Planning and Economic Development Commission Agenda

Wednesday, August 13, 2025, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:
Please click this URL to join. https://monocounty.zoom.us/s/94467884456
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592
*Callers - To Raise your hand press *9, To Unmute/Mute press *6*
Webinar ID: 944 6788 4456
International numbers available: https://monocounty.zoom.us/u/aeHBYOcpOu

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. PUBLIC HEARINGS

Public Hearing Procedure: The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

4.1 Consideration of Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 for a six-unit, multi-family residential apartment project subject to the Town's Density Bonus Ordinance located at 54 Mono Street. The project is categorically exempt
from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

5. BUSINESS MATTERS

5.1 Consideration of the 5-year Capital Improvement Plan (CIP) and adopt a resolution finding the CIP consistent with the General Plan.

5.2 Appoint a primary and secondary member of the Planning and Economic Development Commission to the Parks and Recreation Master Plan Advisory Committee.

5.3 Selection of Planning and Economic Development Commission Officers and Committee Appointments.

6. CONSENT AGENDA

6.1 Approve the minutes of the regular meeting of June 11, 2025.

7. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Dawn Vereuck and Cynthia Fleming

Mobility Committee - To be appointed

8. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

9. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, September 10, 2025 at 9:00 a.m.

Planning and Economic Development Commission
Agenda Action Sheet

Title: Consideration of Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 for a six-unit, multi-family residential apartment project subject to the Town's Density Bonus Ordinance located at 54 Mono Street. The project is categorically exempt fr

Commission Meeting Date: 8/13/2025

Prepared by: Gina Montecallo, Assistant Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 with conditions as recommended by staff.

Summary: The proposed project consists of a six (6) unit multi-family residential apartment project located within the Residential Multi-Family 1 (RMF-1) zoning district at 54 Mono Street. The project features one level of understructure parking for seven vehicles and an exterior parking area for three vehicles. The application includes a density bonus request to permit double density on the site for three additional dwelling units through the Town's Density Bonus Ordinance. The density bonus request requires a minimum of three of the six units to be deed restricted for workforce housing; however, the applicant has agreed to deed restrict all six of the units for workforce housing in exchange for four concessions (*1 automatic concession and 3 additional concessions*) to the applicable development standards as allowed pursuant to the Density Bonus Ordinance. The requested concessions include: (1) an increase in the allowable lot coverage from 50% to 60%; (2) a 20% reduction in the rear and side yard setbacks; (3) the reduction of one guest parking space to allow for a total of two guest parking spaces; and (4) waive the requirement to provide 60 square feet of private outdoor open space for each dwelling unit.

AGENDA TITLE: Consideration of Use Permit 24-003, Major Design Review 24-006 and Adjustment 25-005 for a six-unit, multi-family residential apartment project subject to the Town's Density Bonus Ordinance located at 54 Mono Street. The project is categorically exempt from CEQA pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

Applicant/ Property Owner: Chak Fai Lau (Applicant) / Bipin Morari (Owner)

REQUESTING DEPARTMENT:
Community & Economic Development
Nolan Bobroff, Director
Gina Montecallo, Assistant Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
    a. Adopt the Planning and Economic Development Commission Resolution (the Resolution) making the required Use Permit, Design Review, and CEQA findings, and approving Use Permit 24-003, Design Review 24-006 and Adjustment 25-005 with conditions as recommended by staff;
    b. Adopt the Resolution with modifications; or
    c. Deny the Resolution with specific findings for denial

SUMMARY:

Proposal:

The proposed apartment project consists of six (6) multi-family dwelling units within a single structure located in the Residential Multi-Family 1 (RMF-1) zoning district at 54 Mono Street. The project features one level of understructure parking for seven vehicles and an exterior parking area for three vehicles. The application includes a density bonus request to permit double density on the site for three additional dwelling units through the Town's Density Bonus Ordinance. The density bonus request requires a minimum of three of the six units to be deed restricted for workforce housing; however, the applicant has agreed to deed restrict all six of the units for workforce housing in exchange for four concessions (*1 automatic concession and 3 additional concessions*) to the applicable development standards as allowed pursuant to the Density Bonus Ordinance. The requested concessions include: (1) an increase in the allowable lot coverage from 50% to 60%; (2) a 20% reduction in the rear and side yard setbacks; (3) the

	reduction of one guest parking space to allow for a total of two guest parking spaces; and (4) waive the requirement to provide 60 square feet of private outdoor open space for each dwelling unit.
Project Name:	54 Mono Street Apartment Project
Location:	54 Mono Street (APN: 033-123-012-000)
Size of Property:	0.25 acres (Approx. 10,890 square feet)
Zoning:	Residential multi-family 1 (RMF-1)
General Plan:	High Density Residential 1 (HDR-1)
Environmental Review:	Categorically 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 Municipal Code (MC) Chapter 17.88?
3. Does the proposed project meet the Adjustment criteria and required findings pursuant to Municipal Code (MC) Chapter 17.76?
4. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The proposed apartment project consists of a six-unit multi-family structure located on a 0.25-acre vacant lot in the Residential Multi-Family 1 (RMF-1) zoning district. The apartment building is comprised of a single, three-story building with understructure parking and interior stair access. The site provides three exterior parking spaces, two of which are guest parking spaces.

The project site is 0.25-acres in size, which allows for a base density of three dwelling units at the permitted density of 12 dwelling units per acre. The project application includes a density bonus request for three additional units above the property's base density, for a total of six units. The Town's Density Bonus Ordinance (Municipal Code Chapter 17.138**)** provides an alternative to the State Density Bonus program in order to allow smaller multi-family residential projects to qualify for a density bonus program. The project is eligible to receive the requested density bonus because it is a new multi-family residential project that is located within a zoning district that allows multi-family residential uses, and the site has a base density of greater than two dwelling units. The Town Density Bonus Ordinance would require the applicant to deed restrict at least three of the six units for workforce housing to qualify for the desired three additional units; however, the applicant is proposing to deed restrict all six units in exchange for additional development standard concessions.

The Town Density Bonus Ordinance allows a developer to choose the affordability level (deed restriction category) for the deed restricted units as long as 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 three units requires 100 eligibility points and the applicant has chosen to earn 100 points by deed restricting all six units to the "Occupancy Restricted" [1] affordability level category, which has no income limitations. The "Occupancy Restricted" category instead requires the units to be the principal place of residence for "Qualified Households" [2], with a "Qualified Resident" [3] that is employed in either Mono or Inyo County or is retired.

Three specific conditions of approval (#24, 25, 26) are included in the attached resolution which ensure that the required number of deed restrictions and Workforce Housing Agreement are recorded against the property before a certificate of occupancy is issued for the project.

The Town's Density Bonus program also provides one automatic incentive or concession that may be chosen from several options listed in MC §17.138.050.A. The applicant has chosen to utilize the automatic concession to allow an increase in lot coverage, to permit an increase from the allowed 50%, to a total lot coverage of 60%.

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[1] **Occupancy-Restricted Household.** A Qualified Household occupied by a Qualified Resident as his or her Principal Place of Residence.

[2] **Qualified Household.** One (1) Qualified Resident or group of persons that contains at least one (1) Qualified Resident (who must sign the Unit lease as a tenant). A Qualified Household may have occupants that are not Qualified Residents (and who may also sign the Unit lease as tenants) as long as at least one (1) occupant who has signed the lease is a Qualified Resident.

[3] **Qualified Resident.** A person that is any of the following:

a) A natural person who works an average of 30 hours or more per week at a business located within the boundaries of Mono or Inyo County that holds a valid and current business license, or pays sales taxes, or is otherwise generally recognized as a legitimate business, or has a bona fide job offer from a business located within the boundaries of Mono or Inyo County. For example if a person worked 60 hours per week for one half of the year at such a business within the boundaries of Mono or Inyo County, and worked elsewhere for the other half of the year, such person would constitute a Qualified Resident.

b) A natural person who at the time of application for a Unit lives within the boundaries of Mono or Inyo County.

The Density Bonus Ordinance §17.138.050.B (Additional Incentives or Concessions) allows the review authority to grant two or more additional incentives or concessions under this subsection if the applicant demonstrates that the project will provide a greater number of deed restricted units than otherwise required. In this case the applicant is proposing to provide three additional deed restricted units that would not be required based on the Eligibility Point Schedule (**Attachment C**) for the project in exchange for three additional concessions. Staff's analysis of the required Use Permit and Density Bonus Findings can be found under "Analysis of Key Issues" below. The three additional concessions include: (1) a 20% reduction in the rear and side yard setbacks; (2) the reduction of one guest parking space to allow for a total of two guest parking spaces; and (3) waive the requirement to provide 60 square feet of private outdoor open space for each dwelling unit.

The proposed site layout and design of the structures was reviewed by the PEDC Design Committee on July 18, 2025. The Design Committee indicated that they support approval of the site layout and building design, and no revisions to the plans were requested.

The public notice for this item was published in The Sheet on Saturday, August 2nd and Saturday, August 9th and notices were mailed on Wednesday, July 30th to a total of forty (40) property owners within a 300-foot radius of the project site. No public comments were received at the time this staff report was written.

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

Project Proposal:

As described above, the project is a six-unit, multi-family apartment building consisting of a shared understructure parking garage and two levels of stacked apartment units. The project contains four one-bedroom apartments and two three-bedroom apartments. The one-bedroom apartments range in size from 702 square feet to 1,084 square feet while the three-bedroom apartments are 1,426 square feet each. The one-bedroom apartments contain one bathroom while the three-bedroom apartments contain two bathrooms, and all apartments contain a full kitchen and in-unit laundry facilities.

Parking for the six units is provided in conformance with the applicable development standards, with the exception of guest parking where the applicant is requesting a concession to reduce the required guest parking from three spaces to two spaces. The project provides two tandem understructure parking spaces for each of the three-bedroom units and one parking space for each of the one-bedroom units. Three of the parking spaces for the one-bedroom units are understructure while one ADA compliant space, is located under an overhang adjacent to the building with an accessible route of travel to the ADA compliant unit. Two additional exterior guest parking spaces are provided including a van accessible handicap space which is also located under the overhang. The non-covered guest parking space is located within the front setback and therefore an Adjustment is also being requested.

The structure's entrances for the units are accessed by an interior stairwell in the understructure parking. An additional entrance is located on the southwest side of the building to provide an ADA entrance to the ADA compliant unit. Additional storage for each unit is located within the understructure parking area.

The street facing façade of the building provides habitable space with windows on at least 75% of the building frontage as required by the applicable development standards for residential multi-family projects (MC §17.52.210). The east wall of the parking garage facing Mono Street includes a pedestrian access point and windows to provide access and natural light for the storage lockers installed along the interior wall of the garage.

A 16-foot-wide shared driveway is located along the northern portion of the site to provide access to the individual garage entrance as well as the guest parking spaces, and a dumpster enclosure located at the north/east corner of the site.

The design of the project has a modern form with a simple shed roof design. Desirable architectural details include varied roof line, variation in siding material, accent trim work, and a split face CMU base. The building materials consist of Newtechwood siding with a textured wood appearance, stucco, and split face concrete block for the base of the structure. The proposed roof material is a "weathered wood" asphalt composition shingle. The color palette features varying tan and grey tones, with a natural wood color for the lap siding. Accent colors are proposed for pedestrian and garage doors, trim work and fascia.

Below are the proposed building elevations shown in **Figure 1**. The project plans including site plans, building floor plans and elevations are included as **Attachment B**.

FIGURE 1 FIGURE 1 BUILDING ELEVATIONS AND MATERIALS





SIDING BY NEWTECHWOOD ALL WEATHER SIDING
& CLADDING
COLOR: BRAZILIAN IPE (IP)

LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9165 GOSSAMER VEIL



LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9183 DARK CLOVE



ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
COLOR: WEATHERED WOOD



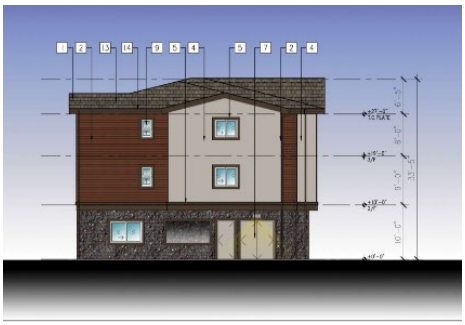
FASCIA, WINDOW AND DOOR TRIM & FOAM MOULDING
W/ PAINT FINISH OR EQ.
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9183 DARK CLOVE



EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
BRAND: LITHONIA
SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
TYPE: WDGE3 LED WALL MOUNT



CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
COLOR: MOSS





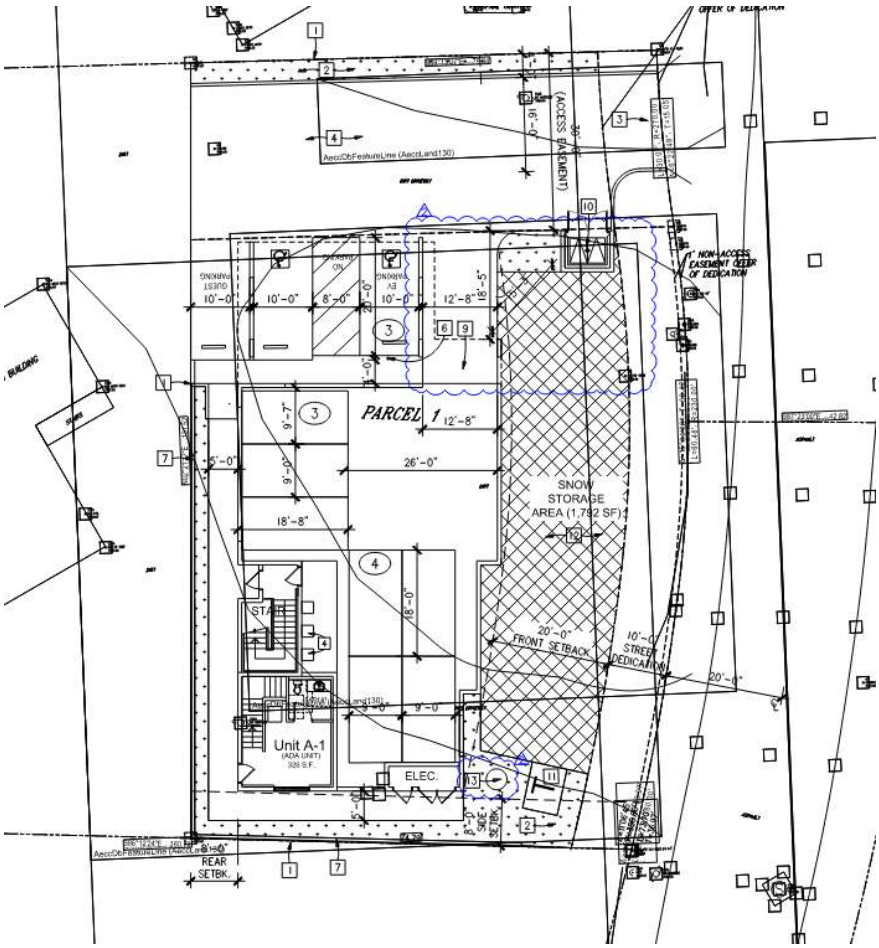
Requested Incentives/Concessions

The application requests four incentives/concessions as allowed by the Town's Density Bonus Ordinance. The project is automatically eligible for one of the allowed concessions specified in the Ordinance, and three additional concessions are requested in exchange for three additional deed restricted units that would not be required based on the Eligibility Point Schedule. The requested concessions are listed below.

1. An increase in the allowable lot coverage from 50% to 60% - automatic concession per 17.138.050.A
2. A 20% reduction in the rear and side yard setbacks - additional concession per 17.138.050.B
3. The reduction of one guest parking space to allow for a total of two guest parking spaces - alternative concession per 17.138.050.C
4. Waive the requirement to provide private 60 square feet of outdoor open space for each dwelling unit. - alternative concession per 17.138.050.C

The site plan shown in **Figure 2** below illustrates the proposed site configuration and Staff's analysis of the project consistency with the Town Density Bonus Ordinance can be found under "Analysis of Key Issues" below.

FIGURE 2 PROPOSED SITE PLAN



Existing Site and Surrounding Land Uses

The project site is located at 54 Mono Street within the RMF-1 zoning district. The property is undeveloped and features several Jeffrey Pine trees located throughout the site. The surrounding land uses include a multi-family apartment building on the adjacent property to the north, single-family residence on the adjacent property to the south, a single-family residence on the adjacent parcel to the west, and a four-unit apartment building across the street to the west. See **Figure 3** below for a map showing the site location and surrounding context. **Table 1** further describes the surrounding land uses and zoning.

FIGURE 3: PROJECT SITE LOCATION MAP

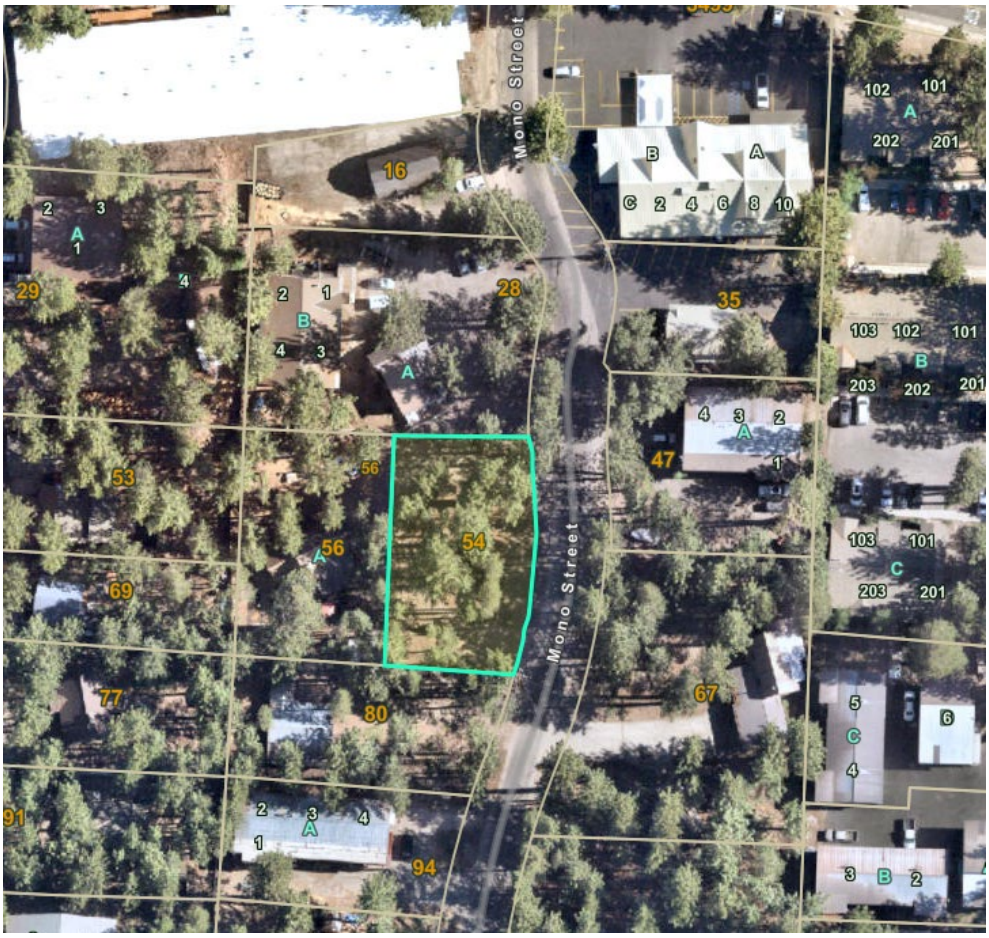


Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	RMF-1	Multi-family: 4-unit apartment building plus standalone unit	None
South	RMF-1	Single-family residence	None
West	RMF-1	Single-family residence	Access easement for this lot runs through the north end of the project site and the driveway is shared
East	RMF-1	Multi-family: 4-unit apartment building	Located across the street from subject site

*RMF-1 = Residential Multi Family 1

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 Sections 17.20.030, and additional standards applicable to Multi-Family Residential Projects found in MC Section 17.52.210. The proposed project complies with all relevant development standards, with the exception of the requested concession areas, as demonstrated in **Table 2** below, and are described in greater detail in the Analysis of Key Issues section.

Table 2: Zoning Consistency.

General Information			
General Plan: High Density Residential-1		Specific Plan: N/A	
Zoning: Residential Multi-Family-1 (RMF-1)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Vacant		Permits Required: UPA, DR; ADJ	
Development Standards			
Standard	**Required/Allowed**	**Proposed/Provided**	**Complies?**
Residential Density	3 units (12 units/ acre on a 0.23 acre site)	6 units (24 units/ acre on a 0.23 acre site)	Yes, double density is allowed pursuant to the Town Density Bonus Ordinance
Setbacks			
Front yard (feet)	20 feet	20 feet	Yes
North side yard (feet)	10 feet	10 feet	Yes
South side yard (feet)	10 feet	8 feet	Yes, with approval of concession #2
Rear yard (feet)	10 feet	8 feet	Yes, with approval of concession #2
Lot Coverage	50%	60%	Yes, with approval of concession #1

Building Height	35 feet	33½ feet	Yes
Snow Storage	75% x 3,060 sq.ft. of uncovered driveway area = 2,295 sq.ft.	58% (1,792 sq.ft.)	Yes, with a recorded snow management plan (COA #40)
Parking Spaces	8	8	Yes
Guest Parking Spaces	3	2	Yes, with approval of concession #3 and Adjustment 25-005 for location
Town Density Bonus Program (MC Chapter 17.138)			**Complies?**
Town Density Bonus Program: 3 additional units requested. The multi-family project located on a 0.25-acre parcel in the RMF-1 zone proposes to build 6 units, which exceeds the site's maximum allowable density of 3 units, by 3 units. To grant the density bonus of 3 units, the project must deed restrict 3 units to Occupancy-Restricted Households.			Yes, COA #s 24, 25, & 26 of the project Resolution (Attachment A) ensure all six units are deed restricted for Workforce Housing to receive the density bonus and 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, 75% of the street facing façade is occupied by habitable space including windows and one pedestrian entry.
Front Yard Paving: No more than 40% of the front yard setback area shall be paved.			Yes
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 square feet of private outdoor open space is required per unit.			Concession #4 removes this requirement
Solid Waste and Recycling: Multi-family projects of 3 or more units shall provide a solid waste/recyclable materials storage area.			Yes, provided within a dumpster enclosure located adjacent to the driveway (COA #27)
Storage: 100 cubic feet of lockable storage space			Yes, provided for each unit

	located along the interior wall of the garage level

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).

