



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: June 14, 2023

AGENDA TITLE: Public hearing and consideration of Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 applications for development of the site located at 60 Joaquin Road with a four-unit affordable housing development. The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

Applicant: MMI Consulting, LLC

Property Owner: Town of Mammoth Lakes

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Michael Peterka, Associate Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 23-001, Design Review 23-001, Use Permit Application 23-001, and Adjustment 23-001 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal:

The proposed project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD) located within the Residential Multi-Family 1 (RMF-1) zoning district at 60 Joaquin Road. The application includes a density bonus request to permit two additional dwelling units through the Town's Density Bonus Ordinance, for a total of four units, all of which will be deed restricted ownership units targeting the middle-income affordability level. Four (4) concessions to the applicable development standards are being requested, in accordance with the Density Bonus Ordinance. The proposed project also includes a request for an Adjustment to allow two parking spaces in the front setback area.

Project Name:

60 Joaquin

Location: 60 Joaquin Road (APN: 033-121-035-000)
Size of Property: 0.20 acres (8,671 sq. ft.)
Zoning: Residential Multi-family 1 (RMF-1)
General Plan: High Density Residential 1 (HDR-1)
Environmental Review: Categorical Exempt (CEQA Guidelines Section 15332)

KEY ISSUES:

1. Does the proposed project meet the Use Permit criteria and required findings for a density bonus pursuant to Municipal Code (MC) Chapters 17.68 and 17.138?
2. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?
3. Can the findings be made for approval of an Adjustment to allow two parking spaces in the front setback area pursuant to MC Chapter 17.64?
4. Is the proposed project consistent with the State Subdivision Map Act?
5. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The proposed project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD) located on a 0.20-acre vacant lot in the Residential Multi-Family 1 (RMF-1) zoning district. The project is comprised of two, three-story buildings. Each unit has two tandem garage parking spaces, two bedrooms, an office, and 2.5 bathrooms. The site will also include four exterior guest parking spaces.

The project parcel was purchased by the Town of Mammoth Lakes in 2021 with the intent to develop it as an affordable housing project. The Town has partnered with MMI Consulting, LLC to develop the affordable housing project on the parcel.

The project site is 0.20-acres, which allows for a base density of two dwelling units at the permitted maximum density of 12 dwelling units per acre. The project application includes a density bonus request for two additional units above the property's base density, for a total of four units. The Town's Density Bonus Program provides greater flexibility than the State Density Bonus Program and allows smaller multi-family residential projects to qualify for the program. The 60 Joaquin project is eligible to receive the additional units of density because it is a new multi-family residential project located within a zoning district that allows multi-family residential uses and has a base density of two or more units. The Municipal Code requires that a minimum of two of the resulting units be deed restricted at the middle-income affordability level to qualify for the desired density bonus.

Based upon the options provided in the Town Density Bonus Program, a project proponent can choose the affordability level category for the deed restricted units, provided that the number of eligibility points needed to qualify for the desired density bonus are earned in accordance with the adopted Eligibility Points Schedule. For this project, a density bonus of two units requires 100 eligibility points, which requires two of the units be restricted to the middle-income affordability level category, which has a maximum income of 150% of Area Median Income (AMI). All units in the proposed project will be restricted to the middle-income level (i.e., 150% AMI or \$109,600 for a family of 3), meaning that the project will provide a greater number of deed restricted units than otherwise required.

Three specific conditions of approval (#25, 26, 27) are included in the attached resolution which ensure that the required number of deed restrictions and associated Workforce Housing Agreement are recorded against the property before a certificate of occupancy is issued for the project.

Projects utilizing the Town's Density Bonus Program are eligible for one automatic incentive or concession, in accordance with those listed in Municipal Code §17.138.050(A). Because the project will provide a greater number of deed restricted units than otherwise required (i.e., 4 restricted units vs 2 restricted units), the project is eligible for two or more additional incentives or concessions from those listed in Municipal Code §17.138.050(A). For this project, a total of four concessions are being requested, which include an increase in the allowable lot coverage from 50% to 66.3%; a 20% reduction in the north side yard setback from 10 feet to 8 feet; and a reduction of two of the multi-family residential development standards, which includes the standard that limits paving of the front setback area to 40%, and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows.

