Agenda Item 3
March 21, 2012
File No. 430-10

TOWN COUNCIL
AGENDA BILL

Subject: Acceptance of 2011 Annual Planning Report (January 1 – December 31, 2011)

Initiated by: Jen Daugherty, Associate Planner

BACKGROUND

California Government Code Section 65400 (a) requires local agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan...so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan." In addition, this section requires local agencies to: "Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes...the progress in meeting its share of regional housing needs...and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing."

Therefore, a summary of the Town's planning activities during the 2011 calendar year (i.e. January 1, 2011 to December 31, 2011) was compiled in the attached report which will be submitted to the Office of Planning and Research and Department of Housing and Community Development prior to April 1, 2011.

The Town coordinated with Mammoth Lakes Housing, Inc. on the housing information provided in this report.

ANALYSIS/DISCUSSION

This is an informational item for the Town Council and no analysis/discussion is provided.

OPTIONS ANALYSIS

Option 1: Town Council accepts the 2011 Annual Planning Report as written.

Option 2: Town Council accepts the 2011 Annual Planning Report as amended by Town Council.

VISION CONSIDERATIONS

The attached annual planning report discusses the implementation of the Town's General Plan, which furthers the Community Vision described in the General Plan.

FINANCIAL CONSIDERATIONS

There are no financial considerations since this is an informational item only.

STAFFING CONSIDERATIONS

The work to prepare the Town's annual planning report was included in the approved Community Development Department 2011-2012 Work Program.

ENVIRONMENTAL CONSIDERATIONS

The Town's General Plan includes environmental considerations in various elements, which are discussed in the attached annual planning report.

LEGAL CONSIDERATIONS

The Annual Planning Report was prepared in compliance with the California Government Code.

RECOMMENDATION

Therefore, it is recommended that the Town Council choose Option 1 and accept the 2011 Annual Planning Report as written.

Attachment

2011 Annual Planning Report (January 1 – December 31, 2011)

TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2011

Prepared by:

Town of Mammoth Lakes Community Development Department
P.O. Box 1609
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(760) 934-8989

Approved by:

_____

David Wilbrecht
Town Manager

Date: March 22, 2011

INTRODUCTION AND PURPOSE

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

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

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

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

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

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2011.

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

EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2011 Annual Planning Report was prepared by the Town of Mammoth Lakes Community Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on March 21, 2012.

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

The Town has made significant progress in the implementation of the General Plan in 2011 through the Zoning Code Update, district planning, Park and Recreation Master Plan, Trail System Master Plan, the Mobility Plan, and increased air service and airport improvements. These achievements are discussed under the appropriate General Plan element section of this report.

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

This report also includes information on planning applications that were initiated, completed, or underway in 2011. The slow down of California's housing market and economy since 2007 has also affected Mammoth Lakes. This has generally resulted in a decrease in the total number of major planning applications and has delayed the construction of approved major projects. Smaller projects, such remodels, single family homes, exterior upgrades and other minor permits, have also been affected, but not as significantly.

2007 GENERAL PLAN

State General Plan Guidelines

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

The 2007 General Plan did not include updates to the existing Housing, Parks and Recreation, and Noise elements. An update of the Housing Element (2003) was completed and adopted in 2010. An updated Parks and Recreation Master Plan (PRMP) was adopted in early 2012, which will replace the current Parks and Recreation Element (1990). The Noise Element (1997) is anticipated to be updated when feasible with Town resources. Substantial progress was made on an update to the Mobility (Circulation) Element in 2011. There were no General Plan amendments approved in 2011.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2011 to implement the General Plan:

- Commercial airport service expanded by adding new flights to Orange County and San Diego and an additional flight to San Francisco.
- Draft chapters prepared for all sections of the Zoning Code Update.
- Environmental review (i.e., CEQA) completed for a new Parks and Recreation Master Plan.
- Initiation of an Economic Development Program and establishment of an Economic Stimulus Council.
- Town Council adopted the Trails System Master Plan.
- Town Council accepted the South Districts Neighborhood District Plan and the Sierra Valley Sites Neighborhood District Plan.

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

- Reduced staff has impacted the Town's ability to initiate or complete priorities on schedule.
- Budget cuts have reduced certain services and limited resources for staff training and further education.
- Competing priorities and unanticipated priorities have affected staff time spent on approved work program items.