The General Plan Vision Statements and specific goals, policies, and actions with which the proposed project is consistent are described in **Table 2:**

Table 5: General Plan Conformance

General Plan Vision Statement	Explanation of Project Conformance
"Adequate and appropriate housing that residents and workers can afford"	The applicant is required to deed restrict all six units of the proposed multi-family project for workforce housing ("Occupancy-Restricted Households") pursuant to the Town Density Bonus Program. Three (3) units are required to be restricted in order to earn the density bonus and the additional three (3) units are required to be restricted to earn the additional three development standard concessions.
"*being a great place to live and work*"	The project will support local tourism industry jobs and provide six housing units that will only be available to the local workforce.
"*Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area."*	The project is an in-fill multi-family residential project located in a designated multi-family residential zoning district, within the existing urban growth boundary for the Town.
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 to respect front setbacks, an Irrevocable Offer of Dedication and an existing access easement.

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 of the site. The flat terrain and dense tree canopy on surrounding properties 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 six 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.

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Use Permit criteria and required Findings pursuant to Municipal Code (MC) Chapter 17.68 and 17.138, to allow the requested density bonus for three additional units above the base density?

A Use Permit is required for this project because the application includes a request for a density bonus pursuant to the Town Density Bonus Ordinance. Staff has determined that the required findings can be met for approval of a Use Permit pursuant to Section 17.68.050 (Use Permit Findings) of the Town of Mammoth Lakes Municipal Code and Section 17.138.060 (Findings and Conditions of Approval) of the Town Density Bonus Ordinance. Approval of the requested use permit for the density bonus will help accomplish the intent of the Town Density Bonus Ordinance by allowing for an increase in 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 to 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 incentives or concessions 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. An analysis of the required use permit findings is below.

1. **The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with any applicable specific plan or master plan;**

   The proposed use is a multi-family residential project that includes a density bonus request to allow three additional units above the base density of three dwelling units, for a total of six units. The proposed use requires a Use Permit pursuant to the Town Density Bonus Program.

   The proposed use 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. With adherence to the Town Density Bonus Program requirements, the use is consistent with the applicable Municipal Code sections.

   The project is consistent with General Plan Land Use Policy L.2.D, which states, "Encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State Density Bonus Program, that is flexible and adaptive and allows multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. Projects will be eligible to receive proportionately greater density bonuses, up to a maximum of twice the base density, in exchange for deed restricting a greater percentage of the base density units. Density bonuses granted pursuant to this policy are mutually exclusive of density bonuses granted pursuant to the State Density Bonus Program (i.e., a developer can elect to utilize either the Town density bonus or the State density bonus, but not both)."

   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.

   There is no specific plan or master plan applicable to the project.

2. **The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity; and**

   The 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 three residential units can be accommodated on the site without eliminating or reducing essential amenities such as enclosed parking, guest parking, a communal dumpster enclosure, and landscaping.

3. **The proposed project will generate a sufficient number of Eligibility Points required for the bonus amount requested;**

   The project is required to generate 100 points based upon the Town Density Bonus Program calculation. To generate 100 points, the project is required to deed restrict all three of the density bonus units. The applicant is proposing to deed restrict all six units (*3 base density units and 3 density bonus units*) to the "Occupancy-Restricted Household" affordability level category and therefore generates a sufficient number of eligibility points to grant the requested density bonus.

4. **The proposed project is compatible with the surrounding neighborhood with regards to building scale, form, materials, and street orientation;**

   The proposed apartment building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding multi-family residential neighborhood. The surrounding neighborhood consists of a mixture of multi-family housing types at varying densities. Additionally, the majority of the parking is located understructure and therefore minimizing surface parking throughout the property.

   The project also complies with applicable multi-family development standards which include the requirement for a minimum of 75% of the building facade adjacent to a street to be occupied by habitable space with windows and at least one pedestrian entrance. The street facing façade of the building includes habitable space with windows and one pedestrian entry into the garage level. The building height does not exceed the 35-foot maximum and material blocking, including the split CMU base helps to maintain a pedestrian scale.

5. **The incentive or concession is required in order to make the project feasible, and the incentive or concession requested is the minimum departure from the requirements of this Zoning Code necessary to make the housing project feasible.**

   The application requests four incentives/concessions as allowed by the Town's Density Bonus Ordinance. The project is automatically eligible for one of the allowed concessions specified in the Ordinance, and three additional concessions are requested in exchange for deed restricting three additional units that would not otherwise be required based on the Eligibility Point Schedule. The requested concessions include (1) a 10% increase in the allowable lot coverage to allow for 60% lot coverage, (2) a 20% reduction of the rear and side yard setbacks, (3) a decrease in one guest parking space, and (4) the removal of private outdoor space.

   The requested concessions are the minimum departure from the applicable Zoning Code requirements necessary to make the project feasible due to the sites' physical constraints resulting from the Town's requirement for a 10-foot Irrevocable Offer of Dedication (IOD) along the eastern property line and a 30'-wide existing access easement running along the northern portion of the property. These constraints reduce the buildable areas of the property, thereby requiring the building be pushed back into the southern and western setback areas and reducing the area that could be used for guest parking. The concession related to lot coverage is to be expected for projects utilizing the Town density bonus provision since the structure(s) will generally be larger to accommodate an increase in the numbers of units and the 10% increase is a reasonable request in that it is consistent with what would be allowed in the RMF-2 zone. The concession related to private outdoor balconies for each unit would be difficult to achieve due to the project design and the public benefit of an additional workforce housing unit outweighs the benefit of a private balcony.

KEY ISSUE #2: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

Design Review is required per MC Section 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 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.:

1. **The project is consistent with the applicable standards and requirements of the Municipal Code.**

   The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project complies with all applicable regulations of the Residential Multi-Family 1 (RMF-1) Zone, including, but not limited to density, lot coverage, and setback modifications allowed pursuant to Municipal Code §17.138, Town Density Bonus Program, building height, snow storage, parking, solid waste/recycling, and specific land use regulations identified in Municipal Code §17.52.210 for multi-family residential projects.

   The project includes four concessions from the applicable development standards which have been determined to be acceptable since the project will provide greater public benefits through the provision of a higher number of deed restricted units than is required by the Town Density Bonus Ordinance. The proposed concessions are:

   - An increase in the allowable lot coverage from 50% to 60% - Automatic concession per 17.138.050.A
   - A 20% reduction in the rear and side yard setbacks - Additional concession per 17.138.050.B
   - The reduction of one guest parking space to allow for a total of two guest parking spaces - Alternative concession per 17.138.050.C
   - Waive the requirement to provide private 60 square feet of outdoor open space for each dwelling unit. - Alternative concession per 17.138.050.C

   With approval of the requested concessions the project complies with the applicable Municipal Code standards.

2. **The project is consistent with the General Plan and any applicable specific plan or master plan.**

   The proposed project is consistent with the 2007 General Plan land use designation for the site, which is designated as High Density Residential 1 (HDR-1) and, "allows residential multi-unit townhouses, condominiums and apartments at a density of six to a maximum of twelve dwelling units per acre. This designation applies to the Sierra Valley District, the Shady Rest Tract, and portions of the Old Mammoth District…" (General Plan, Pg. L-4). The requested density bonus is consistent with General Plan Land Use Policy L.2.D., which directs staff to encourage the development of workforce housing by offering a Town Density Bonus Program, to allow multi-family residential projects to construct up to twice the base density identified for the zone in which the project is located. The General Plan Housing Element Policy H.1.C. also directs staff to 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.

   In March, 2020, Town Council adopted the updated Town Density Bonus Program so that 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 proposed project will result in six deed-restricted, one-bedroom and three-bedroom units available to the local workforce.

   There is no specific plan or master plan applicable to the project.

3. **The project is consistent with the Town of Mammoth Lakes Design Guidelines.**

   The design of the project has a modern form with a gable roof design. Desirable architectural details include varied roof line, variation in siding material, accent trim, and a split face CMU base. The building materials consist of Newtechwood siding with a textured wood appearance, stucco, and split face concrete block for the base of the structure. The proposed roof material is asphalt composition shingle in a "weathered wood" color.

The proposed colors and materials are appropriate in the context of the surrounding neighborhood and consist of varying grey and tan earth-tones that provide appropriate contrast between the trim, fascia, and the primary siding materials while maintaining a neutral color palate to blend with the natural environment and site surroundings.

4. The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):

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 compliments 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 varied roof lines, a roof overhang that extends over two of the exterior parking stalls, accent colors and use of a variety of window shapes and sizes.

A distinction between stories is provided through a change in siding material used on the first floor and the upper floors. Spit face concrete masonry block is used on the first floor to establish the building base, and upper floors are clad with Newtechwood siding in a wood textured finish, and stucco siding is used on specific locations of the building to provide variation. The proposed colors consist of variation of grey, tan and a medium wood tone as well as a dark brown accent color that that provides appropriate contrast between trim, fascia, and the primary siding materials while maintaining a more neutral color palate to blend with the natural environment and site surroundings.

The project complies with design requirements for building facades adjacent to streets in that 75% of the building facade adjacent to Mono Street is occupied by habitable space with windows and a pedestrian entry into the garage adjacent to Mono Street. These areas provide active spaces and living areas that are visible from the street.

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

A 10-foot Irrevocable Offer of Dedication will be provided to the Town as part of this project which will grant the Town additional right-of-way width needed to provide a standard right-of-way width. 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 configuration for the project consists of two tandem enclosed understructure spaces for each three-bedroom residential unit and one understructure space for each of the one-bedroom units. One exterior ADA parking space is located beneath the roof overhang adjacent to the building with an accessible route of travel to the ADA unit. A second ADA space is provided beneath to roof overhang and functions as a guest parking space. The third guest parking space is located on the exterior of the building but is not located under the roof overhang.

The proposed parking layout for the project meets the required amount of parking with approval of the concession requested to reduce the guest parking by one space. The proposed parking configuration ensures that the project will accommodate its share of parking needs on-site, which will avoid conflicts between vehicles and tenants with enclosed, assigned parking spaces. Since most of the parking is housed understructure, exterior parking is limited to three spaces and therefore the visual impact is minimized. The applicant has requested an Adjustment to allow for the single uncovered guest parking space to be located in the front setback.

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.

The proposed exterior lighting plan includes light fixture specifications that are appropriate in scale based upon the specific purpose and placement of the lighting. The proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #16 is included to ensure that exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. 5 new trees are proposed to be planted throughout the landscape areas and include Jeffrey Pine, Quaking Aspen, and Western Water Birch. Perennials and native groundcover shrub species are proposed for the areas located around the perimeter of the site. Specific shrubs are proposed for screening purposes to be located around the dumpster enclosure and to provide privacy between adjacent properties. Overall, the proposed landscaping promotes a natural aesthetic by utilizing species that are appropriate to the Mammoth Lakes region. Condition of Approval #18 is included to require a landscape documentation package to be submitted and approved prior to Building Permit issuance.

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 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.

Other Applicable Municipal Code Standards and Requirements:

Snow storage

The RMF-1 zone requires a snow storage area equal to 75% of all uncovered parking and driveway areas within the project. The total amount of paved parking and driveway area for the project is 3,060 square feet, of which the shared access easement accounts for 1,998 square feet, resulting in a total of 2,295 square feet of required snow storage. The project proposes a total of 1,792 square feet which equates to 78% 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 Section 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, so Condition of Approval #40 is included.

KEY ISSUE #4: Does the proposed project meet the Adjustment criteria and required findings pursuant to Municipal Code (MC) Chapter 17.76?

An Adjustment is required for this project because the project proposes to locate one guest parking space within the front setback. Staff has determined that the required findings can be met for approval of the Adjustment pursuant to Section 17.76.040 (Findings and Decision) of the Town of Mammoth Lakes Municipal Code.

1. **A significant public benefit will result.**

   A significant public benefit will result from allowing one guest parking space to be located in the front setback because providing guest parking on-site helps prevent conflicts with neighboring properties due to parking in unauthorized areas. Additionally, any alternative configuration would result in less on-site snow storage, more pavement, or an encroachment into the rear setback area.

2. **For adjustments to setbacks or the distance between structures, a finding shall also be made that adequate snow storage and shedding areas are provided.**

   The project proposes to hold 78% of the required snow storage on site. The remaining 22% of the required snow storage will be hauled off-site as part of an approved snow storage management plan pursuant to M.C. Section 17.136.050(d).

3. **The parking area shall be protected from snow shed, does not impede emergency access, does not interfere with Town snow storage easements, and conforms to the California Building Standards Code requirements.**

   The guest parking space that is located within the front setback is not affected by snow shed due to its distance from the building and the orientation in which the snow sheds off the roof. The parking space does not interfere with Town snow storage easements and does not impede emergency access to the building. The parking space also does not affect any Town snow storage easements. The parking space shall conform to the California Building Standards Code requirements.

KEY ISSUE #3: 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 three (3) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow three (3) additional dwelling units of density, for a total of six-units.

   The project is consistent with General Plan Land Use Policy L.2.D, which states, "Encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State Density Bonus Program, that is flexible and adaptive and allows multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. Projects will be eligible to receive proportionately greater density bonuses, up to a maximum of twice the base density, in exchange for deed restricting a greater percentage of the base density units. Density bonuses granted pursuant to this policy are mutually exclusive of density bonuses granted pursuant to the State Density Bonus Program (i.e., a developer can elect to utilize either the Town density bonus or the State density bonus, but not both)." 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 2020 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 0.25 acres; and the site is surrounded by urban uses including adjacent multi-family residential apartments and single-family residential structures that are on lots zoned for multi-family residential uses.

c. The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing residential developments and the site does not feature a sensitive natural resource such as a wetland or watercourse. Condition of Approval #28 included in the attached Resolution recommends completion of a nesting bird survey within three days of initial site disturbance to avoid disturbance of suitable nesting habitat.

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) for police, vehicle circulation, storm drainage, and fire 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

The application was routed to Mammoth Community Water District (MCWD), Mammoth Lakes Fire Protection District (MLFPD) and Mammoth Disposal for review. All comments received on the project proposal have been provided to the applicant and/or incorporated into the project design and conditions of approval.

Notice of the public hearing including a project description was mailed to property owners within 300 feet of the subject property on July 30th, 2025. The notice was also published in The Sheet newspaper on August 2, 2025 and August 9, 2025. No public comments were received regarding this application 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 Use Permit Application 24-003, Design Review Application 24-006 and Adjustment 25-005 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution
Attachment B: Project Plans and Material Board
Attachment C: Eligibility Points Schedule

ATTACHMENT A

Planning and Economic Development Commission Resolution 2025-10

Exhibit “A” – Conditions of Approval

Recording Requested by and
When Recorded Mail To:

Town of Mammoth Lakes
Community & Economic Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546

Recordation fee exempt per Government Code §27383
Space Above for Recorder's Use

RESOLUTION NO. PEDC 2025-10

A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND ECONOMIC DEVELOPMENT COMMISSION APPROVING USE PERMIT 24-003, DESIGN REVIEW 24-006 AND ADJUSTMENT 25-005 TO PERMIT A DENSITY BONUS OF THREE UNITS PURSUANT TO MC §17.138.040 (TOWN DENSITY BONUS ORDINANCE) FOR A MULTI-FAMILY RESIDENTIAL APARTMENT PROJECT CONSISTING OF SIX UNITS LOCATED AT 54 MONO STREET (APN: 033-123-012-000)

WHEREAS, a request for consideration of a Use Permit, Design Review and Adjustment application were filed by the property owner, Bipin Morari, to permit construction of a multi-family residential apartment project consisting of six dwelling units, in accordance with Chapter 17.20 (Residential Zoning Districts), Chapter 17.68 (Use Permits), Chapter 17.88 (Design Review), and Chapter 17.138 (Town Density Bonus) of the Town of Mammoth Lakes Municipal Code, for property located within the Residential Multi-Family 1 (RMF-1) zoning district at 54 Mono Street; and

WHEREAS, the Planning and Economic Development Commission conducted a noticed public hearing on the application request on August 13, 2025, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing; and
5. Project plans consisting of:
    a. Project Plan set dated received by the Town of Mammoth Lakes August 6, 2025, consisting of 22 sheets; and
    b. A Color and Material Board, dated received by the Town of Mammoth Lakes August 6, 2025.

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

I. **CEQA.**

The subject application is categorically exempt pursuant to Section 15332, In-fill Development Projects, of the CEQA Guidelines because the following criteria are met, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

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 three (3) dwelling units. The project application includes a Use Permit request pursuant to Municipal Code Chapter 17.138, Town Density Bonus Program, to allow three (3) additional dwelling units, for a total of six-units.

The project is consistent with General Plan Land Use Policy L.2.D, which states, "Encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State Density Bonus Program, that is flexible and adaptive and allows multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. Projects will be eligible to receive proportionately greater density bonuses, up to a maximum of twice the base density, in exchange for deed restricting a greater percentage of the base density units. Density bonuses granted pursuant to this policy are mutually exclusive of density bonuses granted pursuant to the State Density Bonus Program (i.e., a developer can elect to utilize either the Town density bonus or the State density bonus, but not both)." 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

2020 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 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 0.25 acres; and the site is substantially surrounded by urban uses including adjacent multi-family residential apartments and single-family residential structures that are on lots zoned for multi-family residential uses.

c. The project site has no value as habitat for endangered, rare, or threatened species.

The Project site has no value as habitat for endangered, rare, or threatened species since the site is surrounded by existing residential developments and the site does not feature a sensitive natural resource such as a wetland or watercourse. Condition of Approval #28 included in the attached Resolution recommends completion of a nesting bird survey within three days of initial site disturbance to avoid disturbance of suitable nesting habitat.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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.

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) for police, vehicle circulation, storm drainage, and fire will be paid.

f. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply because:

(1) in-fill development projects are classified as Class 32 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11;

(2) the cumulative impact from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated uses for the zone and the density of the project is allowed pursuant to the Town Density Bonus Program;

(3) the proposed activity will not have a significant effect on the environment because the site is a small infill site surrounded by developed urban uses and the development is consistent with all development and design standards of the Zoning Code, with the exception of the allowed concessions permitted in conjunction with the Town density bonus;

(4) the site is not adjacent to a scenic highway;

(5) there are no known hazardous materials listed within or near the project site as the project site is not listed on the Hazardous Waste and Substances list maintained by the Town; or the State Water Resources Control Board GeoTracker system which includes leaking underground fuel tank sites and spills, leaks, investigations, and cleanup sites; or the Department of Toxic Substances Control EnviroStar Data Management System which includes CORTESTE sites; or the Environmental Protection Agency's database of regulated facilities; and

(6) there are no known historical or cultural resources areas on the site, and therefore, there will not be a substantial adverse change in the significance of an established historical resource as a result of the project.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2) since the project meets the criteria for use of the CEQA Guidelines Section 15332 (Infill Development Projects) categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR USE PERMIT (Municipal Code Section 17.88.060 and 17.138.060)

1. The proposed use is consistent with all applicable sections of the General Plan and Title 17 and is consistent with any applicable specific plan or master plan;

The proposed use is a multi-family residential project that includes a density bonus request to allow three additional units above the base density of three dwelling units, for a total of six units. The proposed use requires a Use Permit pursuant to the Town Density Bonus Program.

The proposed use 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. With adherence to the Town Density Bonus Program requirements, the increased density is consistent with the applicable Municipal Code sections.

The project is consistent with General Plan Land Use Policy L.2.D, which states, "Encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State Density Bonus Program, that is flexible and adaptive and allows multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. Projects will be eligible to receive proportionately greater density bonuses, up to a maximum of twice the base density, in exchange for deed restricting a greater percentage of the base density units. Density bonuses granted pursuant to this policy are mutually exclusive of density bonuses granted pursuant to the State Density Bonus Program (i.e., a developer can elect to utilize either the Town density bonus or the State density bonus, but not both)."

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.

There is no specific plan or master plan applicable to the project.

2. **The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity; and**

   The 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 three residential units can be accommodated on the site without eliminating or reducing essential amenities such as enclosed parking, guest parking, a communal dumpster enclosure, and landscaping.

3. **The proposed project will generate a sufficient number of Eligibility Points required for the bonus amount requested;**

   The project is required to generate 100 points based upon the Town Density Bonus Program calculation. To generate 100 points, the project is required to deed restrict all three of the density bonus units. The applicant is proposing to deed restrict all six units (*3 base density units and 3 density bonus units*) to the "Occupancy-Restricted Household" affordability level category and therefore generates a sufficient number of eligibility points to grant the requested density bonus.

4. **The proposed project is compatible with the surrounding neighborhood with regards to building scale, form, materials, and street orientation;**

The proposed apartment building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the character of the surrounding multi-family residential neighborhood. The surrounding neighborhood consists of a mixture of multi-family housing types at varying densities. Additionally, the majority of the parking is located understructure and therefore minimizes surface parking throughout the property.

The project also complies with applicable multi-family development standards which include the requirement for a minimum of 75% of the building facade adjacent to a street to be occupied by habitable space with windows and at least one pedestrian entrance. The street facing façade of the building includes habitable space with windows and one pedestrian entry into the garage level. The building height does not exceed the 35-foot maximum and the split face CMU block base material helps to maintain a pedestrian scale.

5. **The incentive or concession is required in order to make the project feasible, and the incentive or concession requested is the minimum departure from the requirements of this Zoning Code necessary to make the housing project feasible.**

   The application requests four incentives/concessions as allowed by the Town's Density Bonus Ordinance. The project is automatically eligible for one of the allowed concessions specified in the Ordinance, and three additional concessions are requested in exchange for deed restricting three additional units that would not otherwise be required based on the Eligibility Point Schedule. The requested concessions include (1) a 10% increase in the allowable lot coverage to allow for 60% lot coverage, (2) a 20% reduction of the rear and side yard setbacks, (3) a decrease in one guest parking space, and (4) the removal of private outdoor space.

   The requested concessions are the minimum departure from the applicable Zoning Code requirements necessary to make the project feasible due to the sites' physical constraints resulting from the Town's requirement for a 10-foot Irrevocable Offer of Dedication (IOD) along the eastern property line and a 30'-wide existing access easement running along the northern portion of the property. These constraints reduce the buildable areas of the property, thereby requiring the building be pushed back into the southern and western setback areas and reducing the area that could be used for guest parking. The concession related to lot coverage is to be expected for projects utilizing the Town density bonus provision since the structure(s) will generally be larger to accommodate an increase in the numbers of units and the 10% increase is a reasonable request in that it is consistent with what would be allowed in the RMF-2 zone. The concession related to private outdoor balconies for each unit would be difficult to achieve due to the project design and the public benefit of an additional workforce housing unit outweighs the benefit of a private balcony.

B. FINDINGS FOR DESIGN REVIEW PERMIT (Municipal Code Section 17.88.060)

1. **The project is consistent with the applicable standards and requirements of the Municipal Code.**

   The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project complies with all applicable regulations of the Residential Multi-Family 1 (RMF-1) Zone, including, but not limited to density, lot coverage, and setback modifications allowed pursuant to Municipal Code §17.138, Town Density Bonus Program, building height, snow storage, parking, solid waste/recycling, and specific land use regulations identified in Municipal Code §17.52.210 for multi-family residential projects.

