



TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2019

Prepared by:

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A handwritten signature in blue ink, reading "Daniel C. Holler", is written over a horizontal line.

Daniel C. Holler
Town Manager

Date: March 11, 2020

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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, 2019.

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EXECUTIVE SUMMARY

The Town of Mammoth Lakes January 1 – December 31, 2019, Annual Planning Report was prepared by the Town of Mammoth Lakes Community and Economic Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on March 18, 2020. The Annual Housing Element Progress Report was submitted to the State Department of Housing and Community Development (HCD) on March 5, 2020.

This report summarizes the measures and actions associated with the implementation 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, and Housing. The Town's General Plan addresses all the required elements and includes several optional elements that address specialized local objectives and priorities. The organization of the Town's General Plan elements differ slightly from the State's standard in how they are titled and organized.

During the 2019 planning period, the Town continued to make progress towards implementation of the General Plan through the completion of long-range planning projects that carried over from 2018, and work on both long-range and current projects that were initiated in 2019. Projects that carried over from 2018 include the 2019-2027 Housing Element update, an SB1 funded Climate Adaptation Planning Grant awarded by Caltrans for the preparation of a climate change vulnerability assessment and climate adaptation and resiliency strategies, and the 2019 Public Health and Safety Element Update.

Near the end of 2018, the Town Council held a strategic priority setting workshop on December 5th, to establish Council priorities and identify objectives to guide Staff and Town Council work programs for the following 18-month period. The strategic priorities identified during the workshop formed the basis for strategic investment and allocation of limited time and financial resources during 2019 and into the 2020 planning period. The four primary Strategic Priorities that were adopted are based upon the values identified in the General Plan Community Vision Statement:

1. Expand availability and affordability of community housing.
2. Enhance our recreational based economy through amenity investment.
3. Capital infrastructure, new investment, improvements and maintenance.
4. Implementation of enhanced and required municipal services.

The four strategic priorities were adopted along with focused objectives that could feasibly be accomplished within the projected 18-month period. Accomplishments for the 2019 planning year are discussed throughout this report.

This report also includes information on planning applications that were initiated, completed, or underway in 2019. Overall, building activity increased in 2019 from the previous year with approximately 137 more building permits submitted. A total of 840 Building Permits were applied for in 2019, with 728 of those permits being issued during the 2019 calendar year.

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2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was last comprehensively updated in 2007, and includes ten elements that guide development, conservation, and land uses within the Town. The elements of the General Plan encompass the seven elements required by State law, as well as several optional elements adopted by the Town to address issues of local importance and concern. The ten elements of the Town's General Plan are:

- Economy
- Arts, Culture, Heritage and Natural History
- Community Design
- Neighborhood and District Character
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Housing

The 2007 Town of Mammoth Lakes General Plan did not include updates to the Housing, Parks and Recreation, or Noise Elements. The General Plan Elements that have since been updated include the 2012 Parks and Recreation Master Plan (PRMP), which replaced the previous Parks and Recreation Element (1990). The Mobility Element was updated in 2016 and replaced the 2007 Circulation Element. The 2014-2019 Housing Element was updated in 2019 and covers the 2019-2027 planning period. The Public Health and Safety Element was updated in 2019 to address wildfire hazards and incorporate climate adaptation strategies. The Noise Element (1997) is still in effect and will be updated when feasible.

Since the adoption of the 2007 General Plan, the Town Council has made several policy decisions regarding implementation. These include the 2009 PAOT/PIEC Policy, the 2014 Zoning Code Update, the 2014 elimination of the CBIZ Policy, and the 2016 updates to the General Plan and Zoning Code to implement a floor area ratio standard and update the General Plan Mobility Element. A General Plan Amendment was approved in 2017 to increase the allowed uses in the Institutional Public (IP) land use designation, requiring changes to the Land Use Element and the Buildout Table. The purpose of the amendment was to allow for a wider range of housing uses to support the allowed institutional uses (e.g. schools, college, hospital, government agencies, etc.) and to allow for the proposed Mammoth Arts and Cultural Center and Wounded Warrior Center projects to be located on properties owned by Mammoth Lakes Foundation, which are located on College Parkway within the IP zoning designation. The most recent amendments to the General Plan are listed below.

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In 2019, the following General Plan Amendments were adopted or worked on:

GPA 19-001: Housing and Public Health and Safety Element Updates

- 2019-2027 Housing Element Update: The State of California requires updates to the General Plan Housing Element on a periodic basis; this update to the 2014-2019 Housing Element was due to HCD by August 15, 2019. The General Plan Amendment was adopted by Town Council on August 7, 2019. Town staff received notification from the State Department of Housing and Community Development September 19, 2019, certifying that the Town's updated Housing Element is deemed to be in full compliance with State Housing Element law.
- Safety Element Update: The Safety Element addresses a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation. The update consists of a comprehensive update to the existing element, which was adopted in 2007. Since 2007 a number of State mandates have been enacted which required an update of the Safety Element upon the next required update of the Housing Element. The adopted Safety Element update complies with the following State mandates:
 - SB 1241 – Fire Hazard Safety – requires that the Safety Elements of General Plans be revised upon the next update of the Housing Element to address State Responsibility Areas (SRAs) and Very High Fire Hazard Severity Zones. The revision must include information about wildfire hazards as well as goals, policies, and objectives and feasible implementation measures for the protection of the community from the unreasonable risk of wildfire in compliance with Government Code Sections 65302(g)(3), 65032.5 and 66474.02. The wildfire hazard component of the Safety Element update was largely informed by work completed as a part of the Community Planning Assistance for Wildfire (CPAW) technical assistance grant that was awarded to the Town in October 2017.
 - SB 379 – Natural Hazard Adaptation and Resiliency – Requires the safety elements of general plans to be reviewed and updated to include climate adaptation and resiliency strategies. The review and update must consist of the following components: 1. A vulnerability assessment that identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change. 2. Set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment. 3. Set of feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives. It supports the State's overall adaptation strategy, Safeguarding California, by ensuring cities and counties are providing for the safety of their communities and planning for adaptation to climate change impacts.

GPA 19-002: General Plan and Zoning Code Amendments to adopt the Town Density Bonus Program Update. The intent of the proposed amendment is to develop Zoning Code regulations implementing the revised Town Density Bonus Program and allow for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units. The maximum density

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increase (i.e., up to a maximum of twice the base density) would remain the same as the existing Town Density Bonus Program. The Town Council approved the General Plan and Zoning Code Amendment on March 4, 2020.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2019 to implement the General Plan:

- 2019-2027 Housing Element Update: A General Plan Amendment for the 2019-2027 Housing Element Update was adopted by Town Council on August 7, 2019. HCD certified the adopted Housing Element on September 19, 2019.
- 2019 Safety Element Update: Incorporated recommendations for wildfire mitigation goals, policies and actions that were prepared with expert help from the Community Planning Assistance for Wildfire (CPAW) organization through a technical assistance grant. The work product from this grant informed Safety Element Updates to meet the requirements of SB 1241 (Fire Hazard Safety). The Board of Forestry and Fire Protection reviewed and accepted the Safety Element update at their August 20, 2019 meeting.
- A climate change Vulnerability Assessment was completed for the Town, which was funded by a Climate Adaption Planning Grant awarded by Caltrans. Adaptation strategies and action items were developed and incorporated into the Town's General Plan Public Health and Safety Element. The Vulnerability Assessment was accepted by the Town Council on August 21, 2019.
- In 2019, Town staff continued coordination with Mono County on the completion and adoption of a Multi-jurisdictional Hazard Mitigation Plan (MJHMP). Town Council adopted the Mono County and Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan on May 15, 2019.
- Town Council approved the Mammoth Lakes Community Wildfire Protection Plan (CWPP) for annexation into the adopted Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) on December 4, 2019.
- The Town completed a Conceptual Land Use Planning process for "The Parcel" property, with the intent to facilitate development of long-term community housing to address a substantial portion of Mammoth Lakes' community housing need. The Conceptual land use plan was developed with community participation and the Final Conceptual Land Use Plan was approved by Town Council on December 11, 2019.
- Work began on an SB1 grant awarded by Caltrans for a Mobility Hub Study and Program. The project is a study and implementation program that addresses planning for mobility hubs in the Town of Mammoth Lakes.
- Environmental (NEPA and CEQA) work began on the MMH Airport Terminal Area Development Plan Project. Staff also continued to work with the Federal Aviation Administration (FAA) on airport improvements that implement the Airport Capital Improvement Program (ACIP).

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- Work on the Multi-Use Recreational Facility/Community Recreation Center project continued, as the project was re-scoped in order to bring the overall project cost within budget. A Major Design Review application was processed for a proposed amendment to allow for a revised building and site design that incorporates a roughly 40,000 square foot, prefabricated tensile structure in place of the previously approved building. The Major Design Review application was approved by the Planning and Economic Development Commission on January 8, 2020.
- Town staff collaborated with Mammoth Lakes Housing (MLH) and the Chamber of Commerce to implement short-term housing opportunities through a landlord-tenant matching program, with a goal of housing 50 local employees. Work on this program is still ongoing.
- Implementation of the Main Street Sidewalk Project was completed in 2019. This project was a multi-year effort that increased overall public parking spaces, added new bus shelters, and completed sidewalk connections from Old Mammoth Road to The Village at Mammoth.

The primary challenges encountered while furthering the goals of the General Plan include:

- Competing, necessary, and unanticipated priorities, as well as State mandates influence staff time spent on approved work programs, and do not always directly align with the General Plan Implementation Program items that are typically used to gauge progress towards implementing the General Plan. Funding limitations also make it necessary to prioritize specific projects and objectives for Town work programs.

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."

Zoning Code Updates

The Town's Zoning Ordinance is consistent with the Land Use Element of the General Plan and it is through the day-to-day application of the Zoning Ordinance that the Land Use Element is primarily implemented. The Town's most recent comprehensive Zoning Code Update (ZCU) was adopted in 2014. Since that time, numerous Zoning Code Amendments have been processed. In 2019, the following Zoning Code Amendments were adopted or worked on:

- ZCA 18-003: Mammoth Lakes Foundation and the Southern Mono Healthcare District submitted an application to amend the Zoning Code to allow physical wellness and rehabilitation facilities within the Public and Quasi-Public zoning

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district. The specific purpose of this amendment is to allow for the future National Wounded Warrior Center project, which is proposed to be located at 121 College Parkway. ZCA 18-003 was adopted on 2/20/19.

- ZCA 19-001: Amendment to correct minor errors and inconsistencies, clarify specific standards, update Sections to be consistent with recent changes in State laws, and correct an error on the Zoning Map. Since the Zoning Code was comprehensively updated in 2014, two other “clean-up” zoning code amendments have been processed to address minor corrections, clarifications, and other issues that have been found in the day-to-day application of the Town’s Zoning Code. This Zoning Code “clean-up” was adopted 10/2/2019.
- ZCA 19-002: Town Density Bonus Program Update includes modifications to the General Plan and Zoning Code. Amendments to the Zoning Code regulations include implementing the revised Town Density Bonus Program to allow for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units. The maximum density increase (i.e., up to a maximum of twice the base density) would remain the same as the existing Town Density Bonus Program. This Zoning Code Amendment was approved by the Town Council on March 4, 2020.
- ZCA 19-003: Adoption of an urgency ordinance making amendments to the Municipal Code standards for Secondary Dwelling Units. The Zoning Code amendment achieves compliance with the State legislative requirements imposed by AB 881, SB 13, and AB 587, regarding secondary dwelling units. The Zoning Code Amendment was adopted on December 18, 2019.

Community Indicators Report

Land Use Element Action Item L.1.A.2 directs the Town to prepare an annual Community Indicators Report to monitor the pace of growth and to plan for changing conditions. The Community Indicators Report format was developed in 2013 with the assistance of the Planning and Economic Development Commission and various stakeholders in the community. The purpose of the report is to educate residents, inform planning and other public resource allocation decisions, and attract new private capital to the community. The report ties on-the-ground actions to previous visioning, planning, and high-level policies. The Town’s Planning staff prepared a Community Indicators Report for the 2018 calendar year, which was accepted by Town Council on July 17, 2019. The 2019 Community Indicators Report will be presented to Town Council in July, 2020.