Even with these challenges, the Town made substantial progress in implementing the 2007 General Plan in 2011.

Land Use Elements

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

Land Use Element

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

During 2011, the Town continued work on the Zoning Code Update that will implement the General Plan by aligning the Zoning Code more closely with General Plan goals, policies, and actions and by codifying neighborhood district plans. The Zoning Code Update is a comprehensive update that addresses and revises development standards; parking and loading standards; permit processing requirements; housing; regulations for nonconforming uses, structures and parcels; signs; and many other topics. Numerous public listening sessions, workshops, and methods of outreach were conducted and utilized to address existing issues and improve the Zoning Code. The Signs Chapter of the Zoning Code Update was prioritized and adopted by Town Council in summer 2012. A focus of the Zoning Code Update work was building height and mass, which is a controversial subject; workshops on this topic were held with both the Planning Commission and Town Council. The Zoning Code Update public review draft was completed in early 2012, and CEQA is anticipated to be completed in 2012.

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

assist the Town with the work to be completed under this SGC grant. This work will continue in 2012.

The Town approved two major planning applications in 2011: Mammoth Rock N Bowl and Mammoth View. The Mammoth Rock N Bowl project is a bowling center with 12 bowling lanes, billiards tables, darts, golf simulation machines, and a bar and restaurant. The Mammoth View project is a 54-room hotel with understructure parking, 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units with guest amenities such as a restaurant/bar, pool, spa building, hot tubs, and picnic areas.

In 2011, the Town's Planning Commission also approved a tentative parcel map and use permit to subdivide a parcel into four lots at the south end of Tamarack Street (the Plum project). The project included off-site measures to improve Tamarack Street and included the granting of a 10-foot wide non-motorized shared public access easement along the easterly boundary of the property to provide access to the public lands to the south of the project site.

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

Community Design Element

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

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

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

Neighborhood and District Character Element

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

The district planning process continues to facilitate the overall planning of geographic areas in town. In 2011, the Town Council accepted the Sierra Valley Sites Neighborhood District Plan (NDP) and the South Districts NDP. Each district plan was developed with the input and consensus of a Focus Group and through a series of public workshops to gather a broad range of feedback.

The Sierra Valley Sites NDP included recommendations that were generally program-based, focusing on aspects such as increased enforcements, strategies to attract neighborhood investment, increase civic pride and involvement, and support collaborative efforts between different Town departments and other agencies to bring about needed improvements and change. The recommendations included those related to neighborhood character, housing, mobility, storm drainage and flooding, public safety and code enforcement, and parks and open space.

The South Districts NDP included the following districts: Sierra Star, Bell-Shaped Parcel, and South Mammoth, including South Old Mammoth Road, and Mammoth Creek Park. Recommendations were included for each district in the study. Completion of the South Districts NDP allowed for the development of the "Neighborhood District Planning: Concepts and Strategies" report, which provided an overall summary for the town as a whole, and for each district studied through the neighborhood district planning since the 2007 General Plan was adopted.

Circulation Element – Mobility Element

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

Mobility Plan
In 2011, the Town completed the Draft Mobility Element, which will serve as an update to the existing Circulation Element of the Town's 2007 General Plan once it is adopted. The Draft Element was developed over the last approximately two years based on extensive research, technical analysis, and public input. It represents an expanded and more comprehensive approach to multimodal transportation planning and infrastructure for the Town and will implement a number of General Plan goals, policies, and actions, including concepts related to "feet-first," complete streets, sustainability, and smart-growth. The Draft Element was released for public review and comment between October and December 2011 and was presented to the Planning, Mobility, Recreation, and Airport Commissions. The Draft Element will be presented to the Town Council in 2012 and the required environmental review of the document is anticipated to take place in the 2012-2013 fiscal year.

Streets
In 2011, the Town completed the Caltrans Community Based Transportation Planning (CBTP) Grant for the Commercial Corridor Management Plan (CCMP). The CCMP study area includes Main Street, Old Mammoth Road, and Minaret Road in the North Village. The CCMP coordinates with and makes substantial use of the work effort on the Downtown Concept for Main Street ("Downtown Concept"), which was completed in 2010. In particular, the CCMP tiers off of the Downtown Concept

community-driven work to identify key issues, opportunities and constraints for the study area, develop a set of plan alternatives, and create a preferred plan concept and related policy recommendations. The CCMP enables the Town to further refine and test the Downtown Concept recommendations, input additional technical review and analysis, and develop detailed implementation steps and corridor management strategies.