The project includes four concessions from the applicable development standards which have been determined to be acceptable since the project will provide a greater public benefits through the provision of a higher number of deed restricted residential units than is otherwise required by the Town Density Bonus Ordinance. The proposed concessions are:

- An increase in the allowable lot coverage from 50% to 60% - automatic concession per 17.138.050.A
- A 20% reduction in the rear and side yard setbacks - additional concession per 17.138.050.B
- The reduction of one guest parking space to allow for a total of two guest parking spaces - alternative concession per 17.138.050.C
- Waive the requirement to provide private 60 square feet of outdoor open space for each dwelling unit. - alternative concession per 17.138.050.C

With approval of the requested concessions the project complies with the applicable Municipal Code standards.

2. **The project is consistent with the General Plan and any applicable specific plan or master plan.**

   The proposed project is consistent with the 2007 General Plan land use designation for the site, which is designated as High Density Residential 1 (HDR-1) and, "allows residential multi-unit townhouses, condominiums and apartments at a density of six to a maximum of twelve dwelling units per acre. This designation applies to the Sierra Valley District, the Shady Rest Tract, and portions of the Old Mammoth District…" (General Plan, Pg. L-4). The requested density bonus is consistent with General Plan Land Use Policy L.2.D., which directs staff to encourage the development of workforce housing by offering a Town Density Bonus Program, in addition to the State density bonus program, to allow multi-family residential projects to construct up to twice the base density identified for the designation in which the project is located. The General Plan Housing Element Policy H.1.C. also directs staff to 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.

   In March, 2020, Town Council adopted the updated Town Density Bonus Program so that 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 proposed project will result in six deed-restricted, one-bedroom and three-bedroom units available to the local workforce.

   There is no specific plan or master plan applicable to the project.

3. **The project is consistent with the Town of Mammoth Lakes Design Guidelines.**

   The design of the project has a modern form with a gable roof design. Desirable architectural details include a varied roof line, variation in siding material, accent trim, and a split face CMU base. The building materials consist of Newtechwood siding with a textured wood appearance, stucco, and split face concrete block for the base of the structure. The proposed roof material is asphalt composition shingle in a "weathered wood" color.

   The proposed colors and materials are appropriate in the context of the surrounding neighborhood and consist of varying grey and tan earth-tones that provide appropriate

contrast between the trim, fascia, and the primary siding materials while maintaining a neutral color palate to blend with the natural environment and site surroundings.

4. **The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):**

   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 compliments 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 varied roof lines, an overhang that extends over two of the exterior parking stalls, accent colors and use of a variety of window shapes and sizes.

   A distinction between stories is provided through a change in siding material used on the first floor and the upper floors. Spit face concrete masonry block is used on the first floor to establish the building base, and upper floors are clad with Newtechwood siding in a wood textured finish, and stucco siding is used on specific locations of the building to provide variation. The proposed colors consist of grey, tan and a medium wood tone as well as a dark brown accent color that that provides appropriate contrast between trim, fascia, and the primary siding materials while maintaining a more neutral color palate to blend with the natural environment and site surroundings.

   The project complies with design requirements for building facades adjacent to streets in that 75% of the building facade adjacent to Mono Street is occupied by habitable space with windows and a pedestrian entry into the garage adjacent to Mono Street. These areas provide active spaces and living areas that are visible from the street.

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

   A 10-foot Irrevocable Offer of Dedication will be provided to the Town as part of this project which will grant the Town additional right-of-way width needed to provide a standard right-of-way width. 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 configuration for the project consists of two tandem enclosed understructure spaces for each three-bedroom residential unit and one understructure space for each of the one-bedroom units. One exterior ADA parking space is located beneath the roof overhang adjacent to the building with an accessible route of travel to the ADA unit. A second ADA space is provided beneath to roof overhang and functions as a guest parking space. The third guest parking space is located on the exterior of the building but is not located under the roof overhang.

The proposed parking layout for the project meets the required amount of parking when considering the concession requested to reduce the guest parking by one space. 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. Since most of the parking is housed understructure, exterior parking is limited to three spaces which minimizes the exterior paved surface area. The applicant has requested an Adjustment to allow for the single uncovered guest parking space to be located in the front setback.

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.

The proposed exterior lighting plan includes light fixture specifications that are appropriate in scale based upon the specific purpose and placement of the lighting. The proposed exterior lighting is shielded to minimize light pollution and trespass. Condition of Approval #16 is included to ensure that exterior lighting is inspected and verified for compliance with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code prior to the issuance of a certificate of occupancy.

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 landscape plan is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines in that the design promotes a natural aesthetic through the use of native plant species that are prevalent in the Mammoth Lakes region. Five (5) new trees are proposed to be planted throughout the landscape areas and include Jeffrey Pine, Quaking Aspen, and Western Water Birch. Perennials and native groundcover shrub species are proposed for the areas located around the perimeter of the site. Specific shrubs are proposed for screening purposes to be located around the dumpster enclosure and to provide privacy between adjacent properties. Overall, the proposed landscaping promotes a natural aesthetic by utilizing species that are appropriate to the Mammoth Lakes region. Condition of Approval #18 is included to require a landscape documentation package to be submitted and approved prior to Building Permit issuance.

5. **The project is consistent with any approved tentative map, use permit, variance, or other planning or zoning approval that the project required.**

The proposed project is consistent with the associated use permit because the project is a new multi-family residential development and includes a density bonus request

pursuant to the Town Density Bonus Ordinance. The design review permit is processed concurrently with the use permit and therefore, will be consistent.

C. FINDINGS FOR ADJUSTMENT (Municipal Code Section 17.76.040)

1. **A significant public benefit will result.**

   A significant public benefit will result from allowing one guest parking space to be located in the front setback because providing guest parking on-site helps prevent conflicts with neighboring properties due to parking in unauthorized areas. Additionally, any alternative configuration would result in less on-site snow storage, more pavement, or an encroachment into the rear setback area.

2. **For adjustments to setbacks or the distance between structures, a finding shall also be made that adequate snow storage and shedding areas are provided.**

   The project proposes to hold 78% of the required snow storage on site. The remaining 22% of the required snow storage will be hauled off-site as part of an approved snow storage management plan as allowed pursuant to M.C. Section 17.136.050(d).

3. **The parking area shall be protected from snow shed, does not impede emergency access, does not interfere with Town snow storage easements, and conforms to the California Building Standards Code requirements.**

   The guest parking space located within the front setback area is not affected by snow shed due to its distance from the building and the direction in which snow will shed off the roof. Additionally, the parking space does not interfere with Town snow storage easements and does not impede emergency access to the building

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that this project is categorically exempt pursuant to Section 15332, in-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines; and
2. Approves Use Permit 24-003, Design Review 24-006 and Adjustment 25-005, subject to the following conditions:

   (SEE EXHIBIT "A"); and
3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 13th day of August 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

_____	_____
Nolan Bobroff, Community and Economic Development Director	Michael Vanderhurst Chair of the Mammoth Lakes Planning and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

APPLICANT:

I, Bipin Morari, am the property owner and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

_____ Date: _____
Bipin Morari
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____ }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary

EXHIBIT "A"
Resolution No. PEDC 2025-10
Case No. UPA 24-003, DR 24-006, and ADJ 25-005

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: Construction of a 6-unit multi-family apartment project located at 54 Mono Street. A Use Permit is approved to allow a density increase of three dwelling units along with the following concessions permitted pursuant to the Town Density Bonus Ordinance: 1. An increase in lot coverage to 60%; 2. A 20% reduction of the rear and side yard setbacks; 3. Reduction in one guest vehicle parking space; and 4. Waive the requirement to provide private 60 square feet of outdoor open space for each dwelling unit.
2. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
7. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of this permit.
10. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on this project processing account.

11. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. Prior to issuance of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
15. The applicant shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall be entitled to control the defense of any action.
16. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
17. The propane tank serving the property shall be painted tan pursuant to Municipal Code Section 17.36.080.B.
18. The final landscape plan shall substantially conform to the preliminary landscape plan approved by the Planning and Economic Development Commission.

    The aggregate landscaped area exceeds 500 sq. ft., so a landscape documentation package shall be required prior to issuance of a Building Permit. Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). The aggregate landscape area is defined as the total horizontal surface area dedicated to plant installation and irrigation plus the wet surface of any decorative water features. The landscape area for shrubs and trees shall be determined using the shrub/tree mature growth diameter or drip line. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas. Landscape area does not include undisturbed areas with established non-irrigated vegetation, or landscaping that is exempt pursuant to Municipal Code Section 17.40.020.D.
19. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
20. Proposed water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
21. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes

and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.

22. A certificate of occupancy is required for all future tenant improvements within the subject structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.

23. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

SPECIAL PLANNING CONDITIONS

24. Before a certificate of occupancy is issued for the project, the applicant shall certify to the Director that the Eligibility Points upon which the project's residential density bonus was based have been achieved. To satisfy this condition, evidence shall be provided that a Workforce Housing Agreement consistent with Municipal Code Section 17.138.090 has been recorded on title for the property, and that the six units are deed restricted at the agreed upon "Occupancy Restricted" affordability level. The Town shall be named as a party in the Workforce Housing Agreement and all subsequent deed restrictions.

25. Before a certificate of occupancy is issued for a project, the applicant shall provide evidence to the Town that transient rentals are prohibited for all units within the development. Evidence shall consist of a use restriction and/or Workforce Housing Agreement satisfactory to the Town prohibiting transient rentals that has been recorded against all units within the development.

26. The total number of deed restricted units required for the density bonus shall not be reduced or otherwise eliminated without the approval of the review authority. To grant such approval, the review authority must find that there is a corresponding reduction in density.

27. The trash enclosure shall be improved with a concrete slab and enclosure constructed of materials compatible with that of the buildings. Adequate space for recyclable materials shall be provided within the enclosure. All trash enclosures, receptacles, and food storage areas shall be animal resistant. The enclosure is not required to be gated. The enclosure shall be installed prior to issuance of the first certificate of occupancy. At the sole discretion of the Town, an alternate location for recyclable materials may be considered provided that the area and proposed recyclables receptacle is easily accessible for the tenants of the property, easily accessible for the disposal company, adequately protected from animal conflicts, and adequately sized for the development. The final alignment of the trash enclosure and any alternative recyclables receptacle location shall be reviewed by Mammoth Disposal, the Public Works Department, and the Community and Economic Development Department.

28. Pursuant to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.

29. The Building Division will require that a string line be run between the property monuments on the east (front property line), and north (north side property line) at the time of foundation inspection to verify the actual field distance from the structure to the property line.

30. Snow restraint devices shall be installed along the roof edge on the north side of the building. No snow shall shed or be deposited onto adjacent properties or the Town's or State right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.
31. All exterior wood products shall comply with the Wildland Urban Interface (WUI) construction materials requirements certified by the State Fire Marshal's Office and be in compliance with Chapter 7A of the 2016 California Building Code. Plywood or OSB sheeting shall be a minimum of one-half inch thickness with approved siding material placed over top.
32. All eave and crawl space ventilation shall resist the intrusion of flame and burning embers and comply with Chapter 7A of the California Building Code and local modifications.
33. The structure shall comply with NFPA 13R automatic fire sprinkler requirements as required by Section 903.2.8 and 903.3 of the California Fire Code. A deferred submittal for sprinkler plans and calculations will be acceptable.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

34. Nothing in the approval of this project shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State, or federal standard, policy, regulation or law, unless specifically provided for herein.
35. All grading and public improvements, including driveways and parking areas, shall be consistent with the Town of Mammoth Lakes Standard Plans for Public Works.
36. Applicant is responsible for compliance with the Guidelines for Erosion Control in the Mammoth Lakes area. This shall include submittal of a Report of Waste Discharge, if applicable.
37. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit application shall include a traffic control plan as applicable.
38. Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Town Public Works Director for work outside hours allowed. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners.
39. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Chapter 16.32.

SPECIAL ENGINEERING CONDITIONS:

40. Prior to issuance of a grading permit or building permit, a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) shall be submitted by the applicant and approved by the Community and

Economic Development Department and Public Works Department. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice build-up include plowing, application of cindering, and potential of heat-traced pavement.

41. Owner shall provide an irrevocable offer of dedication (IOD) to the Town, in a form and with content acceptable to the Town, for public right-of-way, street, drainage and snow storage purposes for a width of 10ft from right-of-way line along Mono Street, per the Town's Policy for Development on Sub-Standard Streets. New setback shall be measured from the ultimate/new property/right-of-way line. Owner shall submit a copy of the most recent grant deed for the property for the Town's use in preparation of the IOD document. This shall be complete prior to certificate of occupancy.

ATTACHMENT B

Project Plans and Materials

[*Full Size Plans Available for Review at the Town Offices*]

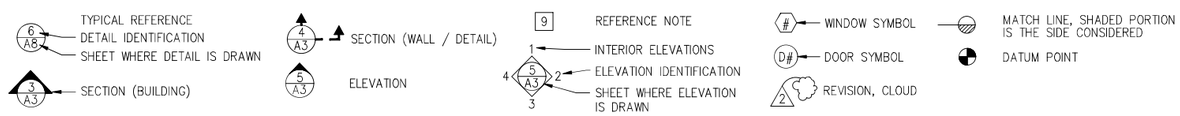
6-UNITS RESIDENTIAL DEVELOPMENT

54 MONO ST., MAMMOTH LAKES, CA

Abbreviations

&	AND
L	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OF ROUND
#	POUND OR NUMBER
(E)	EXISTING
(R)	RELOCATED
(N)	NEW
A.F.F.	ABOVE FINISH FLOOR
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.H.	BACK OF HOUSE
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
D.S.	DOWNSPOUT
DWG.	DRAWING
E.	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.F	FLOOR FINISH
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASH'G	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.A.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GSM	GALVANIZED SHEET METAL
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP	HANDICAP
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAMINATE	LAM.
LAV.	LAVATORY
LT.	LIGHT
MANU.	MANUFACTURER
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PROV'D	PROVIDED
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
QSR	QUICK SERVE RESTAURANT
R/RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C	SOLID CORE
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SL.	SLOPE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SYM.	SYMMETRICAL
T.B.S.	TO BE SPECIFIED
TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T.& G.	TONGUE & GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NEW
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PLBG.	PLUMBING
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT

Symbols



Project Directory

OWNER:
MR. BIPIN MORARI
TEL: 760.497.0888
E: BIPIN@JAYBHARAT.COM

ARCHITECT:
PEGASUS ARCHITECTS
C.F. LAU, AIA
4300 EDISON AVE.,
CHINO, CA 91710
TEL.: 909.465.4101
E: CHAK@PEGASUSARC.COM

CIVIL ENGINEER:
WABER CONSULTANTS, INC.
MAHIR WABER
19210 S. VERMONT STE. A115
GARDENA, CA 90248
TEL.: 424.344.2464 EXT. 29
E: mwaber@waberconsultants.com

LANDSCAPE ARCHITECT:
PHIL MAY LANDSCAPE ARCHITECTURE
ROSALIO SERNA
215 N. 2ND AVENUE, SUITE C
UPLAND, CA 91786
TEL.: (909) 373-1959
E: PMAY@PHILMAYDESIGN.COM

Project Narrative:

THIS PROPOSED 6-UNITS MULTI-FAMILY (3-STORY HEIGHT) RESIDENTIAL DEVELOPMENT IS LOCATED AT 54 MONO STREET, THE TOWN OF MAMMOTH LAKES. THE SURROUNDINGS ARE ALSO RESIDENTIAL DEVELOPMENTS. THE SITE HAS A GENTLE SLOPE AND SOME VEGETATIONS.

THE PROJECT IS CALLED FOR 100% DENSITY INCREASE UNDER THE TOWN DENSITY BONUS ORDINANCE SECTION 17.138.050 AS EMPLOYEE HOUSING. THE REQUESTED INCENTIVES ARE A REDUCTION OF 20% SETBACKS AT REAR AND SIDE YARDS, PLUS ONE GUEST PARKING REDUCTION AS WELL.

THE EXTERIOR MATERIALS ARE SPLIT-FACED CMU WALL, STUCCO, SLOPED SHINGLED ROOF AND CEMENT BOARD FINISHES. WINDOWS ARE DUAL GLAZED; ALL PLUMBING FIXTURES ARE PER CODE WITH WATER SAVING SUFFICIENT TYPES. THE COOLING AND HEATING AREA PROVIDED PER INDIVIDUAL UNIT NOT AS CENTRAL TYPE. THIS WILL MINIMIZE COOLING OR HEAT LOSS. THE LANDSCAPE IS OF THE CITY'S STANDARD. AN AREA OF SNOW STORAGE AT THE FRONT YARD IS ALSO PROVIDED, AND ANY ADDITIONAL HAIL-AWAY WILL BE EMPLOYED AS NEEDED.

THIS DEVELOPMENT HAS A PODIUM FOR THE RESIDENT'S PARKING, AND THE GUEST PARKING AND ADA PARKING ARE PARTIALLY COVERED. AN ADA UNIT IS ACCESSIBLE ON THE GROUND FLOOR. THE SITE IS FULLY ACCESSIBLE FROM THE STREET TO ALL ENTRIES.

THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL BE A GOOD ADDITION TO THE HOUSING NEEDED IN THE CITY AND WILL ALSO HELP THE NEEDS OF THE OWNER'S EMPLOYEES.

Area Calculation

UNIT COUNT PER FLOOR/TYPE

UNIT TYPE	1/F S.F.	2/F S.F.	3/F S.F.	QTY.	AREA PER UNIT S.F.	TOTAL S.F.	STORAGE (CU.SQ.FT.)
GARAGE							915
A-1 (1-BED)	326	758	–	1	1,084	1,084	
A-2 (1-BED)	–	–	702	1	702	702	
B (1-BED)	–	774	774	2	1,548	1,548	
C (3-BED)	–	1,426	1,426	2	2,852	2,852	
GRAND TOTAL	326	2,958	2,902	6		6,186	915

Sheet Index:

ARCHITECTURAL
SHT T PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK
A0.01 GENERAL NOTES
A0.02 GENERAL NOTES & ENERGY NOTES
A0.03 GENERAL NOTES & ENERGY NOTES
A0.10 CAL GREEN NOTES
A0.11 CAL GREEN NOTES
A0.20 ADA DETAILS
A1.01 EXISTING SITE PLAN
A1.02 PROPOSED SITE PLAN
A1.03 PROPOSED SITE PLAN W/ ACCESSIBLE ROUTE
A1.10 TRASH ENCLOSURE FLOOR PLAN & ELEVATIONS
A2.01 PROPOSED FIRST FLOOR & ROOF PLAN
A2.02 PROPOSED SECOND & THIRD FLOOR PLAN
A3.01 PROPOSED EAST & WEST BUILDING ELEVATIONS
A3.02 PROPOSED NORTH & SOUTH BUILDING ELEVATIONS

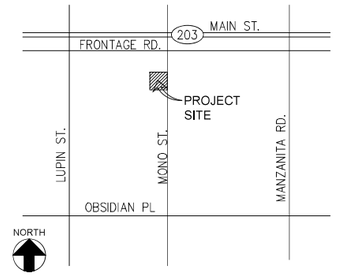
CIVIL
C-1 PRELIMINARY GRADING PLAN
C-2 PRELIMINARY DRAINAGE PLAN

LANDSCAPE
L-1 TITLE SHEET
L-2 PRELIMINARY LANDSCAPE PLAN

PHOTOMETRIC
E3.1 SITE PHOTOMETRY CALCULATION

Vicinity Map

N. T. S.



Project Description

DEVELOP A 6 UNIT HAVE A TWO 3-BEDROOMS AND FOUR 1-BEDROOM, GARAGE ON .25 ACRE SITE BY APPLYING THE TOWN DENSITY BONUS PROGRAM.

Legal Description

PARCEL 1 OF PARCEL MAP 36-158 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 PAGE 73 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Project Data

PROJECT ADDRESS:	54 MONO ST. MAMMOTH, CA 93546
APN#:	033-123-012-000
ZONING TYPE: GENERAL PLAN LAND USE:	RESIDENTIAL MULTI-FAMILY 1 HIGH DENSITY RESIDENTIAL 1
CONSTRUCTION TYPE:	VB
BUILDING CODE:	2022- CBC, CRC, CMC, CEC, CPC, CGC
SITE AREA:	10,890 S.F. GROSS (0.25 ACRE) 9,549 S.F. NET

1) FIRST FLOOR BUILDING:	2,885 S.F.; 30%
2) COVERED PARKING:	885 S.F.; 9%
3) OPENING DRIVEWAY:	2,228 S.F.; 23%
4) TRASH ENCLOSURE:	63 S.F.; 1%
5) WALKWAY:	614 S.F.; 6%
LOT COVERAGE:	1+2+4/9,549= 0.4 (40%)

	REQUIRED	PROVIDED
SNOW STORAGE AREA:	2,295 SF	1,502 SF (OWNER TO PROVIDE PICK-UP COMPANY) 1,502/9,543=0.16 (16%)
LANDSCAPE AREA:	1,022/9,543 S.F.= 0.11 (11%)	

	REQUIRED	PROVIDED
HEIGHT LIMIT:	35'-0" (MAX)	±33'-5"

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT YARD	20'-0"	20'-0"
SIDE YARD (NORTH)	10'-0"	10'-0"
SIDE YARD (SOUTH)	10'-0"	8'-0"(20% REDUCED)
REAR	10'-0"	8'-0"(20% REDUCED)

PROPOSED BUILDING AREA:

FIRST FLOOR:	2,885 S.F.
SECOND FLOOR:	3,129 S.F.
THIRD FLOOR:	3,152 S.F.
TOTAL:	9,166 S.F.

# OF UNITS	PER BASED DENSITY	PER TOWN DENSITY BONUS (WORKFORCE)
	12 UNITS/ACRES (ALLOW 3 UNITS)	2X BASED DENSITY (PROPOSED 6 UNITS)

PARKING SPACE REQUIRED:

	REQUIRED	PROVIDED
1-BEDROOM	1/UNIT	4 (4 UNITS)
3-BEDROOM	2/UNIT	4 (2 UNITS)
GUEST PARKING	2/4 UNITS	2 (1 REDUCTION PER TOWN DENSITY BONUS)
TOTAL		10 SPACES (1 ADA INCL.)