Conceptual Land Use Plan Development for “The Parcel”

Land Use Element Goal L.2 directs the Town to “Substantially increase housing supply available to the workforce.” Action Item L.2.C.1 directs Town staff to develop a workforce housing strategy. Town Council adopted a Strategic Priority on December 5, 2018, directing staff to focus work programs to “expand availability and affordability of community housing.”

The purchase of the “Shady Rest” parcel was determined to be a near-term action strategy in the 2017 Mammoth Lakes Community Housing Action Plan (CHAP). In an effort to implement the Community Housing Action Plan and facilitate the development of workforce housing as directed in the General Plan Land Use Policy L.2.C, the Town

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purchased the +/- 25 acre "Shady Rest" parcel and escrow closed on the property in March 2018. The CHAP defined a near-term action strategy to pursue a community process of master planning the "Shady Rest" parcel (now referred to as The Parcel), and preparations for a community driven process of preparing a master plan for "The Parcel" began in 2018.

In 2019, the Town embarked on the preparation of a Conceptual Land Use Plan for The Parcel. Lisa Wise Consulting was hired as the primary consultant team to help the Town facilitate the conceptual land use planning process, with an approach that recognized that it takes a community to build a community. The "Plan The Parcel" process has included extensive outreach and local participation to ensure development of a plan that is grounded in community ownership and support.

The Final Conceptual Land Use Plan prepared for The Parcel was approved by Town Council on December 11, 2019. The Plan was based on extensive community outreach and participation. The purpose of the Plan is to document the community's aspirations for The Parcel and provide conceptual design guidance to facilitate development of up to 450 units of affordable housing. The Plan is not a regulatory document, and flexibility from the design, key features, and development program described in this Plan are expected to accommodate changes to the affordable housing development landscape over time; unique developer proposals; and new ideas, approaches, and strategies as build-out progresses.

Urban Growth Boundary

Land Use Goal L.6 directs the Town to maintain its Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, protect natural and outdoor recreational resources, and monitor development in terms of build-out in the General Plan. In Accordance with General Plan Land Use Policy L.6.E, the Town continues to monitor and coordinate with Mammoth Mountain Ski Area (MMSA) regarding its Land Exchange with the U.S. Forest Service which was completed in March, 2020. Mammoth Mountain Ski Area will work with the Town in 2020, to begin the CEQA environmental review process for a General Plan and Zoning Code Amendment, to incorporate the area into Town's Urban Growth Boundary.

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." The intent statement for this element states that Mammoth Lakes will develop as a village in the trees, and that development will be planned to visually connect with the natural surroundings by accentuating existing Jeffrey pine forest and manzanita/sage scrub and meadows. The Community Design Element also provides direction for the creation of public spaces and improvements to streetscapes.

Policy C.2.B. of the Community Design Element directs the Town to maximize opportunities for public spaces that support community interaction, including

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performance and arts spaces, and child activity centers through public-private partnerships.

The Town completed its Community Center rehabilitation project in the Fall of 2019. The Community Center is used frequently for Parks and Recreation programmed classes (gymnastics, drama, Zumba, etc.), meetings, and select private gatherings. The Tennis courts are also well-used from May through September, pending weather.

One of the four Town Council Strategic Priorities that apply to the 2019 reporting period includes "Enhance our recreational based economy through amenity investment." A specific objective identified under this priority includes direction to fund construction of the multi-use recreational facility (year-round recreation center) and to define the site, plans and phasing for the project.

Throughout 2019, town staff continued work on the development and implementation of the Multi-Use Facility project. The project was re-scoped after bids for construction of the approved project came in significantly over budget. On June 5, 2019, after evaluating alternatives, Town Council voted to authorize staff to proceed with the design and development of the facility as a fabric tensile structure (Sprung structure). The Council also affirmed their commitment of the Community Recreation Center by voting to approve the complete \$13 million funding package. The year-round Community Recreation Center (multi-use facility) will be located at Mammoth Creek Park West operating in winter (6 months) as an ice rink and in the summer, sport tiles will cover the rink area creating a 20,000 sq. foot "Mammoth RecZone." A Major Design Review Amendment application was approved by the Planning and Economic Development Commission on January 8, 2020.

Work also continued on the Mammoth Arts and Cultural Center Major Design Review application. The project consists of a new performing arts theatre, outdoor amphitheater, improvements to the existing Edison Theatre, and creation of new access, circulation, and parking. The Major Design Review and Mitigated Negative Declaration were approved by the Planning and Economic Development Commission on April 10, 2019. The Mammoth Lakes Foundation submitted an application to amend the approved project in November 2019. Approval of the proposed design revisions is anticipated to occur in March 2020. The Town will complete an operational funding agreement with the Mammoth Lakes Foundation in 2020 and groundbreaking is also anticipated to occur in 2020.

Goal C.3. of the Community Design Element calls for the Town to provide safe and attractive public spaces, including sidewalks, trails, parks and streets. To implement the policies and actions of this Element, the Town continues to work on projects that will create significant public spaces and incorporates the oversight of an Advisory Design Panel (ADP) and/or Planning and Economic Development Commission (PEDC) Design Committee to review site design, building massing and architecture of proposed development projects. In 2019, the PEDC Design Committee met two (2) times and reviewed four (4) projects. The ADP met three times in 2019, to review the Yotelpad condominium hotel project application, Five-Forty mixed-use project, and the proposed redevelopment of the Sierra Center Mall into the Mammoth Hotel 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 the

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entitlement process.

The Town's Main Street Sidewalk project achieves numerous goals outlined in the General Plan's Community Design, Mobility, and Health and Safety Elements. The Upper Main Street Sidewalk Project was opened to the public in 2018. The Lower Main Street sidewalk is the 3rd phase of the project and the new sidewalk located along the north side of the frontage road was also opened to the public in 2018. During 2019, the contractor completed the segments along the South Frontage Road and Sierra Boulevard to Mountain Boulevard, which concluded the Main Street Project.

Community Design Element Policy C.3.D.1 directs the Town to prepare streetscape design plans. In 2019, the Town worked with consultants including JK architecture and Engineering to facilitate public engagement and develop landscaping and streetscape plans for the Old Mammoth Road Beautification Project. Construction is anticipated to begin in 2020. Additional work was done to animate streetscapes along Old Mammoth Road and Main Street with the installation of illuminated snowflakes on several of the existing light fixtures.

Progress towards implementation of Community Design Element Policy C.3.D.2 regarding preparation of a town-wide directional signage and way-finding plan occurred in 2019, with the implementation of Phase I of the Town's Municipal Signage and Wayfinding program. Installation of new town-wide pedestrian and vehicular directional signage was completed in the Fall of 2019. Removal of old signage is expected to be completed in 2020.

Neighborhood and District Character Element

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

In 2019, the Town continued to apply the Town wide Neighborhood District Planning document, which integrates all the neighborhood district plans into a single comprehensive document. The Town wide document continues to facilitate the overall planning and implementation of specific policies and actions contained in the individual district plans. The comprehensive 2014 Zoning Code Update codified the recommendations of the Neighborhood District Plans into development and land use standards to facilitate implementation.

Circulation Element – Mobility Element

An update to the Mobility Element of the 2007 General Plan was adopted by Town Council December 6, 2016. The intent statement for the Element states, "The Mobility Element establishes the Town's goals, policies, and actions necessary to achieve a progressive and comprehensive multi-modal transportation system that serves the needs of residents, employees, and visitors in a way that is connected, accessible and safe." Public Works projects underway in 2019 that implement the Mobility Element are described below.

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The Public Works and Engineering Work program for 2019 aligned with the Town Council Strategic Priority directing new investment in capital infrastructure, improvements and maintenance. The Council's objectives included the following:

- Invest in pavement rehabilitation, replacement, and expansion (roads, MUPs, sidewalks, and parks). Complete at minimum MUP rehabilitation and prepare for the next road rehabilitation project.
- Implement the Airport Capital Improvement Program (ACIP) with near term projects under construction (airport ramp, safety elements, and pavement improvements)
- Focused implementation of CIP that supports facilities to advance approved/accepted Town Plans with projects to define "all-in" costs with complete projects.

Main Street Implementation Plan Project

The Main Street Implementation Plan Project was completed in 2019. The multi-year, 8.1 million-dollar project began in summer 2012 and advances the recommendations of the Downtown Concept for Main Street (Land Use Action Item L.1.D.1 implementation of neighborhood district plan). The project included construction of new "feet-first" transportation infrastructure and improvements to pedestrian and bicyclist safety, including new sidewalks, bike lanes, and transit shelters, as well as improvements to parking and business access, snow removal operations, and streetscape features along Main Street.

Mobility Hub Study and Program

Work began on a Mobility Hub Study and Program in 2019. The project is an SB1 funded Sustainable Transportation Planning Grant Program that was awarded to the Town by Caltrans in 2018. In March of 2019, the Town issued a request for proposals soliciting qualified consultants. Staff ultimately selected Kimley-Horn to complete the scope of work. The study and implementation program will address planning for mobility hubs in the Town of Mammoth Lakes. The Mobility Hub Study and Program will evaluate and inventory existing conditions, estimate future demand, and plan for district parking with coordinated transit stops and facilities for bicyclists and pedestrians. The Program will move forward the Town's Parking and Snow Management District Feasibility Study to produce draft policies and a plan for implementation, including the costs of acquisition and construction for the hubs. Possible policies include an in-lieu fee parking program to fund mobility hubs and incentives and requirements for public and developer participation in shared parking facilities.

Streets

The Town used its 2019 allocation of SB1 funds to remove and replace curb, gutter and sidewalk along the north side of Meridian Boulevard between Obsidian Drive and Minaret Road and between Minaret Road and Sierra Star Parkway.

The Town performs annual maintenance on Old Mammoth Road through the Old Mammoth Road Benefit Assessment District. Work includes the replacement of curb and gutter, sidewalk panel replacements, landscaping along the parkway, and replacement of light fixtures adjacent to Old Mammoth Road.

The Town continues to hold meetings with the California Department of Transportation

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(Caltrans – District 9) and works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

The Town road crew provides stop gap and seasonal maintenance of the Town's streets, signs, and drainage systems. This includes restriping all the Town's streets, replacement of damaged signs, and clearing the Town's culverts and dry wells.

The Town invested in new maintenance and fleet vehicles in 2019 with the purchase of a 966M Cat loader with blade, 966M Cat Loader with Kodiak Blower, Baldersen 14ft Loader Blade, Peterbilt Plow truck with dump/cinder bed, 6 Work Trucks, 6 Administration Vehicles, and a Ride-on Paint Striper.

The partner agencies (The Federal Highways Administration Central Federal Lands Highway Division (FHWA-CFLHD), the United States Forest Service and Town of Mammoth Lakes) involved with the Red's Meadow Road project continued to review and revise the plans for the reconstruction of the road. Significant progress was made in 2019 with the review of 70% of the plans. The purpose of the project is to improve the deteriorated condition of Red's Meadow Road and improve vehicular access to the popular recreational area. The roadway is currently in a deteriorated state, and the steep one-lane roadway in the upper 2.5 miles hinders user mobility as opposing vehicular traffic cannot readily and safely pass each other. The resulting conditions include long queues of waiting vehicles and ongoing safety concerns. The partner agencies involved with the Red's Meadow Road project continued to review and revise the plans for the reconstruction of the road.