Joaquin Road is considered a substandard street. As a result, this project must include an Irrevocable Offer of Dedication (IOD) for the easterly 10 feet of the subject property. The IOD reduces the overall size of the lot and impacts the front yard setback area. The IOD area will be used for street improvements, pedestrian infrastructure, and snow storage purposes.

The proposed site layout and design of the structures was reviewed by the PEDC Design Committee on March 29, 2023. The Design Committee indicated that they support approval of the site layout and building design but did

request that minor modifications be made to the façade of the building prior to PEDC consideration. The requested changes were made to the building façade.

As described in this staff report, staff finds that the project is consistent with the Town's General Plan, Municipal Code, Design Guidelines, and the State Subdivision Map Act. Additionally, staff determined the project to be categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332, In-Fill Development Projects.

Based on the analysis, staff has determined that the required findings to support the requested approvals can be made, and recommends approval of the Tentative Tract Map, Use Permit, Design Review, and Adjustment with the conditions of approval noted in the attached resolution.

Project Proposal:

As described above, the project is an affordable, deed-restricted four-unit multi-family planned unit development (PUD). Each unit will have approximately 1,200 square feet (sf) of conditioned space with two bedrooms, an office space, two and ½ bathrooms, and two enclosed tandem parking spaces. The project also has four exterior guest parking spaces.

Projects utilizing the Town's Density Bonus Program are eligible for one automatic incentive or concession, in accordance with those listed in Municipal Code §17.138.050(A). Because the project will provide a greater number of deed restricted units than otherwise required, the project is eligible for two or more additional incentives or concessions that may be chosen from those listed in Municipal Code §17.138.050(A). For this project, a total of four concessions are being requested, which include an increase in the allowable lot coverage from 50% to 66%; a 20% reduction in the north side yard setback from 10 feet to 8 feet; and a reduction of two of the multi-family residential development standards, which includes the standard that limits paving of the front setback area to 40%, and the standard that requires 75% of the façade of each building adjacent to a public street be occupied by habitable space with windows.

An Adjustment is also being requested to allow two parking spaces to be located in the front yard setback in an area not in front of a garage. Staff's analysis of the required Adjustment Findings can be found under "Analysis of Key Issues" below.

The proposed building designs represent a modern chalet style. The proposed colors and materials are a combination of textured and smooth panels with an earth-tones color palette. **Figure 1** illustrates the proposed building designs. The project plans, including the site plan, building floor plans, and elevations are included as **Attachment B**.

FIGURE 1: PROPOSED BUILDING DESIGN



Existing Site and Surrounding Land Uses

The project is located at 60 Joaquin Road on an undeveloped lot within the RMF-1 zoning District. The surrounding land uses consist of a two-unit apartment building on the adjacent property to the north, a seven-unit apartment building to the east, a single-family home to the south, and a 39-unit multi-family residential development to the west. See **Figure 2** below for a map showing the site location and surrounding context. **Table 1** describes the surrounding land uses and zoning.

FIGURE 2: PROJECT SITE LOCATION MAP



Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	RMF-1	Multi-family: 2-unit apartment building	None
South	RMF-1	Single-family residence	None
East	RMF-1	Multi-family: 7-unit apartment building	Located across Joaquin Road from the project site
West	R	San Joaquin Villas Condominiums	Located across Callahan Way from the project site

*RSF = Residential Single Family; R = Resort

Site Zoning

The project site is zoned RMF-1 (Residential Multi-Family 1), which *“is intended as an area for the development of mixed residential uses (single-family dwellings, apartments, and other multiple-family developments). Transient Occupancy or Rental and Hotel and Motel uses are not permitted in this zone (MC Chapter 17.20).”*

The proposed project is classified as a Multi-Family Residential use, which is a permitted use in the RMF-1 zone.

