



# Zoning Code Update: On Track and Moving Forward

December, 2010

## We Want to Hear From You!

At the mid-point of our fiscal year, we have made substantial progress on the comprehensive update of the Zoning Code. The Zoning Code Users Group and Planning Commission have reviewed the chapters and they are available for review on the Town's website at <http://www.ci.mammoth-lakes.ca.us/index.aspx?nid=149>. Public comments are welcome on the draft chapters and may be submitted on the website. Staff has completed drafts of the following chapters:

- Adjustments
- Administrative Responsibility
- Affordable Housing (workshop only)
- Appeals
- Applications, Processing, & Fees
- Development Agreements
- Development & Land Use Approval Requirements
- Interpretation of Code Provisions
- Nonconforming Uses, Structures, & Parcels
- Permit Implementation, Time Limits, & Extensions
- Public Hearings
- Purpose & Effect of Zoning Code
- Reasonable Accommodation
- Revocations and Modifications
- Temporary Uses and Events
- Use Permits
- Variances

## Next Steps

The Community Development Department will begin working on the remainder of the Zoning Code in the new year. The topics for next year include residential and commercial zoning standards, parking and loading, as well as ways to incorporate sustainability into the Zoning Code.

We are looking forward to completing a draft Zoning Code in early summer 2011.

## Planning Grant Awarded to the Town!

The Town has received grant funding from the Strategic Growth Council to fund work on the Zoning Code Update. The grant funding will be focused on incorporating sustainability principles into the Zoning Code including provisions for mixed use development, progressive parking standards, and form-based zoning concepts. To review the Town's grant application please visit the Town's website. For more information about the grant, please visit the SGC website at [www.sgc.ca.gov](http://www.sgc.ca.gov).

## Listening Sessions

Over the past several months, the Zoning Code Update Committee (Tony Barrett and Jay Deinken) and Community Development Department staff have held listening sessions with the following service groups and interested parties:

- Chamber of Commerce Board
- Lions
- Noon Rotary
- Contractors Association
- Advocates for Mammoth
- The Future of Mammoth
- Chamber
- Lodging Association
- Sunrise Rotary
- Board of Realtors
- Village Association

The groups had questions and comments regarding the Zoning Code Update process which are detailed on the ZCU website. Staff will work to address the concerns raised at the meetings as a part of the ZCU. Comments are welcomed throughout the process and may be submitted on our website at [www.ci.mammoth-lakes.ca.us](http://www.ci.mammoth-lakes.ca.us)

## Want more information?

Contact Sandra Moberly at [smoberly@ci.mammoth-lakes.ca.us](mailto:smoberly@ci.mammoth-lakes.ca.us) or at (760) 934-8989 ext. 251 to sign up for email notification.

# Zoning Code Update: Realizing our Vision

## What is the Zoning Code Update?

The Zoning Code Update (ZCU) has been initiated by the Town Council with the goal of incorporating the 2007 General Plan into the Zoning Code as well as cleaning up and modernizing the Town's zoning regulations. The goal of the project is to create an up-to-date set of rules that will govern land development in the Town.

## Who will be involved in the Zoning Code Update?

Town staff is looking forward to an inclusive process which will include Town Council, Planning Commission, the Zoning Code Users Group, business and property owners, and the public. Check the website for information on upcoming community workshops and listening sessions.

We are looking for community input on the following questions:

- What issues and opportunities must the ZCU address in order for you to regard the update as a success and for the new code to be effective?
- What positive attributes or fundamental shortcomings do you see in the existing code?
- Are there planning and development concerns or problems in Mammoth that you believe should be addressed in the ZCU?
- What types of changes would you make to the development review and approval process?

## Why is the update important to me?

The project is important for two key reasons. First, the existing regulations are out-of-date and difficult to use and understand. Second, and perhaps most important, the existing regulations increasingly fail to produce the kind of results—such as neighborhood preservation, sustainable development practices, feet first mobility—that the community desires.

## What are the Goals for the Zoning Code Update?

- **Promote Sustainability.** To incorporate standards that promote sustainability of development in the Town and incorporate the goals, policies, and actions outlined in the General Plan.
- **Promote Quality and Design.** To incorporate standards that improve development quality and design.
- **Improve Readability and Usability.** To use charts, graphics, and illustrations to make the Code easier to read and to reorganize the material to group similar regulations together.

## We want to hear from you!

Submit comments on our website at:

<http://www.ci.mammoth-lakes.ca.us/index.aspx?nid=149>

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