Pedestrian Facilities and Trails

The Town continues to work on town-wide improvements to trail system signage and wayfinding as part of the overall transportation system. The Town completed the Municipal Wayfinding Master Plan in 2012, which included a complete schematic design and master plan for signage and wayfinding within the Town's urban area. The municipal program is intended to integrate with the Trail System Signage Program, directing visitors to public and private recreation, civic, commercial, and entertainment destinations. Additional engineering work was completed in 2013 and provided engineered drawings that were incorporated into the Town's Public Works Standards in early 2014. In 2018, the Public Works Department engaged a consultant to review the work that was previously completed on the Town's Municipal Signage and Wayfinding plan in order to review messaging, locations, and eliminate potential clutter. Installation of new municipal wayfinding signage (phase I of the project) was completed in the Fall of 2019.

Multi-use path repairs continued in 2019 and were completed in the Summer of 2019.

Air Service

In 2019, commercial air service included year-round daily service to Los Angeles and daily winter service to Denver and San Francisco. The Town continued scheduled Winter charter service to Burbank and Orange County, California, provided by JetSuiteX.

The Segmented Circle upgrade and Windcone project were completed in 2019. The airport's mid field Windcone and Segmented Circle were relocated to move them out of the Runway Safety Area to a more suitable location north of Taxiway A.

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Staff continues to work with Inyo County, Eastern Sierra Council of Governments, and the FAA related to regional approaches to enhanced air service. This work includes coordination for the anticipated move of commercial air service to Inyo County's Airport (BIH). In 2019, staff kicked-off the preparation of necessary CEQA and NEPA documents for the Town's proposed Terminal Area Development Plan project.

The Town continued to work towards the implementation of the Airport Capital Improvement Plan (ACIP) and submitted applications for Airport Improvement Program (AIP) funding for projects including northern security gates and terminal area fencing, reconstruction of Town hangar taxi lane, and slurry seal for Taxiway A.

Public Transit

The Town continues to contract with Eastern Sierra Transit Authority (ESTA) to provide community transit services, which are funded with committed Transient Occupancy Tax revenues and dedicated transit funding. These services provide over 15,000 service hours annually.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation, and Resource Management and Conservation. 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."

Adopted by Town Council on February 1, 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and guides the development and improvement of a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes' residents and visitors. As stated in the PRMP, the parks and recreation vision is to "provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."

The shared purpose of the Parks and Recreation Department and Recreation Commission is to provide residents and visitors with high-quality recreation facilities and diverse programming that promotes a degree of excitement, individual expression, exploration, pleasure, challenge and accomplishment that can lead to an improved quality of life. By providing opportunities for these interactions and connections to occur, the department is directly contributing to the development of strong families, social equity, an enriched quality of life and most importantly, a healthy and vibrant community.

Parks and Recreation Strategic Workplan

Accepted by the Recreation Commission on February 12, 2019, the annual workplan was developed to strategically guide the Parks and Recreation Department and Recreation Commission in fulfilling a shared vision and mission for community recreation. The strategies for 2019 aligned with the Town Council 18-Month Strategic Priorities and the Parks and Recreation Master Plan. The Workplan is aligned with the following Town Council Strategic Priorities:

- A. Enhance our recreational based economy through amenity investment

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- Fund construction of Multi-Use Recreational Facility (Year-Round Recreational Center).
- B. Capital Infrastructure new investment, improvements and maintenance
- Invest in pavement rehabilitation, replacement, and expansion (Roads, MUPs, Sidewalks, and Parks).
 - Focused implementation of CIP that supports facilities to advance approved accepted Town Plans with projects to define “all-in” costs with complete projects.

The five core strategies and goals that were accepted by the Recreation Commission are as follows:

1. Work Program of the Recreation Commission
 - a. Enhanced Recreation Facilities
 - b. Renewed Focus on Community Programming
 - c. Enhanced Engagement with Mammoth Lakes Recreation (MLR)
 - d. Enhanced Engagement with Industry Associations
 - e. Better Planning = Stronger Community
2. Maintain and Enhance the Town’s Recreation Infrastructure
 - a. Enhanced Recreation Facilities
 - b. Maintaining Recreation Infrastructure (Deferred Maintenance Program)
 - c. Sustainability
3. Deliver Innovative, Expanded and Affordable Community-Centric Recreation Programming
 - a. Community-Centric Programming (Internal)
 - b. Enhanced Community Programming (External)
 - c. Program Delivery
 - d. Integrated Communication and Engagement
4. Strengthen Organizational Systems and Structures
 - a. Operational Excellence
 - b. Continual Improvement
5. Develop Team Capacity and Organizational Culture
 - a. Strengthen Organizational Culture
 - b. Professional Development
 - c. Recruit and Retain the Best
 - d. Embrace Emerging Trends

Recreation Programming

In 2019, the Parks and Recreation Department hosted 1,052 participants in youth programming across 20 different programs. Compared to 2018, summer camp participation grew by an impressive 23%. New programming in 2019 included a Girls Mountain Bike Camp and the Junior Aces Tennis Program. Between Fall 2018 and Summer 2019, 657 adults participated in programmed activities across 10 programs. Adult

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programming included indoor soccer, indoor volleyball, curling, hockey and softball leagues, as well as ice skating and tennis lessons.

Recreation Facilities

The Whitmore Pool opened on May 6, 2019, and the season was extended until September 5, representing 111 operational days. The pool welcomed 6,307 visitors, up from 5,717 in 2018. During winter, the Mammoth Ice Rink opened for a total of 61 days, down from 72 operating days compared to the prior season and welcomed 9,378 people at the facility.

Deferred Maintenance

The Town continues to operate and maintain all Town owned and managed parks and recreation facilities, including Mammoth Creek Park, Community Center Park and Tennis Courts, Shady Rest Park, Whitmore Track and Sports Field and Pool, Ice Rink/Multi-Use Facility, and Trails End Park. A total of \$417,685 of deferred maintenance work was completed in 2019.

New Community Recreation Center

In 2019, Town Council directed staff to proceed with the development of the re-designed Community Recreation Center utilizing a fabric tensile structure (Sprung) design and affirmed their commitment of the Community Recreation Center by voting to approve the complete \$13 million funding package. The year-round Community Recreation Center (multi-use facility) will be located at Mammoth Creek Park West operating in winter (6 months) as an ice rink and in the summer, sport tiles will cover the rink area creating a 20,000 sq. foot "Mammoth RecZone."

Special Use Taxes

The Measure R or "Mammoth Lakes Recreation, Trails and Parks Investment Initiative" Ordinance No. 08-01 was adopted by the Mammoth Lakes Town Council on February 20, 2008 and approved by the voters of Mammoth Lakes on June 3, 2008. The Ordinance imposed a Transactions and Use Tax in the amount of one-half percent for the purpose of funding Recreation, Trails and Parks. Measure R is a special fund designated for use by the Town of Mammoth Lakes only for the planning, construction, operation, maintenance, programming and administration of all trails, parks and recreation facilities managed by the Town of Mammoth Lakes without supplanting existing parks and recreation facility maintenance funds. Recommendations for the use of Measure R funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure R projects completed in 2019 include:

- Shady Rest Disc Golf Park
- Measure R audit
- Whitmore Track/Trails End Park maintenance
- Special event equipment
- Mammoth Lakes Recreation administration
- Trails administration and projects

The Measure U or "Mammoth Lakes Mobility, Recreation and Arts & Culture Utility Users Tax Ordinance" was adopted by the Mammoth Lakes Town Council on March 17, 2010, and approved by the voters of the Town of Mammoth Lakes on June 8, 2010. The

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Ordinance states: "On or after July 1, 2011, all proceeds of the tax shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for Mobility, Recreation and Arts & Culture. Such tax proceeds shall not supplant existing funds used for the purposes set forth above." Recommendations for the use of Measure U funds are determined by Mammoth Lakes Recreation Commission and presented to Town Council for approval.

Measure U projects completed in 2019 include:

- Special event transit services
- Arts and cultural programming and special projects
- Contract administration
- Measure U audit
- Special event equipment
- Mammoth Lakes Recreation administration

In 2018, the Parks and Recreation Department initiated a community build for a new inclusive playground at Mammoth Creek Park. The project replaced the older play structure with a new ADA compliant accessible structure. A new concrete retaining curb, rubber play surface, and engineered wood fiber were installed. Phase 2 of this project was completed in the Fall of 2019.

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."

The Town continues to support 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.

In Accordance with the Town Council's Strategic Priority to "enhance our recreational based economy through amenity investment," the following work program items were accomplished in 2019:

- A \$618,750.00 grant was awarded to the Town by the Sierra Nevada Conservancy (SNC). The Town has hired a consultant team to assist with the completion of the work program to define potential projects.
- The Town submitted a Special Use Permit application to the US Forest Service for trail maintenance projects.
- One new trail section within the Sherwin Area Recreation Plan (SHARP) was completed.

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- SHARP Trail Head design is awaiting USFS Decision Memo along with modified trail alignments and next phase construction plan. A Sierra Nevada Conservancy Grant was submitted for this construction in 2020.
- The Panorama Dome mountain bike trail was re-routed to enhance sustainability and improve access.
- Preliminary approval was received for a Green Sticker Grant for trail and access points planning in the Shady Rest Park/Inyo Craters area.
- Improvements to Shady Rest Park including new regulatory signs and a winter parking/staging area received preliminary approval from the Inyo National Forest.
- USFS granted approval to replace the fishing dock at Twin Lakes, which will be completed by the Lions Club as a Community Project.
- A work program was prepared for improved access to Twin Lakes through rehabilitation of existing infrastructure with potential grant program funding. A 2020 grant application is planned along with final project design.
- A new Horseshoe Lake Trail Bridge was completed. This was a community funded project.

These accomplishments made significant progress towards meeting the Town Council's objectives for this Strategic Priority, which includes enhancing the public's experience with improved access points to the natural environment and utilizing partnerships with Mammoth Lakes Recreation, Mono County, U.S. Forest Service, and the Eastern Sierra Sustainable Recreation Partnership to identify grant funded projects and programs that should be pursued.

Climate Change Vulnerability Assessment

As part of the SB1 Climate Adaptation Planning Grant awarded to the Town in 2017, The Town contracted Placeworks, Inc., to prepare a Climate Change Vulnerability Assessment. The Vulnerability Assessment identifies and analyzes the impacts climate change poses to the Town and the specific geographic areas at risk from certain impacts. The Vulnerability Assessment informed the preparation of climate adaptation goals, policies, and objectives, as well as the development of feasible implementation measures. The adaptation strategies were adopted as part of the 2019 Public Health and Safety Element update.

This project furthers Resource Management and Conservation Element Goal R.1. of the Element, which directs the Town to "Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value." The tourism-based economy of Mammoth Lakes relies on its scenic qualities and world-class recreational opportunities, and some of these assets were considered in the Vulnerability Assessment, and the Town adopted recommended adaptation strategies in order to lessen identified impacts to these resources.

Stormwater Resource Plan

The Town is an active member of the Inyo-Mono Integrated Regional Water Management Plan (IRWMP) and has a Stormwater Resource Plan (SWRP). The SWRP provides a regional prioritization of stormwater management projects that qualifies agencies for participation in Prop 1 Funding. A second round of funding will be pursued when it becomes available in 2020.

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Waste Management/ Recycling

In 2019, Town staff and Mammoth Disposal worked on an updated franchise agreement which addresses the closure of the Benton Crossing Landfill and includes development of a new transfer station and materials recovery facility (MRF). The anticipated completion for this project is Fall, 2022.

The Town coordinated with Mono County on future joint operations for solid waste service in order to plan for integrated solid waste management services upon the closure of Benton Crossing Landfill as of January 1, 2023.

The Town continues to meet regularly with CalRecycle on a variety of solid waste and recycling issues. A beverage recycling grant was acquired and provides recycling bins, outreach and new equipment.

Work continued on a feasibility study for a potential biomass facility which was facilitated through a U.S. Forest Service Wood Innovations Grant. Grant work will be finalized in Fall, 2020.

The Town held its annual Town Clean-Up Day on June 8, 2019. The Town provided three drop-off stations for the collection of large/bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials. In total 102.31 Tons of waste was collected, which was an increase from 81 tons of waste material collected in 2018.

