Mammoth Lakes
CALIFORNIA

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BY

March 25, 2013

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

RE: 2012 Annual Planning Activities Report for the Town of Mammoth Lakes, California

Dear State of California Department of Housing and Community Development,

Please find enclosed the Town of Mammoth Lakes Annual Planning Activities Report for 2012.

Please do not hesitate to contact me with questions.

Sincerely,

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Mammoth Lakes
CALIFORNIA

TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2012

Prepared by:

Town of Mammoth Lakes Community and Economic Development Department
P.O. Box 1609
Mammoth Lakes, California 93546
(760) 934-8989

Approved by:

Marianna Marysheva-Martinez
Town Manager

Date: March 21, 2013

INTRODUCTION AND PURPOSE

California Government Code Section 65400(a) requires local planning agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Office of Planning and Research, and the Department of Housing and Community Development (HCD) by April 1st of each year:

1. The status of the general plan and progress in its implementation;
2. The Town's progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the Town's approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

In addition to the above-listed required information, the Community Development Department has included additional content in this report that is locally relevant including planning activities, programs, and permits.

The purpose of this report is to inform the Town Council and the community of Mammoth Lakes about the status of implementing the General Plan, housing issues, and development in Mammoth Lakes. The report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan in the upcoming year.

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2012.

TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2012

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ATTACHMENTS

1. Housing Element Implementation Tables
2. Detailed List of Planning Applications

EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2012 Annual Planning Report was prepared by the Town of Mammoth Lakes Community and Economic Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on March 20, 2013.

This report summarizes the measures and actions associated with the implementation of all of the Town's General Plan elements with specific reference to each of the individual elements required by State law. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, Economy, and Housing. The Town's General Plan addresses all of these topics, but the elements differ in how they are titled and organized.

The Town has made significant progress in the implementation of the General Plan in 2012 through the Zoning Code Update, Airport Layout Plan, Whitmore Track Project, Signage and Wayfinding and The Gateway Project. These achievements are discussed under the appropriate General Plan element section of this report.

The Town adopted the updated Housing Element on June 23, 2010. The Housing Element addresses the planning period 2007-2014. The Town's progress in meeting the Housing Element goals is discussed in depth in this report. The Housing Element Implementation Tables, Attachment 1, provide details of the progress of meeting regional housing needs as well as removing governmental constraints to the development of affordable housing.

This report also includes information on planning applications that were initiated, completed, or underway in 2012. The Town is seeing improvements and an increase in permit activity since the slowdown of California's housing market and economy. The Town anticipates permit activity to continue to increase in 2013.

2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was adopted on August 15, 2007. The Town of Mammoth Lake's 2007 General Plan ("General Plan") was prepared using the State's 2003 General Plan Guidelines (Government Code 65040.2). The General Plan includes the seven mandatory elements: land use, circulation (Mobility Element), conservation (Resource Management and Conservation Element; and Arts, Culture, Heritage, and Natural History Element), housing, noise (Noise Element; and Community Design Element), open space (Parks, Open Space and Recreation Element; and Parks and Recreation Element), and safety (Public Health and Safety Element). The General Plan also includes three optional elements: economy, public arts, and community character.

The 2007 General Plan did not include updates to the existing Housing, Parks and Recreation, and Noise elements. An update of the Housing Element (2003) was completed and adopted in 2010. An updated Parks and Recreation Master Plan (PRMP) was adopted in early 2012, which will replace the current Parks and Recreation Element (1990). The Noise Element (1997) is anticipated to be updated when feasible with Town resources. Progress was made on an update to the Mobility (Circulation) Element in 2012. There was one General Plan amendment approved in 2012 (PRMP).

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2012 to implement the General Plan:

- Draft chapters prepared for most sections of the Zoning Code Update.
- Environmental review (i.e., CEQA) completed for a new Parks and Recreation Master Plan.
- Economic Development Program initiated, including the establishment of an Economic Stimulus Group, and a new department title of "Community and Economic Development Department."
- Development and Implementation of an aggressive Tax Enforcement and Revenue Collection Program.
- Initiation of the Main Street Implementation Plan Project.
- Completion of the Municipal Wayfinding Master Plan.
- Completion and installation of the Mammoth Community Gateway Project.
- Completion of Whitmore Track and Field Project.
- Submission of the Airport Layout Plan Update to the F.A.A.

The Town encountered a number of challenges while furthering the goals of the General Plan:

- Reduced staff has impacted the Town's ability to initiate or complete priorities on schedule.

- Budget cuts have reduced certain services and limited resources for staff training and further education.

- Competing priorities and unanticipated priorities have affected staff time spent on approved work program items.

Even with these challenges, the Town made substantial progress in implementing the 2007 General Plan in 2012.

Land Use Elements

Three elements in the 2007 General Plan address land use. These elements are Land Use, Community Design, and Neighborhood and District Character.

Land Use Element

The Land Use Element states: "An overarching principle of the community is to maintain the town's compact urban form, protect natural and outdoor recreation resources, and prevent sprawl."

During 2012, the Town continued work on the Zoning Code Update that will implement the General Plan by aligning the Zoning Code more closely with General Plan goals, policies, and actions and by codifying neighborhood district plans. The Zoning Code Update is a comprehensive update that addresses and revises development standards; parking and loading standards; permit processing requirements; housing; regulations for nonconforming uses, structures and parcels; and many other topics. Numerous public listening sessions, workshops, and methods of outreach were conducted and utilized to address existing issues and improve the Zoning Code.

The Town is continuing to work closely with the Planning and Economic Development Commission, the zoning code committee, and seeking Town Council input where necessary, to develop and review chapters in a number of key areas, as well as looking at review processes and standards to ensure they continue to be relevant and as user friendly as possible.

