

AGENDA BILL

Subject: North Village District Planning Study

Initiated by: Mark Wardlaw, Community Development Director
Ellen Clark, Senior Planner

BACKGROUND:

The purpose of this agenda item is for the Town Council to review and consider accepting the North Village District Planning Study (NVDPS). The NVDPS was developed in accordance with the Town Council's adopted policy for Neighborhood District Planning, as amended in April 2008. As required by that policy, Neighborhood District Planning was initiated in conjunction with the Mammoth Crossing project, which proposes a legislative amendment to the existing North Village Specific Plan. The Town retained The Planning Center to complete the NDP process; the Mammoth Crossing applicant funded the consultant's work.

Acceptance of the Planning Study by the Town Council will complete the required Neighborhood District Planning process for the Mammoth Crossing/North Village Specific Plan amendments. The Planning Commission accepted and forwarded the NVDPS as a study document to the Town Council on November 19, 2008.

Consistent with the adopted NDP policy, the information in the NVDPS will be used to:

- Assist the Town Council and Planning Commission in its forthcoming evaluation of the Mammoth Crossing proposal.
- Provide information and analysis that may be codified (subject to further study and refinement) through future NDP efforts, that may result in a future comprehensive update of the North Village Specific Plan, and be incorporated into the Municipal Code Update.

The Town's district planning policies requires noticing of district planning-related meetings and availability of meeting materials at least two weeks in advance of the meeting date. Email notifications of today's

meeting have been widely distributed, and the item noticed in Town bulletins. However, due to the timing in placing this item on the Town Council Agenda and schedule for placement of ads in the local media, staff was only able to advertise this meeting in the June 11 newspaper edition. To ensure that adequate public notice is provided, staff has requested that the Town Council begin its discussion for acceptance of the NVDPS at today's meeting, but continue and conclude its review of the NVDPS at its Special Meeting scheduled for June 24.

With regard to timing of the NVDPS acceptance relative to the Mammoth Crossing public hearing, the Planning Commission will conduct a public hearing on June 24 and 25, for which the Town Council input at tonight's meeting will provide important information. The Town Council public hearing for Mammoth Crossing is likely to be scheduled for late July or early August.

ANALYSIS/DISCUSSION:

Draft North Village District Planning Study

The following analysis provides a synopsis of the Draft NVDPS process, content, and recommendations.

Study Area Boundary

As required by the District Planning policy, the Planning Commission approved the study area for the Planning Study in August 2007. The study area is coterminous with the North Village Specific Plan boundaries, with a Sphere of Influence that extends approximately 500 feet beyond the Specific Plan Boundary.

Public Process

The adopted NDP process emphasizes the importance of a thorough and complete public process. The public process is used as the basis for gathering input on issues that form the framework of study analysis, reviewing and analyzing plan "options", and selecting a preferred plan option. Accordingly, the following meetings were held for the NDP:

- January 23: Focus Group and Planning Commission meetings for Issues, Opportunities and Constraints.
- February 4, 2008: North Village Community Café.
- February 27, 2008: Focus Group and Joint Commissions meetings for Planning Study Alternatives.

- June 12, 2008: Focus Group and Joint Commissions meetings for Preliminary Planning Study Concepts.
- November 19, 2008: Focus Group and Planning Commission meetings for Draft Planning Study Review.

As noted above, each step in the District Planning process included meetings of the Planning Commission, some of which were held as special joint meetings with the Tourism and Recreation, Mobility, and Public Art Commission, as well as a “Focus Group” meeting. The Focus Group was comprised of various individuals with an interest in the North Village area, including local HOA representatives, business and property owners, and lodging managers. All meetings were extensively publicized through the local media and Town website.

Comments from the various meetings are included in the Appendices of the NVDPS.

Key Issues and Findings

The District Planning Study process explored a number of key issues facing the Village, including lack of animation and challenges to a successful retail environment, pedestrian access and circulation, parking, way-finding and signage, place-making and amenities, programming and events, and urban design issues including definition of the Village “gateway.” Among the report’s key findings were that the current zoning framework in the North Village is unlikely to achieve the critical mass of lodging and retail that will lead to a successful, thriving, visitor-oriented district.

This latter point was the most strongly emphasized by the consultant throughout the study process. It is an idea supported in a number of related studies and reports commissioned by the Town in recent years, including the ERA Destination Resort Economic Report, the EPS Market Study for the Mammoth Crossing project, and embodied in the place-based concepts in the Destination Resort/Community and Economic Development Strategy (DRCEDS).