	REQUIRED	PROVIDED
EV PARKING	1	1 (1 ADA)

PEGASUS ARCHITECTS
1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745
TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROJECT DIRECTORY & DATA LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK

KEY MAP SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

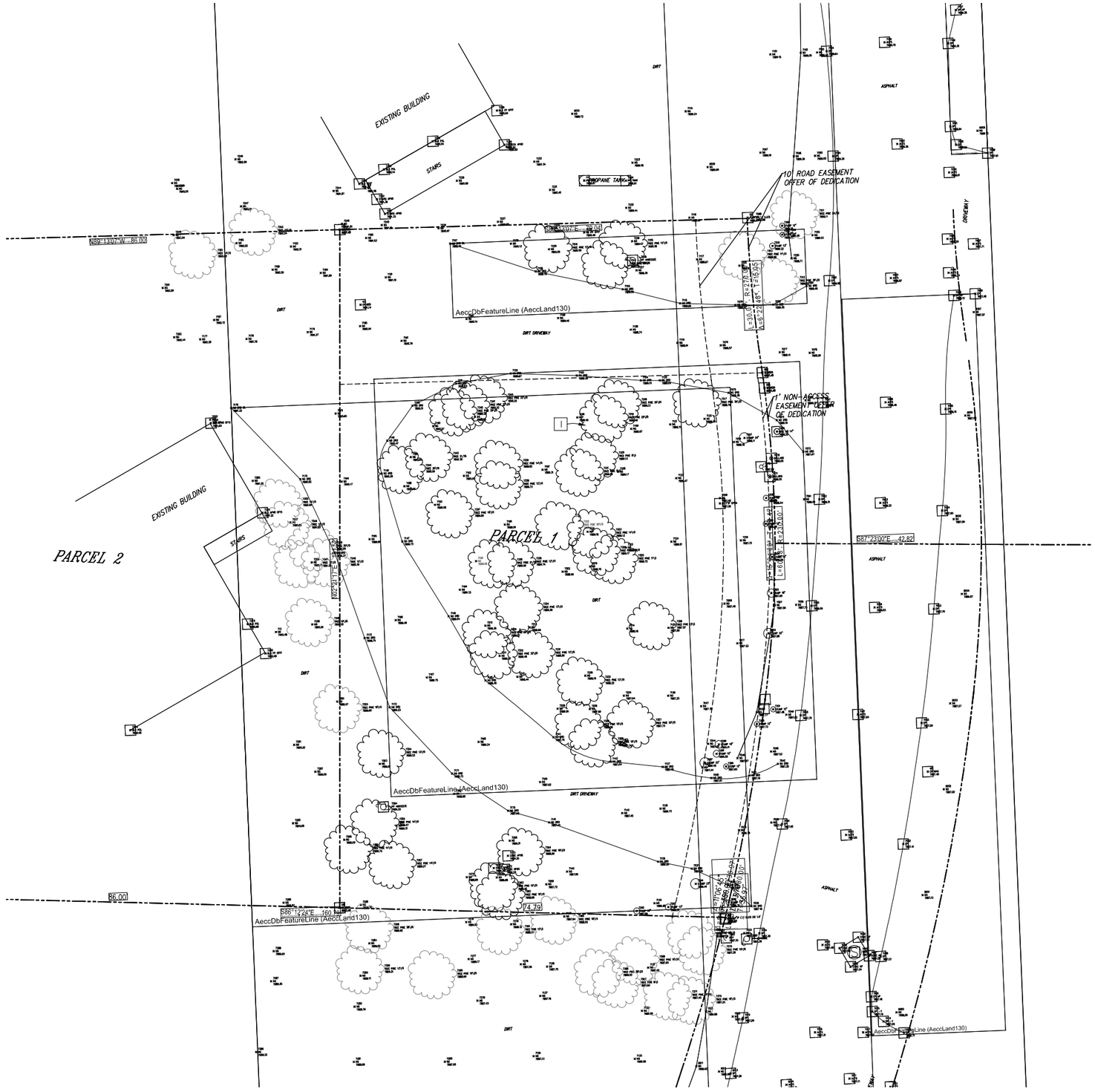
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2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: T

OF SHEETS

SHEET

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TREE TO REMOVE

Reference Notes

1 TREE TO DEMO WITHIN THE PROPERTY LINE

2 –

1 | Existing Site Plan | SCALE: 1"=10'-0"

PEGASUS ARCHITECTS

1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT

ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA

CLIENT: MR. MORARI BIPIN

SHEET TITLE: EXISTING SITE PLAN

KEY MAP | SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

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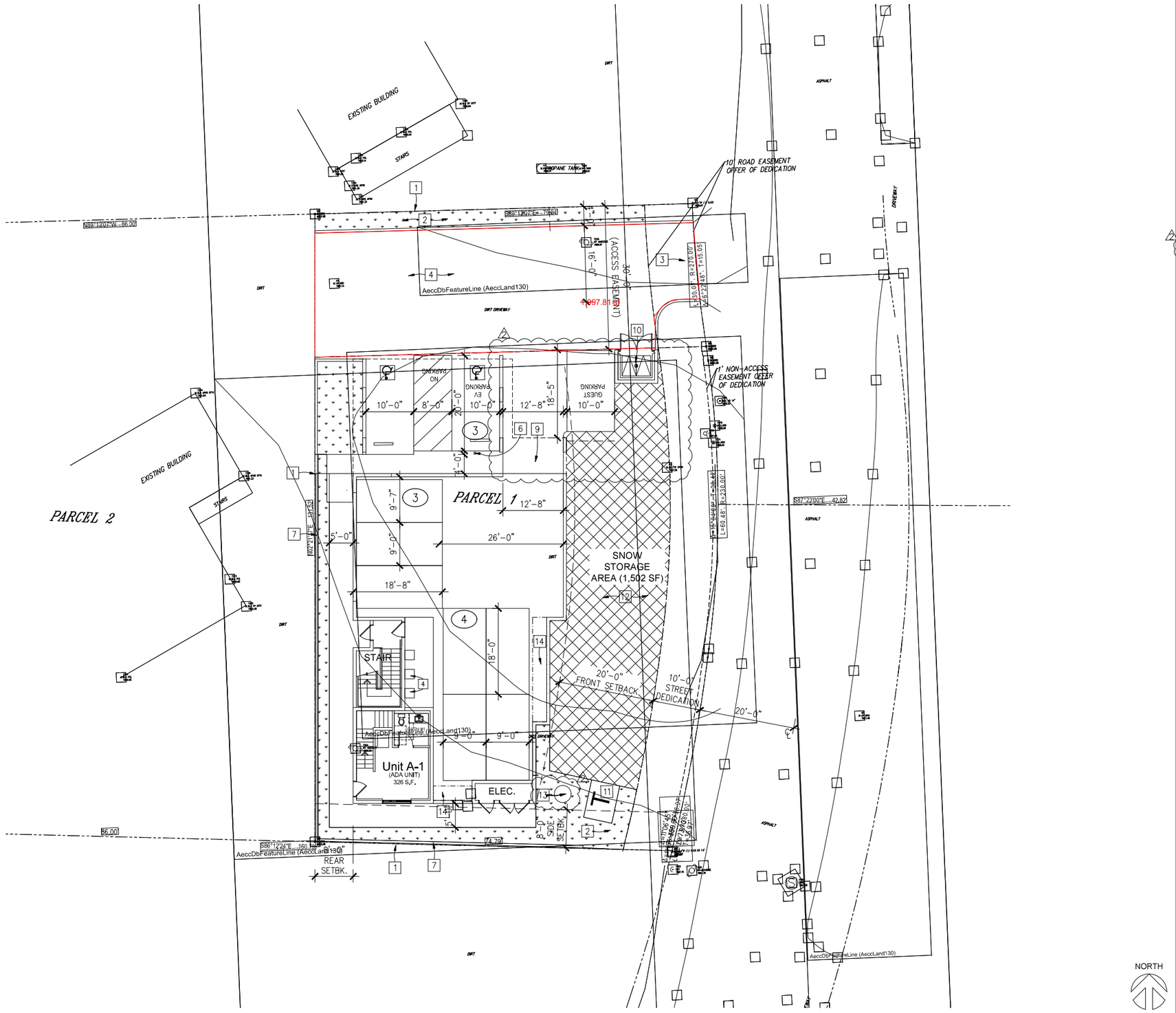
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2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025
4		
5		
6		
7		
8		
9		

SHEET NO:

A1.01

OF SHEETS

SHEET



Reference Notes

1. PROPERTY LINE
2. (N) LANDSCAPE
3. (N) DRIVE WAY
4. (N) ASPHALT PAVING
5. FIRE TURNAROUND
6. NOT IN USED
7. (N) 6'-0" HT. CMU SPLITFACE W/ 2" CONCRETE CAP FENCE WALL
8. NOT IN USED
9. (N) 4'-0" WIDE CONCRETE WALKWAY
10. (N) TRASH ENCLOSURE PER CITY STANDARD
11. (N) TRANSFORMER
12. (N) SNOW STORAGE AREA (1,792 SF)
13. (N) DRYWELL PER CIVIL PLAN
14. (N) STORAGE

Proposed Site Plan

SCALE: 1"=10'-0"

PEGASUS ARCHITECTS
1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745
TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SITE PLAN

KEY MAP | SEAL/STAMP

JOB NO.	-
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SUPERVISED BY:	TL
CHECKED BY:	TL
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PERMIT SET	__/__/____
BID SET	__/__/____

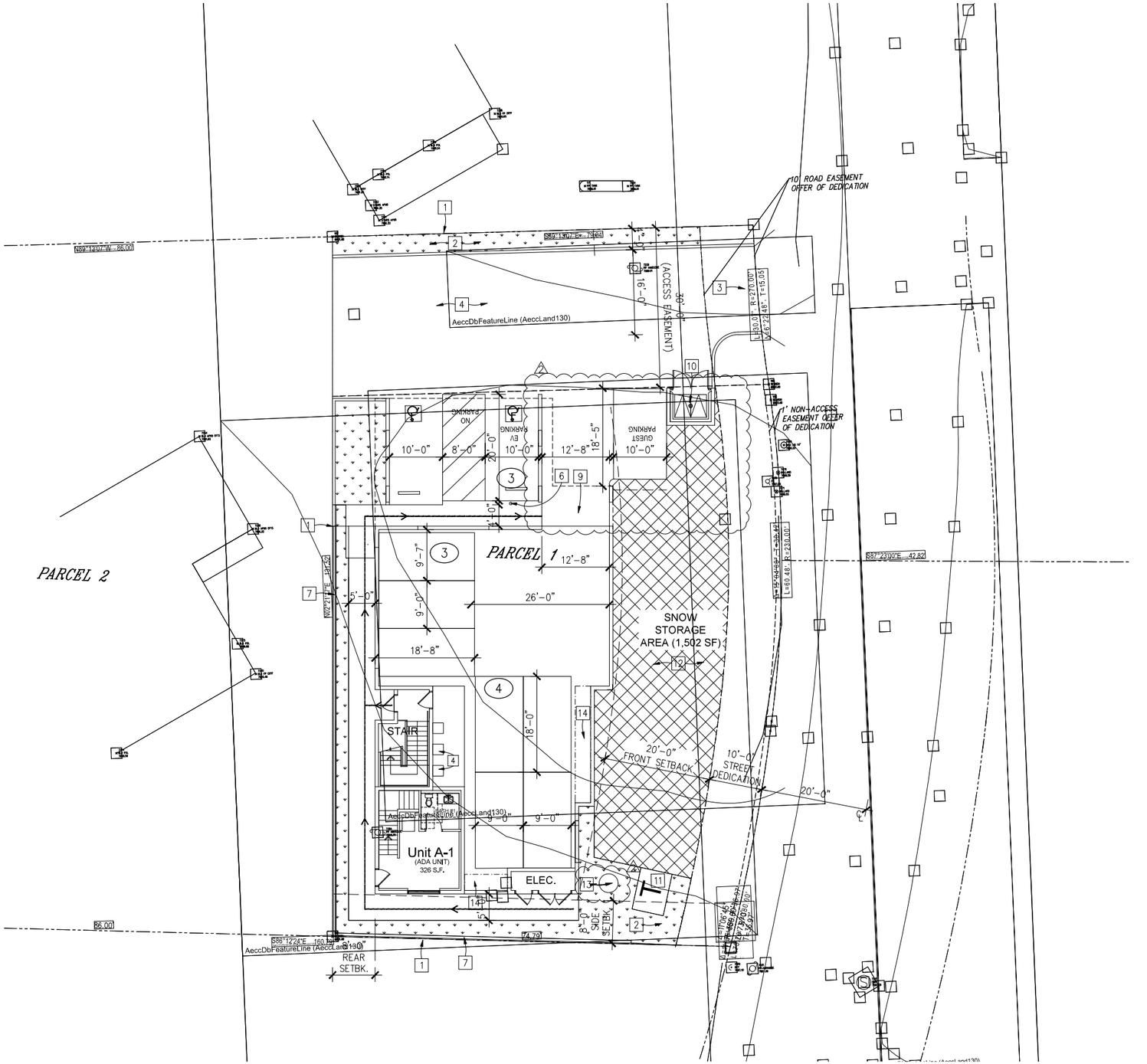
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1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A1.02

OF SHEETS

SHEET



Reference Notes

1 -

Symbol

ACCESSIBLE PATH OF TRAVEL

PEGASUS ARCHITECTS

1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT

ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA

CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SITE PLAN W/ ACCESSIBLE ROUTE

KEY MAP

SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

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2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

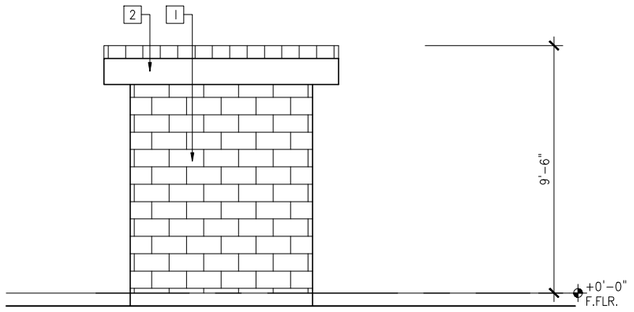
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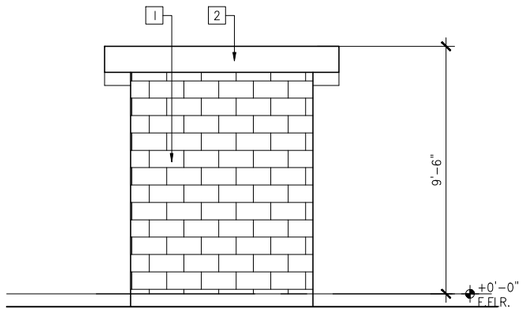
SHEET

1 Proposed Site Plan w/ Accessible Route

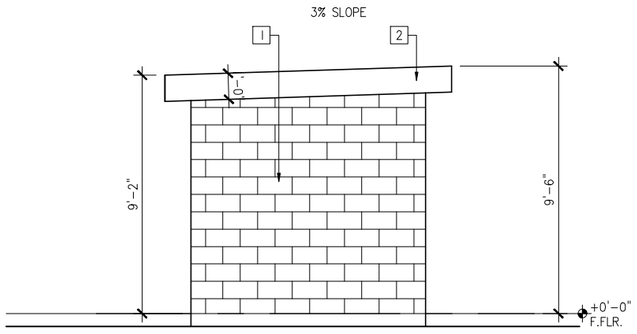
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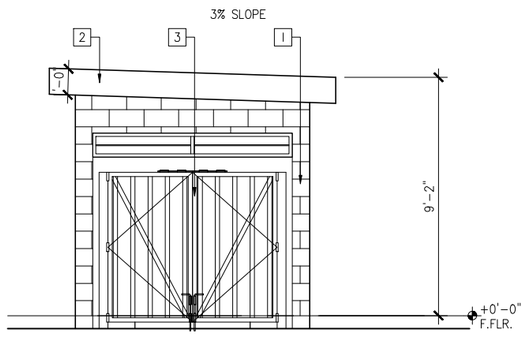
6 West Elevation SCALE: 3/8"=1'-0"



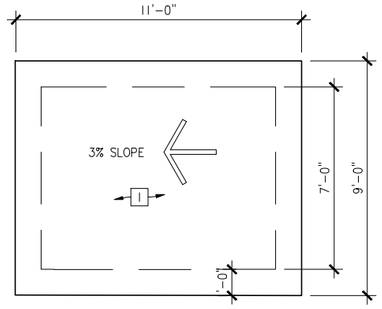
5 East Elevation SCALE: 3/8"=1'-0"



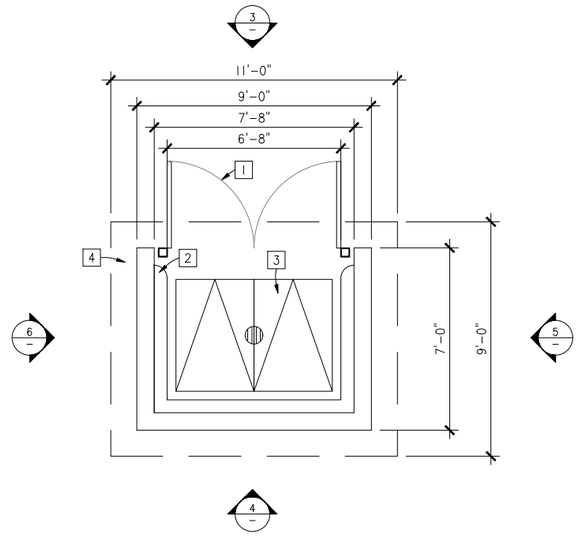
4 South Elevation SCALE: 3/8"=1'-0"



3 North Elevation SCALE: 3/8"=1'-0"



2 Trash Enclosure Roof Plan SCALE: 3/8"=1'-0"



1 Trash Enclosure Floor Plan SCALE: 3/8"=1'-0"

Reference Notes (elevation)

1. CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
   COLOR: ONYX
2. FASCIA W/ PAINT FINISH OR EQ.
   COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE
3. ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
   COLOR: WEATHERED WOOD

Reference Notes (roof plan)

1. ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
   COLOR: WEATHERED WOOD

Reference Notes (plan)

1. METAL GATE DOOR
2. CURB
3. TRASH
4. ABOVE ROOF LINE

PEGASUS ARCHITECTS
1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745
TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED TRASH ENCLOSURE PLAN & ELEVATIONS

KEY MAP SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A1.10

OF SHEETS

SHEET

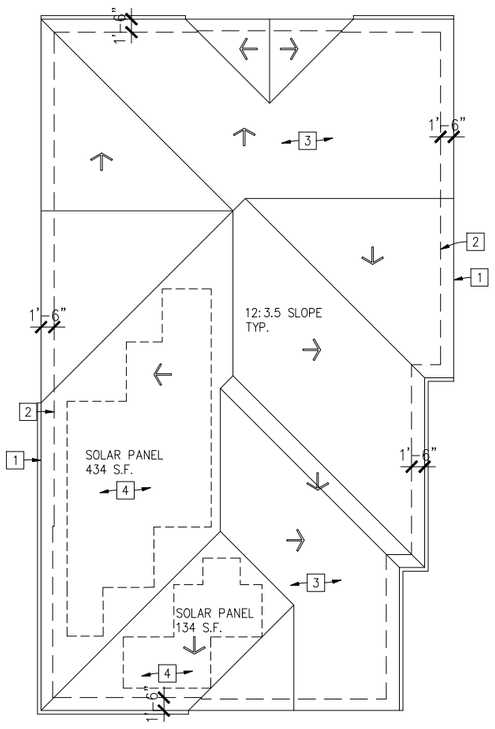
Reference Notes (Roof plan)

1. ROOF LINE
2. BUILDING LINE
3. ROOF SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX COLOR: WEATHERED WOOD
4. SOLAR PANEL
5. NFA PLASTIC SLANT-BACK ROOF LOUVER STATIC VENT IN BLACK 13"X13", MODEL SLP 150BL

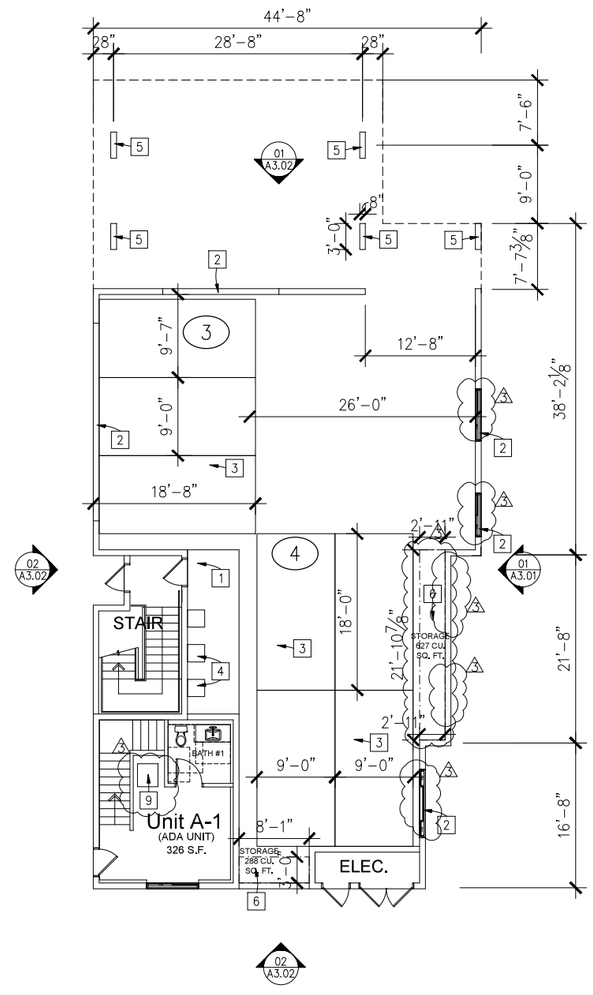
Reference Notes (First floor plan)

1. CONCRETE PAVING
2. WINDOW OPENING
3. PARKING
4. DOUBLE STACK CONDENSER UNITS
5. COLUMN
6. STORAGE

General Notes



3 Proposed Roof Plan SCALE: 1/8"=1'-0"



1 Proposed First Floor Plan SCALE: 1/8"=1'-0"

PEGASUS ARCHITECTS

1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT

ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA

CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED FIRST FLOOR PLAN & ROOF PLAN