Tree Removal Permits

Planning staff continues to implement the Town's Tree Removal and Protection Ordinance by requiring property owners to obtain a Tree Removal Permit for the removal of live trees that are 12 inches or greater in diameter at breast height. In 2019, 53 tree removal permits were processed, and a small number of those permits were denied because the minimum criteria for removal was not met. The vast majority of tree removal permits were issued to allow the removal of hazard trees, trees causing property damage and tree removal for wildfire fuel reduction purposes.

Air Quality

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (GBUAPCD). This monitoring effort focuses on particulate matter (PM₁₀), which is primarily caused by wood burning and cinders spread on roads to increase traction during icy conditions. During the period of November 15th to March 15th, the Town monitors the air quality and when PM₁₀ 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.

The Great Basin Unified Air Pollution Control District (District) provides the Town an annual report in May of each year. The Town received its 2018-2019 report on May 7, 2019. During that monitoring period (March 2018 through March 2019), the Federal PM₁₀ standard was exceeded on four (4) days, all related to wildfire smoke. State PM₁₀ standards were exceeded on eighteen (18) days. Twelve (12) of these State exceedances were due to wildfire smoke impacts from the Lions and Ferguson Fires which impacted the region between late-July and mid-August 2018. There were six (6) exceedances of the State standard during the winter months. The winter-time exceedances were

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analyzed and deemed to be caused by local sources, primarily wood-burning stoves, though road cinders may have had a minor contributing impact. The 2019-2020 report is currently undergoing data validation, so air quality information from that report will be included in the 2019 Community Indicator's Report and the 2020 Annual Planning Report.

An update to the Air Quality Management Plan (AQMP) was completed in 2013, and the Town continued to implement the goals and policies of that Plan. As part of the AQMP update process, the Town and the GBUAPCD requested the EPA re-designate the Town as in attainment for the federal air quality standard for particulate matter less than 10 microns (PM₁₀). EPA found that the Town has met the federal standard since 2009 and the EPA formally re-designated the Town as in compliance in 2015. The Town had been designated non-attainment for PM₁₀ since 1987. In addition to the re-designation, the EPA also approved the Mammoth Lakes air quality maintenance plan, which demonstrates that compliance with air quality standards can be maintained through 2030.

Outdoor Lighting

Mammoth's dark night skies are an important resource to the community and local wildlife. These starry skies continue to be preserved through the Town's Outdoor Lighting Ordinance, which requires exterior lighting to be downward directed and shielded. This requirement significantly reduces dangerous glare for drivers and pedestrians and helps preserve the dark skies for wildlife and residents. 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.

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."

One of the Town Council's Strategic Priorities directs various work programs and funding to "Enhance our recreational based economy through amenity investment." Specific objectives are identified to assist with accomplishing this priority including finalizing an agreement with the Mammoth Lakes Foundation for the Mammoth Arts & Cultural Center (MACC) operational funding to be provided through Measure U.

In 2019, staff continued work on the Mammoth Arts & Cultural Center (MACC) Major Design Review application. The MACC is an indoor performing arts and cultural center and has been a desired project of the Town for many years. The project consists of a new performing arts theatre, outdoor amphitheater, improvements to the existing Edison Theatre, and creation of new access, circulation, and parking. The Major Design Review and Mitigated Negative Declaration were approved by the Planning and Economic Development Commission on April 10, 2019. The Mammoth Lakes Foundation submitted an application to amend the approved project in November 2019. Approval of the proposed design revisions is anticipated to occur in March 2020. The Town will complete an operational funding agreement with the Mammoth Lakes Foundation in 2020 and groundbreaking is scheduled to occur in 2020.

Measure U funds are specifically dedicated for recreation, mobility, and arts and culture.

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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 and Assembly Bill 52 regarding Native American Tribal consultation.

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*. An update of the Noise Element and the Noise Ordinance is included on the Community and Economic Development Work Program, but a start date and funding source has not been established.

Community Design Element

A goal of the Community Design Element states, "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects that are not exempt from CEQA review. 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 and the Town Code Enforcement staff.

Safety Element – Public Health and Safety Element

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

The Town Council's strategic priorities identified for 2019 included, "Implementation of Enhanced and required municipal services." This priority included the following objectives:

- Refine the Town's plan for a new public safety communications system and present funding options.
- Increase the level and diversity of police services with a focus on achieving 24/7 coverage.

The Town worked to refine its plan for a new Public Safety Communications System in 2019. The Town Council and Mono County Board of Supervisors received a report by Federal Engineering regarding the communications system. Staff has reviewed funding

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and governance options, and the final technology selection will be made in 2020 with cost management, long-term viability, and overall improvement to current communications systems considered. Regional partners including Mono County, TOML, Bishop, and Inyo County are also analyzing options for a consolidated dispatch center.

During 2019, an increase in officer staffing from 13 to 15 officers was accomplished and plans for 24/7 coverage are expected to be implemented by 2020. Part-time staffing was also increased by two civilian officers dedicated to parking, code enforcement, and customer service support.

The Police Department successfully acquired a Tobacco grant, which helps fund a full-time School Resource Officer (SRO).

In addition to the specific objectives identified by Town Council, for public safety improvements, 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. In addition, the Town's snow removal operations are essential to the safety, wellbeing, and daily operations of the Community. The Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snowstorms.

On May 15, 2019, the Town Council adopted the Mono County/Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). To be eligible to receive funding for Hazard Mitigation and Pre-Disaster Mitigation projects, the Town is required to have a California Office of Emergency Services (OES) and Federal Emergency Management Agency (FEMA) approved Hazard Mitigation Plan (HMP) in place. The adopted Plan has been approved by Cal OES and FEMA.

On December 4, 2019, The Town Council adopted a resolution to approve the Mammoth Lakes Community Wildfire Protection Plan (CWPP) and annex the CWPP into the adopted Town of Mammoth lakes Multi-Jurisdictional Hazard Mitigation Plan (MJHMP). A CWPP that is specific to the Mammoth Lakes area will enable the Mammoth Lakes Fire Protection District and/or the Town of Mammoth Lakes to be eligible for fuels reduction grant funding and/or FEMA reimbursement in the event of a declared emergency. Additionally, the adoption of a local CWPP accomplished one of the primary recommendations provided to the Town by the Community Planning Assistance for Wildfire (CPAW) program, which was funded through a technical assistance grant completed in 2018. The CPAW recommendations were used to inform Safety Element Update work that began in 2018, in order to address wildfire hazards pursuant to SB 1241. In 2019 the Town provided support for the Fire Safe Council's Lakes Basin Fuels Reduction Project with a contribution of \$65,000.00.

Caltrans awarded the Town an Adaptation Planning Grant funded through Senate Bill 1 (The Road Repair and Accountability Act of 2017) on December 15, 2017. In 2018, grant funding was used to hire Placeworks, Inc., to assist the Town with preparing a vulnerability assessment, convene a Climate Change Action Team (CCAT), assist with

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public engagement, and develop adaptation and resiliency strategies for the Town of Mammoth Lakes to adopt into the Public Health and Safety Element pursuant to SB 379.

The 2019 Public Health and Safety Element update was prepared to address a wide range of natural and human caused hazards and consists of goals and policies aimed to reduce the risks associated with these hazards such as loss of life, injuries, property damage, and economic and social dislocation. The update consists of a comprehensive update to the existing element, which was adopted in 2007. State mandates enacted since that time required an update of the Safety Element upon the next required update of the Housing Element, to incorporate climate adaptation strategies (SB 379) and address wildfire hazards (SB 1241).

Cal Fire reviewed the draft 2019 Public Health and Safety Element to ensure the element would meet the requirements of SB 1241 (Wildfire Hazards) and provided their approval for the Town to submit the element to the Board of Forestry and Fire Protection on June 26, 2019. The Board of Forestry and Fire Protection reviewed the Public Health and Safety element on August 20, 2019, and staff was informed by Edith Hannigan, Board of Forestry and Fire Protection Land Use Planning Program Manager, that the Board members remarked that the Town of Mammoth Lakes Safety Element was “one of the best they’ve seen” and “a model for what we’d like to see” from submitted safety elements. The Mammoth Lakes Town Council adopted the 2019 Public Health and Safety Element update on August 7, 2019. The 2019 Vulnerability Assessment was accepted by Town Council on August 21, 2019.

Staff continues to enforce the Quality of Life Ordinance, adopted in 2015, to ensure that transient rental uses do not create adverse impacts to neighboring properties due to excessive traffic, noise, trash, and similar issues and to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure or cause health and safety concerns. This ordinance requires any new transient use within a residential structure to be inspected prior to the commencement of the transient use. The inspection verifies compliance with the standards and conditions of operation outlined in the Ordinance and ensures compliance with all applicable safety requirements.

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. In 2019, EOP training continued for all Town staff with a designated roll in EOP operations.

Lastly, the Town’s Municipal Code continues to allow day care facilities in all residential zones to encourage the establishment of large and small daycare homes to facilitate 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

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service and many other components of the community.”

The Town Council’s Strategic Priority objective related to the economy calls for “Enhanced long-term stability (reserves, revenue and expenditure management) with a focus on State and Federal mandates and revenue opportunities.”

The Town continues to track economic indicators for changes that may affect community land resources, tax base, including Transient Occupancy Tax (TOT), and employment base. In 2019, the Town continued its TOT enforcement program and initiated approximately 70 TOT compliance cases. The total TOT revenue increased approximately 13% in 2019. TOT revenue was the highest it has ever been, with record breaking TOT revenue received in all twelve months.

As part of the implementation of the Town Council’s Strategic Priority mentioned above, a portion of the excess TOT revenue was allocated to ensure the long-term health and resiliency of the Town by investing in the Town’s reserve funds.

- The Operating Reserve (OR) Fund target is 9% of the General Fund budgeted revenue determined on an annual basis. The status of the fund is 89.2% funded to target.
- The Reserve for Economic Uncertainty (REU) target is 16% of General Fund Budgeted revenue determined on an annual basis. Status of this fund is 100% funded to target.

The Mammoth Lakes Tourism Business Improvement District (TBID) is a benefit assessment district that was developed to help fund marketing and sales promotion efforts for Mammoth Lakes tourism businesses. The TBID was put in place for a period of five years and was renewed for another five years in 2018. The term of the renewed TBID will be in place for five (5) years from September 1, 2018 through August 31, 2023.

A Commercial Cannabis Tax Ballot item was approved by Town Council on February 21, 2018, to include a measure on the June 5, 2018, General Municipal Election ballot. The approved measure read, “To fund general Town core services such as police, recreation, and road maintenance, shall an ordinance be adopted to impose a business license tax of up to 8% for cannabis retail businesses and up to 4% for all other cannabis businesses (cultivation, manufacturing, distribution, testing), to raise an estimated \$99,550-\$261,708 per year, levied until voters change or repeal it.” This measure passed in 2018. A total of \$185,823.00 was collected from this tax in 2019.

The Economy Element includes several Implementation Items that relate to Mammoth Yosemite Airport operations, including seeking Federal funding for airport improvements, upgrading the airport terminal, updating the Airport Master Plan and working with the FAA to evaluate the development of Mammoth Yosemite Airport.

A Strategic Priority adopted by Town Council calls for the “implementation of enhanced and required municipal services.” A specific objective for accomplishing this priority calls for the Implementation of the Airport Capital Improvement Program (ACIP) with near term projects targeted for construction within an 18-month period.

The Town continued to work towards implementation of the Airport Capital Improvement

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Plan (ACIP) in 2019. Relocation of the airport's mid-field windcone and segmented circle was completed in 2019. The final FAA permits authorizing the installation of a new airport fence were secured in 2017 and staff continued coordination efforts with Caltrans and USFS.

Staff submitted applications for Airport Improvement Program (AIP) funding for projects including the northern security gates and terminal area fencing, reconstruction of Town hangar taxi lane, and slurry seal for Taxiway A.