Plan Options

In response to the issues identified, the Planning Study formulated three options or alternatives. These included:

- A “Status Quo” alternative that would retain current land use regulations as specified in the existing North Village Specific Plan.

- A “Dual Core” alternative that would intensify development around the four corners at Main and Minaret by extending Plaza Resort zoning to these properties and increasing their density to 80 rooms per acre.
- A “One Zone” alternative that would redefine all existing zoning within the North Village to a single zone that could accommodate different densities at different sites, up to 80 rooms per acre. The single zone would use a “scorecard” approach to assess density requests based on proposed project amenities and benefits.

The NVDPS provided an extensive critique of the existing zoning framework of the NVSP, and concluded that it would be unlikely to accomplish the desired goals and objectives for the district (see Key Findings discussion, above.) Both the “Dual Core” and “One Zone” alternatives envision some intensification of development in the central part of the North Village, seen as essential to extending the existing Village core, creating a second “anchor” at the four corners and Main and Minaret, and contributing an extended base of hot bed lodging and retail development. However, the Dual Core option, which operates within a similar zoning framework as the current NVSP and limits intensification to the four corners, was rejected because it was determined to provide insufficient incentives for desired commercial development, and also remains too rigid in its method of determining the appropriate and desirable level of density and associated community benefits or amenities.

Therefore, the NVDPS identified the third alternative (“One Zone”) as the “Preferred Plan Concept” and presented a series of Study Recommendations, including the following:

- Implement the “One Zone” alternative with intensity and density tied to community benefits and amenities.
- Use a “transect-based approach to determine appropriate building envelopes (heights, setbacks, etc.) based on desired patterns of development that transition from higher intensity development in the North Village core (from the existing Village, along both sides of Minaret, and including the four corners), to lower intensity areas on the edges of the District. (See Figure 5-6 in Draft NVDPS)
- Permit the most intensive development along Minaret Road north of Main Street, at the four corners, proximate to the gondola, and near public parking.

- Require ground floor commercial development on both sides of Minaret Road, north of Main Street, and encourage ground level retail within 500 feet of the gondola and on both sides of the four corners.
- Exempt ground floor retail, and conference event space, from density calculations.
- Include monumentation at the Main/Minaret intersection to reinforce the gateway function, and encourage development of an arrival plaza at the northwest corner of Minaret and Main.
- Improve connectivity for pedestrians through sidewalk improvements, required pedestrian facilities and mid-block connectors in new development, possible construction of a pedestrian bridge over Canyon Boulevard to link hotels to the gondola plaza.
- Require new development to provide amenities for cyclists, and support overall coordination with broader improvements to bicycle and transit network.
- Develop a preferred list of community benefits and amenities for implementation through incentive zoning/report card zoning approach.
- Work with private and public property owners and organizations to develop a comprehensive, coordinated year round events program.
- Update the town-wide parking study, focusing on North Village, to create a comprehensive parking strategy.
- Increase parking supply through additional on-street parking and structured parking in other locations.

It is important to note that the Draft NVDPS did not identify a particular maximum buildout number in conjunction with the “One Zone” Alternative. Instead, it suggested that this number could only be determined through additional study of traffic, other environmental impacts, and consideration of economic sustainability based on more detailed market studies.

Planning Commission Review and Comments

Throughout the NDP process, there were many areas of consensus and support from the Planning Commission, other participating Commissions, and the public on the issues, opportunities, and the potential range of solutions presented by the consultant team and

outlined in the NVDPS. The Planning Commission, through the course of the process, supported the broad direction of the Preferred Plan concept and many of the recommendations included therein.

However, the Draft NVDPS was ultimately criticized by the Planning Commission for failing to thoroughly articulate how the Preferred Plan Concept (“One Zone”) would actually be implemented, and what the potential effects on density and buildout might be. For this reason, the Planning Commission did not endorse any of the individual Plan options or alternatives, and instead opted to forward the NVDPS to the Town Council as a study document only.

The Planning Commission and public provided a number of additional overall comments on the Draft Planning Study, including that it should include some more detailed information and analysis on two topics: the existing and future non-motorized circulation network, and potential buildout and PAOT impacts of the land use scenarios in the Planning Study. Staff has developed an Addendum document that provides this additional information. As part of the Planning Commission review, staff noted a number of minor technical changes and errata that should be included in the Final NVDPS; these are included as an attachment to the November 19 Planning Commission Staff Report.