KEY MAP

SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

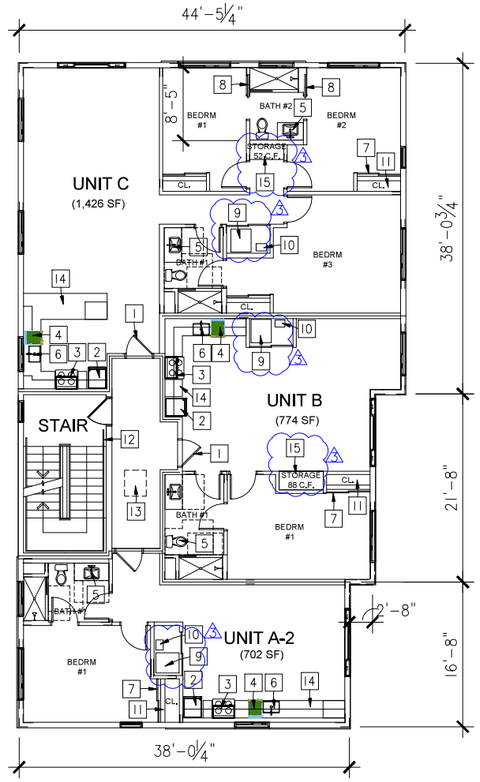
SHEET NO: A2.01

OF SHEETS

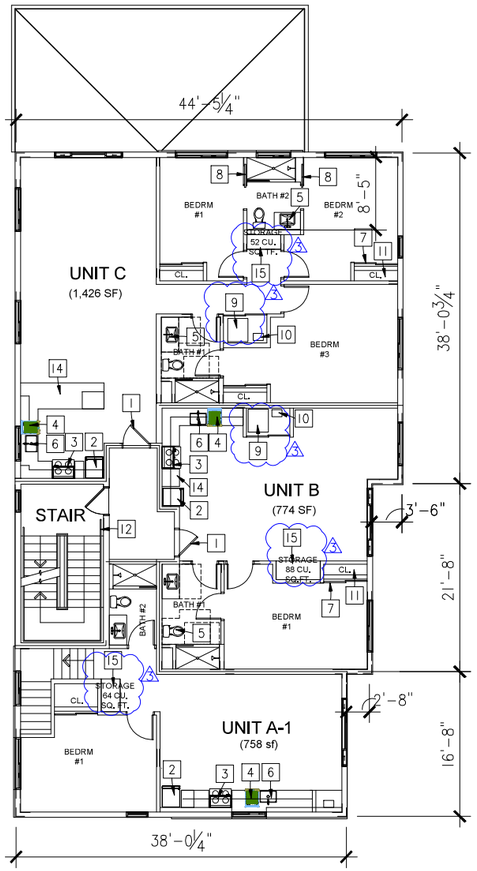
SHEET

Reference Notes

1. ENTRY DOOR
2. REFRIGERATOR
3. GAS STOVE WITH OVER THE RANGE MICROWAVE
4. DISHWASHER
5. PLUMBING FIXTURES
6. SINK & FAUCET
7. SLIDING DOOR
8. SLIDING POCKET DOOR
9. WASHER AND DRYER COMBO
10. TANKLESS WATER HEATER
11. CLOSET
12. 36" HT. HANDRAIL
13. ROOF HATCH ON THIRD FLOOR
14. KITCHEN COUNTER
15. CABINET



2 Proposed Third Floor Plan — SCALE: 1/8"=1'-0"



1 Proposed Second Floor Plan — SCALE: 1/8"=1'-0"

General Notes

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1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SECOND & THIRD FLOOR PLAN

KEY MAP — SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A2.02

OF SHEETS

SHEET

Color Legend

- -

General Note

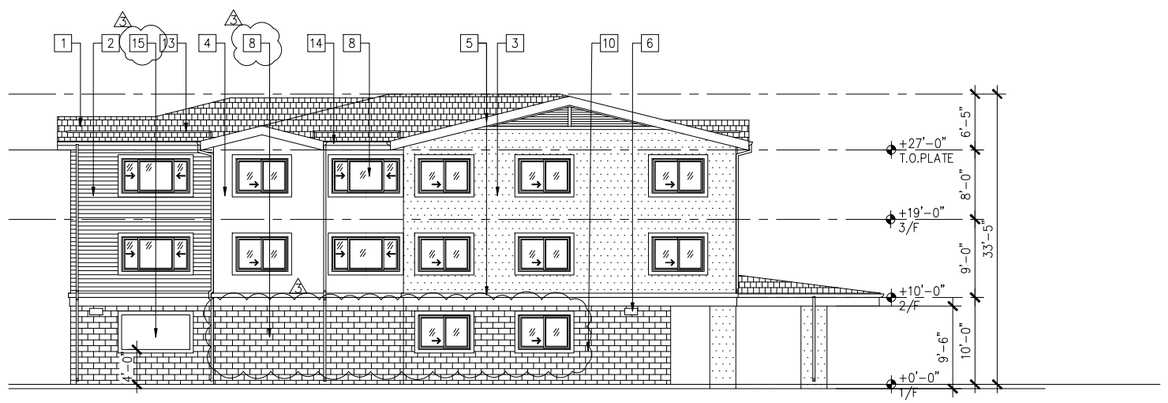
1. EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 705 FOR FIRE-RESISTANCE.
2.

Reference Notes

1. ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
   COLOR: WEATHERED WOOD
2. SIDING BY NEWTECHWOOD ALL WEATER SIDING & CLADDING
   COLOR: BRAZILIAN IPE (IP)
3. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7743 MOUNTAIN ROAD
4. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7023 REQUISITE GRAY
5. FASCIA, WINDOW AND DOOR TRIM, & FOAM MOULDING W/ PAINT FINISH OR EQ.
   COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE
6. EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
   BRAND: LITHONIA
   SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
   TYPE: WDGE3 LED WALL MOUNT
7. EXTERIOR METAL DOOR W/ PAINT FINISH
   COLOR: SHERWIN WILLIAM SW 7023 REQUISITE GRAY
8. HORIZONTAL SLIDER ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
9. SINGLE HUNG ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
10. CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
    COLOR: ONYX
11. METAL GATE W/ PAINT FINISH
    COLOR: BLACK
12. METAL GUARDRAIL W/ PAINT FINISH
    COLOR: BLACK
13. SNOW RAIL W/ PAINT FINISH
    COLOR: BLACK
14. HEATED RAIN GUTTER W/ PAINT FINISH OR EQ.
    COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE
15. WINDOW OPENING



2 West Elevation SCALE: 1/8"=1'-0"



1 East Elevation SCALE: 1/8"=1'-0"

PEGASUS ARCHITECTS

1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

TEL: 626.353.3796
E: CHAK@PEGASUSARC.COM

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT

ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA

CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SINGLE UNIT ELEVATIONS (BUILDING "A" & "AR")

KEY MAP SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A3.01

OF SHEETS

SHEET

Color Legend

- –

General Note

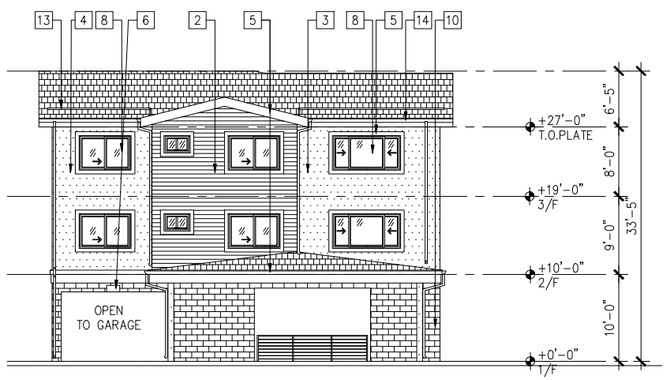
1. EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 705 FOR FIRE–RESISTANCE.
2.

Reference Notes

1. ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
   COLOR: WEATHERED WOOD
2. SIDING BY NEWTECHWOOD ALL WEATER SIDING & CLADDING
   COLOR: BRAZILIAN IPE (IP)
3. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7743 MOUNTAIN ROAD
4. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7023 REQUISITE GRAY
5. FASCIA, WINDOW AND DOOR TRIM, & FOAM MOULDING W/ PAINT FINISH OR EQ.
   COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE
6. EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
   BRAND: LITHONIA
   SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
   TYPE: WDGE3 LED WALL MOUNT
7. EXTERIOR METAL DOOR W/ PAINT FINISH
   COLOR: SHERWIN WILLIAM SW 7023 REQUISITE GRAY
8. HORIZONTAL SLIDER ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
9. SINGLE HUNG ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
10. CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
    COLOR: ONYX
11. METAL GATE W/ PAINT FINISH
    COLOR: BLACK
12. METAL GUARDRAIL W/ PAINT FINISH
    COLOR: BLACK
13. SNOW RAIL W/ PAINT FINISH
    COLOR:
14. HEATED RAIN GUTTER W/ PAINT FINISH OR EQ.
    COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE



2 South Elevation — SCALE: 1/8"=1'-0"



1 North Elevation — SCALE: 1/8"=1'-0"

PEGASUS ARCHITECTS

1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745

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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SINGLE UNIT ELEVATIONS (BUILDING "A" & "AR")

KEY MAP | SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A3.02 (3)

OF SHEETS

SHEET

Color Legend

- -

General Note

1. EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 705 FOR FIRE-RESISTANCE.
2.

Reference Notes

1 ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
COLOR: WEATHERED WOOD

2 SIDING BY NEWTECHWOOD ALL WEATER SIDING & CLADDING
COLOR: BRAZILIAN IPE (IP)

3 LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS SW 7743 MOUNTAIN ROAD

4 LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
COLOR: SHERWIN WILLIAMS SW 7023 REQUISITE GRAY

5 FASCIA, WINDOW AND DOOR TRIM, & FOAM MOULDING W/ PAINT FINISH OR EQ.
COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE

6 EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
BRAND: LITHONIA
SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
TYPE: WDGE3 LED WALL MOUNT

7 EXTERIOR METAL DOOR W/ PAINT FINISH
COLOR: SHERWIN WILLIAM SW 7023 REQUISITE GRAY

8 HORIZONTAL SLIDER ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
SERIES: A250 THERMALLY IMPROVED ALUMINUM
EXTERIOR COLOR: CLEAR ANODIZED
INTERIOR COLOR: CLEAR ANODIZED

9 SINGLE HUNG ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
SERIES: A250 THERMALLY IMPROVED ALUMINUM
EXTERIOR COLOR: CLEAR ANODIZED
INTERIOR COLOR: CLEAR ANODIZED

10 CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
COLOR: ONYX

11 METAL GATE W/ PAINT FINISH
COLOR: BLACK

12 METAL GUARDRAIL W/ PAINT FINISH
COLOR: BLACK

13 SNOW RAIL W/ PAINT FINISH
COLOR: BLACK

14 HEATED RAIN GUTTER W/ PAINT FINISH OR EQ.
COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE

15 WINDOW OPENING



2 West Elevation SCALE: 1/8"=1'-0"



1 East Elevation SCALE: 1/8"=1'-0"

PEGASUS ARCHITECTS
1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745
TEL: 626.353.3796
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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SINGLE UNIT ELEVATIONS (BUILDING "A" & "AR")

KEY MAP SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A3.01

OF SHEETS

SHEET

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Color Legend

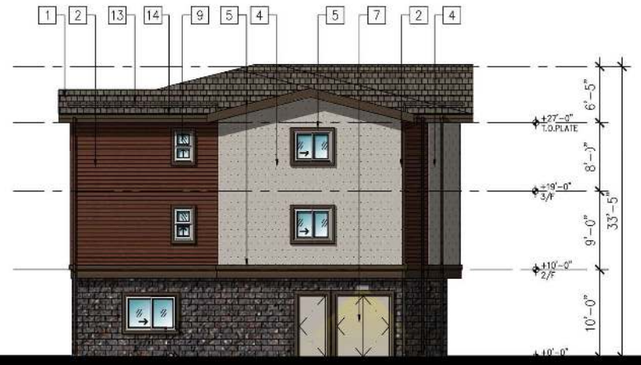
- -

General Note

1. EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 705 FOR FIRE-RESISTANCE.
2.

Reference Notes

1. ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
   COLOR: WEATHERED WOOD
2. SIDING BY NEWTECHWOOD ALL WEATER SIDING & CLADDING
   COLOR: BRAZILIAN IPE (IP)
3. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7743 MOUNTAIN ROAD
4. LA HABRA STUCCO W/ PAINT FINISH OR EQ.
   SANTA BARBARA MISSION FINISH
   COLOR: SHERWIN WILLIAMS SW 7023 REQUISITE GRAY
5. FASCIA, WINDOW AND DOOR TRIM, & FOAM MOULDING W/ PAINT FINISH OR EQ.
   COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE
6. EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
   BRAND: LITHONIA
   SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
   TYPE: WDGE3 LED WALL MOUNT
7. EXTERIOR METAL DOOR W/ PAINT FINISH
   COLOR: SHERWIN WILLIAM SW 7023 REQUISITE GRAY
8. HORIZONTAL SLIDER ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
9. SINGLE HUNG ALUMINUM WINDOW BY MILGARD OR MATCH EQ.
   SERIES: A250 THERMALLY IMPROVED ALUMINUM
   EXTERIOR COLOR: CLEAR ANODIZED
   INTERIOR COLOR: CLEAR ANODIZED
10. CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
    COLOR: ONYX
11. METAL GATE W/ PAINT FINISH
    COLOR: BLACK
12. METAL GUARDRAIL W/ PAINT FINISH
    COLOR: BLACK
13. SNOW RAIL W/ PAINT FINISH
    COLOR:
14. HEATED RAIN GUTTER W/ PAINT FINISH OR EQ.
    COLOR: SHERWIN WILLIAMS SW 9183 DARK CLOVE



2 South Elevation SCALE: 1/8"=1'-0"



1 North Elevation SCALE: 1/8"=1'-0"

PEGASUS ARCHITECTS
1717 PIERMONT DRIVE
HACIENDA HEIGHTS, CA 91745
TEL: 626.353.3796
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PROJECT: 6-UNITS RESIDENTIAL DEVELOPMENT
ADDRESS: 54 MONO ST., MAMMOTH LAKES, CA
CLIENT: MR. MORARI BIPIN

SHEET TITLE: PROPOSED SINGLE UNIT ELEVATIONS (BUILDING "A" & "AR")

KEY MAP SEAL/STAMP

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	__/__/____
PERMIT SET	__/__/____
BID SET	__/__/____

REVISIONS

1	FIRST CUP COMMENTS	02/19/2025
2	SECOND CUP COMMENTS	06/12/2025
3	DESIGN COMMITTEE COMMENTS	07/18/2025

SHEET NO: A3.02 OF SHEETS

SHEET

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ARCHITECTS

6-UNITS RESIDENTIAL DEVELOPMENT
54 MONO ST., MAMMOTH LAKES, CA



SIDING BY NEWTECHWOOD ALL WEATHER SIDING
& CLADDING
COLOR: BRAZILIAN IPE (IP)

LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9165 GOSSAMER VEIL



LA HABRA STUCCO W/ PAINT FINISH OR EQ.
SANTA BARBARA MISSION FINISH
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9183 DARK CLOVE



ROOFING SHINGLE BY CERTAINTEED LANDMARK CLIMATEFLEX
COLOR: WEATHERED WOOD



FASCIA, WINDOW AND DOOR TRIM & FOAM MOULDING
W/ PAINT FINISH OR EQ.
SHERWIN-WILLIAMS, PAINT
COLOR: SW 9183 DARK CLOVE



EXTERIOR WALL MOUNT LIGHT OR MATCH EQ.
BRAND: LITHONIA
SERIES: WDGE LED ARCHITECTURAL WALL LUMINAIRE
TYPE: WDGE3 LED WALL MOUNT



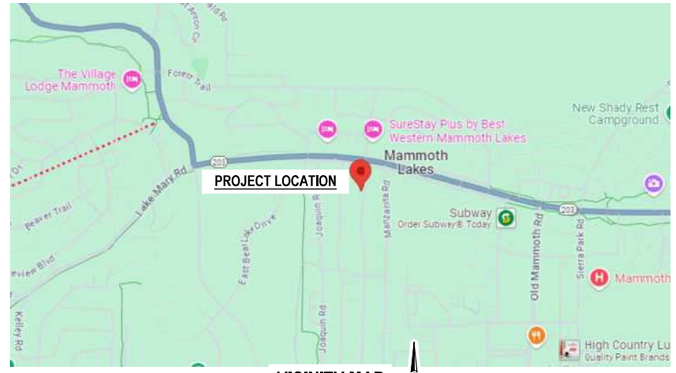
CMU SPLIT FACE WALL FROM ANGELUS BLOCK OR MATCH EQ.
COLOR: MOSS

PEGASUS ARCHITECTS INC ▯ 4300 EDISON AVE ▯ CHINO, CALIFORNIA 91710
T:909.465.4101 ▯ F:909.606.6839 ▯ E:INFO@PEGASUSARC.COM ▯ W:PEGASUSARC.COM

MONO STREET RESIDENCE
PRELIMINARY GRADING PLAN

54 MONO ST MAMMOTH LAKES, CA 93546





VICINITY MAP

SCALE 1" = 1000'

ESTIMATED EARTHWORK QUANTITIES	
CUT	17 CY
FILL	347 CY
IMPORT	330 CY
EXPORT	-

EARTHWORK QUANTITIES SHOWN ARE RAW ESTIMATES ONLY INTENDED FOR ESTABLISHING GOVERNING AGENCY FEES.

CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES AND ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
CF	CURB FACE
EX.	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GB	GRADE BREAK
MAX.	MAXIMUM
MIN.	MINIMUM
P/L	PROPERTY LINE
PCC	PORTLAND CEMENT CONCRETE
RL	RIDGE LINE
R/W	RIGHT OF WAY
SD	STORM DRAIN

LEGEND:

- NEW PCC SIDEWALK
- NEW AC PAVEMENT
- R/W OR P/L
- EASEMENT LINE
- SETBACK LINE

10' 5' 0 10' 20'

SCALE: 1" = 10'

BENCHMARK

VERTICAL DATUM WAS ESTABLISHED PER MONO COUNTY, CALIFORNIA NGS PT "CASA AZ MK", ELEVATION OF 7255.19', PER NAVD 88' ORTHOMETRIC HEIGHTS.

BASIS OF BEARINGS

HORIZONTAL CONTROL WAS PER RECORD MONUMENTS ON PARCEL MAP 36-158 AND BOUNDARY SHOULD NOT BE USED FOR MAPPING PURPOSES. THE BASIS OF BEARING USED IS THE WESTERLY LINE OF PARCEL 2; N02°21'26"E.

REGISTERED PROFESSIONAL ENGINEER MANIR WABER No. C69350 Exp. 6/30/26 STATE OF CALIFORNIA

Waber Consultants INC
PLANNING CIVIL ENGINEERING SURVEYING
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248
P (424) 344-2464 F (562) 372-5282

PRELIMINARY GRADING PLAN

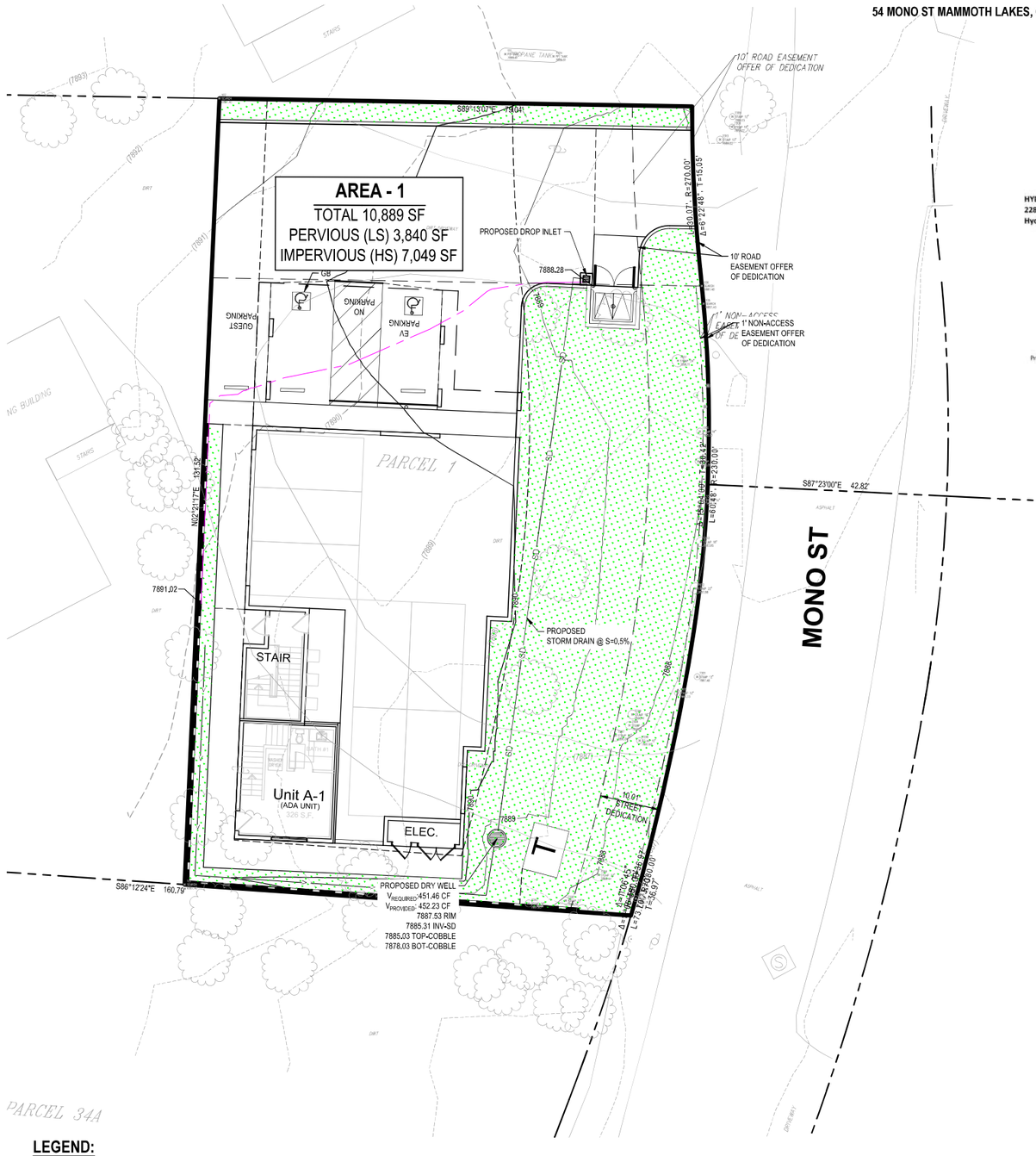
MONO STREET RESIDENCE
54 MONO ST
MAMMOTH LAKES, CA 93546

JOB NO. 24042
DATE: 5/16/2025
SHEET 1 OF 2 SHEETS

W:\24-042 mono street residence\DWG\24042-01PPG.dwg Jun 16, 2025 - 3:53pm

MONO STREET RESIDENCE
PRELIMINARY DRAINAGE PLAN

54 MONO ST MAMMOTH LAKES, CA 93546



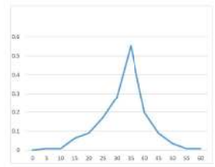
HYDROLOGY CALCULATIONS
2281 WEST CASMALIA STIEET
Hydrograph

