 2009 were processed in 2009.