The Planning Commission did express the following points of consensus on the NVDPS:

- That the Draft NVDPS should be considered as a Study, rather than a Plan.
- Agreement to accept key findings, but not the conclusive plan concept recommendations.
- That additional information and studies are needed to determine the best ultimate plan for the North Village.
- Additional clarification is needed for the “zone” and “transect” terminology used in the NVDPS, to ensure that existing project approvals (use permits) would not be affected by adoption of changes.
- Ensure that all properties (including the Schaubmeyer/Alpenhof property) along Minaret Road are indicated as being in the higher intensity Transect Zone “A,” rather than “B.” (Also see Figure 5-6 in Draft NVDPS)

- Emphasize the importance of Town achieving ultimate control of 203 as a means to improve access, feet first mobility and economic conditions.

The complete minutes of the November 19 Planning Commission meeting, and accompanying Staff Report, are included as Attachments 3 and 4.

Discussion and Additional Analysis

Staff concurs with the various points of critique noted by the Planning Commission. The “One Zone” concept has a number of merits, including the introduction of density standards based on an incentive zoning framework, the use of form based concepts to regulate the built form of the North Village, and allowances for strategic density increases where it might be most advantageous to the overall vitality of the District. It seeks to facilitate the development of a spine of more intensive development along both sides of Minaret, from the existing Village core to the four corners of Main and Minaret. This corridor would extend the animation of the Village along the length of Minaret, and provide an opportunity for a “gateway” development at the four corners, anchored by street fronting retail and pedestrian plazas.

However, as drafted, the land use and planning framework does not sufficiently define the specific intensity standards for development throughout the Village. Although the “transect” concept does suggest how building form and intensity may allow for transitions from the North Village core to the edges of the Study Area, it is unclear what the resultant densities might be. Finally, the Plan recommendations, which speak to an incentive zoning type “scorecard” to evaluate height and density proposals, do not go into detail about how such proposals might be assessed or evaluated. Staff has developed further information in response to some of these issues in subsequent sections of this Agenda Bill.

Progress Since November 2008

Since the Planning Commission review of the NVDPS, the Planning Commission and Town Council have made significant progress on a number of major policy issues:

- Adoption of a standard methodology for PAOT assessment.
- Progress towards adoption of policies on Community Benefits/Incentive Zoning.
- Progress towards adoption of policies on assessment of height and density.

Staff believes that these policies will provide a much higher degree of assurance as to how the Preferred Plan Concept might be implemented and further refined. Adoption of the PAOT model and assessment methodology has also provided staff with the tools to develop a more detailed and accurate assessment of the buildout and PAOT implications of the Preferred Plan concept, and on its basis, to make some refinements to the Preferred Plan.

Staff has developed a detailed buildout and PAOT assessment of the three NVDPS Alternatives, which is summarized in the following section. Based on this analysis, and in consideration of the various policies under development, staff proposes some potential modifications to the Preferred Plan Concept. The modified version, identified as Option 4, is outlined at the end of this report.

Buildout and PAOT Assessment

Staff developed an assessment of buildout and PAOT for each of the NVDPS Options. Detailed information on the assumptions and calculation methodology for each is provided in the NVDPS Addendum, in Attachment 2.

Buildout

The resulting estimated buildout of rooms for each Option is summarized in Table 1, below.

Option 1: Status Quo

As shown in the table, development and redevelopment under existing zoning was calculated by staff to result in a maximum of up to 3,383 rooms of equivalent density, which is somewhat higher than the development cap established in the NVSP of 3093.25 rooms (3,020 plus additional density assigned to the Dempsey property through the Snowcreek Athletic Club implementation agreement).

A number of factors may account for this difference, including in the calculation of existing density associated with existing commercial density and older residential properties (see discussion in NVDPS Addendum). However, it should also be noted that staff's calculations represent only one set of (aggressive) assumptions about future development and buildout. In practice, due to site conditions and other development constraints, this level of development is unlikely to be fully realized over the course of buildout of the Specific Plan. Finally, the PAOT assessment provided below indicates that, even accounting for this

aggressive buildout scenario, the estimated PAOT is within a narrow margin of that calculated in the February 2009 PAOT model.