A focus of the Zoning Code Update work in 2012 has been the update to the Commercial Zoning Chapter, which includes use regulations, as well as the topics of building height and mass, which is a controversial subject; workshops on this topic were held with both the Planning and Economic Development Commission and Town Council, and the Town initiated a focus group, called the Downtown Working Group, to support the completion of the Commercial Zoning Chapter. The Working Group is tasked with developing recommendations for commercial zoning, land use, transportation, and physical development standards and programs that can successfully implement the Town's General Plan, Neighborhood District Plans, and Downtown

Concept for Main Street. The target completion date for the overall Zoning Code Update work effort is 2013.

In 2011, the Town continued work under a $318,245 grant from the Strategic Growth Council (SGC) to develop sustainability standards and principles, such as mixed use development, form-based zoning, and mobility concepts that will be incorporated in the Zoning Code, Project Impact Evaluation Criteria and an Indicators Reporting Program. The Town selected Dyett & Bhatia as a consultant to assist the Town with the work to be completed under this SGC grant. This work was continued in 2012, and is anticipated to be completed in 2013.

The Town worked on various planning applications in 2012 including the following: Altis Master Plan Amendment and Map, Lodestar Master Plan Amendment, Mammoth View, Mammoth Creek Inn Concept Review, and Rock N' Bowl. In 2012, construction began on bowling center with 12 bowling lanes, billiards tables, darts, golf simulation machines, and a bar and restaurant. The Mammoth View Project is working towards construction in the spring of 2014, and work began on the Mammoth View Community Facilities Districts and the undergrounding of utilities in the district.

Lastly, the Town continues to maintain the Town's Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, and protect natural and outdoor recreational resources, and as well as monitor progress and status of build-out in the General Plan.

Community Design Element

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic."

An important policy in this Element is to limit building height to the tree heights on site or to the top of the tree canopy if no trees exist on site (Policy C.2.X). The Town continues to evaluate proposed projects against this policy.

To implement the policies and actions of this Element, the Town continues to retain an Advisory Design Panel (ADP) and Design Review Committee that reviews site design, building massing and architecture of proposed development project. In addition, the Town continues to implement and revisit the Town's Design Guidelines and Color Handbook to achieve desired community design through project review and/or the entitlement process.

Neighborhood and District Character Element

The Neighborhood and District Character Element states: "To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned...the community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each

district."

In 2012, the Town completed the Townwide Neighborhood District Planning document, which integrates the separate neighborhood district plans that were completed over the last several years into a single comprehensive district planning document. The townwide document, as well as the individual district plans, continues to facilitate the overall planning and implementation of specific policies and actions for the various geographical areas of town.

Additionally, in 2012, the Town and its various public and private partners completed the Mammoth Community Gateway Monument, which is a large stone monument at the entrance to Mammoth Lakes on Highway 203. The project, which implements a number of General Plan and Neighborhood District Planning goals, provides an attractive and inviting welcome to the town's visitors and residents upon entering Mammoth Lakes. The project was a very successful example of a public-private partnership, with over $350,000 of money, materials, and labor donated to complete the project.

The district planning process continues to facilitate the overall planning of geographic areas in town and inform the Zoning Code Update.

Circulation Element – Mobility Element

The Mobility Element in the 2007 General Plan addresses circulation and states, "Mammoth Lakes will be connected, accessible, uncongested and safe with emphasis on feet first, public transportation second, and car last."

Main Street Implementation Plan Project
In 2012, the Community and Economic Development Department received a $165,000 Caltrans Community Based Transportation Planning grant to continue work to improve the overall transportation and land use potential of Main Street (Highway 203). The project, which began in summer 2012, will advance the recommendations of the Downtown Concept for Main Street (neighborhood district plan, completed in September 2010). The project will develop an implementation and phasing plan for "feet-first" transportation infrastructure, pedestrian and bicyclist safety, parking and business access, snow removal, and streetscape features on Main Street. The project is closely tied to the development and completion of the Zoning Code Update Commercial Zoning Chapter and is supported by the Downtown Working Group. Town staff has contracted with Winter & Company, of Boulder, Colorado, for the project, which is expected to be complete in 2013.

Streets
In 2011, the Town completed the Caltrans Community Based Transportation Planning (CBTP) Grant for the Commercial Corridor Management Plan (CCMP). The CCMP study area includes Main Street, Old Mammoth Road, and Minaret Road in the North Village. The CCMP coordinates with and makes substantial use of the work effort on the Downtown Concept for Main Street ("Downtown Concept"), which was completed in 2010. In particular, the CCMP tiers off of the Downtown Concept community-driven work to identify key issues, opportunities and constraints for the study area, develop a set of plan alternatives, and create a preferred plan concept and related policy

recommendations. The CCMP enables the Town to further refine and test the Downtown Concept recommendations, input additional technical review and analysis, and develop detailed implementation steps and corridor management strategies.

To improve road safety, the Town constructed a heated street section for Lakeview Road (a.k.a. the voodoo chute) in 2012 to reduce snow and icing issues on this steep connector road that is the site of frequent accidents. This street section is heated with hydronic tubing and a propane boiler.

The Town continues to hold meetings with the California Department of Transportation (Caltrans – District 9), and works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

Air Service
In 2012, commercial airport winter service consisted of two daily flights to San Francisco and Los Angeles seven days a week and once a day service four times a week to Orange County and San Diego. During the summer season the airport had one flight a day four days a week from Los Angeles. Expanded air service is expected to result in fewer private vehicles in town, thereby supporting transit and "feet-first" goals.

A draft Airport Layout Plan Update (ALP) was submitted to the F.A.A. in December of 2012. It is expected that the ALP will be conditionally approved in mid-2013. After the ALP is approved, the Town will start the planning for a new terminal facility to accommodate the expected growth in air service.

Transit
The Public Works Department is working with ESTA to develop a master plan for the transit facility and plans to implement phase 1 in 2013; this initial phase will provide a paved parking area for the recently acquired buses along with lighting and security upgrades.