To improve road safety, the Town will construct a heated street section for Lakeview Road (a.k.a. the voodoo chute) in 2012 to reduce snow and icing issues on this steep connector road that is the site of frequent accidents. This street section will be heated with a ground source heat pump.

The Town continues to hold quarterly meetings with the California Department of Transportation (Caltrans – District 9), and publicly noticed meetings with the Mobility Commission to discuss mobility related topics and issues. In addition, the Town works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

Air Service
In 2011, commercial airport service was expanded, adding another daily flight to San Francisco and new daily flights to Orange County and San Diego. Expanded air service is expected to result in fewer private vehicles in town, thereby supporting transit and "feet-first" goals.

The Town obtained the necessary permits and approvals and constructed a temporary holding facility (i.e., sprung structure) to accommodate airplane passengers in a sheltered location until such time the permanent terminal facility is constructed. The current terminal facility can only accommodate one flight (approximately 80 people at one time), which limits flight schedules and is a problem when flights are delayed or planes are unable to take off due to weather.

The Town also published the draft Airport Layout Plan Update Narrative (ALPUN) in July 2011. The Airport Commission held public workshops to discuss the information presented in the draft ALPUN, including the draft Aviation Forecast. A peer review consultant, Mead and Hunt, Inc., were hired by the Town to conduct a review of the draft ALPUN and response to technical comments received. The peer review was completed in early 2012, and the ALPUN is anticipated to be completed and submitted to the Federal Aviation Administration in 2012.

Transit
In 2011, the use of the Town Transit system increase by 15% over 2010 with the same amount of service hours. The Town, in conjunction with the United States Forest Service (USFS), added bus shelters to the Lakes Basin route, which is serviced by trolleys towing bike trailers. Approximately 6,000 people utilized the bike trailers in the Lakes Basin, and more riders are anticipated next year due to completion of the Lake Mary and Lakes Basin bike paths in 2011.

Only minor route/stop changes took place in Town; however, the winter routes and summer routes are virtually identical, allowing for a year round transit map. The Town anticipates that ESTA will take over some or all of Mammoth Mountain Ski

Area (MMSA) routes for the winter of 2012 - 2013 and become the sole operator of transit in Town. To accomplish this, the Town plans on improving the existing transit facility by providing paved parking for additional buses. The transit facility located in Town will be owned by the Town and leased to ESTA who will provide contracted service to the Town, MMSA, and the USFS for service to Reds Meadow.

Pedestrian Facilities and Trails
To promote non-motorized transportation to the Lakes Basin, the Town completed the Lake Mary Bike Path project, consisting of a five mile multi-use Class I bike path from Minaret Road to Horseshoe Lake, reconstructing the trailhead parking lot at the Lower Twin Lakes Bridge, completing gaps in the off street portions of the bike path, bus stops, and signage and wayfinding.

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

The Trails System Master Plan (TSMP) is a comprehensive trails and public access plan that updates the Town's 1991 Trails System Plan for the area within the Town's Municipal Boundary. In addition to new trails, paved pathways, soft-surface trails, signage and wayfinding, and associated amenities, the TSMP recommends actions to improve sidewalks, crosswalks, bus stops, bike lanes, bicycle parking, summer maintenance, and snow removal. The TSMP will also integrate and adopt the Sherwins Area Recreation Plan (SHARP) as a component of the TSMP. The SHARP includes proposals for trails, public access, and recreation facilities for winter and summer use within the Sherwins area. In 2010, a consultant, PCR Services Corporation, was hired to prepare the TSMP environmental impact report (EIR). The TSMP EIR was completed and certified, and the TSMP was adopted in October 2011.

Construction is underway for a path connecting Manzanita Road to the Shady Rest Tract. The path will provide public access to the northwest portion of the Shady Rest Tract and is intended to be used as a multimodal recreational trail for pedestrians, cyclists, and cross country skiers.