Option 2: Dual Core

Option 2: “Dual Core” alternative would result in up to approximately 3,651 rooms of density, or about eight percent more than under existing zoning.

Option 3: One Zone

The “One Zone” concept, if every property owner were able to achieve maximum density could, theoretically result in almost 4,298 rooms of development, or about 27 percent more than permitted under current North Village Zoning.

In addition to the above, the NVDPS suggests that under the “One Zone” alternative, commercial density would be exempt from density calculations. It can be assumed this would encourage properties, particularly along the commercial corridors, to build up to their density allocation with lodging or residential rooms, and then build commercial space in addition to that. A rough calculation of the amount of commercial development this might generate, based on a rate of between 50 and 80 square feet per future lodging room¹, indicates that an additional 41,000 to 66,000 square feet of commercial might be built in this alternative, on top of the total room count.

Table 1: Buildout Analysis (all figures represent rooms or room equivalents)

	Existing Development	Unbuilt Entitlements	Development and Redevelopment	Total
Option 1: Status Quo	1,499	633	Up to 1,251	Up to 3,383 ²
Option 2: Dual Core	1,499	633	Up to 1,561	Up to 3,651
Option 3: One Zone	1,499	633	Up to 2,166	Up to 4,298

¹ This rate corresponds to data from recent and proposed mixed lodging and commercial projects in the North Village.

² The calculated buildout is approximately 298 rooms higher than the maximum total density stated in the NVSP of 3,093.25 rooms (3,020 plus additional density assigned to the Dempsey property, per Snowcreek Athletic Club implementation agreement). This is most likely due to the fact that some existing commercial and residential room equivalents were estimated, due to poor and missing data; due to the inclusion of certain uses, like the Village Gondola building, which the NVSP exempts from density calculations; and due to some existing, older properties being above the maximum that zoning would otherwise allow.

To provide a consistent basis of evaluation with the current NVSP, which does not count workforce housing against total density, Table 1 does not include workforce housing in its density calculations. However, staff has evaluated the likely increment of workforce housing associated with buildout of each alternative. Approximately 167 units (334 rooms) of workforce housing might be expected under Option 1; 183 units (366 rooms) under Option 2; and 204 units (408 rooms) under Option 3.

PAOT

Table 2 provides an estimate of PAOT, based on the buildout data presented above, and including additional relevant assumptions. The estimate uses the same methodology as that in the adopted PAOT/Buildout Assessment policy.

Table 2: PAOT Analysis³

	Existing URE*	Future URE*	Workforce Housing	Total	PAOT @ 3.5 persons/unit	PAOT @3.5 Existing and 3.0 Future
Option 1: Status Quo	587	908	167	1,662	5,816	5,278
Option 2: Dual Core	587	1,098	183	1,868	6,537	5,897
Option 3: One Zone	587	1,341	204	2,132	7,462	6,689
*URE = Unit Room Equivalent						

The existing PAOT within the North Village is estimated at approximately 2,056 (587 URE * 3.5 persons/unit).

As shown in the table, the Status Quo alternative would include an estimated total of 1,661 URE, which is extremely close to the estimate of 1,685 URE in the February 2009 PAOT Model Run. The resulting PAOT would be between 5,278 and 5,816.

The Dual Core alternative would result in approximately 1,868 URE, for a total of between 5,897 and 6,537, or 600-700 additional PAOT over

³ It should be noted that the URE count does not precisely correspond to the room counts in Table 1. This is because the PAOT calculation does not include commercial density, whereas the calculation of rooms does. As noted in the text, the Table 1 calculations do not include workforce housing units in their total density; workforce housing units are accounted for in the PAOT calculation.

Option 1. The One Zone alternative, would add between 1,400 and 1,600 additional PAOT over the Status Quo alternative, for total PAOT between 6,689 and 7,462. Cumulatively, these same increases would be reflected in the overall buildout of the Town.

For all alternatives, and particularly the One Zone alternative, both the buildout estimate of rooms, and the potential future PAOT are maximum or “worst case” scenarios, which assume an aggressive development/redevelopment of most existing and vacant property within the North Village. The buildout figures also assume that all properties would be able to achieve the maximum zoning density permitted. In fact, this is unlikely to occur since site-specific conditions, market conditions, and other development standards may limit this total amount.