Airport Capital Reserve funds are available for capital investment. To leverage these funds, the Town plans to use funds as a grant match with FAA funds on major airport projects.

In 2019, staff kicked-off the preparation of necessary NEPA and CEQA documents for the Town's proposed Terminal Area Development Plan project. The FAA is funding the NEPA document preparation and the CEQA document preparation is paid for through Airport funds.

In 2019, commercial air service included year-round daily service to Los Angeles and daily winter service to Denver and San Francisco. The Town continued scheduled charter service to Burbank and Orange County, California, provided by JetSuiteX.

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. All Housing Elements must meet the requirements of the California Government Code sections 65583 and 65584.

In 2018, the Town hired Placeworks Inc., to assist with the preparation of the Town's 2019-2027 Housing Element Update. The State of California requires updates to the General Plan Housing Element on a pre-determined cycle; for this cycle, the Town of Mammoth Lakes Housing Element update was due by August 15, 2019. The Housing Element update builds upon several years of broad public engagement, including the 2017 Housing Choice and Needs Survey, the 2017 Housing Needs Assessment, and the 2017 Community Housing Action Plan (CHAP). The General Plan Amendment for the 2019-2027 Housing Element update was adopted by Town Council on August 7, 2019. Town staff received notification from the State Department of Housing and Community Development September 19, 2019, certifying that the Town's updated Housing Element is in full compliance with State Housing Element law.

The number one Strategic Priority adopted by Town Council on December 5, 2018, directs staff to, "Expand availability and affordability of community housing." This priority includes the following objectives:

- Initial planning for "The Parcel" shall be complete and ready to proceed to development and funding through the development of a community-based master plan.
- Partner with the Chamber, MLH and others to implement short-term housing opportunities (the goal is to house 50 employees).

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- Identify and pursue sustainable funding source(s) for housing (such as increased in-lieu fee, inclusionary housing policy, or dedicated tax measure).

In 2019, the Town embarked on the preparation of a Conceptual Land Use Plan for The Parcel. Lisa Wise Consulting was hired as the primary consultant team to help the Town facilitate the conceptual land use planning process, with an approach that recognized that it takes a community to build a community. The “Plan The Parcel” process has included extensive outreach and local participation to ensure development of a plan that is grounded in community ownership and support.

The Final Conceptual Land Use Plan prepared for The Parcel was approved by Town Council on December 11, 2019. The Plan was based on extensive community outreach and participation. The purpose of the Plan is to document the community’s aspirations for The Parcel and provide conceptual design guidance to facilitate development of up to 450 units of affordable housing. The Plan is not a regulatory document, and flexibility from the design, key features, and development program described in this Plan are expected to accommodate changes to the affordable housing development landscape over time; unique developer proposals; and new ideas, approaches, and strategies as build-out progresses.

A First phase funding plan for The Parcel was approved by Town Council to commit \$1 million in reserves. Policy direction was also provided to potentially set aside \$6.25 million in TOT revenues over two years (FY19-20 and FY20-21).

In 2019, the Town purchased two condominiums for employee housing assistance in an effort to continue to dedicate appropriate funds to affordable and workforce housing programs, as directed in Housing Element Action H.2.A.1.

The Town continued to provide funding (including allocation of Transient Occupancy Tax monies) in support for the work of Mammoth Lakes Housing, Inc. (MLH). 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. MLH has successfully rehabilitated and preserved numerous income-restricted housing units in coordination with the Town and other organizations such as IMACA. MLH adopted the organization’s Strategic Plan in May 2019, and a contract between the Town and MLH was finalized in July, 2019.

In 2019, MLH preserved three deed restricted units; two were preserved utilizing both the Town and Mono County’s Revolving Loan Funds (one of the units was preserved using unrestricted funds from MLH). One of the deed restricted units was sold to an income eligible household. The Town increased the Revolving Loan fund amount from \$300,000.00 to \$600,000.00 in 2019.

MLH completed annual Loan Portfolio and Occupancy Monitoring in October 2019, which identified 53 loans and 39 deed restrictions, representing a community housing value of approximately \$9 million.

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The Town and MLH continue to pursue grant funds to support housing programs. In July of 2018, CDBG grant funding was awarded to the Town for mortgage assistance and rehabilitation programs with a maximum expenditure of \$700,000. Authority to use the grant funds was received in May 2019. MLH staff is currently processing two potential rehabilitation grant applications.

Additionally, first-time homebuyer assistance is provided through ongoing grant reuse funds and additional HOME grant funds awarded in 2017. Two loans have been made to date; one loan was granted in 2019.

The MLH Board of Directors approved a recommendation to the Town Council to fund a Moderate Income Down Payment Assistance Program. This program was funded by Town Council in March 2019 in the amount of \$101,000.00. MLH and Town staff have coordinated on the final guidelines and no loans have been made to date.

In 2019, MLH made significant progress on preparing project plans for 238 Sierra Manor Road. The project consists of a substantial rehabilitation and conversion of the existing commercial structure into 11 one-bedroom, low income apartments. \$40,000.00 was allocated towards due diligence and grand readiness components for this project, which included contracting with Kevin Daly Architects for 50% design as well as a series of public meetings.

MLH hosted a series of free landlord-tenant's rights workshops in October 2019. MLH is working to build a working relationship with Code Compliance, Bishop Indian Legal Aid services and others regarding the condition of local rental units. Additionally, MLH staff and two board members serve on the Chamber of Commerce's committee for its Landlord Tenant Matching Program.

In order to ensure accessibility by all persons, the Town of Mammoth Lakes requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). The most recent comprehensive Zoning Code Update, codified in 2014, allows large residential care and assisted living facilities in the Old Mammoth Road and Mixed Lodging/Residential districts with a ministerial or administrative permit. The Zoning Code Update also permits small (six or fewer residents) residential care facilities as it would any similar residential use.

The Town continues to enforce its condominium-conversion requirements pursuant to Municipal Code Section 17.52.110, and no condominium conversions have taken place in at least the last five years due to the very low apartment vacancy rate (less than 1%).

REGIONAL HOUSING NEEDS

Table 1 summarizes the Town's progress towards meeting the Town's share of the Regional Housing Needs Allocation (RHNA), for the 2019-2027 Housing Element period.

Table 1: 2019-2027 Progress to Meeting RHNA

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
2019	0	0	0	0	41 ¹
Total	0	0	0	0	41

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RHNA 2014-2019	10	16	30	34	65
<i>Net Remaining</i>	<i>10</i>	<i>16</i>	<i>30</i>	<i>34</i>	<i>24</i>

¹ In 2019, all of the Above Moderate units constructed were non-deed restricted market rate units.

Additional efforts will need to be focused on the production of housing, particularly for extremely low, very low, low, and moderate-income residents, in order to achieve the Town's fair share of the regional housing needs. The first phase development of The Parcel is anticipated to include 130-140 units scheduled for completion in 2024 or sooner. A total of 400-450 residential units are planned for The Parcel, which is zoned with an affordable housing overlay zoning designation.

The Town continued to direct resources to housing in 2019, particularly the allocation of in-lieu housing funds, and a portion of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's local affordable housing non-profit.

GOVERNMENTAL CONSTRAINTS TO AFFORDABLE HOUSING

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

Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the town's local context, particularly the need to deal with large amounts of snowfall. The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and time to process applications and are not unduly restrictive to new residential development. The Town undertook a review of its development impact fees, including housing mitigation in-lieu fees, and as a result lowered fees substantially in 2015. Work will begin in 2020 on a new Housing Nexus Study and Development Impact Fee study.

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. The Town Planning Department is committed to reviewing and processing applications for Reasonable Accommodation, at no cost, to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person.

The Town Council adopted an urgency ordinance on December 18, 2019, making amendments to the Municipal Code standards for Secondary Dwelling Units. The Zoning Code amendment achieves compliance with the State legislative requirements imposed by AB 881, SB 13, and AB 587, regarding secondary dwelling units. This amendment to the Zoning Code reduces governmental constraints applicable to building secondary

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dwelling units by further limiting certain development standards and approval requirements.

Town staff prepared a Density Bonus Program Update in 2019, which includes modifications to the General Plan and Zoning Code. Amendments to the Zoning Code regulations include implementing the revised Town Density Bonus Program and allow for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units. The maximum density increase (i.e., up to a maximum of twice the base density) would remain the same as the existing Town Density Bonus Program. This Zoning Code Amendment was approved by the Planning and Economic Development Commission at their February 12, 2020 meeting and the Town Council approved the amendments on March 4, 2020.

Programs identified in the 2019-2027 Housing Element to reduce governmental constraints to housing production include:

- **Policy H.4.A.** *Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.*
- **Policy H.4.B.** *Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.*
 - *Action H.4.B.1. Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.*
- **Policy H.4.C.** *Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.*
- **Policy H.4.D.** *Continue to allow accessory dwelling units by right in all residential zones.*
 - *Action H.4.D.1. Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.*
 - *Action H.4.D.2. Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling*

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units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.

- **Policy H.4.E.** *Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).*
 - *Action H.4.E.1. Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.*
 - *Action H.4.E.2. To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.*
- **Policy H.4.F.** *Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.*

A complete summary of the Town's progress to achieving the programs identified in the Housing Element is included as Attachment 1.

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PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2019. A detailed list of application requests is attached to this report (Attachment 2).

Table 2: 2019 Planning Applications

Table 1				
Application Types	Requests	Approved ¹	Denied	In Process
General Plan Amendments (GPA)	2	1	0	1
District Zoning Amendments (DZA)	0	0	0	0
Zoning Code Amendments (ZCA)	3	3	0	1
Use Permit Applications (UPA)	5	3	0	2
Tentative Tract Maps (TTM)	4	2	0	2
Tentative Parcel Maps (TPM)	2	2	0	2
Variances (VAR)	1	1	0	1
Design Reviews (DR)	7	6	0	5
Administrative Design Review (ADR)	6	3	0	3
Lot Line Adjustments (LLA)	3	3	0	0
Concept Reviews (CR)	0	NA	NA	0
Adjustments (ADJ)	2	3	0	0
Administrative Permits (AP)	3	0	0	3
Time Extension Requests (TER)	0	0	0	0
Land Donations	0	0	0	0
Building Permits (BP)	840	728	NA	NA
Code Compliance Cases (CC)	65	NA	NA	NA
TOT Compliance Cases	70	NA	NA	NA
Sign Permits (SP)	34	34	0	0
Tree Removal Permits (TRP)	53	50	3	0
Outdoor Sales Permit (OS)	0	0	0	0
Business Tax Certificates (BTC)	363	351	NA	12

¹ Approved list includes projects from previous years approved in 2019 by the PEDC or Town Council

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LOOK AHEAD - MAJOR PROJECTS IN 2020

The Town of Mammoth Lakes anticipates a busy 2020 completing significant work programs and projects that will further implement the 2007 General Plan:

- Continued work on the Mammoth Arts and Cultural Center Major Design Review amendment application.
- Continued work on Mammoth Creek Park West (Multi-Use Facility and Ice Rink, Community Center)
- Mammoth Hotel project building plan check
- "The Parcel" development team selection and entitlement process
- Preparation of a Housing Nexus Study and DIF Fee Study update
- Continued work on an Enhanced Infrastructure Financing District (EIFD)
- Continue administering CDBG grants in conjunction with MLH
- Mammoth Yosemite Airport Terminal Development Area Plan Environmental Review Process
- Mammoth Disposal MRF and transfer station entitlements
- Development Agreement negotiations with Beacon Mammoth, Inc.
- Continuation of the TOT Enforcement Program
- Continue implementation of the Quality of Life Ordinance
- Municipal Trails Signage and Wayfinding
- Code Compliance
- Permit Processing
- Implementation of grant funded sidewalk and trails projects

ATTACHMENTS

Attachment 1: Annual Housing Element Progress Report – APR Tables

Attachment 2: Detailed List of Planning Application Requests

ATTACHMENT 1

Attachment 1: Annual Housing Element Progress Report – APR Tables

2019 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Nolan	Street Address	P.O. Box 1609	Phone	7609653631
Last Name	Bobroff	City	Mammoth Lakes	Email	nbobroff@townofmammothlakes.ca.gov
Title	Associate Planner - Housing Coordinator	Zip Code	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2019 include:

- Extensive staff time and funding was dedicated towards the development of "The Parcel." The "Parcel" site was purchased by the Town in 2018 and is a significant 25-acre property centrally located in the Town and is the only property in Town subject to an affordable housing overlay zone. The Town's intent is to be able to influence the ultimate development of the site as affordable housing to the greatest extent possible and within a reasonable timeframe.
- The Town adopted the 2019-2027 Housing Element Update in August and it was certified by HCD in September 2019.
- The Town hired a Housing Coordinator that will focus on the implementation of the Town's housing programs, grants, and to function as the Community and Economic Development Department liaison for all planning efforts related to the development of affordable housing.