Development within the RMF-1 zoning district is subject to the Residential Zone Development Standards found in MC §17.20.030, with additional standards applying to Multi-Family Residential Projects found in MC §17.52.210. The proposed project complies with all relevant development standards, with the exception of those subject to the requested concessions, which are described in greater detail in the Analysis of Key Issues.

General Plan

The General Plan land use designation for the site is High Density Residential 1 (HDR-1) and *“allows residential multi-unit townhouses, condominiums and apartments at a density of six to twelve dwelling units per acre... The HDR-1 designation is intended to preserve existing housing and allow for additional high-quality housing opportunities. Development standards to ensure compatibility with adjacent properties, building separation, adequate on-site recreation space, and well-designed livable development”* (General Plan, Pg. L-4).

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required findings for a density bonus pursuant to Municipal Code (MC) Chapters 17.68 and 17.138?

A Use Permit is required for this project because the application is requesting a density bonus pursuant to the Town Density Bonus Program. Staff has determined that the required findings can be made for approval of a Use Permit pursuant to MC §17.68.050 (Use Permit Findings) and MC §17.138.060 (Findings and Conditions of Approval) of the Town Density Bonus Program. Specifically, staff finds that by approving the requested use permit to allow the density bonus, the multi-family residential units that will be deed restricted as a result of the density bonus will help accomplish the intent of the Town Density Bonus Program and will increase the supply of housing available to the workforce.

In addition to the standard use permit findings required by MC §17.68.050, a use permit for a project receiving a Town density bonus requires an additional three findings be made. These findings are required to 1.) ensure that

a sufficient number of eligibility points are generated by the project to qualify for the requested density bonus, 2.) ensure that the incentive or concession that was chosen in order to make the project feasible is the minimum departure from the zoning code standards necessary to make the project feasible, and 3.) to ensure that the proposed project is compatible with the surrounding neighborhood. Staff was able to make affirmative findings for each of these items in the project Resolution, included as **Attachment A**.

The proposed site layout and project design ensures that the multi-family uses and residential density proposed for the site will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community, nor injurious to properties or improvements in the vicinity because the additional two residential units can be accommodated on the site without eliminating or reducing essential amenities such as enclosed parking, guest parking, and private outdoor living space.

KEY ISSUED #2: Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

Design Review is required per MC §17.88.020. The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

Below is staff's analysis of the project's consistency with the Design Review criteria. Staff finds that the proposed site layout and building design has met the overall intent of the Design Review criteria.

Design Review Criteria:

To obtain design review approval, projects must satisfy these criteria to the extent they apply:

- A. The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.**

The proposed buildings and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding neighborhood. In the context of the surrounding multi-family residential uses, the proposed design of the project provides appropriate scale and incorporates attractive architectural details.

The building forms and facades provide variation and visual interest through the incorporation of different materials and colors, a variety of window shapes and sizes, and the addition of a pedestrian entrance on the east side of the project adjacent to Joaquin Road.

The project utilizes different materials, textures, and colors, which consist of a natural "hearthstone" grooved panel on the top story and a smooth dark "plunge pool" colored panel on the lower stories. The materials incorporate accents of natural grooved "hearthstone". The project utilizes a change in materials and colors to distinguish stories.

- B. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.**

Not applicable, as the street network in this area is already established and no additional streetscape improvements are required for the proposed project.

- C. Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between**

vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

The proposed parking meets the required amount for the project. Each unit consists of a private enclosed garage space with two tandem parking spaces. The project also consists of four unenclosed guest spaces, which is greater than the two guest parking spaces that are required. The rationale for the additional exterior parking is to provide one unenclosed space per unit. The garage door's design and color are coordinated with the design of the project and the garage doors are oriented to the south, which minimizes visibility from Joaquin Road, and provides desirable solar orientation for snow melt within the driveway area. The proposed parking configuration ensures that the project will accommodate its share of parking needs on-site, which will help avoid conflicts between vehicles and tenants with enclosed, assigned parking spaces.

- D. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.**

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

- E. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.**

The proposed project preserves 11 trees with a diameter at breast height (DBH) of 12 inches or greater. After construction, the site will be left in a natural state with minimal landscaping taking place.