Conclusions

As outlined in the NVDPS, and supported by the various economic studies and the outcomes of the recently adopted Destination Resort/Community Economic Development Strategy (DRCEDS), the overall assertion that some strategic density increases within the North Village appears valid and supportable. As the NVDPS suggests, such density increases must be tied to provision of desired community benefits which can facilitate and foster the critical mass of development needed for the North Village to flourish as a successful, visitor-oriented mixed use core. The Planning Commission generally concurred with these overall conclusions of the NVDPS.

In further support of these ideas, recent Planning Commission and Town Council policy discussions concerning PAOT/Impact Assessment, and appropriate locations for height and density, which have concluded that it is areas like the North Village, with a mixed use development pattern, walkable environment, and superior access to transit and other alternate travel modes, are the “right” locations for higher densities of development. Given this, some increase in density within the North Village, sufficient to achieve district objectives, while maintaining environmental and other thresholds, is likely to be supportable.

However, the above buildout and PAOT analysis indicates that implementation of the One Zone alternative, as currently formulated, could result in a substantial increase in the total density of the North Village area, and of resulting PAOT, potentially to the extent that it would cause unacceptable levels of environmental impacts in areas such as traffic, water use, and parking capacity. Uniform density throughout the NVSP would also likely detract from the goal of maintaining a focused

“core” of mixed lodging and commercial development in the central part of the North Village, that transitions to less intensive uses beyond.