Over the last few years the Town has been awarded two State funded Safe Routes to School Program grants to construct sidewalks. The first is on Tavern Road between Sierra Park Road and Laurel Mountain Road. The second is on Sierra Nevada Road from Old Mammoth Road to Chaparral Road. The projects will add signage and construct an enhanced crosswalk on Old Mammoth Road. The projects also include an educational component to work with the schools program to promote the benefits of walking, biking, and alternative modes of transportation. The Tavern project will be constructed in 2012. The Sierra Nevada project will be designed in 2012 and constructed in 2013.

In 2012 the Town will also began construction of a sidewalk along Sierra Park Road and Sierra Manor Road with a Federally funded Safe Routes to School Program grant that was awarded in 2008. The Town recently received a second federally funded Safe Routes to School grand to complete a sidewalk on the north side of Meridian Boulevard from Sierra Park Road to Joaquin Road. Construction is anticipated to begin in 2013.

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

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

Also in 2011, the Mammoth Mountain Ski Area constructed a new pedestrian bridge connecting the Village Ski Back Trail to The Village at Mammoth. The bridge spans 90 feet across Forest Trail and is consistent with the "feet first" goals of the town.

Signage and Wayfinding
The Town continues to work on town-wide improvements to signage and wayfinding as part of the overall transportation system. In 2011, the Town and the U.S. Forest Service Inyo National Forest installed a number of trail signs as part of the completion of the Lakes Basin Path project. The signs are consistent with the Trail System Signage Program that was approved as a joint effort between the Town and the Inyo National Forest. Additionally, the Town has recently begun work on a municipal based signage and wayfinding program, and will be working with a design consultant in 2012 to complete a schematic design and master plan for signage and wayfinding within the Town's urban area. Both the Trails System signage and the municipal system signage will be complementary and will help to guide visitors to their destinations efficiently and effectively.

Conservation Elements

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

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

This Element supports the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation. The Snowcreek Development Agreement (DA), approved by Town Council in 2010, included a requirement for permanent preservation of the Mammoth Creek open space within the project boundary within two years of execution of the DA (i.e., 2012).

The Town prepared a draft update to the Town's Water-Efficient Landscape Regulations to encourage appropriate landscaping while conserving water, which will be refined through the SGC grant work conducted by the Town and consultant, Dyett & Bhatia. Also, the Town continues to require tree removal permits for the removal of hazardous trees and to reduce wildfire danger, which helps to maintain and preserve trees within the community in a healthy and safe condition.

The Town provided input to the Mammoth Community Water District (MCWD) on the District's Urban Water Management Plan (UWMP), which was completed and adopted in November 2011. The UWMP relates to the Town's land use and development projections, including population at one time (PAOT), analyzing the community's projected water demand against available resources. The Town will continue to work with MCWD to implement water conservation and infrastructure improvements, including update of the Water Efficient Landscaping Ordinance, to help implement the UWMP's recommendations and meet mandated efficiency goals.

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (APCD). This monitoring effort focuses on particulate matter (PM-10), which is caused by wood burning and cinders placed on the roads to increase traction during icy conditions. When PM-10 reaches certain levels in town, "no-burn" days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period. During the 2010-2011 monitoring season, federal PM-10 standards were not exceeded; however, more stringent State PM-10 standards were exceeded on 33 days. The days with the poorest air quality exhibited very cold and calm weather. For comparison, there were 25 days that exceeded State standards in 2009-2010. The air quality monitoring season is November 15th to March 15th.

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

Another valuable resource is Mammoth's dark night skies. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance that requires down directed and shielded light fixtures for all existing and proposed outdoor lights. This requirement has significantly reduced dangerous glare for

drivers and pedestrians as well. The Town continues to require all development projects to be consistent with these lighting requirements, and continues code compliance efforts to bring non-conforming fixtures into compliance with the Town's Lighting Ordinance.

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

Arts, Culture, Heritage and Natural History Element

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

The Public Arts Commission (PAC) was active in carrying out the duties of the Public Arts Fee Fund and Program (Municipal Code 15.18) in 2011. The purpose of the Public Arts Fee Fund and Program is to develop and maintain a visual arts program and provide for the acquisition and maintenance of quality works of public art. In 2011, the Town Council approved a Public Arts Plan to provide more effective and efficient use of arts-related resources.

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

Open Space Elements

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

The Town completed the environmental (i.e., CEQA) review for a new Parks and Recreation Master Plan, which was adopted by the Town Council in February 2012. The new Parks and Recreation Master Plan updated the two parks and recreation related elements of the General Plan.