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
031-130-029-000	78 Convict Drive	0	0	0	0	0	0	1	1	1	0
022-382-042-000	160 Le Verne Street	0	0	0	0	0	0	1	1	1	0
032-150-044-000	43 Juniper Court	0	0	0	0	0	0	1	1	1	0
031-240-001-000	700 John Muir Road	0	0	0	0	0	0	1	1	0	0
031-260-012-000	83 Bridges Lane	0	0	0	0	0	0	1	1	0	0
031-260-010-000	92 Bridges Lane	0	0	0	0	0	0	1	1	0	0
035-200-023-000	540 Old Mammoth Road	0	0	0	0	0	0	13	13	13	0
033-370-026-000	380 / 370 Obsidian Place	0	0	0	0	0	0	2	2	2	0
033-370-026-000	360 / 350 Obsidian Place	0	0	0	0	0	0	2	2	2	0
033-370-026-000	340 / 330 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	320 / 310 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	300 / 290 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	280 / 270 Obsidian Place	0	0	0	0	0	0	2	2	0	0

033-370-026-000	260 / 250 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	240 / 230 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	220 / 210 Obsidian Place	0	0	0	0	0	0	2	2	0	0
033-370-026-000	200 / 190 Obsidian Place	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	3	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	2	2	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0

040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0

040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
040-310-000-000	1474 Old Mammoth Road	0	0	0	0	0	0	3	3	0	0
031-020-012-000	44 Lee Road	0	0	0	0	0	0	1	1	1	0
022-480-045-000	233 Red Fir Road	0	0	0	0	0	0	1	1	1	0
033-421-031-000	172 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-029-000	150 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-033-000	86 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-030-000	166 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
022-343-005-000	258 Tamarack Street	0	0	0	0	0	0	1	1	1	0
032-120-031-000	849 Majestic Pines Drive	0	0	0	0	0	0	1	1	1	0
033-320-010-000	35 Starwood Drive	0	0	0	0	0	0	1	1	0	0
037-220-005-000	379 Wagon Wheel Road	0	0	0	0	0	0	1	1	1	0
022-520-003-000	2560 Old Mammoth Road	0	0	0	0	0	0	1	1	1	0
037-220-025-000	44 Wagon Road	0	0	0	0	0	0	1	1	1	0
033-421-033-000	86 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-420-005-000	463 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-421-031-000	172 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0

033-421-018-000	56 Bear Cub Lane	0	0	0	0	0	0	1	1	0	0
031-020-012-000	44 Lee Road	0	0	0	0	0	0	1	1	0	0
031-170-037-000	93 Twin Lakes Lane	0	0	0	0	0	0	1	1	0	0
033-421-030-000	166 E Bear Lake Drive	0	0	0	0	0	0	1	1	0	0
033-270-018-000	277 Silver Tip Lane	0	0	0	0	0	0	1	1	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
035-160-017-000	362 Chaparaal Road	0	0	0	0	0	0	2	2	0	0
Totals		0	0	0	0	0	0	140	140	36	0

Project Information									
Project Identifier					Unit Types				
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes
	031-130-029-000	78 Convict Drive	New ADU	ADJ 19-001	ADU	Renter	03/01/2019	No	New attached ADU above an existing SFR and garage
	022-382-042-000	160 Le Verne Street	New SFR	ADR 19-001; BP 19-00012	SFD	Owner	01/08/2019	No	
	032-150-044-000	43 Juniper Court	New SFR	ADR 19-002	SFD	Owner	05/03/2019	No	
	031-240-001-000	700 John Muir Road	New SFR	ADR 19-004; BP 19-00842	SFD	Owner	10/22/2019	No	Not disapproved; Review not complete.
	031-260-012-000	83 Bridges Lane	New SFR	ADR 19-005; BP 19-00843	SFD	Owner	12/03/2019	No	Not disapproved; Review not complete.
	031-260-010-000	92 Bridges Lane	New SFR	ADR 19-006	SFD	Owner	12/23/2019	No	Not disapproved; Review not complete.
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	TTM 18-002; VAR 18-004; DR 18-002; BP 19-00255; BP 19-00256; BP 19-00701; BP 19-00710; BP 19-00823; BP 19-00824	SFA	Owner	05/01/2019	No	Building Permits were submitted in 2019 for 12 of the 13 residential units (the 13th unit is a mixed-use commercial / residential unit); Building Permits were issued for 6 units in 2019
	033-370-026-000	380 / 370 Obsidian Place	Obsidian PUD Lots 1 & 2	BP 19-00084	SFA	Owner	03/22/2019	No	APNs: 033-371-001-000; 033-371-002-000
	033-370-026-000	360 / 350 Obsidian Place	Obsidian PUD Lots 3 & 4	BP 19-00085	SFA	Owner	03/22/2019	No	APNs: 033-371-003-000; 033-371-004-000
	033-370-026-000	340 / 330 Obsidian Place	Obsidian PUD Lots 5 & 6	BP 19-00832	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-005-000; 033-371-006-000
	033-370-026-000	320 / 310 Obsidian Place	Obsidian PUD Lots 7 & 8	BP 19-00833	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-007-000; 033-371-008-000

	033-370-026-000	300 / 290 Obsidian Place	Obsidian PUD Lots 9 & 10	BP 19-00834	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-009-000; 033-371-010-000
	033-370-026-000	280 / 270 Obsidian Place	Obsidian PUD Lots 11 & 12	BP 19-00835	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-011-000; 033-371-012-000
	033-370-026-000	260 / 250 Obsidian Place	Obsidian PUD Lots 13 & 14	BP 19-00836	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-013-000; 033-371-014-000
	033-370-026-000	240 / 230 Obsidian Place	Obsidian PUD Lots 15 & 16	BP 19-00837	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-015-000; 033-371-016-000
	033-370-026-000	220 / 210 Obsidian Place	Obsidian PUD Lots 17 & 18	BP 19-00838	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-017-000; 033-371-018-000
	033-370-026-000	200 / 190 Obsidian Place	Obsidian PUD Lots 19 & 20	BP 19-00839	SFA	Owner	12/30/2019	No	No disapproved units; Review not complete. APNs: 033-371-019-000; 033-371-020-000
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00598	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 36-H	BP 19-00599	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 37-H	BP 19-00600	2 to 4	Owner	10/02/2019	No	
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 3-G	BP 19-00800	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 32-G	BP 19-00801	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 39-G	BP 19-00802	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 23-A	BP 19-00803	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.

	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 24-A	BP 19-00804	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 25-A	BP 19-00805	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 26-A	BP 19-00806	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 1-H	BP 19-00807	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 2-H	BP 19-00808	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 4-H	BP 19-00809	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 5-H	BP 19-00810	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 6-H	BP 19-00811	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00812	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 19-H	BP 19-00813	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 20-H	BP 19-00814	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 21-H	BP 19-00815	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 22-H	BP 19-00816	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 33-H	BP 19-00817	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 34-H	BP 19-00818	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 38-H	BP 19-00819	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	040-310-000-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 40-H	BP 19-00820	2 to 4	Owner	12/30/2019	No	No disapproved units; Review not complete.
	031-020-012-000	44 Lee Road	New ADU	BP 19-00247	ADU	Renter	06/06/2019	No	
	022-480-045-000	233 Red Fir Road	New ADU	BP 19-00342	ADU	Renter	07/16/2019	No	

	033-421-031-000	172 E Bear Lake Drive	New ADU	BP 19-00828	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-029-000	150 E Bear Lake Drive	New ADU	BP 19-00829	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-033-000	86 E Bear Lake Drive	New ADU	BP 19-00831	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	033-421-030-000	166 E Bear Lake Drive	New ADU	BP 19-00851	ADU	Renter	12/30/2019	No	Not disapproved; Review not complete.
	022-343-005-000	258 Tamarack Street	New SFR	BP 19-00011	SFD	Owner	01/07/2019	No	
	032-120-031-000	849 Majestic Pines Drive	New SFR	BP 19-00042	SFD	Owner	02/07/2019	No	
	033-320-010-000	35 Starwood Drive	New SFR	BP 19-00049	SFD	Owner	02/12/2019	No	Not disapproved; Review not complete.
	037-220-005-000	379 Wagon Wheel Road	New SFR	BP 19-00134	SFD	Owner	04/23/2019	No	
	022-520-003-000	2560 Old Mammoth Road	New SFR	BP 19-00230	SFD	Owner	05/31/2019	No	
	037-220-025-000	44 Wagon Road	New SFR	BP 19-00395	SFD	Owner	08/05/2019	No	
	033-421-033-000	86 E Bear Lake Drive	New SFR	BP 19-00621	SFD	Owner	10/10/2019	No	Not disapproved; Review not complete.
	033-420-005-000	463 E Bear Lake Drive	New SFR	BP 19-00700	SFD	Owner	11/07/2019	No	Not disapproved; Review not complete.
	033-421-031-000	172 E Bear Lake Drive	New SFR	BP 19-00827	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-421-018-000	56 Bear Cub Lane	New SFR	BP 19-00831	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-020-012-000	44 Lee Road	New SFR	BP 19-00841	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-170-037-000	93 Twin Lakes Lane	New SFR	BP 19-00849	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-421-030-000	166 E Bear Lake Drive	New SFR	BP 19-00850	SFD	Owner	12/30/2019	No	Not disapproved; Review not complete.
	033-270-018-000	277 Silver Tip Lane	New ADU	BP 19-00101	ADU	Renter	04/01/2019	No	Not disapproved; Review not complete.

	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 1 & 2	BP 19-00845	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 3 & 4	BP 19-00821	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Lots 5 & 6	BP 19-00822	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 1 & 2	BP 19-00825	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 3 & 4	BP 19-00826	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.
	035-160-017-000	362 Chaparaal Road	Chaparral PUD Lots 5 & 6	BP 19-00844	SFA	Owner	12/30/2019	No	Not disapproved; Review not complete.