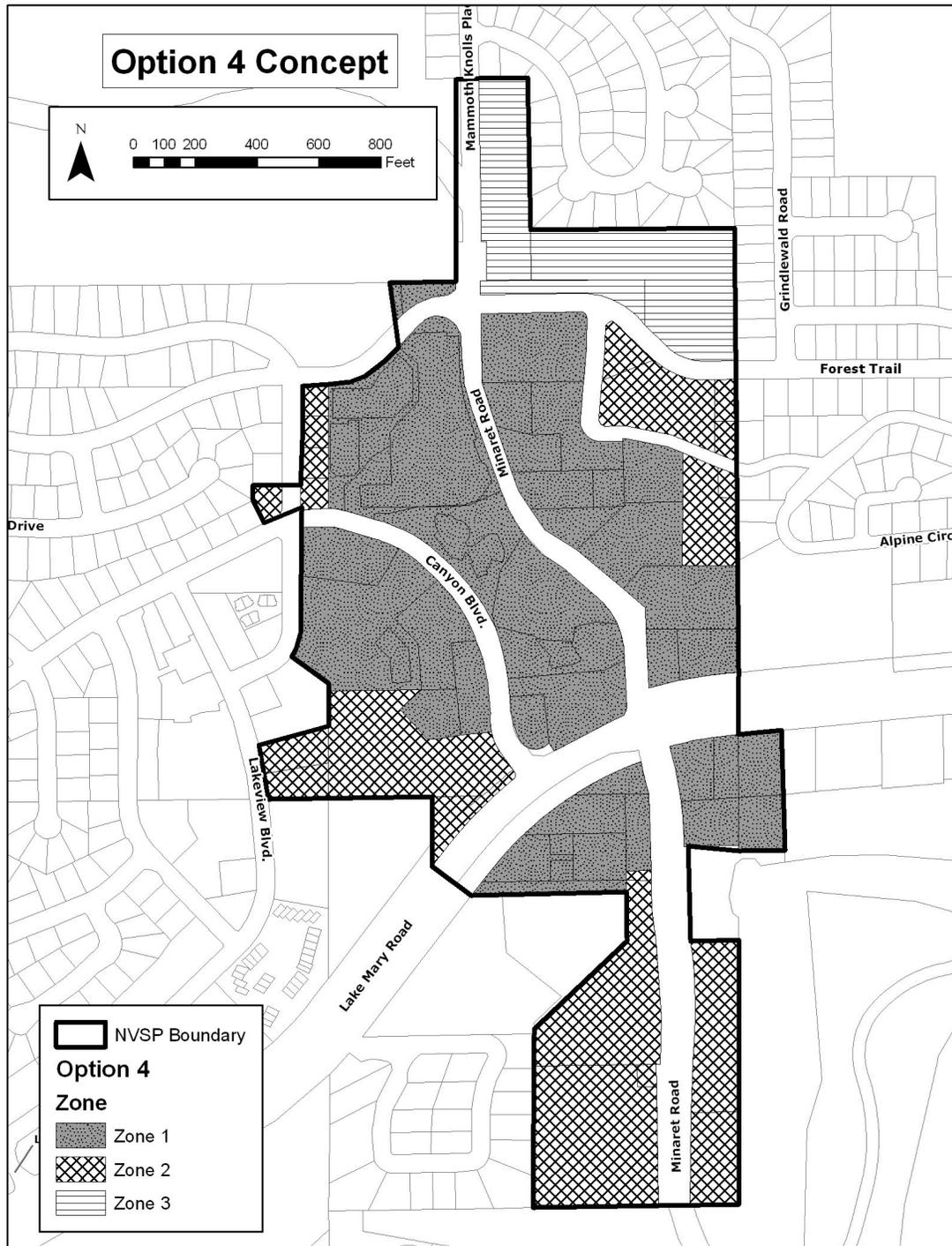
Recommended Option 4

Based on the above analysis and comments from the Planning Commission, staff has developed an “Option 4” for consideration by the Town Council. Option 4 is a hybrid or synthesis version of the NVDPS Preferred Plan Option, that reflects a number of the supported recommendations from the Preferred Plan concept, but provides some additional definition and refinement of key land use and policy framework items that will affect buildout density. The land use framework is drawn from the transect concept presented in the NVDPS, with modifications as recommended by the Planning Commission.

The revised Option 4 includes the following components:

- Creation of a “three zone” land use regulatory structure for the North Village District, as shown in Figure 1, including:
 - Zone 1 which would include a core of high intensity development that includes existing Plaza Resort zoned parcels, and would be extended to encompass both sides of Minaret and the four corners. Within Zone 1, properties could achieve between 48 and 80 rooms per acre, with higher densities only achievable with provision of community benefits and amenities. Ground floor commercial uses, fronting on either Minaret or Main/Lake Mary Road, would be exempt from density calculations.
 - Zone 2 which would include transitional properties currently zoned in the NVSP as either Resort General or Specialty Lodging. This zone would allow primarily for smaller scale lodging uses with limited commercial development up to 48 rooms per acre, similar to the existing RG and SL zones.
 - Zone 3 which would include parcels zoned Public and Open Space in the existing NVSP.
- Other recommendations of the NVDPS Preferred Plan concept as they relate to Gateways and Place making, Mobility and Connectivity, Amenities and Venues, and Parking would be incorporated into Option 4.
- Town Council-adopted policies with regard to Community Benefits/Incentive Zoning, PAOT/Impact Assessment, and Height and Density would be fully integrated and applied in this Option.

Figure 1: Option 4 Concept



- The above Town Council-adopted policies may also be used to further refine and specify maximum development intensities within each of the three zones, and appropriate heights, as well as the list

of desired community benefits and amenities for the North Village that may qualify a project for increased density and/or height (or other development concessions.) This refinement would take place through a subsequent comprehensive update effort for the North Village Specific Plan, through which final recommendations would be codified.

Option 4 Buildout and PAOT Analysis

The estimated buildout and PAOT totals for Option 4 are summarized in Tables 3 and 4.

As shown in the tables, Option 4 would reflect a mid-range scenario between the “Dual Core” and “One Zone” Options, resulting in an estimated total of 3,739 rooms, which is 354 rooms, or approximately 10 percent more than under the “Status Quo” Option. Option 4 would reflect a corresponding increase in PAOT, including between 6,119 and 6,797 PAOT, or 840 to 980 more than the “Status Quo.”⁴

Table 3: Option 4 Buildout Estimate

Zone	Existing	Unbuilt Entitlements	Vacant Development and Redevelopment*	Total
Zone 1:	1,334	379	1,015	2,728
Zone 2:	165	254	592	1,011
Zone 3:	0			-
Total	1,499	633	1,607	3,739

* Includes vested units without Use Permit.

Table 4: Option 4 PAOT Estimate

	Existing URE*	Future URE*	Workforce Housing URE*	Total URE	PAOT @3.5	PAOT @ 3.5 Existing; 3.0 Future
Option 4	587	1,130	225	1,942	6,797	6,119

Summary and Conclusions

As previously discussed, it is the intent of the NDP policy that the NVDPS be used as a study or advisory document to evaluate the proposed Mammoth Crossing project. The NVDPS would also be considered a

⁴ As noted in the previous section, the “Dual Core” Option would be approximately 600-700 additional PAOT over the “Status Quo” and the “One Zone” Option approximately 1,400 to 1,600 additional PAOT.

starting point for a potential comprehensive update to the North Village Specific Plan, through which its findings and recommendations could be further tested and refined. It is important to emphasize that, as a study document, the NVDPS is not codified, and does not introduce a new regulatory framework or zoning to the North Village district.