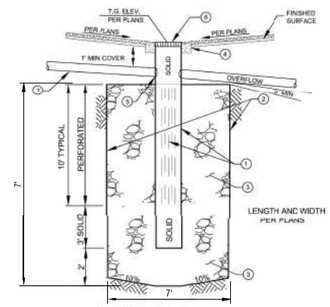
Loss Volume,V		0.037	in		
Drainage Area		0.25	Acres		
Time Unit		5	Minutes		
Recurrence		20	YR		
Storm Duration		60	Minutes		
Storm Depth		1	Inches		
n =		0.015			
Lo =		118.41	ft	=	0.022426 mi
So =		0.033	ft/ft	=	339.5033 ft/mi
Lo/So =		5231.69	ft^2/ft		
tco =		0.08	hours		
tcc =		0.21	hours		
tc =		0.89	hours		
Precipitation =		0.95	inches		for 20 yrs interval
Intensity =		1	inch/hr		for minimum requirement
RF =		0.48			Runoff Fraction
RR =		0.78			Runoff Ratio
NF =		1.00			Natural Area Reduction Factor
Cn =		0.37			Natural Runoff Coefficient
C =		0.55			Weighted Average Runoff Coefficient
Q =	(1.008)*(A)*(C)*(P)				Where Q = proposed peak flows, cfs A = total area, acres C = coefficient of runoff P = Precipitation Intensity (in/hr)
qc =		0.33	cfs		
D =	0.333*tc				Rnit rainfall excess time interval
=		0.12	hour		
Tp =		0.59	hour		time to Peak
q_p =	484*Ip*A				Where q_p = peak flows, cfs A = total area, square miles
=		0.11	cfs		

A_T	=	10,889	sf	= 0.249977 acres	Where A_T = total area
A_i	=	3,696	sf		A_i = impervious area
A_p	=	7,193	sf		A_p = pervious area
A_u	=	0	sf		A_u = undeveloped area

Unit Number	Percentage	Mass Rainfall Inches	Unit Rainfall Inches	Ave Loss Inches	Net Rainfall Inches	Effective Rainfall Inch/Hr	Discharge CFS	Volume Cubic Feet
1	24%	0.24	0.240	0.0373	0.20	2.43	0.55	165.57
2	14%	0.38	0.140	0.0373	0.10	1.23	0.28	83.90
3	11%	0.49	0.110	0.0373	0.07	0.87	0.20	59.40
4	10%	0.59	0.100	0.0373	0.06	0.75	0.17	51.23
5	7%	0.66	0.070	0.0373	0.03	0.39	0.09	26.73
6	7%	0.73	0.070	0.0373	0.03	0.39	0.09	26.73
7	6%	0.79	0.060	0.0373	0.02	0.27	0.06	18.57
8	5%	0.84	0.050	0.0373	0.01	0.15	0.03	10.40
9	4%	0.88	0.040	0.0373	0.00	0.03	0.01	2.23
10	4%	0.92	0.040	0.0373	0.00	0.03	0.01	2.23
11	4%	0.96	0.040	0.0373	0.00	0.03	0.01	2.23
12	4%	1.00	0.040	0.0373	0.00	0.03	0.01	2.23
Sum	100%		1					451.46

Hydrograph Interval	Duration	Q
0	0	0
1	5	0.01
2	10	0.01
3	15	0.06
4	20	0.09
5	25	0.17
6	30	0.28
7	35	0.55
8	40	0.20
9	45	0.09
10	50	0.03
11	55	0.01
12	60	0.01





DRYWELL DETAIL
NTS

CONSTRUCTION NOTES FOR DRYWELL

1. 36 INCH C.S.P. DROP INLET, 6 INCH SLOT AT EACH RIB; 2 INCH VERTICALLY BETWEEN SLOTS.
2. COVER ALL SIDES OF DRYWELL AND ROCK WITH FILTER FABRIC MIRAFI 140 OR NON WOVEN FABRIC EQUIVALENT.
3. 3 INCH - 6 INCH CLEAN COBBLE DRYWELL MATERIAL.
4. COLLAR TO BEAR ON COMPACTED SUB GRADE.
5. OVERFLOW PIPE INVERT SHALL BE ABOVE THE CLEAN COBBLE DRYWELL MATERIAL.
6. BICYCLE PROOF TRAFFIC RATED GRATE AND FRAME, "CALTRANS TYPE 36-RX" OR EQUAL WITH 8"X 8" 6 SACK COLLAR.
7. 12 INCH PVC DRAIN PIPE.

GENERAL NOTES FOR DRYWELL

1. SIZE OF DRYWELL SHALL BE BASED UPON CAPACITY REQUIREMENTS. MINIMUM SIZE SHALL BE FOR A ONE INCH ONE HOUR STORM FOR THE DRAINAGE AREA.
2. USE CALTRANS TYPE 36R AND 36RX GRATES OR EQUIVALENT. CALTRANS STANDARD D77-B.
3. IN ALL CASES WHERE BICYCLES HAVE ACCESS TO THE DRYWELL USE TYPE 36RX GRATE OR AS APPROVED BY THE PUBLIC WORKS DIRECTOR
4. 36R GRATES WILL NOT SUPPORT NORMAL HIGHWAY WHEEL LOADS. USE OUTSIDE THE ROADSIDE OR PAVED PARKING AREA ONLY.
5. FOR RESIDENTIAL USE ONLY, AS APPROVED BY THE PUBLIC WORKS DIRECTOR

TOWN CF MAMMOTH LAKES - DEPARTMENT OF PUBLIC WORKS

Mammoth Lakes CALIFORNIA	**RESIDENTIAL DRYWELL**	STANDARD PLAN 302-2
PUBLIC WORKS DIRECTOR APPROVAL:	DATE: May 7, 2014	SHEET 1 OF 1

DRYWELL CALCULATION

Diameter =	7	
Area =	38 sf	
CSP Depth =	5 ft	
$Depth_{drywell}$ =	7 ft	
Void Ratio =	0.40	
V(provided) =	452.23 ft^3	
V(required) =	451.46 ft^3	
V(provided) >	**DCV**	Therefore, OK.

LEGEND:

- LANDSCAPE AREA (LA)
- IMPERVIOUS AREA
- DRAINAGE BOUNDARY

BENCHMARK
VERTICAL DATUM WAS ESTABLISHED PER MONO COUNTY, CALIFORNIA NGS PT "CASA AZ MK", ELEVATION OF 7255.19', PER NAVD 88' ORTHOMETRIC HEIGHTS.

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REGISTERED PROFESSIONAL ENGINEER MARTIN WABER No. C69350 Exp. 6/30/26 CIVIL STATE OF CALIFORNIA

Waber Consultants INC
PLANNING CIVIL ENGINEERING SURVEYING
19210 S. VERMONT AVE., SUITE 115, GARDENA, CA 90248
P (424) 344-2464 F (562) 372-3282

PRELIMINARY DRAINAGE PLAN

MONO STREET RESIDENCE
54 MONO ST
MAMMOTH LAKES, CA 93546

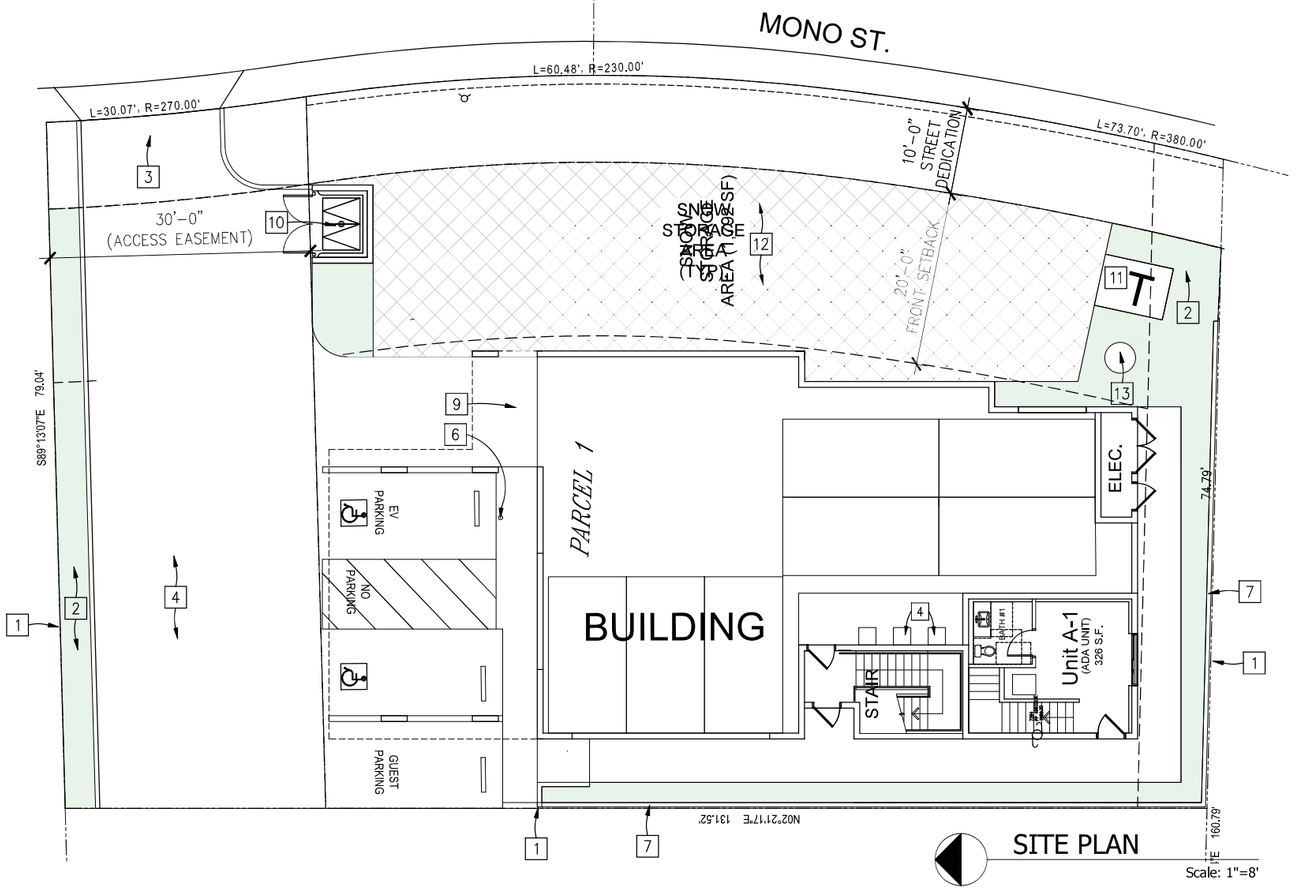
JOB NO. 24042
DATE: 5/16/2025
SHEET 2 OF 2 SHEETS

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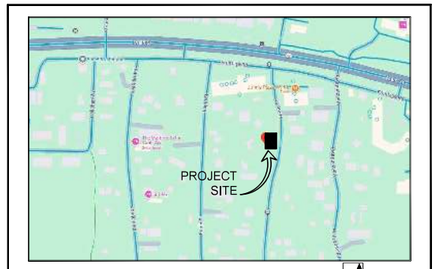
ARCHITECTURAL LANDSCAPE PLANS

6-UNITS RESIDENTIAL DEVELOPMENT

54 MONO ST.,
MAMMOTH LAKES, CA 93546



SITE PLAN
Scale: 1"=8'



VICINITY MAP N.T.S

TOTAL LANDSCAPE AREA = 869 s.f.

SHEET INDEX	
L-1	TITLE SHEET
L-2	PLANTING PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS

Project Directory

OWNER:
MR.MORARI BIPIN
54 MONO ST.,
MAMMOTH LAKES, CA

ARCHITECT:
C.F. LAU, A.I.A.
PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

CIVIL:
BLUE ENGINEERING & CONSULTANTS
MARTIN GONZALEZ
9320 BASELINE RD., SUITE D
RANCHO CUCAMONGA, CA 91710
TEL: (909) 970-5654

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
ROSALIO SERNA
2532 WALLACE AVENUE
FULLERTON, CA 92831
TEL: (909) 373-1959

Scope Of Work

NEW CONSTRUCTION OF A 6-UNITS RESIDENTIAL APARTMENTS

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
(2) The landscape design and water use calculations for the property located at 54 Mono St, Mammoth, CA
(3) (provide street address or parcel number(s)) were prepared by me or under my supervision.
(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of Mammoth Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Mammoth Water Efficient Landscape Guidelines.
(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Mammoth Water Efficient Landscape Guidelines.

PHIL MAY — Print Name
06-18-2025 — Date
Phil May — Signature
3104 — License Number
1937 W/ 9 TH. STREET UPLAND, CA 91786 — Address
(909) 373-1959 — Telephone
pmay@philmaydesign.com — E-mail Address
Landscape Design Professional's Stamp

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY — No. 3104 — RENEWAL 09-01-2027 — 06-18-2025 — STATE OF CALIFORNIA

MAINTENANCE RESPONSIBILITY
All improvements to be maintained by developer/property owner.

RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

- Check all irrigation equipment and adjust/ align as required.
- Repair irrigation equipment with originally specified materials as needed.
- Inspect all landscape areas for pests/ pathogens.
- Weed all shrubs/ groundcover areas as needed.
- Remove landscape debris.
- Aerating and dethatching turf areas.
- Repair planting well and/ or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√
Fertilization: Reference to Agronomical Soil's report on these plans		√			√			√			√	

Reference Notes

1. PROPERTY LINE
2. (N) LANDSCAPE
3. (N) DRIVE WAY
4. (N) ASPHALT PAVING
5. FIRE TURNAROUND
6. NOT IN USED
7. (N) 6'-0" HT. CMU SPLITFACE W/ 2" CONCRETE CAP FENCE WALL
8. NOT IN USED
9. (N) 4'-0" WIDE CONCRETE WALKWAY
10. (N) TRASH ENCLOSURE PER CITY STANDARD
11. (N) TRANSFORMER
12. (N) SNOW STORAGE AREA (1,792 SF)
13. (N) DRYWELL PER CIVIL PLAN

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton, CA 92831
Phone:909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com

COVER SHEET

6-UNITS RESIDENTIAL DEVELOPMENT
54 MONO ST.,
MAMMOTH LAKES, CA

DRAWN R.S.
CHECKED R.S.
DATE 06-18-2025

L-1

OF 4 SHEETS

JOB NO. 24089

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL USE AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Contractor shall follow the soil's report recommendations, and shall uniformly broadcast amendments over planting areas only. Landscape contractor to attain Agronomical Soils report after all major grading has been completed.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

NOTES

1. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated."
2. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
3. For soil amendments see 'Planting Notes', #7.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS	REMARKS
	TREES					
	Ginkgo Biloba 'Fastigiata'	Maidenhair Tree	24" box	4	L	Standard trunk
	Betula pendula	White Birch	24" box	1	L	Standard trunk
	SHRUBS		24" box			
	Berberis thunbergii	Japanese Barberry	5 gal	2	L	
	Photinia Fraseri	Red Tip Photinia	5 gal	38	M	
	PERENNIALS					
	Sesleria autumnalis	Moor Grass	1 gal	25	L	
	Hemerocallis Hybrids	Daylily	1 gal	36	L	

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL, SEE DETAIL SHEET L-4

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Dig the trench to the depth based upon the particular barrier chosen.

B. Install the barrier. When using DeepRoot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joiner at the correct length. When installing DeepRoot Universal Barriers in a linear fashion you will need to join the appropriate number of panels together.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

For additional information please consult the 16 page DeepRoot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

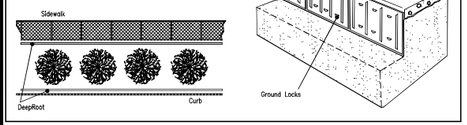
Note: Linear Barriers (LB 12-2 and LB 18-2) are packaged in 2' (61cm) long panels with pre-attached flexible joiners ready to pull out of the carton and install in one continuous line of up to:

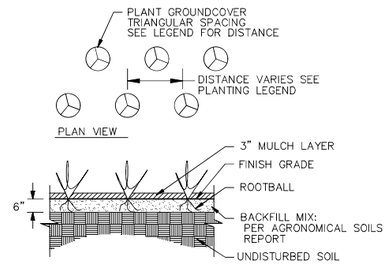
LB 12-2 80' (24 m) per Carton
LB 18-2 52' (16 m) per Carton

Line can be separated at any two foot interval.

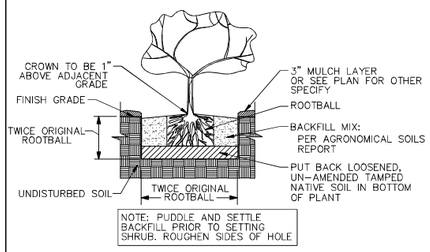
For One Side of Tree: Expected Tree Canopy at Maturity			Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
12' (3.6m) Diameter	+2' (61cm) =	14' (4.2m)		7 Panels
18' (5.5m) Diameter	+2' (61cm) =	20' (6.1m)		10 Panels
24' (7.3m) Diameter	+2' (61cm) =	26' (7.9m)		13 Panels

NOTE: ROOT BARRIERS SHALL BE 12' DEEP MAX. & LINEAR APPLICATION ONLY.



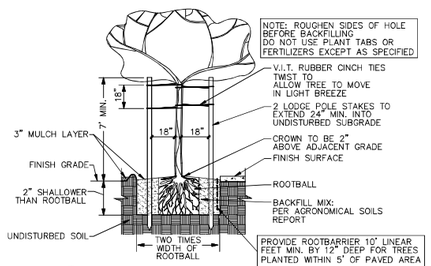


3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S

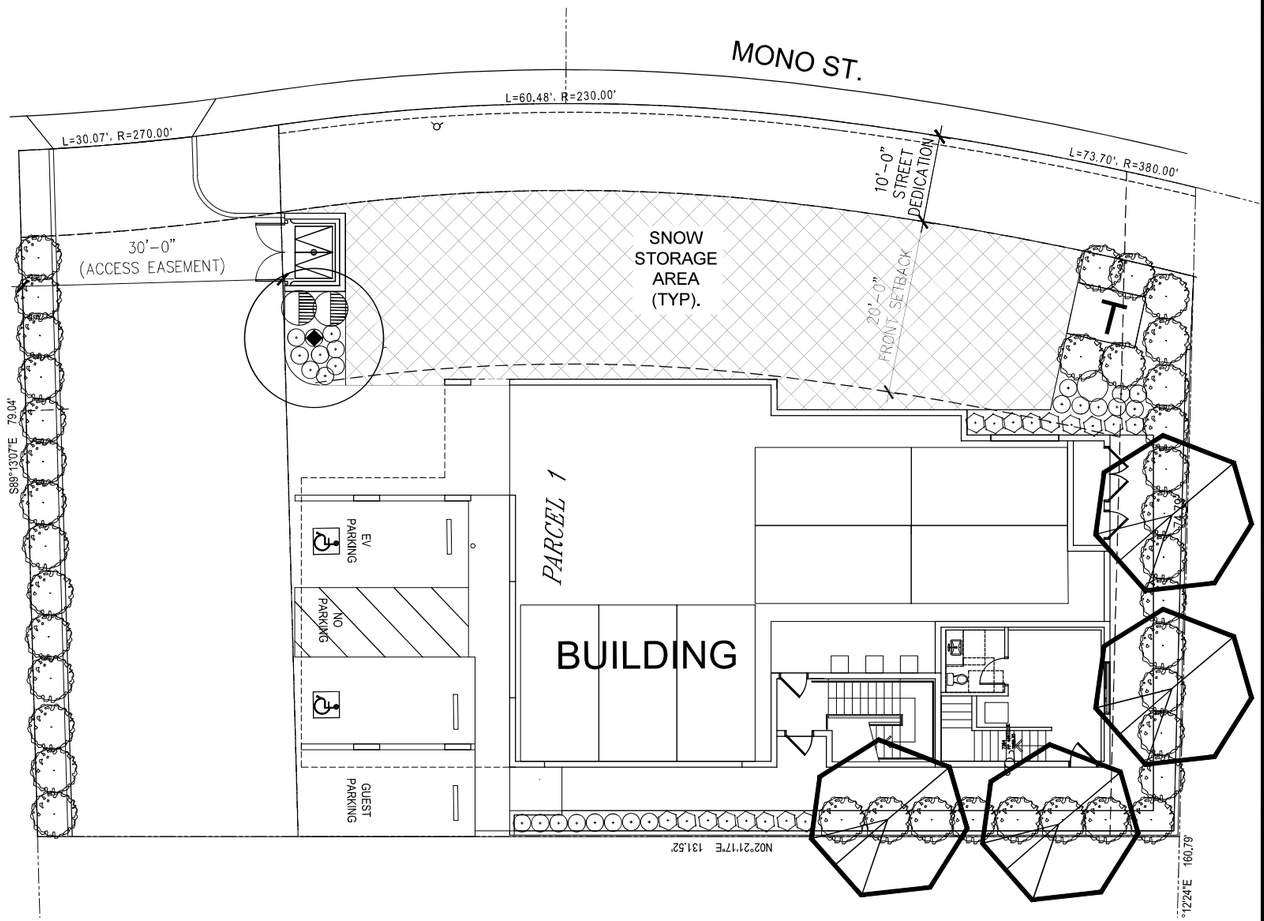


NOTE: PUDDLE AND SETTLE BACKFILL PRIOR TO SETTING SHRUB. ROUGHEN SIDES OF HOLE

2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S



1 TREE PLANTING DETAIL
SECTION VIEW N.T.S



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CALL BEFORE YOU DIG
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the planting design plan."

Phil May 06-18-2025
Phil May, Landscape Architect Date

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton, CA 92831
Phone:909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3787
SIGNATURE
05/24/2027
RENEWAL DATE
06-18-2025
DATE
STATE OF CALIFORNIA

PLANTING PLAN

6-UNITS RESIDENTIAL DEVELOPMENT
54 MONO ST.,
MAMMOTH LAKES, CA

DRAWN R.S.
CHECKED R.S.
DATE 06-18-2025

L-2
OF 4 SHEETS

JOB NO. 24089

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. COPYRIGHTED ©

IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 15.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All purple Main line piping, lateral line piping, and control wires under paving shall be installed in Purple Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material- see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U-staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
14. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
15. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
16. Pressure test Mainline at 150 PSI per three(3) hours constant.
17. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

KEY NOTES

1. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. An irrigation audit report shall be completed at the time of final inspection.
4. At the time of final inspection, the permit applicant must provide the owner property with a certificate of completion of installation, irrigation schedule of landscape and irrigation maintenance."
5. "Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet or permeable area shall be incorporated to a depth of six inches into the soil."