Adopted in 2008, Measure R created a secured revenue stream (sales tax) that may be used for funding planning, construction, operations, maintenance, programming, and administration of all trails, parks, and recreation facilities managed by the Town without supplanting existing parks and recreation funds. Measure R is a financing vehicle for the creation of additional and/or the improvement of existing recreation opportunities for residents and visitors of Mammoth Lakes. It provides the means to prioritize parks, trails, and recreation needs and to allocate funds accordingly with the goal to improve the visitor experience, enhance quality of life for local residents,

and to achieve a sustainable year-round economy. Projects that received 2011 Measure R funds include the winter biathlon, Community Center Park, multi-use facility and ice rink, Trails End Park, Whitmore Pool enhancements, Mammoth Lakes Trail System, signage and wayfinding, and the Whitmore Track Project.

The Town and High Sierra Striders continued working on the Whitmore Track and Field Project. This project will bring a high performance track and field facility to the Eastern Sierra, located within the Whitmore Regional Park in Mono County. In spring 2011, the Town was awarded $112,404 through a Tire Derived Product grant for the use of recycled tires in this project. In December 2011, the CEQA review and Mono County use permit for this project were approved. Construction and installation of the track and field is scheduled to occur in summer 2012.

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

Noise Elements

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

Noise Element

A goal of the Noise Element is: "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise." The Town continues to enforce the noise limits stated in Municipal Code 8.16 Noise Regulation. The Town anticipates updating the Noise Element by 2012, as feasible with Town resources.

Community Design Element

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

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

Safety Element – Public Health and Safety Element

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

A new Police Station was approved in 2007, which is needed to provide adequate police services and resources for the growing community. Due to funding constraints that will delay the construction of the new Police Station, the Town approved a five year time extension for the Police Station permit approvals in 2011.

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

In 2011, the Town's Planning Commission approved a permanent search and rescue facility for the Mono County Sheriff's Search and Rescue Team. The structure includes office space, garage/parking area, meeting area, and kitchen area.

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

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

Economy Element

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

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

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

An Economic Stimulus Council (ESC) was established in 2011 to engage the business community in discussions of economics and economic stimulus. Establishment of the ESC has allowed the Town to engage, network, and build capacity in the business community. The ESC has agreed to continue their efforts to support the development and implementation of the Town's Economic Development Program.

The Council approved a draft scope of work for the Town's Economic Development Program in 2011. The Economic Development Program would implement the actions and programs within the General Plan and Destination Resort Community and Economic Development Strategy. The Town anticipated continued work on the Economic Development Program in 2012-2013. The Town Council also accepted the Mammoth Lakes Economic Forecast and Revitalization Strategies Report, which provided a long-range forecast of potential future development.

Housing Element

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

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

In 2011, the Town continued work to update the existing Housing Ordinance (Municipal Code 17.36) to reflect the Housing Element Update and the interim housing mitigation policy adopted by Town Council in 2009. The interim policy sets revised (reduced) requirements for housing mitigation, including reliance on an inclusionary housing requirement for residential and lodging projects, revision of the in-lieu fee schedule for housing, and exemptions for certain project types from housing mitigation. This update would also ensure compliance with recent legal mandates (the "Palmer and Patterson" cases) regarding inclusionary housing programs. The updated Housing Ordinance is anticipated to be adopted and effective in 2012.

Mammoth Lakes Housing, Inc. (MLH) was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes and to manage and facilitate the ownership and rental of such housing. Town staff continues to work with MLH on achieving the goals of the Housing Element. Attachment 1 identifies the Town's actions towards completion of

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

the programs and status of the Town's compliance with the deadlines in the updated Housing Element.

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

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

The December 31, 2011 balance within the Affordable Housing In-Lieu Fund totaled $432,670.

The Town, in conjunction with MLH, submitted one grant application for CDBG planning and technical assistance funds in the amount of $35,000, which was not awarded (Table 1).

Table 1: Housing Related Grant Applications

Grant Funding Source	Amount	Program	Status
CDBG	$35,000	Planning & Technical Assistance	Not Awarded

REGIONAL HOUSING NEEDS

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

Table 2: 2007-2011 Progress to Meeting RHNA

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

* Three non-deed restricted market rate units were constructed in 2011.