As noted in the Agenda Bill introduction, consistent with the adopted NDP policy, the information in the NVDPS will be used to:

- Assist the Town Council and Planning Commission in its forthcoming evaluation of the Mammoth Crossing proposal.
- Provide information and analysis that may be codified (subject to further study and refinement) through future NDP efforts, that may result in a future comprehensive update of the North Village Specific Plan, and be incorporated into the Municipal Code Update.

The Planning Commission was able to review and accept the NVDPS in the above context. However, a deficiency of analysis in the study document with regard to the implementation and buildout consequences of the Preferred Plan Concept left the Commission unable to endorse or recommend a preferred option to the Town Council.

Since the NVDPS was reviewed in November 2008, the Town Council has adopted a method to calculate and model buildout and resulting PAOT. Staff has used a similar methodology to analyze the buildout that might be associated with the Options presented in the Study. Based on this information, staff has concluded that the “One Zone” concept is too aggressive in terms of the amount of buildout and PAOT that might result, and provides too much latitude for high density development to occur throughout the North Village, resulting in potentially significant traffic, parking and other environmental issues.

Therefore, staff has proposed a refined Option 4 that would continue to implement many of the sound and valid recommendations of the NVDP Preferred Plan Concept, but would provide a better-defined land use framework that more effectively controls the total development of the North Village, resulting in a more modest increase in the total buildout allocation, and a clearly defined relationship to key implementing policies for incentive zoning, impact assessment, and height and density.

OPTIONS ANALYSIS

Option 1: Accept the North Village District Planning Study:

- Determine that the draft NVDPS report and Addendum contains adequate information
- Accept the modified Preferred Plan Concept (Option 4) as outlined in this Agenda Bill, or an alternate Plan Option as defined in the NVDPS.
- Provide direction on minor modifications necessary, if any, including the Town comments and errata, and accept the draft NVDPS report with modifications as the final NVDPS report.

Option 2: Continue discussion of the NVDPS

- Determine that additional discussion on the draft NVDPS report is necessary prior to Town Council direction and acceptance.

Option 1 would enable Town Staff to close out the North Village NDP work effort by making minor corrections and preparing the final NVDPS report.

Option 2 would require additional Town Council meeting(s) to discuss the draft NVDPS report prior to Town Council acceptance.

VISION CONSIDERATIONS:

Successful implementation of Neighborhood District Planning will further emphasize the goals of the General Plan and provide an understanding of the contribution of each neighborhood and district toward the social, economic and environmental success of the entire community.

STAFFING CONSIDERATIONS:

Completion of Neighborhood District Planning for the North Village District is part of the planned work program associated with the Mammoth Crossing project.

FINANCIAL CONSIDERATIONS:

The Mammoth Crossing project applicant has funded the contract between the Town and The Planning Center for preparation of the NVDPS.

ENVIRONMENTAL CONSIDERATIONS:

The Mammoth Crossing project has been analyzed through an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). Certification of the Final EIR will be brought forward to Planning Commission and Town Council at time of public hearing for the project.

LEGAL CONSIDERATIONS:

None.

RECOMMENDATION:

Town Staff recommends that the Town Council choose Option 1:

Option 1: Accept the North Village District Planning Study:

- Determine that the draft NVDPS report and Addendum contains adequate information
- Accept the modified Preferred Plan Concept (Option 4) as outlined in this Agenda Bill, or an alternate Plan Option as defined in the NVDPS.
- Provide direction on minor modifications necessary, if any, including the Town comments and errata, and accept the draft NVDPS report with modifications as the final NVDPS report.

ATTACHMENTS:

1. Draft North Village District Planning Study, November 2008 (Previously distributed; located on the Town's website at www.ci.mammoth-lakes.ca.us/comdev/districtplanning.htm)
2. North Village District Planning Study Addendum, June 2009
3. Planning Commission staff report November 19, 2008, including Town comments and errata for Draft NVDPS
4. Planning Commission Minutes, November 19, 2008,