Pedestrian Facilities and Trails
In 2011, the Town, U.S. Forest Service Inyo National Forest, and Mammoth Lakes Trails and Public Access completed the Lakes Basin Special Study (LABSS), which was a two-year grant funded transportation and recreation study of the Mammoth Lakes Basin. The project was funded by a grant from the Sierra Nevada Conservancy and will assist the Inyo National Forest and the Town in establishing a comprehensive plan for the area with the objectives of preserving natural resources and improving the visitor experience. The Town and the Inyo National Forest received a follow-up grant award from the Federal Transit Administration in 2012 to complete further environmental review, transportation planning, and capital projects in the Lakes Basin area. The Town and Forest Service expect to begin work on the grant project in the spring of 2013.

The Trails System Master Plan (TSMP) is a comprehensive trails and public access plan that updates the Town's 1991 Trails System Plan for the area within the Town's Municipal Boundary. The TSMP was adopted in October 2011. The plan continued to be implemented in 2012.

Construction is underway for a path connecting Manzanita Road to the Shady Rest Tract. The path will provide public access to the northwest portion of the Shady Rest

Tract and is intended to be used as a multimodal recreational trail for pedestrians, cyclists, and cross country skiers.

Over the last few years the Town has been awarded a number of Federal and State funded Safe Routes to School Program grants to construct sidewalks. These sidewalk projects also include an educational component to work with the schools program to promote the benefits of walking, biking, and alternative modes of transportation. Improvements to Tavern Road between Sierra Park Road and Laurel Mountain Road were completed along the south side of the road during the early summer of 2012.

The Sierra Nevada Road sidewalk project that extends from Old Mammoth Road to Arrowhead Drive will be constructed in summer 2013. Staff worked on the design of this project throughout 2012. The project will add signage and construct an enhanced crosswalk on Old Mammoth Road.

In 2012, the Town completed construction of a sidewalk along both sides of Sierra Park Road and Sierra Manor Road with road rehabilitation dollars and a federally funded Safe Routes to School Program grant that was awarded in 2008.

The Meridian Boulevard Sidewalk project is also funded by a federal Safe Routes to School grant and consists of a sidewalk on the north side of Meridian Boulevard from Sierra Park Road to Joaquin Road. Staff worked on the design of this project throughout 2012. Construction is anticipated to begin in 2013.

The Middle School Connector Path project is funded by a State Safe Routes to School grant. The project will provide intersection improvements at Old Mammoth Road and Sierra Nevada Road and Meridian Boulevard and Sierra Park Road. The project will also provide a path between the middle and elementary schools as well as funding to the MLPD for bicycle education programs.

In 2010, the Town was awarded a Bicycle Transportation Account (BTA) grant for the construction of a Class I bike path from the Mammoth Lakes Library to the College. The project is being complimented with an Environmental Enhancement and Mitigation Program (EEMP) Grant that was awarded in 2012. The EEMP grant will provide funding to complete a path from the College to the Main Path. The projects will be designed and constructed together. Construction of this path is anticipated in 2013.

The Town was awarded a second BTA grant to close a gap in the Town's Main Path system. The gap, located near Mammoth Creek Park connecting to Meadow Lane will be closed with a combination of on street and multi-use bike paths. Construction is anticipated in 2013.

The Waterford Gap Closure Project is the third BTA grant awarded to the Town in as many cycles. The project will provide bridges and a path to span the gap at the end of Waterford Avenue.

The Mammoth Creek Gap Closure project will provide a path on the north side of Old Mammoth Road from Minaret Road to Mammoth Creek Park the project is funded by State Transportation Enhancement dollars and will be constructed in 2016/17. The

Town is currently working to appropriate additional funds to the project to provide for an undercrossing at Minaret Road.

The Lake George Connector Path is funded by a Paul S Sarbanes grant and will construct a new multi-use path along the west side of Lake Mary Road from Pokonobe Lodge to Lake George Road. The project also includes the procurement of a new trolley, bus trailers, and additional planning of Lake Mary Road. Project is anticipated to begin in the summer of 2014.

Signage and Wayfinding
The Town continues to work on town-wide improvements to signage and wayfinding as part of the overall transportation system. In 2011, the Town and the U.S. Forest Service Inyo National Forest installed a number of trail signs as part of the completion of the Lakes Basin Path project. The signs are consistent with the Trail System Signage Program that was approved as a joint effort between the Town and the Inyo National Forest. Signage and wayfinding efforts were continued throughout 2012.

The Town also completed the Municipal Wayfinding Master Plan in 2012, which included a complete schematic design and master plan for signage and wayfinding within the Town's urban area. The municipal program is intended to integrate with the Trail System Signage Program, directing visitors to public and private recreation, civic, commercial, and entertainment destinations.

Conservation Elements

Two elements in the 2007 General Plan address conservation. These elements are Resource Management and Conservation and Arts, Culture, Heritage and Natural History.

Resource Management and Conservation Element

The Resource Management and Conservation Element states: "Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources."

This Element supports the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation. The Snowcreek Development Agreement (DA), approved by Town Council in 2010, included a requirement for permanent preservation of the Mammoth Creek open space within the project boundary. Preservation efforts will continue in 2013.

The Town prepared a draft update to the Town's Water-Efficient Landscape Regulations to encourage appropriate landscaping while conserving water, which will be refined through the SGC grant work conducted by the Town and consultant, Dyett & Bhatia. The Town continues to work with Mammoth Community Water District to implement water conservation and infrastructure improvements, including an update of the Water

Efficient Landscaping Ordinance (as part of the Zoning Code Update), to help implement the Urban Water Management Plan's (UWMP) recommendations and meet mandated efficiency goals.