As shown in the Table 2, the Town did not acquire or construct any new housing units in 2011, but was able to complete the rehabilitation of the four low-income apartments (i.e., Star Apartments). Ongoing efforts will need to be focused on the production of housing, particularly for very-low, moderate, and above-moderate income residents, in order to achieve the Town's fair share of the regional housing need.

The Town continued to direct resources to housing in 2011, particularly the allocation of in-lieu housing funds, and a one point share of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's affordable housing non-profit. MLH has used these funds to leverage additional State and Federal grant funds to construct and acquire affordable housing units, to provide down payment assistance to qualifying households, and to provide assistance to qualified families to find and move into affordable housing units.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

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

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

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

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

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

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

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

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

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

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

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

In addition, the Housing Element identifies completion of the comprehensive Zoning Code Update as a key action. The Zoning Code Update will help to reduce regulatory constraints to housing development by ensuring that the Zoning Code is consistent with the General Plan, reducing ambiguity and making for a more efficient review process. It will also look at opportunities for streamlining and simplification of development review procedures, such as design review. The Zoning Code Update is underway and anticipated to be completed in fiscal year 2011-2012, following completion of the required environmental review.

The Housing Element also includes an action, H.2.B.1, to amend the Zoning Ordinance in keeping with the interim housing mitigation policy, which was adopted in November 2009. The analysis leading to adoption of the interim policy concluded that existing development impact and housing fees were set at a relatively high level, and were likely to suppress development, including new housing production. The interim policy simplifies the current requirements for housing mitigation, generally reduces the cost burden associated with housing mitigation, and requires periodic review of housing fees to ensure they are in line with actual community needs and costs to develop affordable housing. In addition, the Town and MLH are working with a consultant on long term development projections (i.e., development forecast) that will help to refine estimates of workforce housing needs and more efficiently calibrate housing programs and fees. A complete summary of the Town's progress to achieving the programs identified in the Housing Element is included as Attachment 1.

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2011. A detailed list of application requests is attached (Attachment 2).

Table 3: 2011 Planning Applications

Application Types	New Requests	Approved	Denied	In Process
Zoning Code Amendments	1	1	0	0
Tentative Tract Maps	0	1	0	0
Tentative Parcel Maps	1	1	0	1
Use Permit Applications	2	4	0	0
Development Agreements	1	0	0	1
Design Reviews	2	2	0	0
Administrative Design Reviews	6	6	0	0
Variances	0	0	0	0
Lot Line Adjustments	0	1	0	0
Concept Reviews	1	N/A	N/A	0
Zoning Adjustments	6	5	1 (withdrawn)	0
Administrative Permits	5	5	1 (withdrawn)	0
Time Extension Requests	4	2	0	3
Sign Permits	19	18	0	1
Tree Permits	85	85	0	0
Building Permits	680	648	0	32
Code Compliance Cases	150	141 (closed)	N/A	9
Business License (Tax Certificates)	210	N/A	N/A	Not available

LOOK AHEAD - MAJOR PROJECTS IN 2012

The Town of Mammoth Lakes anticipates a busy 2012 completing significant work programs and projects that will further implement the 2007 General Plan:

- Airport Layout Plan Update Narrative completion
- Code Compliance
- Downtown Concept for Main Street implementation
- Economic Development Program implementation
- Housing Ordinance adoption
- Mammoth Gateway Project
- Mobility Plan CEQA and adoption
- Municipal Wayfinding
- Ormat Geothermal CEQA/NEPA
- Project Impact and Evaluation Criteria (PIEC), Indicators, and Zoning Code implementation
- Public Arts Plan actions implementation
- Single Family Transient Rental Zone Code Amendment
- TOT Enforcement Program
- Trails Signage and Wayfinding
- Urban Water Management Plan
- Whitmore Track Facility construction
- Zoning Code Update CEQA and Adoption

