



Town of Mammoth Lakes

Planning & Economic Development Commission Mobility Committee Staff Report

Meeting Date: August 3, 2020

Summary of proposed Zoning Code Update to Parking Standards:

Zoning Code Amendment 20-001 is intended to update Municipal Code Chapter 17.44, Parking and Loading Standards, to clarify alternative parking provisions, establish review and approval process for parking reduction requests and changes or expansions of uses that are nonconforming as to parking, and facilitate the use of alternative parking and Transportation Demand Management measures in accordance with Mobility Element goals. The Amendment also includes a minor change to Table 17.76.020 to remove “a decrease in the number of required parking spaces” from the allowable adjustments as well as an update to Chapter 17.100, Nonconforming Uses, Structures, and Parcels, to refer to the updated parking standards. The proposed Zoning Code Amendment includes finding the project exempt from CEQA pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

SUMMARY:

Proposal: The proposed update includes the following modifications to the Zoning Code:

- Revisions to language in Section 17.44.030, Number of Parking Spaces Required, to be more consistent with the parking requirements tables, refer more clearly to the “alternative parking provisions” section and address exceptions to parking standards related to state density bonus law;
- Amendment to nonconforming parking standards in Sections 17.44.030 and 17.100.020 to correct existing discrepancies and align review and approval process for changes or expansions of nonconforming uses with process requirements for parking reductions;
- Correction to Section 17.44.040, Alternative Parking Provisions, to allow alternative parking provisions to apply to both residential and non-residential uses and to clarify code requirements pertaining to state density bonus law;
- Amendment to Section 17.44.040 to require approval of an Administrative Permit for parking reductions up to 25% and a Use Permit for reductions greater than 25%, and to grant Town staff the discretion to require a parking study as part of parking reduction request.
- Amendment to Section 17.44.040 to incorporate the Shared Parking standards into the Reduction of Parking standards and to add a provision allowing Town staff to consider the availability of on-street parking when reviewing a parking reduction request.
- Amendment to [Section 17.44.050](#), Transportation Demand Management, to clarify the requirements for a TDM plan and to allow all applicants to have access to the same “toolbox” when proposing TDM measures.
- The proposed code change would also modify [Table 17.26.020](#) to remove parking from the allowable adjustments.

For the full scope of the proposed changes, please see the DRAFT PEDC staff report included as **Attachment A**.