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (APCD). This monitoring effort focuses on particulate matter (PM-10), which is caused by wood burning and cinders placed on the roads to increase traction during icy conditions. When PM-10 reaches certain levels in town, "no-burn" days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period. During the 2011-2012 monitoring season, federal PM-10 standards were not exceeded; however, more stringent State PM-10 standards were exceeded on five days. The days with the poorest air quality exhibited very cold and calm weather. For comparison, there were 33 days that exceeded State standards in 2010-2011. The air quality monitoring season is November 15th to March 15th.

In addition to the monitoring efforts the Town began working on the Air Quality Management Update Plan. This work is funded through a Clean Air Projects Program Grant. The purpose of the plan is to update the Town's air standards and continue to improve the air quality. The plan has not been updated since 1991. The Town anticipates completion of the plan towards the end of 2013.

The Town also purchased a new Street Sweeper in contingency with air quality management and the Clean Air Projects Program Block Grant. The sweeper will be delivered in the summer of 2013.

The Town continues to be supportive of renewable energy resources such as geothermal. In 2010, Mammoth Pacific, LP, a subsidiary of Ormat Technologies, Inc., initiated the permitting process to expand its current geothermal operations in the Mammoth Lakes area. Preparation of an EIR is currently underway, and a draft document was released in winter of 2012, on which the Town provided comments. The Town will continue to be engaged in the process in 2013. In addition, the Town continues to work with the developers of the Mammoth View project who conducted a water test well for the purpose of determining the suitability of low temperature geothermal resources; this testing resulted in a very positive indication that useful amounts of geothermal energy are likely to be present under the site.

In partnership with Mammoth Disposal (MD) and Sierra Conservation project (SCP), the Town has been working on improving waste disposal, and recycling to serve the needs of the Town and surrounding communities. MD is in the process of designing state-of-the-art Materials Recycling Facility (MRF) for the Town that will solve the Town's ongoing problem and create diversion compliance. For the year of 2011, the Town's diversion rate average was approximately 50%; this includes diversion through the transfer station, road grindings used for road rehab, and grass clippings from the golf courses and parks. In addition, the Town is able to use Vons, Rite Aid, The Post Office, and Shred Pro's numbers as they backhaul their own recyclables. It should be noted that in 2009-2010 the Town's diversion rate was 27%, which prompted an investigation by CalRecycle. The Town anticipates the construction of the MRF in 2013 to achieve and maintain compliance with solid waste diversion requirements. With the passing of AB341 and the State of California's target of 70% diversion by 2020 it is essential to

have programs in place prior to the mandate. The Town is working with regional partners to achieve and maintain our commitment to CalRecycle.

Another valuable resource is Mammoth's dark night skies. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance that requires down directed and shielded light fixtures for all existing and proposed outdoor lights. This requirement has significantly reduced dangerous glare for drivers and pedestrians as well. The Town continues to require all development projects to be consistent with these lighting requirements, and continues code compliance efforts to bring non-conforming fixtures into compliance with the Town's Lighting Ordinance.

Also, the Town continues to require tree removal permits for the removal of hazardous trees and to reduce wildfire danger, which helps to maintain and preserve trees within the community in a healthy and safe condition.

In addition, the California Environmental Quality Act (CEQA) requires analysis of aesthetic, air quality, biological resources, and water quality for all projects. Mitigation measures are identified to reduce impacts to these resources. The Town includes these mitigation measures as conditions of approval for development projects to protect Mammoth Lakes' environmental resources.

Arts, Culture, Heritage and Natural History Element

The Arts, Culture, Heritage and Natural History Element states: "It is important that arts, culture, heritage and natural history are encouraged throughout the community."

The Community and Economic Development Commission have taken on the duties of the Public Arts Commission to continue to implement the Public Arts Program. The purpose of the Public Arts Fee Fund and Program is to develop and maintain a visual arts program and provide for the acquisition and maintenance of quality works of public art.

In the summer of 2013, a Special Events study and report will be prepared. Preparation and support for the study began in 2012.

CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 regarding Native American Tribal Consultation.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation and the Parks and Recreation Element (1990). The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

The Town completed the environmental (i.e., CEQA) review for a new Parks and Recreation Master Plan, which was adopted by the Town Council in February 2012. The

new Parks and Recreation Master Plan updated the two parks and recreation related elements of the General Plan.

Adopted in 2008, Measure R created a secured revenue stream (sales tax) that may be used for funding planning, construction, operations, maintenance, programming, and administration of all trails, parks, and recreation facilities managed by the Town without supplanting existing parks and recreation funds. Projects that received 2012 Measure R funds include the Mammoth Lakes Trail System, Mammoth Lakes Trails website (MammothLakestrails.org), signage and wayfinding, and the Whitmore Track Project. Under the Mammoth Lakes trail system over 300,000 projects were approved.

The Town and High Sierra Striders continued working on the Whitmore Track and Field Project. This project brought a high performance track and field facility to the Eastern Sierra, located within the Whitmore Regional Park in Mono County. In spring 2011, the Town was awarded $112,404 through a Tire Derived Product grant for the use of recycled tires in this project. Phase 1 construction and installation was ongoing in 2012. The expected grand opening of the project is anticipated in the spring of 2013.

The Town continued to operate and maintain all Town parks and recreation facilities in 2011, including Mammoth Creek Park, Community Center Park, Shady Rest Park, Whitmore Regional Park and Pool, and Trails End Park. The Town's ice rink/multi-use facility was operated during the 2012-2013 winter, and the Town in partnership with the Mammoth Unified School District and Mono County Office of Education is investigating summer programming and/or activity options.

Noise Elements

Noise is addressed in two elements of the 2007 General Plan. These elements are Noise (1997) and Community Design.

Noise Element

A goal of the Noise Element is: "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise."

The Town continues to enforce the noise limits stated in Municipal Code 8.16 Noise Regulation.