ATTACHMENTS

Attachment 1: Annual Element Progress Report – Housing Element Implementation

Attachment 2: Detailed List of Planning Application Requests

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

Table A

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

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

* Note: These fields are voluntary

S2

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

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

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	55	9	3	0	0	0					12	43
	Non-deed restricted												
Low	Deed Restricted	56	57	15	0	4	0					76	-20
	Non-deed restricted												
Moderate	Deed Restricted	58	2	10	5	0	0					17	41
	Non-deed restricted												
Above Moderate		110	2	24	19	0	0					45	65
Total RHNA by COG. Enter allocation number:		279	70	52	24	4	0					150	129
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
H.1.A.1	Maintain an up-to-date GIS database.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	Provide annual reporting on the Town's progress to meeting the Housing Element.	On-going	This table, included with the annual planning report provided to the State Department of Housing and Community Development, is how the Town will report and track progress.
H.1.A.3	Ensure Master Plan/Specific Plan updates provide development capacity and policy to meet housing needs.	On-going	As master plans and specific plans are processed, the Community Development Department, Planning Commission, and Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1	Study exemption from density calculations for required on-site affordable and workforce housing.	31-Dec-10	The Town studied density exemptions for on-site affordable and workforce housing as part of the Zoning Code Update in 2011. The Zoning Code Update is anticipated to be adopted in 2012.
H.1.C.1	Prepare and codify District Plans that address livability and workforce housing and incentives for infill, mixed-use development.	31-Dec-11	The South Districts and Sierra Valley Sites district plans were completed in 2011. Codification will be through the Zoning Code Update after completion of CEQA review in 2012.
H.1.D.1	Amend the Housing Ordinance to incorporate General Plan Policy L.2.D. allowing additional density bonuses for deed-restricted housing projects.	31-Dec-10	The Housing Ordinance is being amended as part of the comprehensive Zoning Code Update. The draft Housing Ordinance was completed in 2011. The Zoning Code Update will be codified in 2012 after CEQA review is complete.
H.1.E.1	Develop criteria, standards, and thresholds for assessment and approval for Alternative Housing Mitigation Plans.	31-Dec-10	These criteria, standards, and thresholds will be included in the Housing Ordinance update. See H.1.D.1.
H.1.F.1	Continue to apply zoning standards that allow for special needs housing.	On-going	The Town is continuing to apply these zoning standards.
H.1.F.2	Modify the Municipal Code pursuant to SB 2.	23-Jun-11	The Zoning Code Update is underway and will include this amendment and the updated Housing Ordinance. The Zoning Code Update will be codified in 2012 after CEQA review is complete.

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Housing Element Implementation
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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

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

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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

H.3.A.1	Work with Mammoth Lakes Housing, Inc. to develop and adopt minimum design and livability standards for affordable and workforce housing units.	31-Dec-10	The livability standards adopted as part of the Interim Housing Mitigation Policy are included in the Housing Ordinance update that is part of the Zoning Code Update (See H.1.D.1).
H.3.C.1	Complete a District Plan for the Sierra Valley Sites.	31-Dec-10	The District Plan for the Sierra Valley Sites was completed in 2011.
H.4.B.1	Adopt a resolution waiving 100% of the application processing fees for developments in which at least 5% of units are affordable to extremely low-income households.	31-Dec-11	The Town anticipates amending the Municipal Code fee waiver section to include this program concurrently with the Housing Ordinance update. See H.1.D.1.
H.4.C.1	Amend the Municipal Code to allow residential care and assisted living facilities.	31-Dec-11	The draft Zoning Code Update includes this amendment. The Zoning Code Update will be codified in 2012 after CEQA review is complete.
H.4.C.2	Amend the Municipal Code to permit licensed group homes and small residential care facilities.	31-Dec-11	See H.4.C.1
H.4.C.3	Amend the Municipal Code to clarify that manufactured housing is permitted in all residential zones.	31-Dec-11	See H.4.C.1
H.4.D.1	Allow additional types of secondary housing units within the Rural Residential and Residential Single Family Zones.	31-Dec-12	See H.4.C.1
H.4.E.1	Complete the update of the Municipal Code to bring it into conformance with the 2007 General Plan and the Housing Element Update.	31-Dec-11	See H.4.C.1
H.4.E.2	Amend the DIF Ordinance to assure that impact fees do not impede housing production to meet the Town's RHNA.	31-Dec-10	The Interim Housing Mitigation Policy and DIF modifications adjusted housing fees, and exempted additional residential uses from payment of housing fees. Additional modifications may be made as a result of the 2011 Housing Needs Assessment.
H.4.E.3	Amend the Town's parking standards to allow reduced parking standards for affordable housing and infill and mixed use housing.	31-Dec-11	See H.4.C.1

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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