In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Municipal Code, the General Plan and any applicable specific plan or master plan, the Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site. The applicable General Plan and Zoning Code development standards are outlined in **Table 2**.

Table 2: Zoning Consistency

General Information			
General Plan: High Density Residential-1 (HDR-1)		Specific Plan: N/A	
Zoning: Residential Multi-Family-1 (RMF-1)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Vacant		Permit(s) Required for Use: TTM, UPA, DR, ADJ	
Development Standards			
Standard	Required	Proposed	Complies?
Residential Density	2 units (12 units/ acre on a 0.20 acre site)	4 units (20 units/acre on a 0.20 acre site)	Yes, density is allowed pursuant to the Town Density Bonus Ordinance

Setbacks			
Front yard (feet)	20 feet	22 feet	Yes
North side yard (feet)	10 feet	8 feet	Yes, with density bonus concession
South side yard (feet)	10 feet	22 feet	Yes
Rear yard (feet)	10 feet	10 feet	Yes
Lot Coverage	50%	66.3%	Yes, with density bonus concession
Building Height	35 feet	32 feet	Yes
Snow Storage	75% of 3337sf =2,503 sf	41% (1,379 sf)	Yes, with a recorded snow management plan per COA #78
Parking Spaces	8	8	Yes
Guest Parking Spaces	2	4	Yes
Town Density Bonus Program (MC Chapter 17.138)			Complies?
Town Density Bonus Program: 2 additional units requested. The multi-family project located on a 0.20-acre parcel in the RMF-1 zone proposes to build four (4) units, which exceeds the site's maximum allowable density of two (2) units, by two (2) units. To grant the density bonus of two (2) units, the project must deed restrict a minimum of two (2) of the units at the middle-income affordability level.			Yes, COA #s 25, 26, & 27 of the project Resolution (Attachment A) ensure all four units will be deed restricted to the middle-income affordability level in order to receive requested concessions
Multi-Family Residential Projects (MC §17.52.210)			Complies?
Building Facades Adjacent to Streets: 75% of the street facing façades is required to be occupied by habitable space with windows and have at least one pedestrian entry into the structure.			Yes, with density bonus concession (<i>one pedestrian entrance is provided on the street facing façade</i>)
Front Yard Paving: No more than 40% of the front yard setback area shall be paved.			Yes, with density bonus concession (<i>55% proposed</i>).
Laundry Facilities: Common facilities or provided in each unit.			Yes, a laundry room/closet is provided within each unit.
Maintenance and Control of Common Area: The common area will be controlled and maintained by the landlord/property owner.			Yes

Private Outdoor Open Space: Greater than 60 sf of private outdoor open space is required per unit.	Yes, 120 sf is provided for each unit.
Solid Waste and Recycling: Multi-family projects of 3 or more units shall provide a solid waste/recyclable materials storage area.	Each unit will have individual waste carts that will be stored in the private garages.
Storage: 100 cubic feet of lockable storage space	Yes. Provided in each unit's garage.

Other Applicable Standards and Requirements:

Snow storage

The RMF-1 zone requires snow storage areas be provided that are equal to 75% of the combined area of all parking, driveways, walkways, and street surfaces within the project. The total amount of paved parking and driveway area for the project is 3,337 sf, meaning a total of 2,503 sf of snow storage is required. The project proposes a total of 1,379 sf with equates to 41% of the required snow storage area. The Town Density Bonus Ordinance allows projects that receive a density bonus to be eligible for a reduction of the required snow storage areas if the property owner commits to haul on-site snow from the property to an approved off-site snow storage area in accordance with MC §17.36.110(B)(3)(a), provided that the interim snow storage areas do not interfere with any of the required parking areas. The proposed snow storage areas comply with this requirement and are located between the two buildings behind the guest parking spaces and to the east of the front building behind the guest parking spaces. Condition of Approval #78 is included to require a snow removal/storage management plan agreed to by the property owner and the Town and for it to be recorded against the property prior to issuance of a certificate of occupancy.