Community Design Element

A goal of the Community Design Element is: "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts. Nuisance complaints related to noise are handled by continued enforcement through the Mammoth Lakes Police Department.

Safety Element – Public Health and Safety Element

The Public Health and Safety Element states: "The community will be comfortable and safe. Facilities that are important to a livable community will be supported, provided, and encouraged."

The Town continues to enforce building code requirements to minimize loss of life, injury, and property damage from snow, earthquakes, and fire. The Town also continues to work closely with the Mammoth Lakes Fire Protection District to review proposed development projects to ensure adequate emergency access and fire equipment access. The Town continues to respond to code compliance complaints including those related to potential safety issues. Also, the Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snow storms.

All development project applicants are required to submit a Hazardous Waste Acknowledgement Form to disclose any hazardous materials information prior to project review and approval. In addition, the Town maintains an Emergency Operations Plan (EOP) that outlines how the Town will organize to respond to emergencies within the Town's jurisdiction.

Lastly, the Town's Municipal Code continues to allow day care facilities in residential zones to encourage adequate and high quality child care in Mammoth Lakes.

Economy Element

The Economy Element in the 2007 General Plan is an optional Element (not required by California State Law) that states: "Mammoth Lakes' economy is tourism-based...Mammoth Lakes' economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community."

The Town recently changed the title of the Community Development Department to the Community and Economic Development Department to encourage more focus on Economic Development in the upcoming years.

In 2011, the Town initiated a significant transient occupancy tax (TOT) enforcement program. The program incorporates a substantial outreach component to inform locals and second homeowners of the Town's short term rental regulations. The program addresses transient rentals in unpermitted zones and transient rentals in permitted zones that are not remitting the required tax. A TOT Committee was established to assist and provide direction in the Town's TOT enforcement efforts. In 2012, the Town received $264,224 in TOT revenue collection. The Town Council adopted Municipal Code revisions to facilitate this program. In 2012, the Town continued to refine and improve the TOT enforcement program, including conducting audits and assessments. The Town continues working on automating the TOT payment system to streamline the remitting process.

The continued expansion of commercial air service is anticipated to have a significant economic benefit for the town, by reducing midweek and seasonal drops in tourism and visitation. The construction of a temporary holding facility at the airport has improved the experience of those using the airport.

An Economic Stimulus Council (ESC) was reduced to a smaller group and is now titled the Economic Stimulus Group (ESG). The group was established to engage the business community in discussions of economics and economic stimulus. Establishment of the ESG has allowed the Town to engage, network, and build capacity in the business community. The group continues to support the development and implementation of the Town's Economic Development goals.

The Council approved a draft scope of work for the Town's Economic Development Program in 2011. The Economic Development Program would implement the actions and programs within the General Plan and Destination Resort Community and Economic Development Strategy. The Town anticipates continued work on the Economic Development Program in 2013.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community[1]. All Housing Elements must meet the requirements of the California Government Code 65583 and 65584.

The Town adopted the updated Housing Element on June 23, 2010, which was certified as compliant with State Law in September 2010. The Housing Element addresses the planning period 2007-2014, and meets the two purposes identified by State law, including assessment of current and future housing needs and constraints in meeting those needs; and providing a strategy that establishes housing goals, policies, and programs. The Housing Element addresses the statewide housing goal of "attaining decent housing and a suitable living environment for every California family."

In 2012, the Town continued work to update the existing Housing Ordinance (Municipal Code 17.36) to reflect the Housing Element Update and the interim housing mitigation policy adopted by Town Council in 2009. The interim policy sets revised (reduced) requirements for housing mitigation, including reliance on an inclusionary housing requirement for residential and lodging projects, revision of the in-lieu fee schedule for housing, and exemptions for certain project types from housing mitigation. This update would also ensure compliance with recent legal mandates (the "Palmer and Patterson" cases) regarding inclusionary housing programs. The updated Housing Ordinance is anticipated to be adopted and effective in 2013.

Mammoth Lakes Housing, Inc. (MLH) was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes and to manage and facilitate the ownership and rental of such housing. Town staff continues to work with MLH on achieving the goals of the Housing Element.

[1] Housing and Community Development website, http://www.hcd.ca.gov/

Attachment 1 identifies the Town's actions towards completion of the programs and status of the Town's compliance with the deadlines in the updated Housing Element.

In 2011, MLH obtained the necessary permits and completed the work to renovate and upgrade a multi-tenant property at 1829 Old Mammoth Road. A final inspection and certificate of occupancy was issued in early 2012. This property was acquired by MLH through a Community Development Block Grant (CDBG) Program. The CDBG provided funds for MLH to purchase and convert the market rate four-plex into permanent affordable housing, as well as upgrade the units to a high level of energy efficiency. The units have been fully leased by income qualified households since their completion in January 2012.

MLH commissioned RRC & Associates in 2011 to conduct a housing needs assessment for Mammoth Lakes. Through employee and employer surveys, interviews, and trend analysis, data was collected which will be used to drive the Community Housing Strategy. The recommendations of this assessment include expanding MLH rehabilitation efforts, initiating the development of additional rental housing, exploring opportunities to better serve the Hispanic/Latino population, and exploring relaxing current restrictions on deed restricted properties, among others. This study will influence the Community Housing Strategy which continues to be a priority of both the Town of Mammoth Lakes and Mammoth Lakes Housing. The Town anticipates the completion of the Community Housing Strategy by December 31, 2013.

The Town offered a First Time Home Buyers Assistance Program with funding available from the BEGIN and HOME Programs. Three households were assisted with these funds in 2012.

The December 31, 2012 balance within the Affordable Housing In-Lieu Fund totaled $444,738.53.