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	1	08/28/2019	1
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	1	06/12/2019	1
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	1	03/22/2019	1
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	177	05/15/2019	177
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	13	06/12/2019	13
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	0		0
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	0		0
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0

022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	0		0
037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	0		0
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	0		0
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	0		0

031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	0		0
039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	0		0
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	193		193

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	0		0
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	1	06/10/2019	1
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	3	10/10/2019	3
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	3	10/29/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	2	04/18/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	3	06/10/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	2	06/11/2019	2

040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	3	06/19/2019	3
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	2	08/19/2019	2
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	2	08/19/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	3	10/31/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	3	10/31/2019	3
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	3	10/31/2019	3
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	1	08/27/2019	1
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	1	09/16/2019	1
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	1	05/10/2019	1
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	1	05/28/2019	1
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	1	05/30/2019	1
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	1	06/03/2019	1
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	1	07/24/2019	1
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	1	07/26/2019	1
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	1	08/13/2019	1
022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	1	08/15/2019	1

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	1	10/09/2019	1
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	0		0
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	0		0
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	0		0
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	0		0
031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	0		0

039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	0		0
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	0		0
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	0		0
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	0		0
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	41		41

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
032-150-021-000	43 Juniper Court	ADR 19-002; BP 19-00533	0	0	0	0	0	0	0		0
031-130-029-000	78 Convict Drive	ADJ 19-001; BP 19-00069	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	ADR 19-001; BP 19-00012	0	0	0	0	0	0	0		0
033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	TTM 18-003; DR 18-006; UPA 18-005	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	TTM 18-002; VAR 18-004; DR 18-002	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00255	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP 19-00256	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 15-00438	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00574	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00583	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP 18-00582	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00599	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00598	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 19-00600	0	0	0	0	0	0	0		0
031-020-012-000	44 Lee Road	BP 19-00247	0	0	0	0	0	0	0		0
022-480-045-000	233 Red Fir Road	BP 19-00342	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-343-005-000	258 Tamarack Street	BP 19-00011	0	0	0	0	0	0	1	12/10/2019	1
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-190-002-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0
022-520-003-000	2560 Old Mammoth Road	BP 19-00230	0	0	0	0	0	0	0		0

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP 18-00253	0	0	0	0	0	0	3	05/23/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00436	0	0	0	0	0	0	2	06/07/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00223	0	0	0	0	0	0	3	06/26/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	2	07/31/2019	2
033-135-011-000	131 Manzanita Road	BP 18-00232	0	0	0	0	0	0	5	07/31/2019	5
031-190-002-000	413 Rainbow Lane	BP 15-00437	0	0	0	0	0	0	2	08/23/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00308	0	0	0	0	0	0	4	08/28/2019	4
031-190-002-000	413 Rainbow Lane	BP 15-00440	0	0	0	0	0	0	2	10/09/2019	2
040-160-003-000	1474 Old Mammoth Road	BP 18-00309	0	0	0	0	0	0	3	10/28/2019	3
031-080-061-000	150 Hillside Drive	BP 16-00646	0	0	0	0	0	0	3	11/22/2019	3
031-190-002-000	413 Rainbow Lane	BP 15-00434	0	0	0	0	0	0	2	12/23/2019	2
022-480-004-000	72 Red Fir Road	BP 14-00325-A	0	0	0	0	0	0	1	09/16/2019	1
033-050-012-000	721 Forest Trail	BP 17-00314	0	0	0	0	0	0	1	01/23/2019	1
022-233-024-000	105 Connell Street	BP 17-00272	0	0	0	0	0	0	1	02/22/2019	1
031-130-069-000	11 Convict Place	BP 16-00585	0	0	0	0	0	0	1	03/07/2019	1

039-060-003-000	26 Holiday Way	BP14-00661	0	0	0	0	0	0	1	05/22/2019	1
035-053-007-000	110 Pinecrest Avenue	BP18-00233	0	0	0	0	0	0	1	06/20/2019	1
022-480-004-000	72 Red Fir Road	BP14-00325	0	0	0	0	0	0	1	09/16/2019	1
040-120-004-000	32 Hidden Lake Circle	BP18-00080	0	0	0	0	0	0	1	10/28/2019	1
039-020-017-000	441 Hillside Drive	BP18-00168	0	0	0	0	0	0	1	12/23/2019	1
Totals			0	0	0	0	0	0	41		41

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	032-150-021-000	43 Juniper Court	New SFR	ADR 19-002; BP 19-00533	SFD	Owner	0	N	Y					0			
	031-130-029-000	78 Convict Drive	New ADU	ADJ 19-001; BP 19-00069	ADU	Renter	0	N	Y					0			New attached ADU above an existing SFR and garage
	022-382-042-000	160 Le Verne Street	New SFR	ADR 19-001; BP 19-00012	SFD	Owner	0	N	Y					0			
	033-043-002-000; 033-043-001-000; 033-043-003-000	6040, 6042, 6060 Minaret Road	Yotelpad	TTM 18-003; DR 18-006; UPA 18-005	5+	Owner	0	N	Y					0			Condo-hotel project where owners could choose to live full-time in the units

	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	TTM 18-002; VAR 18-004; DR 18-002	SFA	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	BP 19-00255	SFA	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	Five-Forty PUD	BP 19-00256	SFA	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 11 & 12	BP 15-00438	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 29-H	BP 18-00574	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 30-G	BP 18-00583	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 31-H	BP 18-00582	2 to 4	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 1 & 2	BP 19-00085	SFA	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 3 & 4	BP 19-00084	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 36-H	BP 19-00599	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 35-H	BP 19-00598	2 to 4	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 37-H	BP 19-00600	2 to 4	Owner	0	N	Y					0			
	031-020-012-000	44 Lee Road	New ADU	BP 19-00247	ADU	Renter	0	N	Y					0			
	022-480-045-000	233 Red Fir Road	New ADU	BP 19-00342	ADU	Renter	0	N	Y					0			
	033-421-032-000	194 E Bear Lake Drive	New SFR	BP 18-00469	SFD	Owner	0	N	Y					0			
	022-343-005-000	258 Tamarack Street	New SFR	BP 19-00011	SFD	Owner	0	N	Y					0			
	022-480-033-000	127 Red Fir Road	New SFR	BP 18-00336	SFD	Owner	0	N	Y					0			
	032-120-031-000	849 Majestic Pines Drive	New SFR	BP 19-00042	SFD	Owner	0	N	Y					0			
	037-220-005-000	379 Wagon Wheel Road	New SFR	BP 19-00134	SFD	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lot 1	BP 18-00619	SFD	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lot 10	BP 18-00637	SFD	Owner	0	N	Y					0			
	022-520-003-000	2560 Old Mammoth Road	New SFR	BP 19-00230	SFD	Owner	0	N	Y					0			
	037-220-025-000	44 Wagon Road	New SFR	BP 19-00395	SFD	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 13-A	BP 18-00253	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 6 & 7	BP 15-00436	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 14-A	BP 18-00223	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 8 & 9	BP 15-00437	SFA	Owner	0	N	Y					0			
	033-135-011-000	131 Manzanita Road	Manzanita Creek	BP 18-00232	5+	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 13 & 14	BP 15-00437	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 15-C	BP 18-00308	2 to 4	Owner	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 15 & 16	BP 15-00440	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 16-A	BP 18-00309	2 to 4	Owner	0	N	Y					0			
	031-080-061-000	150 Hillside Drive	Hillside Highlands	BP 16-00646	2 to 4	Renter	0	N	Y					0			
	031-190-002-000	413 Rainbow Lane	Mountain side PUD Lots 4 & 5	BP 15-00434	SFA	Owner	0	N	Y					0			
	022-480-004-000	72 Red Fir Road	New ADU	BP 14-00325-A	ADU	Renter	0	N	Y					0			

	033-050-012-000	721 Forest Trail	New SFR	BP 17-00314	SFD	Owner	0	N	Y					0			
	022-233-024-000	105 Connell Street	New SFR	BP 17-00272	SFD	Owner	0	N	Y					0			
	031-130-069-000	11 Convict Place	New SFR	BP 16-00585	SFD	Owner	0	N	Y					0			
	039-060-003-000	26 Holiday Way	New SFR	BP14-00661	SFD	Owner	0	N	Y					0			
	035-053-007-000	110 Pinecrest Avenue	New SFR	BP18-00233	SFD	Owner	0	N	Y					0			
	022-480-004-000	72 Red Fir Road	New SFR	BP14-00325	SFD	Owner	0	N	Y					0			
	040-120-004-000	32 Hidden Lake Circle	New SFR	BP18-00080	SFD	Owner	0	N	Y					0			
	039-020-017-000	441 Hillside Drive	New SFR	BP18-00168	SFD	Owner	0	N	Y					0			

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TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2014	Year 2 - 2015	Year 3 - 2016	Year 4 - 2017	Year 5 - 2018	Year 6 - 2019	Year 7 - 2020	Year 8 - 2021	Year 9 - 2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	17	Deed restricted	0	0	0	0	0	0	0	0	0	0	17
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	12	Deed restricted	1	0	0	0	0	0	0	0	0	1	11
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	14	Deed restricted	0	0	0	0	0	0	0	0	0	0	14
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	31		12	22	23	14	38	41	0	0	0	150	0
Total Units			13	22	23	14	38	41	0	0	0	151	
Total RHNA	74	Total Remaining Need for RHNA Period											0

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

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TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

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TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	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	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects.

H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. In 2019, the Town adopted a policy that established the valuation of existing housing credits (these credits were previously provided to developers for various actions that resulted in the creation of affordable housing [e.g., development of affordable housing units, donation of land for affordable housing]), which established a monetary value of the existing credits and allows for the use of those credits in a manner consistent with the methodology used in the Housing Ordinance.
H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.

H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	The Town will work with Mammoth lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH worked with the Center in 2019 to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 11-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.
H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.
H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	Dec-2020	The Town is currently reviewing its zoning code to determine whether it complies with AB 2162 related to allowing supportive housing, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2020.

H.1.E.5.	The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	Dec-2020	The Town is currently reviewing its zoning code to determine whether it complies with the state Emergency Housing Act, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2020.
H.1.F.1.	Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.	On-going	The Town completed the conceptual land use planning for the Parcel and the Town Council accepted the Conceptual Land Use Plan in December 2019. A large component of the conceptual land use planning involved collaboration and outreach with the community and agency partners to try and reach all sectors of the community. Next steps include the selection of a development team partner and proceeding with the environmental work, entitlements, and construction over the next few years with an anticipated occupancy of the first phase of development occurring in spring 2023. In 2019, the Town has secured and/or committed the following funds to the Parcel development project: (1) \$160,000 grant from CA SB-2 funding for the conceptual land use planning work; (2) an allocation of \$1 million from the Town's General Fund for the EIR work and first phase funding support; and (3) a commitment of \$7 million in excess TOT revenue over the next two fiscal years to cover a portion of the phase 1 development funding gap. The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, low income housing tax credits, and tax exempt bonds, and loans.

H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). In addition to the dedicated TOT revenues, the following housing programs received additional funding in 2019: (1) the Town's revolving loan fund was increased from \$300,000 to \$600,000; (2) a missing-middle loan program was funded with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI; (3) \$300,000 was committed to MLH to assist in the construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project; (4) \$2 million was allocated for the development and/or acquisition by the Town of workforce housing units in the near-term (2 workforce housing units were purchased in Dec 2019 with this funding leaving an approx. \$1.3 million remaining); and (5) \$149,000 was committed to fund over the next three years the Chamber of Commerce-led workforce housing program which aims to connect renters with rental owners / homeowners with rooms to provide housing.
H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	The Town and MLH continue to pursue grant funds to support housing programs. The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for first-time homeownership assistance. One first-time homebuyer HOME loan was awarded in 2019 and the Town and MLH continue to market the program and actively work to qualify interested clients. The Town was also awarded \$160,000 in grant funding from SB-2 funding to partially fund the conceptual land use planning for the Parcel (a town-owned 24.5-acre vacant site that is intended for affordable housing development).

H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	Dec-2024	Not yet started. These program components were included in the Housing Action Plan: Live, Work, Thrive and a detailed work program implementing the Housing Action Plan is being developed. Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.
H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Jul-2020 and On-going	The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. Staff anticipates finalizing the program guidelines in mid-2020 and will then work together with MLH to provide loans to qualified households. The program will be monitored and analyzed to determine if adjustments to the program are necessary to improve its effectiveness and will work to secure additional funding.
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Nov-2020	The Town is considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing. Outreach and coordination with the Town Council on the potential tax measure began in 2019.
H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and the rehabilitation portion of the funding can be used for the rehabilitation of mobile homes for qualified households. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.

H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers 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.	On-going	Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). The Town continues to work on implementing the CHAP. In 2019, the Town committed \$2 million towards the development and/or acquisition of workhouse units in the near-term and in Dec-2019, the Town used a portion of that funding to purchase two unrestricted units that will be added to the workforce housing inventory. The remaining \$1.3 million is available for the purchase of additional units and/or other creative solutions to providing workforce housing units. Additionally, MLH made significant progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project, including the allocation of funding towards due diligence and grant readiness components.
H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	Dec-2024	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation and MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants. MLH hosted a series of free landlord-tenants' rights workshops in 2019 to assist in educating owners and tenants of their rights.