General Plan Consistency:

The project is consistent with the following General Plan Vision Statements as described in **Table 3**:

Table 3: General Plan Vision Statement Conformance

General Plan Vision Statement	Explanation of Project Conformance
<i>"Adequate and appropriate housing that residents and workers can afford"</i>	The applicant will exceed the requirements of the Town Density Bonus Program and deed restrict all four units of the multi-family project for "Middle-Income Households".
<i>"being a great place to live and work"</i>	The project will support local construction jobs and provide four housing units that will only be available to the local workforce.
<i>"Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area."</i>	The project is within the urban growth boundary and the density is consistent with that allowed by the General Plan and Municipal Code.
<i>"sense of a "village in the trees""</i>	The project limits tree removal to the maximum extent feasible.

The project is consistent with the following General Plan goals, policies, and actions as described in **Table 4**:

Table 4: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
C.2.L: Create visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	The project incorporates design features and architectural detail that provides a high-quality appearance and incorporates thoughtful site planning and design while providing adequate parking for tenants and guests.
C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height and massing are similar to the heights and massing of the adjacent apartment buildings to the north and east and the condo buildings to the west. The dense tree canopy limits views of the surrounding mountains, so the proposed project will not eliminate an existing view shed.
C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates high quality building materials that achieve a design that is compatible with the surrounding neighborhood and mountain setting.
Goal L.2: Substantially increase housing supply available to the workforce.	The project includes a density bonus request that will result in four deed restricted units that will be made available to the local workforce.
L.2.D. Policy: For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation in which the project is located.	The proposed project utilizes the Town Density Bonus Program consistent with the adopted Ordinance.

Consistency with Town of Mammoth Lakes Design Guidelines

Pursuant to Section 17.88.030 of the Municipal Code, Design Guidelines adopted by the Town Council provide recommendations to be used in the design review process. They are intended to promote high-quality and thoughtful site and building design; visually interesting, appropriate, well-crafted and maintained buildings and landscaping; the use of durable high-quality, and natural materials that reflect Mammoth Lakes' character and mountain setting; and attention to the design and execution of building details and amenities in both public and private projects. The Design Review process is intended to implement the recommendations of the Town Design Guidelines, and the design review criteria are intended to encompass the primary design objectives included therein. In this case, staff finds that the Design Review criteria analysis above sufficiently addresses the Town Design Guidelines that are applicable to this project.

PEDC Design Committee Review

The PEDC Design Committee reviewed the project at the Design Committee meeting on March 29, 2023. The Committee reviewed the project design, including the site plan, building designs, and proposed materials, and

were supportive of moving the project forward to the full Commission for consideration of the Design Review permit with the request that minor modifications be made to the exterior of the buildings. The project plans have been updated with the final design.

KEY ISSUE #3. Can the findings be made for approval of an Adjustment to allow two parking spaces in the front setback area pursuant to MC Chapter 17.64?

Adjustments are intended to allow minor exceptions to certain development standards of the Zoning Code when such requests constitute a reasonable use of property but are not permissible under strict application of the Zoning Code. The following represents staff's analysis of the required findings pursuant to MC §17.76.040:

Setback Adjustment Findings:

A significant public benefit will result (e.g., protection of trees or other significant features, enhanced circulation, or improved landscaping or snow storage)

Providing two guest parking spaces in the front setback enhances the circulation on the project site while allowing each unit to have one guest parking space. Overall, circulation will be enhanced by providing more space for vehicles to turn around and move out of the traffic lane so other residents and vehicles can move more freely. Additionally, there is a required 10-foot irrevocable offer of dedication (IOD) to the Town along the front property line which further reduces the overall depth of the site and impacts where parking could be located.

KEY ISSUE #4. Is the proposed project consistent with the State Subdivision Map Act?

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a common interest development and units can be individually owned and sold. Prior to issuance of a certificate of occupancy for any of the units, a final map, CC&Rs, and a PUD plan will require approval by staff and must be recorded on the property Title. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act. Tentative Tract Map 23-001 is included in **Attachment B**.

