



Zoning Code Update: On Track and Moving Forward

Spring, 2011

We Want to Hear From You!

Staff is continuing to work to complete a draft Zoning Code this summer. Recent work efforts include drafting a chapter covering development standards for all land uses. This chapter includes provisions for fences and walls, setbacks, snow storage, and other specific development standards. The Planning Commission had comments regarding this chapter and will review the chapter at a Planning Commission meeting in April.

Housing Ordinance Update

The Zoning Code update includes a comprehensive update to the Housing Ordinance (Chapter 17.36 of the Zoning Code). The Housing Ordinance addresses a number of areas, most importantly the mitigation of demand for affordable housing associated with new development.

The updated Housing Ordinance will incorporate policy direction established by the General Plan Housing Element (adopted in 2010), interim housing mitigation requirements adopted by the Town Council in 2009, as well as revisions to reflect legal considerations of the Palmer and Patterson court cases, which have influenced housing programs Statewide.

A key part of the Housing Ordinance will be to ensure that the Town's housing mitigation requirements are tied to the actual impact of new development, and effective as possible in securing new affordable housing and protecting existing supply.

An initial draft of the Housing Ordinance is expected in April/May, with opportunities for public review and input before it is brought forward for adoption.

Want more information?

Contact Sandra Moberly at (760) 934-8989 ext. 251 or smoberly@ci.mammoth-lakes.ca.us.

Next Steps

Building Height

Staff is preparing information to facilitate a Planning Commission and Town Council discussion regarding building height. Building height has long been a controversial topic in Town and staff has completed a number of studies regarding building height-related topics over the past several years. This information will be valuable in assisting the Planning Commission, Town Council, and the public in discussing building height options.

Parking & Loading

The Town has contracted with Nelson Nygaard Consulting to prepare the parking and loading chapters of the Zoning Code Update. Staff anticipates a public workshop with the Planning Commission in mid-April with final code sections drafted in May-June.

Remainder of Zoning Code

The Community Development Department will be completing the remainder of the Zoning Code between now and summer. The upcoming topics for include residential and commercial zoning standards, parking and loading, as well as ways to incorporate sustainability into the Zoning Code.

What about CEQA?

Town staff will begin the CEQA process after the draft Zoning Code Update is completed. The CEQA process will start in summer and is expected to be complete by December 2011. Based on a preliminary assessment of the changes to the Code, staff anticipates completing a Mitigated Negative Declaration to satisfy the CEQA requirements, although an EIR may be required if significant changes are made to development standards (heights, setbacks, etc.) Preparing an EIR would take additional staff time and would result in completion in summer 2012.

Sign Code Update: The Finishing Stretch

Major changes to the Sign Code

Halo lit signs allowed. Halo lit signs would be allowed in non-residential zones. Only one halo lit sign would be allowed per business of no more than 20 square feet. This type of internally lit sign is currently prohibited.



Example of Halo Lit Sign

Electronic message sign allowed in the Public/Quasi-Public Zone. Electronic message signs would be allowed in the Public/Quasi-Public Zone. Only one sign would be allowed per property. Electronic message signs would not be allowed to flash or blink. This type of internally lit sign is currently prohibited, except for regulatory or safety signage.



Signs with neon details allowed. Allow signs with neon details in non-residential zones. Only one sign with neon details would be allowed per business. Sign with neon details would not be allowed for monument signs or on signs larger than 20 square feet. Currently, only neon open signs of 2 1/2 square feet are allowed.

Banners allowed subject to certain requirements. Banners would be allowed for sales and promotions for no longer than a total of 30 days per year. These types of banners are currently prohibited.

Sign Code Update Initial Study/Mitigated Negative Declaration Available

Public workshops were held with the Planning Commission and Town Council on February 9th and 16th to discuss the draft Sign Chapter, which was made available on January 25th. Thank you to those who attended and/or provided comments! The comments will be used to refine the draft Sign Chapter. The materials from these workshops, including the draft Sign Chapter, PowerPoint presentations, staff reports, and written public comments can be reviewed on the Town's Sign Code Update webpage, <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=387>

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in compliance with the California Environmental Quality Act (CEQA) to analyze the potential environmental impacts of the Sign Code Update. **The 30-day public review period for the IS/MND starts February 25th and ends March 27th.** The IS/MND is available for review at the Town Offices and on the Sign Code Update webpage listed above. Please send any CEQA related comments to Jen Daugherty, Associate Planner, PO Box 1609, 437 Old Mammoth Road Suite R, Mammoth Lakes, California 93546, or via fax or email listed below, no later than 5pm on March 27th.

After completion of the CEQA review, public hearings for adoption of the Sign Code Update will be held with the Planning Commission (tentatively scheduled for April 27, 2011) and Town Council. Comments are welcome throughout this process! Please send your comments via email, mail, or fax so we can include in the discussion. Comments should be directed to Jen Daugherty, Associate Planner at (760) 934-8989 ext. 260 or jdaugherty@ci.mammoth-lakes.ca.us or fax (760) 934-8608.