H.2.E.2.	Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.	Jul-2019	In 2019, the Town committed \$149,000 over the next three years to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops.
H.2.G.1.	As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including: · Development of priorities for a rental deed restriction instrument. · Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units.	Dec-2020 and On-going	In 2019, the Town, working with MLH, began working on identifying all Town monitored deed-restricted properties within the Town and determining whether the unit is in compliance with the existing deed-restriction. Next steps on the work program item include notifying all deed-restricted unit owners that the Town and/or MLH will be actively monitoring the units and that enforcement efforts will be increased. Detailed procedures are being developed and are anticipated to be completed by the end of 2020. In addition to the Town monitored units, MLH monitors 39 additional deed-restricted units and annually monitor the occupancy. Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.

H.2.G.2.	Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.	On-going	The Revolving Loan Fund is used annually to buy back deed restricted units and in 2019, the Town's RLF was increased from an available \$300,000 to \$600,000. The following deed restricted units were preserved in 2019 through: • (1) unit at 80% AMI was purchased back through stewardship by MLH and the Mono County RLF; • (1) unit at 200% AMI, which will be reduced to 120% AMI prior to resale, was purchased back through stewardship by MLH and the Town and Mono County RLFs; • (1) unit at 120% AMI was sold directly to another eligible household through stewardship services provided to the Town by MLH; and • (2) unrestricted units were purchased by the Town to be used as workforce housing (these units were previously deed-restricted to 200% AMI, but the deed-restrictions were inadvertently lost during the recession).
H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	In 2019, the Town made progress on increasing the supply of housing available to the workforce by: (1) continuing work efforts for the development of the Parcel (the conceptual land use plan was completed in 2019); (2) funding the Chamber of Commerce Workforce Housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing; and (3) working on amendments to the Town Density Bonus Program to be more flexible and remove barriers to the development of workforce housing. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project.
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	Not yet started. The Town anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2020. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.

H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019 and On-going	In 2019, the Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package and continue to monitor changes to state law to ensure on-going compliance.
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024 and On-going	These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. In 2019, the Town and MLH's Program Committee began work on the development of a program to incentive ADU creation and implementation of the program is expected within the next 2-5 years. In 2019, the Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package.
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects. In 2019, an update to the DIF ordinance was adopted which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2020.

H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	Dec-2024	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the program is expected within the next 2-5 years.
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.	On-going	This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	The Town is enforcing the California Building Code requirements.

H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	The Town currently has CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below) and continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements.
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2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2019 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Total Units by Income	0	0	0	0	

ATTACHMENT 2

Attachment 2: Detailed List of Planning Application Requests

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- A. Adjustments –
 - a. ADJ 18-007: 2610 Meridian Boulevard (Obsidian) – One foot (3%) increase to the maximum permitted structure height for lots 10-29 (phase II) of the Obsidian subdivision; approved 2/19/19.
 - b. ADJ 19-001: 78 Convict Drive – A 20% reduction of the required east side yard setback to permit the addition of an attached 762 square foot secondary dwelling unit; approved 6/12/19.
 - c. ADJ 19-002: 452 Old Mammoth Road – 10% height adjustment to allow for a total building height of 49 feet 6 inches, where 45 feet is the maximum allowed height; approved 11/13/19.
- B. Administrative Design Reviews –
 - a. ADR 19-001: 160 Le Verne Street - Construction of a new single-family residence located within the Bluffs subdivision; approved 3/22/19.
 - b. ADR 19-002: 43 Juniper Court – Construction of a 9,705 sq.ft. single-family residence located in the Juniper Ridge Subdivision; approved 8/28/19.
 - c. ADR 19-003: 10001 Forest Trail – Re-paint permit for the Town of Mammoth Lakes Community Center; approved 6/5/19.
 - d. ADR 19-004: 3537 Main Street – Construction of a new single-family residence located within the Grey Hawk Master Plan area; approval anticipated in 2020.
 - e. ADR 19-005: Construction of a new single-family residence located within the Altis Master Plan area; approval anticipated in 2020.
 - f. ADR 19-006: Construction of a new single-family residence located within the Altis Master Plan area; approval anticipated in 2020.
- C. Administrative Permits –
 - a. AP 19-001: 568 Old Mammoth Road - Administrative Permit to allow Distant Brewing to operate as a Bar/Tavern/Nightclub; ongoing.
 - b. AP 19-002: 129 Center Street – Request for a permanent outdoor display and sales area for the Mammoth Plant Nursery; ongoing.
 - c. AP 19-003: 156 Commerce Drive – Administrative Permit to allow the inclusion of a caretaker's unit (caretaker's housing) as part of a proposed industrial development of three storage/shop units.
- D. Building Permits - A total of 840 building permits were applied for in 2019 and 728 building permits were issued.
- E. Business Tax Certificates – A total of 363 business tax certificates were applied for in 2019 and 351 were approved in 2019.
- F. Concept Reviews/Planning Services Review –
 - a. PSR 19-001: 126 Old Mammoth Road, Suite 108 - Request for a letter of Public Convenience and Necessity from Town Council in Support of Sip, a Limited Liability Company's Application for a

Type-42 On-Sale Beer and Wine for Public Premises License; approved 4/3/19.

- b. PSR 19-002: 264 Commerce Drive – Zoning Verification Letter for the property; completed 9/20/19.

G. Design Review –

- a. DR 17-002: 100 College Parkway – Construction of the Mammoth Arts and Cultural Center; Approved 4/10/19.
- b. DR 18-002: 540 Old Mammoth Road - Construction of a mixed-use project (TTM 18-002, VAR 18-004 and DR 18-002); approved 6/12/19.
- c. DR 18-006: North/east corner of Minaret Road and Main Street: Yotelpad project consisting of a new mixed-use condominium-hotel project with a density of 198 bedrooms within 177 units located in the North Village Specific Plan; approved 5/15/19.
- d. DR 18-007: 185 Sierra Park Road – Minor Design Review for an Interior and exterior remodel and covered entry addition for the Mammoth Hospital Specialty Clinic; approved 2/26/19.
- e. DR 19-001: 6118 Minaret Road - A 3,400 square foot addition to the existing 2,200 square foot Burgers Restaurant; approved 3/13/19.
- f. DR 19-002: 156 Commerce Drive - Minor Design Review to allow the construction of a 4,755 square foot industrial building comprised of three industrial storage/shop units and one caretaker's unit; approved 4/11/19.
- g. DR 19-003: 452 Old Mammoth Road - Major Design Review for the redevelopment of the Sierra Center Mall, for the Mammoth Hotel Project; approved 11/13/19.
- h. DR 19-004: 18 Lake Mary Road - Renovations to the Mammoth Brewing structure and site improvements; ongoing.
- i. DR 16-011A: 686 Old Mammoth Road - Amendment to approved Design Review DR 16-011, Multi-Use Facility, for a revised building and site design that incorporates a roughly 40,000 square foot, prefabricated tensile structure; approved 1/8/2020.
- j. DR 19-005: 125 Lakeview Boulevard – Proposed six-lot multi-family residential planned unit development located within the North Village Specific Plan (Specialty Lodging) zoning district; ongoing.
- k. DR 19-006: 362 Chaparral Road – Proposed six-lot multi-family residential planned unit development located within the Residential Multi-Family 1 zoning district; ongoing.

H. District Zoning Amendments – No District Zoning Amendments were processed in 2019.

I. Film Permits – A total of 16 Film Permit applications were processed in 2019.

- J. General Plan Amendments –
 - a. GPA 19-001 - Housing Element and Safety Element Update: Preparation of the 2019-2027 Housing Element Update and 2019 Safety Element Update; approved 8/7/19.
 - b. GPA 19-002 - General Plan and Zoning Code Amendment for the granting of additional density for projects that will increase the supply of workforce and/or community housing; Approved 3/4/2020.
- K. Interpretation Requests – No Interpretation Requests were submitted in 2019.
- L. Lot Line Adjustments-
 - a. LLA 19-001: 233 Red Fir Road & 2651 Old Mammoth Road – to allow for two adjacent Residential Single-Family (RSF) parcels to be merged; approved 8/29/19.
 - b. LLA 19-002: 100 Callahan Way and .87-acre remainder parcel of the Obsidian TTM 15-002 – Adjustment of the shared lot line between two adjacent parcels; approved 11/12/19.
 - c. LLA 19-003: 20 and 24 Starwood Drive – To allow the merger of two adjacent parcels located within the Resort zoning designation; approved 12/27/19.
- M. Outdoor Sales Permits – (Included under Administrative Permits)
 - a. AP 19-002: 129 Center Street – Permanent Outdoor Display permit for Mammoth Plant Nursery to display plant and garden materials and supplies year-round; ongoing.
- N. Sign Permits –34 sign permits were processed in 2019 (20 were for temporary signs).
- O. Tentative Tract Maps –
 - a. TTM 18-002: 540 Old Mammoth Road – Proposed two-story vertical mixed-use project located within the Old Mammoth Road Zoning District; approved 6/12/19.
 - b. TTM 18-003: North/east corner of Minaret Road and Main Street – Yotel proposed mixed-use condominium-hotel project with a density of 198 bedrooms within 177 units located in the North Village Specific Plan (NVSP) area; approved 5/15/19.
 - c. TTM 19-001: 125 Lakeview Boulevard – Proposed six-lot multi-family residential planned unit development located within the North Village Specific Plan (Specialty Lodging) zoning district; ongoing.
 - d. TTM 19-002: 362 Chaparral Road – Proposed six-lot multi-family residential planned unit development located within the Residential Multi-Family 1 zoning district; ongoing.
- P. TOT Code Compliance- During the FY 19/20, 70 TOT cases were initiated.
- Q. Tree Removal Permits – 53 tree removal permit applications were

submitted. 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 dying or deemed hazardous by a certified arborist.

R. Use Permit Applications –

- a. UPA 16-004A: 312 Commerce Drive, Units A & B – Use Permit amendment to allow commercial cannabis manufacturing and distribution operations located in the Industrial zoning district; approved 3/13/19.
- b. UPA 18-005: North/east corner of Minaret Road and Main Street – Proposed mixed-use condominium-hotel project with a density of 198 bedrooms within 177 units located in the North Village Specific Plan (NVSP) area; approved 5/15/19.
- c. UPA 19-001: 415 Commerce Circle – Proposed commercial cannabis manufacturing and distribution facility specializing in cannabis infused topical products such as hand salves and balms; approved 6/12/19.
- d. UPA 19-002: 125 Lakeview Boulevard – Proposed six-unit Planned Unit Development (PUD) located within the North Village Specific Plan (NVSP) zoning district. PUD developments require a Use Permit in the NVSP zoning district; ongoing.
- e. UPA 19-003: 19 Center Street, Suite O1 – Proposed commercial cannabis retail dispensary; ongoing.

S. Variances -

- a. VAR 18-004: 540 Old Mammoth Road - Proposed two-story vertical mixed-use project located within the Old Mammoth Road Zoning District; approved 6/12/19.
- b. VAR 19-001: 125 Lakeview Boulevard – Proposed four-foot encroachment into the rear setback area as part of a six-unit multi-family residential planned unit development located within the North Village Specific Plan Area; ongoing.

T. Zoning Code Amendments -

- a. ZCA 18-003: Amendment to allow Physical Wellness and Rehabilitation Facilities in the Public and Quasi-Public zoning district; adopted 2/20/19.
- b. ZCA 19-001: Amendment to various sections of the Zoning Code to implement a clean-up; approved 10/2/19.
- c. ZCA 19-002: Proposed Town Density Program Update; ongoing.
- d. ZCA 19-003: Adoption of an Urgency Ordinance amending the Mammoth Lakes Municipal Code regarding secondary dwelling units; approved 12/18/19.