Irrigation Schedule (Establishment Period)

Water Pressure at meter or at pressure reducer 80 PSI

Irrigation Controller Brand HUNTER

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	0.5	30	0.25	7	4
2	MEDIUM	BUBBLER	90	15	22.5	7	4

Irrigation Schedule (Established - Mature Planting)

Water Pressure at meter or at pressure reducer 80 PSI

Irrigation Controller Brand HUNTER

Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	LOW	DRIP	0.5	30	0.25	4	2
2	MEDIUM	BUBBLER	90	15	22.5	4	2

IRRIGATION LEGEND

SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	RAINBIRD	1400 SERIES BUBBLER MODEL:1402, 12" RISER	FULL	1.0	30	--	B
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
	HUNTER	1" QUICK COUPLER, MODEL: HQ5-LRC INSTALL IN 6" VALVE BOX					E
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
	HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C.		0.60 GPH	40		H
	IRRITROL	700 ULTRA FLOW SERIES AUTOMATIC INLINE VALVE SIZE AS INDICATED ON PLAN					I
	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVCZS8010075-LF, FLOW RATE 0.25-4.4 GPM MODEL: LVCZ10075-HFHP, FLOW RATE 4.5-17.6 GPM					J
	NIBCO	BRASS BALL VALVE, MODEL: T-FP600A LINE SIZE					K
	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH "Y" TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBBC-45CR, ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
	HUNTER	BRASS INLINE VALVE, MODEL: IBV-151G-FS, SIZE= 1.5" NORMALLY OPEN, USE 10" VALVE BOX PERMANENTLY BRANDED FOR IDENTIFICATION AS MASTER VALVE.					M
FS	HUNTER	FLOW-CLICK SENSOR, SIZE: 1.5"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS. SET AT 5-FPS MAXIUM FOR SHUT-OFF AFTER 2-MINUTES					S

NOTE:
THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTER AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.

GENERAL SLEEVING NOTE

SLEEVES ARE SHOWN DIAGRAMMATICALLY. SLEEVES TO BE INSTALLED WHERE SHOWN AS WELL AS AT ANY AREA WHERE LATERAL OR MAINLINE PIPE CROSSES HARDSCAPE. SLEEVES UNDER WALKWAYS ARE TO BE COORDINATED BETWEEN LANDSCAPE CONTRACTOR AND CONCRETE CONTRACTOR PRIOR TO INSTALLATION.

GENERAL PIPE LOCATION NOTE

MAINLINE AND LATERAL LINES ARE SHOWN DIAGRAMMATICALLY ON PLAN FOR CLARITY. INSTALL WITHIN ADJACENT PLANTER WITH THE MINIMUM QUANTITY OF FITTINGS AND CHANGE OF DIRECTION. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH UTILITIES AND PAVING.

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo)			42.7	Mammoth Lakes, CA			
Hydrozone#/Planting Description	ETWU requirement Plant Factor (PF)	ETWU requirement Irrigation Method	ETWU requirement Irrigation Efficiency (IE)	ETWU requirement ETAF (PF/IE)	MAWA requirement Landscape Area (LA) (sq. ft.)	ETWU requirement ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) Low use plants	0.2	Drip	0.81	0.247	629	155.31	4,112
2) Medium use Tree	0.4	Overhead Spray	0.78	0.513	240	123.08	3,258
				Totals		869	278.39	7,370
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants	[redacted]			1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	
						Estimated Total Water Use (ETWU)	7,370
						Maximum Allowed Water Allowance (MAWA)	10,353

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year; LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

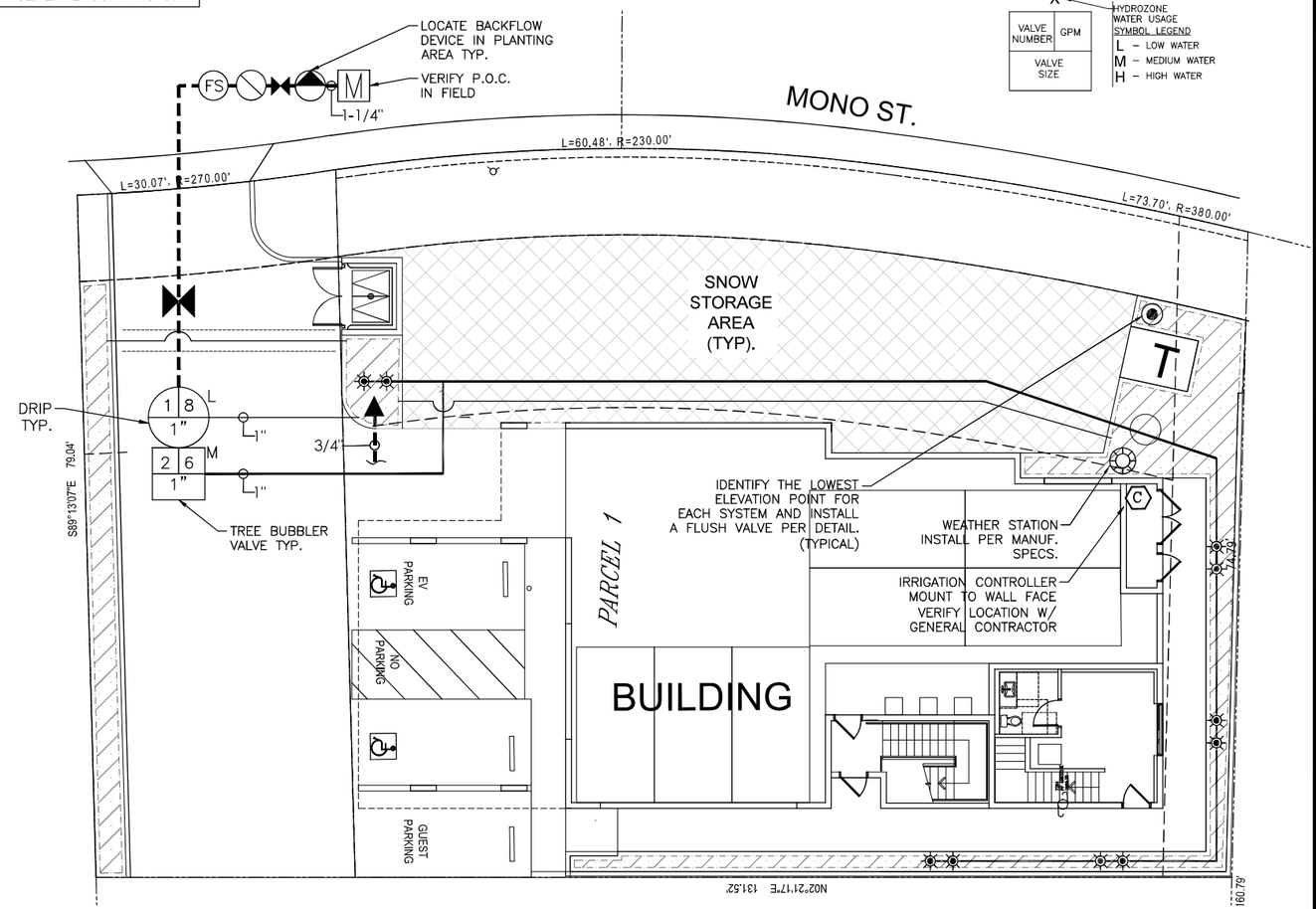
Regular Landscape Areas

Total ETAF x Area	278
Total Area	869
Average ETAF	**0.32**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	278
Total Area	869
Sitewide ETAF	**0.32**



All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-4 FOR IRRIGATION DETAILS

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May 06-18-2025
Phil May, Landscape Architect Date

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2532 Wallace Ave.
Fullerton, CA 92831
Phone:909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 3101 SIGNATURE 09-30-2027 RENEWAL DATE 06-18-2025 DATE STATE OF CALIFORNIA

IRRIGATION PLAN

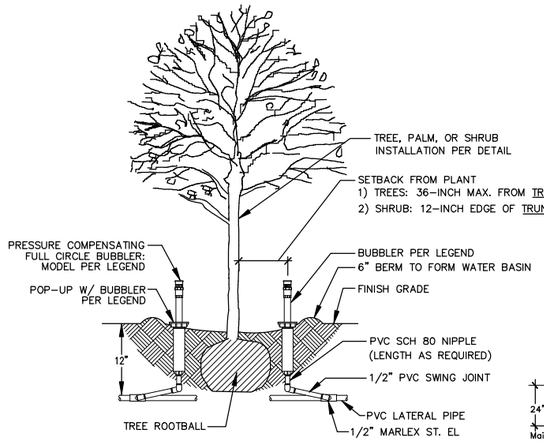
6-UNITS RESIDENTIAL DEVELOPMENT
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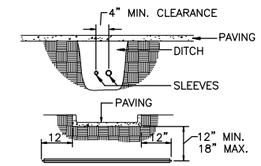
L-3

OF 4 SHEETS

JOB NO. 24089

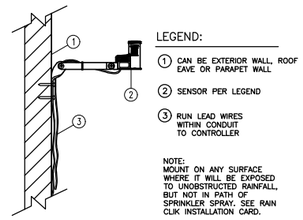


B POP-UP BUBBLER
INSTALLATION DETAIL N.T.S

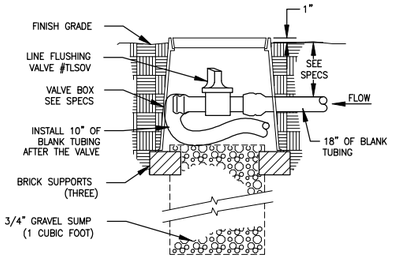


NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

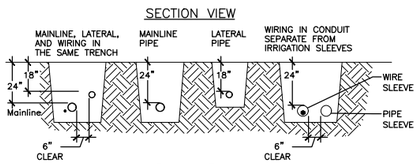
G SLEEVES
N.T.S



F WEATHER SENSOR
N.T.S

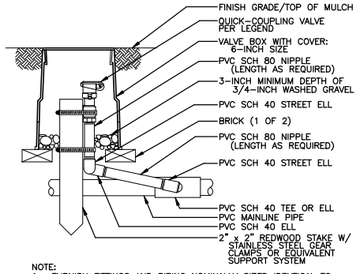


C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) N.T.S



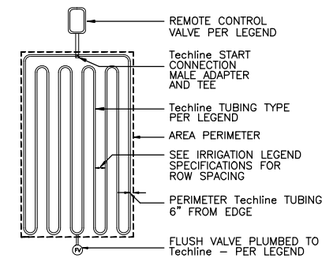
NOTES:
1. PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
2. WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".

T PIPE & WIRE TRENCHING
TYPICAL DETAIL N.T.S

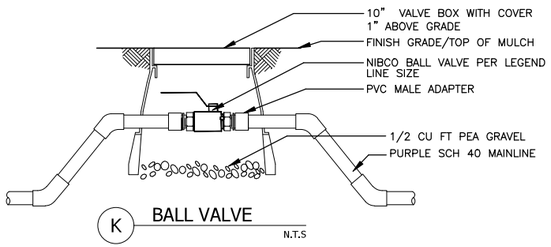


NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. Install at 18-inches from vehicular paving

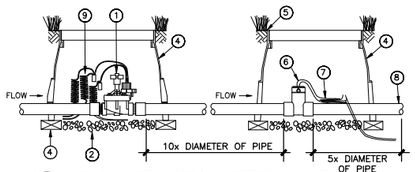
E QUICK COUPLING VALVE
N.T.S



H TECHLINE DRIP (END FEED LAYOUT)
ON-SURFACE INSTALLATION N.T.S

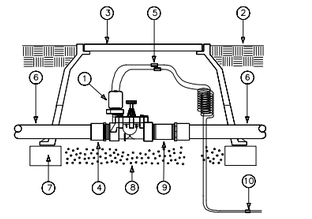


K BALL VALVE
N.T.S



1. MASTER VALVE PER LEGEND
2. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
3. BRICK (1 OF 4)
4. VALVE BOX WITH COVER - SIZE AS REQUIRED
5. FINISH GRADE
6. FLOW SENSOR PER LEGEND
7. LENGTH OF COILED PE-CABLE AS REQUIRED
8. FIRST FITTING
9. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

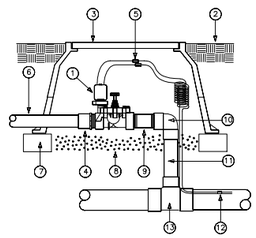
S FLOW SENSOR/ MASTER VALVE
N.T.S



1. IRRITROL ELECTRIC CONTROL VALVE
2. FINISH GRADE
3. VALVE BOX (HEIGHT ABOVE GRADE AS REQUIRED)
4. PVC MALE ADAPTER
5. WATERPROOF WIRE CONNECTORS
6. PRESSURE MAIN LINE PIPING WITH MAIN LINE FITTING (DEPTH AS REQUIRED)
7. COMMON RED BRICK (4 REQUIRED)
8. PEA GRAVEL-12" DEEP
9. PVC SCHEDULE 80 NIPPLE (6" LONG)
10. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION

NOTE: REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION AND ADJUSTMENT INFORMATION.

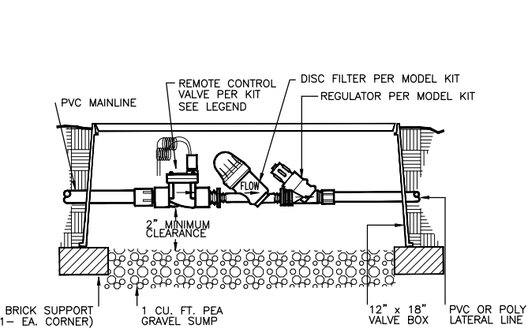
M R/C MASTER VALVE
N.T.S



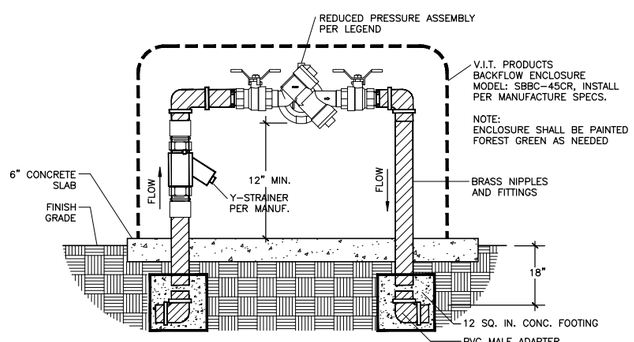
1. INLINE CONTROL VALVE PER LEGEND
2. FINISH GRADE
3. VALVE BOX (HEIGHT ABOVE GRADE AS REQUIRED)
4. PVC MALE ADAPTER
5. WATERPROOF WIRE CONNECTORS
6. PVC LATERAL LINE-ANGLE TO PROPER DEPTH WITH 450 ELLS
7. COMMON RED BRICK (4 REQUIRED)
8. PEA GRAVEL-12" DEEP
9. PVC SCHEDULE 80 NIPPLE (6" LONG)
10. PVC SCHEDULE 40 S X T ELL
11. PVC SCHEDULE 80 PIPE
12. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION
13. PRESSURE MAIN LINE PIPING WITH MAIN LINE FITTING (DEPTH AS REQUIRED)

NOTE: REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION AND ADJUSTMENT INFORMATION.

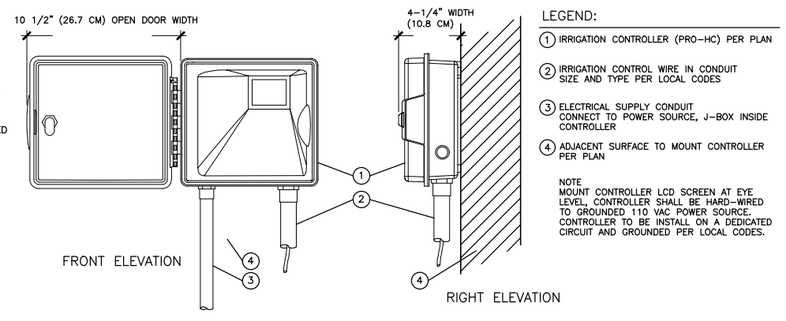
I REMOTE CONTROL VALVE
N.T.S



J LOW FLOW CONTROL ZONE ASSEMBLY
HIGH=4.5 - 17.6 GPM OR LOW= 0.25 - 4.4 GPM N.T.S



L BACKFLOW PREVENTER (ENCLOSED)
N.T.S



LEGEND:
1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL, CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE. CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.

F HUNTER IRRIGATION CONTROLLER
N.T.S

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE
811
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IRRIGATION DETAILS

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DRAWN R.S.
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DATE 06-18-2025

L-4
OF 4 SHEETS

JOB NO. 24089

ATTACHMENT C

Eligibility Points Schedule for Density Bonus

TOWN DENSITY BONUS CALCULATOR

Project Location: 54 Mono Street

Directions for Use:
1. Enter gross lot area, calculated in acres
2. Enter requested number of units, not to exceed twice the base density

54 Mono Street			
Gross Lot Area (in acres)	0.25	acres	
Base Site Density (12 units/acre)	3	12 units/acre	
Rounds Up Since its > 0.66	3		
Requested No. of Units	6	24 units/acre	
Maximum Site Density (Double Site Density)	6	24 units/acre	
Bonus Requested (Proposed Units Requested less Base Site Density	3		
Bonus Increment (Maximum Site Density less Base Site Density)	3	Points Rounded up to Nearest Factor of 5	
Eligibility Points Required (Bonus Requested / Bonus Increment x 100)	100	100	
	Restrict	# of Units	**Rounded Up**
Low-Income	55%	1.65	**2**
Moderate-Income	65%	1.95	**2**
Middle-Income	75%	2.25	**3**
Workforce Only	85%	2.55	**3**
Density Bonus w/ Low-Income State Density Bonus:	Base Site Density: Restrict: Bonus Granted: Total Units:	N/A Since the Base Density is Less than 5 Units	
Density Bonus w/ Moderate-Income State Density Bonus:	Base Site Density: Restrict: Bonus Granted: Total Units:	N/A Since the Base Density is Less than 5 Units	

Office of the Town Manager
P.O. Box 1609, Mammoth Lakes, CA, 93546
(760) 965-3610
www.townofmammothlakes.ca.gov

December 21, 2023

Sondermann Glenberg Properties III, a General Partnership
Michael Sondermann, General Partner
1020 San Clemente Way
Camarillo, CA 93010

Re: 54 Mono Street easement; Parcel 1 of Parcel Map 36-158

Dear Mr. Sondermann,

Sondermann Glenberg Properties III, a General Partnership ("SGP III") is the owner of an unimproved parcel of real property located at 54 Mono Street and legally described as follows:

> Parcel 1 of Parcel Map 36-158 in The Town of Mammoth Lakes, County of Mono, State of California, as per map recorded in Book 4 Page 73 of Parcel Maps, in the Office of the County Recorder of Said County. (Assessor's Parcel No. 033-123-012-000) ("the Property" or "Parcel 1").

Adjacent to the Property is an improved parcel of real property located at 56 Mono Street and legally described as follows:

> Parcel 2 of Parcel Map 36-158 in The Town of Mammoth Lakes, County of Mono, State of California, as per map recorded in Book 4 Page 73 of Parcel Maps, in the Office of the County Recorder of Said County. (Assessor's Parcel No. 033-123-011-000) ("Parcel 2").

The Town of Mammoth Lakes Planning Commission ("the Town") approved the Tentative Parcel Map creating Parcel 1 and Parcel 2 by way of "Resolution No. 90-19 Conditions of Approval for Zone Variance 89-11 and Tentative Parcel Map 36-158, Sondermann (April 25, 1990)" ("Conditions of Approval"). This approval further stated, "The subject properties shall be limited to and shall share one driveway on Mono Street" and "A one foot non-access strip along Mono Street extending southward from the proposed driveway easement shall be dedicated to the Town."

Pursuant to the above-identified and referenced Parcel Map 36-158 creating Parcels 1 and 2, an "Exclusive Access Easement Appurtenant to Parcel 2" (the "Access Easement") and a "1' Non-access Easement Offer of Dedication (the "Non-access Easement") were created. The Access Easement and Non-access Easement, combined, were intended to provide shared limited ingress and egress to Mono Street for both Parcels 1 and 2, thus meeting the Condition of Approval referenced above.

However, the description of the Access Easement on the Parcel Map, as stated above, appears to create an ambiguity by use of the term "exclusive".

This letter further confirms the prior decision of and approval by the Town that the Access Easement area on the Parcel Map is deemed by the Town to be a shared driveway exclusive to both the owners of Parcel 1 and of Parcel 2, respectively, for means of ingress and egress to Mono Street, and that the Non-access Easement provides that no other ingress or egress to Mono Street from Parcel 1 is permitted. This is what was stated in the Parcel Map approval documents, and was the intention of the Town in approving the Parcel Map. The Town did not intend to require or allow the creation of an access easement that would, together with the Non-access Easement, prevent Parcel 1 from accessing Mono Street.

It is acknowledged by the Town that at some point in the future SGP III or a successor in interest as owner of the Property may apply to the Town to develop and improve the Property. Should this occur, the Town will not contend that Parcel 1 has no legal ingress and egress to Mono Street. So long as the proposed project otherwise meets the Conditions of Approval and then-current zoning requirements, the existing shared driveway area will continue to provide adequate ingress and egress to Mono Street for both Parcel 1 and Parcel 2. This should not be construed as a warranty or representation on behalf of the Parcel 2 owner, however SGP III or any successor in interest is advised to discuss plans for Mono Street access for Parcel 1 with the Parcel 2 owner.

Sincerely,

Dan Holler
Town Manager

Acknowledged:
Sonderman Glenberg Properties III, a General Partnership

Michael Sondermann, General Partner

cc: file
David Baumwohl, david@baumwohl.com
Andy Morris, Town Attorney
Nolan Bobroff, Acting CED Director
Amy Callanan, Engineering Manager
Haislip Hayes, Director of Public Works

Mammoth Lakes PEDC
Agenda Action Sheet

Title: Consideration of the 5-year Capital Improvement Plan (CIP) and adopt a resolution finding the CIP consistent with the General Plan

Council Meeting Date: 8/13/2025

Prepared by: Haislip Hayes, PE Public Works Director

Recommended Motion: Staff recommends the Planning & Economic Development Commission receive a presentation on the draft 5-year CIP and confirm by resolution that the CIP is consistent with the General Plan.

Summary: The Town's current CIP program sets out a long-term capital improvement program budget for the Town. The complete CIP document identifies funding sources and capital projects to be funded each year for the next five (5) fiscal years (FY 2025/26 – 2029/30). Final approval of the CIP project priorities and projected funding amounts will be an action taken by the Town Council. The purpose of this staff report is to allow the PEDC to review the 5-year Capital Improvement Plan (CIP) and determine if the CIP is consistent with the General Plan.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: August 13, 2025

AGENDA TITLE: Consideration of the 5-year Capital Improvement Plan (CIP) and adopt a resolution finding the CIP consistent with the General Plan

REQUESTING DEPARTMENT:
Public Works - Haislip Hayes, PE Public Works Director

OBJECTIVE:
1. Staff recommends the Planning & Economic Development Commission receive a presentation on the draft 5-year CIP and confirm by resolution that the CIP is consistent with the General Plan.