KEY ISSUE #5: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15332, In-Fill Development Projects. The Project qualifies for this exemption because the following criteria are met:

- a. The project is consistent with the General Plan Land Use designation because the property is located within the High-Density Residential 1 (HDR-1) land use designation which allows residential multi-unit townhouses, condominiums, and apartments at a density of six (6) to a maximum of twelve (12) dwelling units per acre. The proposed project is a multi-family residential development located on a site with a base density of two (2) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow two (2) additional dwelling units of density, for a total of four units.

The project is consistent with General Plan Land Use Policy L.2.D, which states, "For housing development projects where all units are deed restricted for workforce housing, a density bonus may be granted in addition to any bonus granted pursuant to the State Density Bonus Law up to a combined bonus of twice the density identified for the designation under which the project is located." The Town's Density Bonus Program is applicable to new multi-family residential projects that are located within a zoning district that allows multi-family residential units, and have a base density of two or more dwelling units, regardless of the type of dwelling unit proposed.

The requested density bonus is also consistent with General Plan Housing Element Policy H.1.C., which states, "Allow for density bonuses for projects that provide deed-restricted workforce housing in

accordance with State density bonus law and/or the Town density bonus programs.” Developers of eligible properties are encouraged to utilize the Town Density Bonus Program or the State Density Bonus program in order to accomplish the General Plan goals and policies aimed at increasing housing available to the local workforce.

The Town Density Bonus Ordinance was analyzed pursuant to CEQA, and an Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072). The Addendum analyzed the overall increase in the number of units and population that could result from the proposed revisions to the Town’s Density Bonus Program as compared to the buildout scenario used in the certified 2016 PEIR. The Addendum concluded that the modifications to the Town’s General Plan and Zoning Code required to implement the Town Density Bonus Program Update would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. No new mitigation measures were required, and no new alternatives were identified that would substantially reduce the environmental effects beyond those previously described in the 2016 PEIR.

The project is consistent with the Residential Multi-Family 1 (RMF-1) zoning and development standards when considered with the allowed concessions to specific development standards pursuant to Municipal Code Chapter 17.138, Town Density Bonus Ordinance.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project site is within the Town’s Urban Growth Boundary (UGB); the site is approximately 0.20 acres; and the site is substantially surrounded by urban uses including adjacent multi-family residential apartments, multi-family condominiums, and a single-family residence.
- c. The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing multi-family residential developments and the site does not feature a sensitive natural resource such as a wetland or watercourse.
- d. Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality because the Project conforms, or is required to conform, to the Municipal Code requirements for noise, air quality, and parking; the Project conforms, or is required to conform, to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Additionally, the project is consistent with the applicable Town Density Bonus Program, which was analyzed pursuant to CEQA. An Addendum to the 2016 General Plan Land Use Element/Zoning Code Amendment and Mobility Element Update Program Environmental Impact Report was prepared (SCH# 2015052072) and concluded that the modifications to the Town’s General Plan and Zoning Code required to implement the Town Density Bonus Ordinance would not result in any new significant environmental effects or a substantial increase in the severity of the previously identified significant effects in the 2016 PEIR. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.
- e. The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided or can be extended to the site. The Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), and all comments received have been provided to the applicant and will be incorporated into the Project as required by the permit approval process for those agencies. Additionally, at the time of building permit issuance, development impact fees (DIF) will be paid.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all of the criteria to qualify for the

In-Fill Development Projects categorical exemption pursuant to CEQA Guidelines Section 15332, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

Staff routed the application to the following local agencies for review: Mammoth Lakes Fire Protection District (MLFPD), Mammoth Community Water District (MCWD), and Mammoth Disposal. Comments received from MLFPD and MCWD were provided to the applicant for informational purposes.

In addition, notice of the public hearing including a project description was sent to property owners within 300 feet of the subject property. A total of 60 property owners were notified. No public comments were received at the time this report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 23-001, Use Permit Application 23-001, Design Review 23-001, and Adjustment 23-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: Project Plans

Attachment C: Eligibility Points Schedule

Attachment D: Town Density Bonus Ordinance