H.5.B.1	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	31-Dec-10 and on-going	Information regarding fair housing practices is expected to be completed in fiscal year 2011-2012.
H.5.C.1	Establish a process to address fair housing complaints and inquiries.	31-Dec-11 and on-going	The Town anticipates establishing a process to address fair housing complaints and inquiries by the end of fiscal year 2011-2012.
H.6.A.1	Update and revise local building codes in accordance with State Green Building requirements, and consider adoption of an ordinance that includes incentives for use of green building technologies that exceed building code requirements.	31-Dec-10 and on-going	The Town is enforcing the 2010 California Building Code. The Town will study and consider the adoption of incentives for use of green building technologies that exceed the 2010 Code's requirements through the Zoning Code Update process.
H.6.B.1	Work with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes.	31-Dec-10 and on-going	The Town continues to work with Mammoth Lakes Housing on permits for upgrades to existing non-transient housing.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction Town of Mammoth Lakes

Reporting Period 1/1/2011 - 12/31/2011

General Comments:

Attachment 2

Detailed List of Planning Application Requests
January 1 to December 31, 2011

A. Development Agreement

i. DA 11-001: Mammoth View development agreement; on hold.

B. Zoning Code Amendments

i. ZCA 11-001: Sign Code Update; approved.

C. Tentative Parcel Maps

i. TPM 11-001: Danhakl – Subdivision of one parcel into three parcels; on-going.

D. Use Permit Applications

i. UPA 11-001: Mammoth Lakes Housing – Rehabilitation of an existing multi-unit structure; approved.

ii. UPA 11-002: Mammoth Rock 'N Bowl; approved.

E. Design Review

i. DR 11-001: Temporary Holding Facility (Sprung Structure); approved.

ii. DR 11-002: Mammoth Rock 'N Bowl; see UPA 11-002.

F. Administrative Design Review

i. ADR 11-001: Sierra Manors re-paint; approved.

ii. ADR 11-002: Mammoth Lakes Police Station re-paint; approved.

iii. ADR 11-003: Coldwell Banker re-paint; approved.

iv. ADR 11-004: Ocean Harvest re-paint; approved.

v. ADR 11-005: Viewpoint Condominiums re-paint; approved.

vi. ADR 11-006: Holiday Haus re-paint; approved.

G. Concept Review

i. CR 11-001: Altis Master Plan amendment; completed.

H. Zoning Adjustments

i. ADJ 11-001: Mammoth Lakes Housing - Decrease of 20% of the required front yard setback; see UPA 11-001.

ii. ADJ 11-002: Lighthouse Church – Reduction in size of some parking spaces; approved.

iii. ADJ 11-003: Decrease of 20% of the required street side yard setback

and an increase of 5% in the permitted lot coverage; approved.

iv. ADJ 11-004: Decrease of 20% of the required side yard setbacks; approved.

v. ADJ 11-005: Decrease of 20% of the required front yard setback; approved.

vi. ADJ 11-006: Request for an increase in the permitted lot coverage; withdrawn.

I. Administrative Permits

i. AP 11-001: Lighthouse Church; see ADJ 11-002.

ii. AP 11-003: Climbing Walls; approved.

iii. AP 11-004: CrossFit; approved.

iv. AP 11-005: BBQ Restaurant; withdrawn.

v. AP 11-006: Red Lantern; approved.

J. Time Extension Requests

i. TER 11-001: Sarraf (DR 2007-02); approved.

ii. TER 11-002: Bungalows (TTM 36-242); on-going (approved 1/11/12).

iii. TER 11-003: South Hotel (TTM 36-234); on-going (approved 1/11/12).

iv. TER 11-004: Mammoth View (TTM 10-001); on-going (approved 2/8/12).

K. Sign Permits: 19 sign permit applications were submitted; 18 were approved and one is on-going.

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

M. Building Permits & Certificates of Occupancy: A total of 680 building permits were submitted in 2011. In 2011, two certificates of occupancy were issued for a duplex and one for a new detached unit (i.e. single-family homes).

N. Code Compliance: During 2011, 150 code compliance cases were initiated and only nine are pending. Cases included trash, lighting, and sign complaints.

O. Business Tax Certificates: A total of 210 business tax certificates were applied for in 2011. This was a decrease of 24 from the number of business tax certificate applications in 2010.