KEY ISSUES:
1. Is the proposed 5-year Capital Improvement Plan consistent with the General Plan?
2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The Town's current CIP program sets out a long-term capital improvement program budget for the Town. The complete CIP document identifies funding sources and capital projects to be funded each year for the next five (5) fiscal years (FY 2025/26 – 2029/30). Final approval of the CIP project priorities and projected funding amounts will be an action taken by the Town Council. The purpose of this staff report is to allow the Planning and Economic Development Commission (PEDC) to review the 5-year Capital Improvement Plan (CIP) and determine if the CIP is consistent with the General Plan. In October 2024 Staff presented the CIP to the PEDC and received comments. The Parks and Recreation Commission received a similar presentation in December 2024. The 25/26 CIP uses the same format as last year and includes project summaries and project categories that align with Council strategic goals. Staff presented the current CIP projects to Town Council during budget presentations in March. The Council provided general consensus on the plan, procedures, and projects. The CIP was reviewed and funded as part of the May budget presentation. Prior to adoption of the CIP by the Town Council, the PEDC must first find the CIP consistent with the General Plan.

ANALYSIS OF KEY ISSUES:

1. Can findings be made to determine that the proposed 5-year CIP is consistent with the General Plan?

   Government Code Section 65401 requires the Town planning agency (PEDC) review and report on proposed CIP projects for conformity with the General Plan. The PEDC's review and assessment will be provided to the Town Council to facilitate final approval of the document. The CIP as proposed meets a number of goals and objectives outlined in the General Plan as summarized below.

- Economy
    - E.1.G Develop facilities that support commercial and charter air service.
- Community Design
    - C.3. Goal: Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets
- Land Use
    - L.2. Goal: Substantially increase housing supply available to the workforce
- Mobility
    - M.3. Goal: Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting level of service standards
    - M.4. Goal: Encourage feet first by providing a linked year-round recreation and commuter trail system that is safe and comprehensive
    - M.4 Encourage feet first by providing a linker year-round recreation and commuter trail system that is safe and comprehensive.
    - M.7 Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.
- Parks, Open Space and Recreation
    - P.1. Goal: Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation
    - P.4. Goal: Provide and encourage a wide variety of outdoor and indoor recreation readily available to residents and visitors of all ages.
    - P.5. Goal: Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes
- Public Safety
    - S.2. Goal: Keep Mammoth Lakes a safe place to live, work and play
    - S.3. Goal: Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.
- Solid Waste
    - R.9. GOAL: Reduce volume of solid waste.
- Arts, Culture, Heritage and Natural History
    - A.3. Goal: Encourage public art and cultural expression throughout the community.

Additionally, the CIP aligns with the Community Vision and Town Council Strategic Priorities. Major projects included in the FY2025/26 CIP include investments in sidewalks, multi-use paths, street rehabilitation, drainage facilities, general facilities, and parks and recreation improvements. A full list of projects is included in **Table 1.** This table correlates the General Plan goals or policies to each project. As described in the draft PEDC Resolution (**Attachment 2**), staff found that the 5-year CIP is consistent with the General Plan.

2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

   Staff has determined that determining CIP consistency with the General Plan is not a project pursuant to CEQA Guidelines Section 15378 and therefore, not subject to the California Environmental Quality Act (CEQA).

STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the 5-year CIP is consistent with the General Plan and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA findings and General Plan consistency findings.

Attachments:

1. Table 1 – 5-year CIP General Plan Consistency
2. PEDC Resolution 25-11

Table 1 - 2025/26 CIP General Plan Conformance									
Project #	Gen Plan	Description	Previous & Carry over	25/26	26/27	27/28	28/29	29/30	Total
Affordable Housing									
AF1	L.2	The Housing Now! Initiative (245)	$8,000,000						$8,000,000
AF4	L.2	IIG Parcel Infrastructure (Town Infrastructure)	$11,000,000						$11,000,000
Airport									
AP2a	E.1.G	Multipurpose Building Phase 1 - Design		$375,000					$375,000
AP2b	E.1.G	Multipurpose Building Phase 1 - Construction		$2,100,000					$2,100,000
AP2c	E.1.G	Multipurpose Building Phase 2 - Construction			$7,517,500				$7,517,500
AP3	E.1.G	Wildlife Security Fence				$4,884,180			$4,884,180
AP4a	E.1.G	Reconstruct Town-Hangar Taxilanes Design		$229,000					$229,000
AP4b	E.1.G	Reconstruct Town-Hangar Taxilanes Construction			$4,059,566				$4,059,566
AP5a	E.1.G	Runway RSA and OFA Grading Design & Construction						$5,547,264	$5,547,264
AP9	E.1.G	Reconstruct General Aviation and Terminal Area Parking Lot Construction	$1,945,000						$1,945,000
AP10	E.1.G	Equipment Acquisition - Replace ARFF Vehicle			$1,320,000				$1,320,000
AP11a	E.1.G	Helicopter Parking Apron Phase I with Access Taxiway, Access Road and Parking Lot					$7,835,137		$7,835,137
AP11b	E.1.G	Helicopter Parking Apron Phase 2 with Access Taxiway, Access Road and Parking Lot						$2,801,215	$2,801,215
AP14	E.1.G	MAGVAR Change Runway Numbers to 11-29 including updating signage				$234,000			$234,000
AP15	E.1.G	Replace Doe Ridge Obstruction Lights						$247,000	$247,000
AP16	E.1.G	General Aviation Apron North Expansion						$5,397,110	$5,397,110
General Facilities									
GF3	S.2	ADA Specific Improvements		$25,000	$25,000	$25,000	$25,000	$25,000	$125,000
GF7	R.9	Biomass Facility							$0
GF9	A.3	Mammoth Arts and Cultural Center (MACC)	$16,800,000						$16,800,000
GF10	S.2	Community Center at Parcel (Future Phase Addition)							$0
GF14b	S.2	Town Hall Construction	$29,500,000						$29,500,000
Parks and Recreation									
PR3	P.1	Parks Maintenance & Improvements			$200,000	$150,000	$150,000	$150,000	$650,000
PR8	P.1	Whitmore Park Improvements (Restrooms, Locker Rooms, Trails) - Grant Pending						$3,000,000	$3,000,000
PR9	P.1	Pump Track							$0
PR14	P.1	Mammoth Creek West Park Improvements	$850,000						$850,000
PR15	P.1	Shady Rest Restroom	$200,000						$200,000
PR16	P.1	Park Signage	$100,000						$100,000
Storm Drain									
SD1	S.3	Storm Drain Construction Plans (John Muir and Davison)							$0
Streetscape and Signage									
SS1	C.3	Old Mammoth Road Beautification	$500,000						$500,000
SS3	C.3	Trail and Municipal Signage Updates	$25,000	$25,000					$50,000
SS4	C.3	Winter Animation and Decorations (Purchase Additional Décor and Install/Remove Annually)		$35,000	$35,000	$35,000	$35,000	$35,000	$175,000
SS5	C.3	2025 Streetscape and Infrastructure Repair Project		$600,000					$600,000
Streets									
ST1	M.7	2025 Road and MUP Rehabilitation Project		$3,000,000					$3,000,000
ST2	M.7	2025 Slurry and Striping Project		$560,000					$560,000
ST3	M.7	203 / Mountain Blvd Pedestrain Beacon (HSIP)		$350,000					$350,000
ST4	M.7	Annual Slurry and Striping Project			$500,000	$500,000	$500,000	$500,000	$2,000,000
ST6	M.7	SB1 Projects					$185,000		$185,000
ST10	M.7	2021 SB1 Project (Curb and Gutter Replacement P3, Street Rehab, etc.)				$444,400			$444,400
ST12	M.7	Bluffs Assessment District Maintenance Project - Fog Seal			$10,000				$10,000
ST15	M.7	Minaret / Meridian round-a-bout design	$400,000						$400,000
Trails									
TR2	P.5	Main Street South Side MUP Gap Closure (Town Loop)	$200,000						$200,000
TR4	C.3	Minaret MUP			$3,000,000				$3,000,000
Transit and Mobility									
TT4	M.3	Old Mammoth Road Transit Shelter (Replacement of CJ/Vons)				$160,000			$160,000
TT5	M.3	Intelligent Transit System Improvements - Real Time Transit Information							$0
TT7	M.7	Village Parking and Pedestrian Improvements - Pending Grant/Other Funding			$1,000,000				$1,000,000
TT9	M.7	Parking at Parcel (50+ Spaces)							$0
TBID Projects									
TBID1	E.1.G	TBID Kiosk Project		$100,000					$100,000
			$69,520,000	$7,399,000	$17,667,066	$6,432,580	$8,730,137	$17,702,589	$127,451,372

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION RESOLUTION NO. 2025- 11

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES FINDING THE FISCAL YEAR 2025-26 5 YEAR CAPITAL IMPROVEMENT PLAN IN CONFORMANCE WITH THE TOWN OF MAMMOTH LAKES GENERAL PLAN PURSUANT TO SECTION 65401 OF THE GOVERNMENT CODE

WHEREAS, each year the Planning and Economic Development Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan as required by State Planning and Zoning Law (Government Code Section 65401); and

WHEREAS, the Planning and Economic Development Commission has been furnished a copy of and reviewed the Draft 2025-26 Capital Improvement Plan (CIP), which includes all capital projects to be planned, initiated or constructed during the 2025-26 fiscal year for conformity with the General Plan; and

WHEREAS, the Planning and Economic Development Commission held a meeting in October 2024 at which it received a detailed update and presentation on the CIP program and asked questions of staff; and

WHEREAS, the Planning and Economic Development Commission held a meeting in August 2025 at which it considered the proposed CIP, the General Plan, staff reports, oral and written, and the testimony and evidence of all those wishing to be heard; and

WHEREAS, the Planning and Economic Development Commission finds that the CIP General Plan consistency analysis is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED that the Planning and Economic Development Commission of the Town of Mammoth Lakes hereby determines that those projects in the Draft 2025-26 CIP conform to and are consistent with the Town of Mammoth Lakes General Plan.

APPROVED AND ADOPTED THIS 13th day of August, 2025.

_____
Michael Vanderhurst, Chair

ATTEST:

_____
JAMIE GRAY, Town Clerk

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Appoint a primary and secondary member of the Planning and Economic Development Commission to the Park and Recreation Master Plan Advisory Committee

Council Meeting Date: 8/13/2025

Prepared by: Stuart Brown, Parks and Recreation Director; Nolan Bobroff, Community & Economic Development Director

Recommended Motion: Appoint a primary and secondary member of the Planning and Economic Development Commission to the Park and Recreation Master Plan Advisory Committee

Summary: See attached staff report.

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: August 13, 2025

AGENDA TITLE: Appoint a primary and secondary member of the Planning and Economic Development Commission to the Park and Recreation Master Plan Advisory Committee

REQUESTING DEPARTMENT:
Parks & Recreation - Stuart Brown, Director
Community & Economic Development – Nolan Bobroff, Director

OBJECTIVE:
1. Appoint a primary and secondary member of the Planning and Economic Development Commission to the Park and Recreation Master Plan Advisory Committee

SUMMARY:
As a part of the efforts to update the Parks and Recreation Master Plan (PRMP), a Brown Act Advisory Committee is being formed to serve as an advisory body for the development of the PRMP.

I. INTRODUCTION AND BACKGROUND

On March 19, 2025, Town Council allocated $300,000 for the implementation of the PRMP, and subsequently on April 16, 2025, received an initial review and strategy of updating and prioritizing Town-wide plans and directed the Town Manager to publish the PRMP Request for Proposals (RFP) and to form a Brown Act Advisory Committee who will function as the Town Council's advisory body for the development of the PRMP. Town Council representatives to the Advisory Committee include Mayor Pro-Tem Rice with Mayor Bubser as the alternate.

II. ANALYSIS

The Parks and Recreation Master Plan (PRMP) will be a guiding document for future development and redevelopment of the Town's system of parks, facilities, and recreation programs and services over the next 10-15 years or longer. The plan will define goals, tasks and prioritized strategies, program, and amenity recommendations based on current and future funding, land use, and level of service scenarios and standards.

A comprehensive master plan is expected to take 12-18+ months to complete, depending on the desired outcomes and defined deliverables. The phases and tasks required to complete the process to update the PRMP are outlined below. The phases below, along with the dates shown, are intended to be used only as a guide in the process and may change as we move through the process.

- ~~Phase 1 – Preparation Phase (March – May 2025) - COMPLETED~~
- Phase 2 – Consultant Selection (June 2025 – September 2025)
- Phase 3 – Community Engagement, Data Collection and Plan Development (Sept. 2025 – Summer 2026)
- Phase 4 – Approval and Public Presentation Phase (Fall 2026)
- Phase 5 – Implementation Phase (Fall/Winter 2026/27)

Formation of the PRMP Advisory Committee

The Parks and Recreation Master Plan (PRMP) Advisory Committee is the Town Council's Brown Act Advisory Committee for the development, review and implementation of the PRMP's stated outcomes and deliverables.

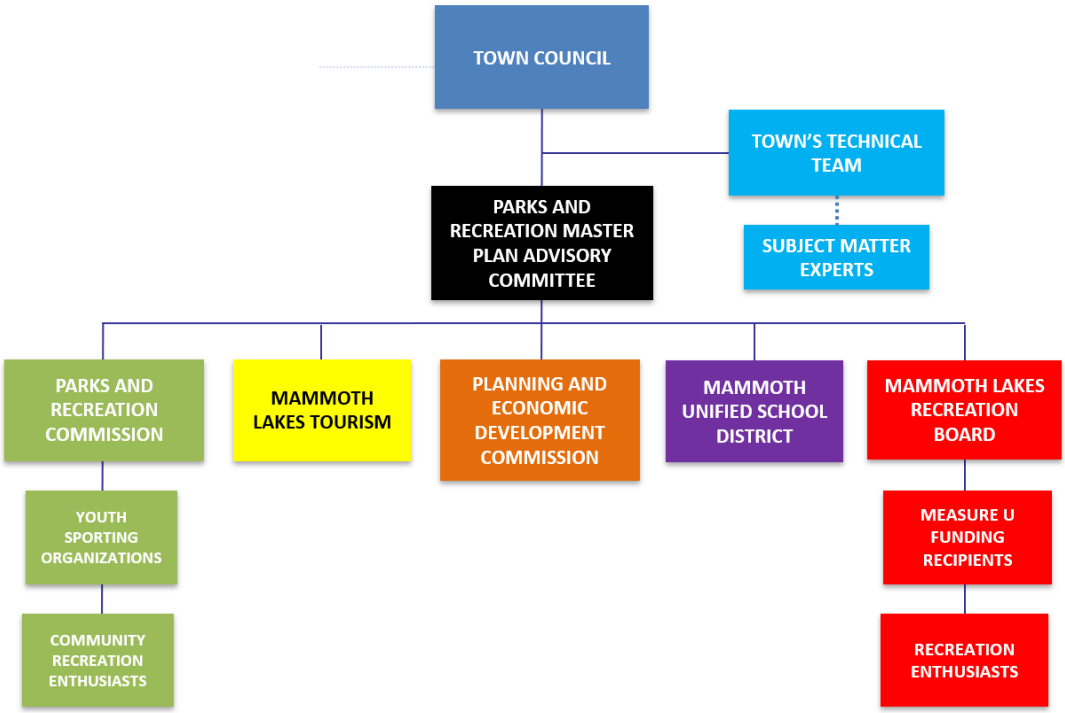
Responsibilities include the following:

- Provide general input, guidance and communicate their affiliated organizations recreation interests to the consultant and the Town's Technical Team.
- Participate in regular (quarterly) progress reports scheduled by the Town's Technical Team. Inform their respective organizations as well as provide consensus input/recommendations from their respective organizations to the consultant.
- As needed, support the consultant and Town's Technical Team in the development of the PRMP development plan (i.e. community engagement tactics, public outreach, venue locations, etc.)

The committee is expected to meet approximately 4-6 times for the duration of the master plan development plan process.

The composition of the committee is as follows and its relationship with the Town Council is illustrated below in the organizational chart below.

- Mayor Pro-Tem Rice and Mayor Bubser (alternate)
- Parks and Recreation Commissioner Wisner + Newbry as the alternate
- 1 x Mammoth Lakes Recreation Board member + alternate
- 1 x Planning and Economic Development Commissioner + alternate
- Mammoth Unified School District representative: Casey O'Neil
- Mammoth Lakes Tourism representative: Betsy Truax, John Urdi (alternate)
- 3 x Community at Large representatives (application process – selected by Town's Technical Team.



III. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission discuss appointments to the Parks and Recreation Master Plan (PRMP) Advisory Committee and by motion, select one (1) appointee, and one (1) alternate.

Mammoth Lakes Town Council
Agenda Action Sheet

Title: Selection of Planning and Economic Development Commission Officers and Committee Appointments

Council Meeting Date: 8/13/2025

Prepared by: Nolan Bobroff, Community and Economic Development Director

Recommended Motion: Staff recommends that the Planning and Economic Development Commission appoint members for the following officer positions and committee(s): Chair, Vice-Chair, Design Committee.

Summary: *Please see attached staff report.*

Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: August 13, 2025

AGENDA TITLE: Selection of Planning and Economic Development Commission Officers and Committee Appointments

REQUESTING DEPARTMENT:
Community & Economic Development – Nolan Bobroff, Director

OBJECTIVE:
1. Appoint a Chair and Vice-Chair
2. Appoint members to the Design Committee

SUMMARY:
The Planning and Economic Development Commission (PEDC) appoints the Chair and Vice Chair as well as Committee members on an annual basis. The PEDC should appoint officers and committee members as described in the staff report below.

I. INTRODUCTION AND BACKGROUND

The PEDC is a five-member advisory body to the Town Council. The PEDC meets the second Wednesday of each month and has powers and responsibilities as set forth in the Town's Municipal Code Chapter 2.32. Members serve a term of four years with eligibility for reappointment; no term limits apply to the PEDC.

The current terms are as follows:

- Michael Vanderhurst – Expiration of term – July 31, 2026
- Billy Deaver – Expiration of term – July 31, 2026
- Cynthia Fleming – Expiration of term – July 31, 2028
- Dawn Vereuck – Expiration of term - July 31, 2028
- Lana Grand - Expiration of term - July 31, 2028

II. ANALYSIS

Standing Committee vs. Ad Hoc Committee
Standing committees are those that have a "continuing subject matter jurisdiction" as defined under the Brown Act. They are permanent committees that handle an issue or issues on a continual basis and are subject to the Brown Act's notice and posting requirements. Standing committees need not establish a "regular meeting time and place" in any operating rules but they must meet in public and post notices of their meetings. The Act presumes that whenever a standing committee holds a meeting that has been posted at least 72 hours in advance, that noticed meeting is considered the "regular meeting" of the standing committee. (Government Code § 54954).

Ad hoc or "temporary" committees are treated differently under the Brown Act. Ad hoc committees are not subject to the notice and posting requirements of the Act so long as the committee is comprised solely of members of the governing body, i.e., the committee may not contain individuals other than the members of the governing body; consists of less than the number of commission members who, if present at a meeting, would be able to make a decision; has a defined purpose and a time frame to accomplish that purpose; and is advisory, i.e., the committee has not been delegated any decision making power and will be returning to the full commission on its recommendation. Currently, the PEDC has no ad hoc committees.

Selection of Officers and Committee Members

The Chair and Vice Chair are selected annually from among the PEDC's members at the first meeting after July 31. The current agenda item will allow the PEDC to discuss and select the Chair and Vice Chair and the Design Committee (*Standing Committee*) members for the following year. The appointments will remain in place until August 2026. Appointments to committees do not require a formal motion and may be ratified by a consensus of the Commission. Standing committees are required to meet the public notice requirements of the Brown Act.

Current Chair: Michael Vanderhurst

Current Vice-Chair: Dawn Vereuck

Design Committee (Standing Committee)

The composition of the Design Committee is a standing committee of two members of the Commission who advise staff and applicants on design review of various permit applications and also serve on the Advisory Design Panel[1]. The Design Committee typically meets 4 -6 times per year.

Current appointments: Dawn Vereuck and Cynthia Fleming. Alternate: Lana Grand.

Mobility Committee (Standing Committee)

The Mobility Committee was established in 2017 to develop and prioritize recommendations for implementation of the Walk Bike Ride Action items; however, the Mobility Committee has not met since August 2020. The composition of the Mobility Committee is a standing committee of two members of the Commission as well as other representatives from local mobility-related organizations/entities.

The recommendation is to make no appointments to the Mobility Committee but keep the Committee active should it be needed in the future. No action from the PEDC is necessary for this recommendation.

III. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission appoint members to the following officer positions and committee appointments:

- Chair
- Vice Chair
- Design Committee

[1] The Advisory Design Panel is an independent body that provides impartial professional advice to Town staff on matters relating to the design of significant development proposals and the relationship between the development proposal and Mammoth Lakes' physical environment.

Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

June 11, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

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1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Vice Chair Vereuck led the flag salute.

3. PUBLIC COMMENTS

Engineering Manager Amy Callanan gave an update regarding current public works activities. There was discussion among members of the Commission and staff.

David Eichman, Interim Director of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities. There was discussion among members of the Commission and Mr. Eichman.

4. PUBLIC HEARINGS

4.1 Consideration of Variance 24-002 for a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

The Chair opened the public hearing at 9:08 a.m.

Assistant Planner Gina Montecallo outlined the information in the staff report.

PUBLIC COMMENT:

Elliott Brainard, project architect, outlined the history of the building restrictions on the lot.

Stan and Elsa Megerdichian, owners, spoke about the reasoning for the proposed design.

There was discussion among members of the Commission, the applicants, and staff.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Variance 24-002 with conditions as recommended by staff.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

5. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

5.1 Approve the minutes of the regular meeting of May 14, 2025.

6. COMMISSIONER REPORTS

Vice Chair Vereuck reported that the Knolls neighborhood along with Holiday Way and Vacation Place received their Fire Wise approval. Vice Chair Vereuck met with the Mammoth Lakes Chamber of Commerce Interim Director David Eichman regarding economic development. She said that she thought the Town's economic development efforts should be delivered by the Chamber. There was discussion among members of the Commission.

Chair Vanderhurst attended the Eastern Sierra Pride event.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff met with Mammoth Lakes Chamber of Commerce Interim Director David Eichman. He gave an update regarding current development projects. There was discussion among members of the Commission and staff.

8. ADJOURNMENT

The Commission adjourned the meeting at 9:44 a.m.

_____

Jamie Gray, Town Clerk