The Town, in conjunction with MLH, submitted one grant application to the CDBG Program for the Acquisition and Rehabilitation of an existing multi-family complex, the Rehabilitation of the Glass Mountain Apartments, and planning and technical assistance funds in the amount of $1,050,000,000, which was not awarded (Table 1).

Table 1: Housing Related Grant Applications

Grant Funding Source	Amount	Program	Status
CDBG	$100,000	Planning & Technical Assistance	Not Awarded
CDBG	$600,000	Acquisition and Rehabilitaion	Not Awarded
CDBG	$400,000	Rehabilitation of Glass Mountain Apartments	Not Awarded

REGIONAL HOUSING NEEDS

Table 2 summarizes the Town's progress towards meeting the Regional Housing Needs Allocation (RHNA), for the 2007-2014 Housing Element period.

Table 2: 2007-2012 Progress to Meeting RHNA

Year Constructed/Restricted	Very Low	Low	Moderate	Above-Moderate (Deed Restricted)
2007	9	57	2	2
2008	3	15	10	24
2009	0	0	5	19
2010	0	4	0	0
2011	0	0	0	0
2012	0	0	0	0*
Total	12	76	17	45
RHNA 2007-2014	**55**	**56**	**58**	**110**
Net Remaining	*43*	*(20)*	*41*	*65*

*11 non-deed restricted market rate units were constructed in 2012.

As shown in the Table 2, the Town did not acquire or construct any new housing units in 2012, but was able to finalize the rehabilitation of and lease the four low-income apartments (i.e., Star Apartments). Ongoing efforts will need to be focused on the production of housing, particularly for very-low, moderate, and above-moderate income residents, in order to achieve the Town's fair share of the regional housing need.

The Town continued to direct resources to housing in 2012, particularly the allocation of in-lieu housing funds, and a portion of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's affordable housing non-profit. MLH has used these funds to leverage additional State and Federal grant funds to construct and acquire affordable housing units, to provide down payment assistance to qualifying households, and to provide assistance to qualified families to find and move into affordable housing units.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

The Housing Element is required to analyze and identify potential government constraints to the production of affordable housing, and where possible, identify programs that will help to lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the town's local context, particularly the need to deal with large amounts of snowfall.

The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and time to process applications, and are not unduly restrictive to new residential development. The Town undertook a review of its development impact fees, including housing mitigation in lieu fees, and, as a result, lowered fees substantially in 2009. One area identified for improvement is the Zoning Code, which has not been updated since adoption of the General Plan update in 2007; this may add potential complexity to the interpretation of policies and standards.

Programs identified in the Housing Element to reduce governmental constraints to housing production include:

- Modify the Municipal Code (MC) to incorporate General Plan Policy L.2.D, allowing additional density bonuses for deed-restricted housing projects, and SB 2 pertaining to emergency shelters and transitional housing (H.1.D.1 and H.1.F.2).

- Adopt a resolution waiving application processing fees for developments that include affordable to extremely low-income households (H.4.B.1).

- Amend the MC to allow residential care and assisted living facilities, licensed group homes, and small residential care facilities (H.4.C.1 and H.4.C.2).

- Amend the MC to clarify that manufactured housing is permitted in all residential zones (H.4.C.3).

- Allow additional types of secondary housing units within single family residential zones (H.4.D.1).

- Amend the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA (H.4.E.2).

- Amend the Town's parking standards to allow reduced parking standards for affordable, infill, and mixed use housing (H.4.E.3).

In addition, the Housing Element identifies completion of the comprehensive Zoning Code Update as a key action. The Zoning Code Update will help to reduce regulatory constraints to housing development by ensuring that the Zoning Code is consistent with the General Plan, reducing ambiguity and making for a more efficient review process. It will also look at opportunities for streamlining and simplification of development review procedures, such as design review. The Zoning Code Update is underway and continues towards the goal of completion in 2013.

The Housing Element also includes an action, H.2.B.1, to amend the Zoning Ordinance in keeping with the interim housing mitigation policy, which was adopted in November 2009. The analysis leading to adoption of the interim policy concluded that existing development impact and housing fees were set at a relatively high level, and were likely to suppress development, including new housing production. The interim policy simplifies the current requirements for housing mitigation, generally reduces the cost burden associated with housing mitigation, and requires periodic review of housing fees to ensure they are in line with actual community needs and costs to develop affordable

housing. In addition, the Town and MLH are working with a consultant on long term development projections (i.e., development forecast) that will help to refine estimates of workforce housing needs and more efficiently calibrate housing programs and fees. A complete summary of the Town's progress to achieving the programs identified in the Housing Element is included as Attachment 1.

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2012. A detailed list of application requests is attached (Attachment 2).

Table 3: 2011 Planning Applications

Table 1				
Application Types	Requests	Approved	Denied	In Process
General Plan Amendments	1	1	0	0
District Zoning Amendments	2	1	0	1
Zoning Code Amendments	1	0	0	1
Use Permit Applications	3	2	0	1
Tentative Tract Maps	1	1	0	0
Tentative Parcel Maps	0	0	0	1
Variances	1	1	0	0
Design Reviews	2	2	0	0
Administrative Design Review	7	7	0	0
Lot Line Adjustments	3	3	0	0
Concept Reviews	1	1	0	0
Zoning Adjustments	6	6	0	0
Administrative Permits	6	6	0	0
Building Permits	480	478	0	2
Code Compliance Cases	75	NA	NA	NA
TOT Compliance Cases	150	NA	NA	NA
Sign Permits	23	23	0	0
Tree Removal Permits	88	85	2 (1 withdrawn)	0
Business License Registrations	178	177	1	0

LOOK AHEAD - MAJOR PROJECTS IN 2013

The Town of Mammoth Lakes anticipates a busy 2013 completing significant work programs and projects that will further implement the 2007 General Plan:

- Zoning Code Update
- Main Street Implementation Plan Project
- Economic Development Program continuation
- TOT payment system and continued TOT Enforcement Program
- Online Building Permit System
- Airport Layout Plan Update Narrative completion
- Airport Terminal Planning and Environmental Review
- Trails Signage and Wayfinding
- Air Quality Management Plan Update
- Special Events Study and Report
- Housing Ordinance adoption
- Single Family Transient Rental Zone Code Amendment
- Water Efficient Landscape Ordinance Adoption
- Code Compliance
- Mammoth View CFD and Utility Undergrounding District Formation
- Permit Processing
- Grant funded sidewalk and trails projects

ATTACHMENTS

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Attachment 2: Detailed List of Planning Application Requests

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
						11					
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	11					
(10) Total by income Table A/A3 ► ►						11	0				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity					
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	55	9	3	0	0	0	0				12	43
	Non-deed restricted												
Low	Deed Restricted	56	57	15	0	4	0	0				76	-20
	Non-deed restricted												
Moderate	Deed Restricted	58	2	10	5	0	0	0				17	41
	Non-deed restricted												
Above Moderate		110	2	24	19	0	0	11				56	54
Total RHNA by COG. Enter allocation number:		279											
Total Units ► ► ►			70	52	24	4	0	11				161	118
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

lurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H.1.A.1	Maintain an up-to-date GIS database.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	Provide annual reporting on the Town's progress to meeting the Housing Element.	On-going	This table, included with the annual planning report provided to the State Department of Housing and Community Development, is how the Town will report and track progress.
H.1.A.3	Ensure Master Plan/Specific Plan updates provide development capacity and policy to meet housing needs.	On-going	As master plans and specific plans are processed, the Community Development Department, Planning Commission, and Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1	Study exemption from density calculations for required on-site affordable and workforce housing.	31-Dec-13	The Town studied density exemptions for on-site affordable and workforce housing as part of the Zoning Code Update in 2011. The Zoning Code Update is anticipated to be adopted in 2013.
H.1.C.1	Prepare and codify District Plans that address livability and workforce housing and incentives for infill, mixed-use development.	31-Dec-13	The South Districts and Sierra Valley Sites district plans were completed in 2011. Codification will be through the Zoning Code Update after completion of CEQA review in 2013.
H.1.D.1	Amend the Housing Ordinance to incorporate General Plan Policy L.2.D. allowing additional density bonuses for deed-restricted housing projects.	31-Dec-13	The Housing Ordinance is being amended as part of the comprehensive Zoning Code Update. The draft Housing Ordinance was completed in 2011. The Zoning Code Update will be codified in 2013 after CEQA review is complete.
H.1.E.1	Develop criteria, standards, and thresholds for assessment and approval for Alternative Housing Mitigation Plans.	31-Dec-13	These criteria, standards, and thresholds will be included in the Housing Ordinance update. See H.1.D.1.
	Continue to apply zoning		

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

1.2.A.1	Dedicate TOT revenues to fund housing programs, loans, and grants.	On-going	The Town Council annually dedicates TOT revenues to fund housing programs, loans, and grants.
1.2.A.2	Pursue grant funds to support housing programs.	On-going	The Town and Mammoth Lakes Housing, Inc. continue to pursue grant funds to support housing programs. A CDBG grant for the acquisition of and energy efficient upgrades to an existing multi-family structure for affordable housing was completed in 2012.
1.2.A.3	Develop and adopt a Community Housing Strategy.	31-Dec-13	The Town and MLH worked with RRC & Associates to complete a Housing Needs Assessment in 2011, which will be used to develop a Community Housing Strategy.
1.2.A.4	Conduct an analysis of ELI household housing needs and develop a local policy target percentage of affordable housing funds for housing the ELI population.	31-Dec-11	The 2011 Housing Needs Assessment looked at current needs including ELI, through employee and employer surveys, interviews, and trend analysis. The recommendations included in the Housing Needs Assessment will drive the Community Housing Strategy.
1.2.B.1	Develop and adopt an amended Housing Ordinance.	31-Dec-10	See H.1.D.1.
1.2.D.1	Work with Mammoth Lakes Housing to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	31-Dec-12	In 2011 the Town and Mammoth Lakes Housing completed the rehabilitation and energy efficient upgrades to an existing 4 unit structure that was acquired in 2010 (i.e., Star Apartments).
1.2.E.1	Study potential strategies to encourage upgrades of existing multi-family rental properties.	31-Dec-13	This study has not be started; expected start date is 2013.
1.2.G.1	Work with Mammoth Lakes Housing, Inc. to study and develop procedures that will avoid the inadvertent loss of deed-restricted units.	31-Dec-11	A new deed restriction has been implemented that helps to alleviate some of the problem caused by the previous versions. MLH is also talking with RCAC about a loan fund to help to buy back existing units in an effort to maintain deed restrictions.
1.2.H.1	Update the 2006 Employee Housing study and use the results of the update to target efforts to	31-Dec-13	This study has not be started; expected start date is 2013.

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

H.3.A.1	Work with Mammoth Lakes Housing, Inc. to develop and adopt minimum design and livability standards for affordable and workforce housing units.	31-Dec-10	The livability standards adopted as part of the Interim Housing Mitigation Policy are included in the Housing Ordinance update that is part of the Zoning Code Update (See H.1.D.1).
H.3.C.1	Complete a District Plan for the Sierra Valley Sites.	31-Dec-10	The District Plan for the Sierra Valley Sites was completed in 2011.
H.4.B.1	Adopt a resolution waiving 100% of the application processing fees for developments in which at least 5% of units are affordable to extremely low-income households.	31-Dec-11	The Town anticipates amending the Municipal Code fee waiver section to include this program concurrently with the Housing Ordinance update. See H.1.D.1.
H.4.C.1	Amend the Municipal Code to allow residential care and assisted living facilities.	31-Dec-13	The draft Zoning Code Update includes this amendment. The Zoning Code Update will be codified in 2013 after CEQA review is complete.
H.4.C.2	Amend the Municipal Code to permit licensed group homes and small residential care facilities.	31-Dec-13	See H.4.C.1
H.4.C.3	Amend the Municipal Code to clarify that manufactured housing is permitted in all residential zones.	31-Dec-13	See H.4.C.1
H.4.D.1	Allow additional types of secondary housing units within the Rural Residential and Residential Single Family Zones.	31-Dec-13	See H.4.C.1
H.4.E.1	Complete the update of the Municipal Code to bring it into conformance with the 2007 General Plan and the Housing Element Update.	31-Dec-13	See H.4.C.1
H.4.E.2	Amend the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA.	31-Dec-10	The Interim Housing Mitigation Policy and DIF modifications adjusted housing fees, and exempted additional residential uses from payment of housing fees. Additional modifications may be made as a result of the 2011 Housing Needs Assessment.
	Amend the Town's parking		

(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2012 - 12/31/2012

H.5.B.1	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	31-Dec-13 and on-going	Information regarding fair housing practices is expected to be completed in 2013.
H.5.C.1	Establish a process to address fair housing complaints and inquiries.	31-Dec-11 and on-going	The Town anticipates establishing a process to address fair housing complaints and inquiries by 2013.
H.6.A.1	Update and revise local building codes in accordance with State Green Building requirements, and consider adoption of an ordinance that includes incentives for use of green building technologies that exceed building code requirements.	31-Dec-10 and on-going	The Town is enforcing the 2010 California Building Code. The Town will study and consider the adoption of incentives for use of green building technologies that exceed the 2010 Code's requirements through the Zoning Code Update process.
H.6.B.1	Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes.	31-Dec-10 and on-going	The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing.

(CCR Title 25 §6202)

urisdiction	Town of Mammoth Lakes
Reporting Period	1/1/2012 - 12/31/2012

General Comments:

Attachment 2: Detailed List of Application Requests

A. General Plan Amendments –
   a. GPA 2012-01: Parks and Recreation Master Plan; approved.

B. District Zoning Amendments –
   a. DZA 12-001, TTM 12-001: Altis; Amend Altis Master Plan; approved.
   b. DZA 12-002: Lodestar; Amend the Lodestar Master Plan; on going.

C. Zoning Code Amendments –
   a. ZCA 12-001, TTM 36-216A, UPA 2004-09A: Tallus; Amend existing Tallus Use Permit and Map; ongoing.

D. Use Permit Applications –
   a. UPA 12-001: Harvey B&B; New bed and breakfast within an existing home; approved.
   b. UPA 12-002: Medical Marijuana Cooperative; Medical marijuana cooperative located in the space that Green Mammoth previously occupied; approved.
   c. UPA 2004-09A: Tallus, see ZCA 12-001; ongoing.

E. Tentative Tract Maps –
   a. TTM 12-001: Altis, see DZA 12-001.

F. Variance Applications –
   a. VAR 12-001: Altis, see DZA 12-001.

G. Design Review –
   a. DR 12-001: Electronic Message Sign (MUSD); approved.
   b. DR 12-002: Vons; approved.

H. Administrative Design Review -
   a. ADR 12-001: Chamonix re-paint; approved.
   b. ADR 12-002: NA
   c. ADR 12-003: Discover 4 re-paint; approved.
   d. ADR 12-004: Mammoth Fun Shop; approved.
   e. ADR 12-005: Hill Duplex, 200 Lupin; approved.
   f. ADR 12-006: Snowcreek V Storage Shed; approved.
   g. ADR 12-007: Praxis Broadband; approved.
   h. ADR 12-008: Sierra Nevada Lodge Maintenance Shed; approved.

I. Lot Line Adjustments –

a. LLA 12-001: Scripps; approved.
b. LLA 12-002: Frank; approved.
c. LLA 12-003: Hirshberg; approved.

J. Concept Review –
   a. CR 12-001: MCI; approved.

K. Zoning Adjustments –
   a. ADJ 12-001: Ross Residence; decrease of 20% of the required front yard setback and a decrease of 20% of the required side yard setback; approved.
   b. ADJ 12-002: Tapley Silverman; decrease of 20% of the required side yard setback and a decrease of less than 20% of the required front yard setback; approved.
   c. ADJ 12-003: Creasy Moss; decrease of 20% of the required front yard setback; approved.
   d. ADJ 12-004: Johnson Watson; decrease of 20% of the required side yard setback; approved.
   e. ADJ 12-005: Lorenzez; decrease of 20% of the required side yard setback; approved.
   f. ADJ 09-002A: Hooper; amendment to CDDD 2009-22 and adjustment to 09-002 to reduce the required front yard, street side yard, and side yard setbacks; approved.

L. Administrative Permits –
   a. AP 12-001: 1566 Tavern Road; approved.
   b. AP 12-002: Mr K Automotive; approved.
   c. AP 12-003: Jalapenos; approved.
   d. AP 12-004: Wok N Rolls; approved.
   e. AP 12-005: Lutheran Church preschool; approved.
   f. AP 12-006: Sierra Center Mall; approved.

M. Building Permits and Certificate of Occupancy - A total of 480 building permits were submitted in 2012.

N. Sign Permits – 23 sign permits were submitted and approved.

O. Tree Removal Permits – 88 tree permit applications were submitted, and 85 were approved. Some tree permits included multiple trees, and many trees were removed for fuel reduction purposes to provide defensible space around residences and other structures. Other trees were removed because they were dead/dying or hazardous.

P. Code Compliance - During 2012, 75 code compliance cases were initiated, cases included trash, lighting, and sign complaints.

Q. TOT Code Compliance- During 2012, 150 TOT cases were initiated.

R. Business Tax Certificates – A total of 178 business tax certificates were applied for in 2012.