



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: May 11, 2022

AGENDA TITLE: Consideration of Tentative Tract Map (TTM) 22-001, for approval of the creation of 14 lots for future affordable housing uses, 3 lots for open space and parks, and public street dedications to complete the westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Rd and the northerly extension of Chaparral Road. The requested tentative tract map is for subdivision purposes only; no development is proposed.

Applicant/ Property Owner: Pacific West Communities, Inc./Town of Mammoth Lakes

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Gina Montecallo, Assistant Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
 - a. Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Tentative Tract Map and approving Tentative Tract Map Application #TTM 22-001 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution with specific findings for denial

SUMMARY:

Proposal: The proposed project would consist of the creation of 14 lots for future affordable housing uses, 3 lots for open space and parks, and public street dedications to complete the westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Rd and the northerly extension of Chaparral Road.

Project Name: The Parcel Affordable Housing Project

Location: 1699 Tavern Road and 33 Center Street

Size of Property: Approximately 22.69 acres

Zoning: Parcel Master Plan/ RMF-1

General Plan: 1699 Tavern Road: HDR-1; 33 Center Street: C-1

Environmental Review: Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed.

KEY ISSUES:

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

I. INTRODUCTION AND BACKGROUND

The Parcel, a large vacant site located at the western terminus of Tavern Road, south of Center Street, has been slated for affordable housing since the 1991 Shady Rest Master Plan was approved and an Affordable Housing Overlay was placed on the site. The Town of Mammoth Lakes purchased the property in 2018 and throughout 2019 engaged in a robust community outreach process to create a Preferred Conceptual Land Use Plan (Preferred Plan). The Preferred Plan was accepted by the Town Council in December of 2019 and soon after the Town partnered with Pacific West Communities, Inc. developer. The Town and Pacific West have since worked together to move the multi-phase project forward.

On January 6, 2021, the Parcel Master Plan was adopted. The Parcel Master Plan, which replaces the previous Residential Multi-Family 1 zoning and affordable housing overlay, provides the current development standards largely based off the Preferred Plan and acts as the zoning district for the site. Additionally, an entitlement package including the Major Design Review, Use Permit and Lot Line Adjustment for Phase 1 of the Parcel was approved in 2021. Phase 1 residential and public ROW site work has been initiated.

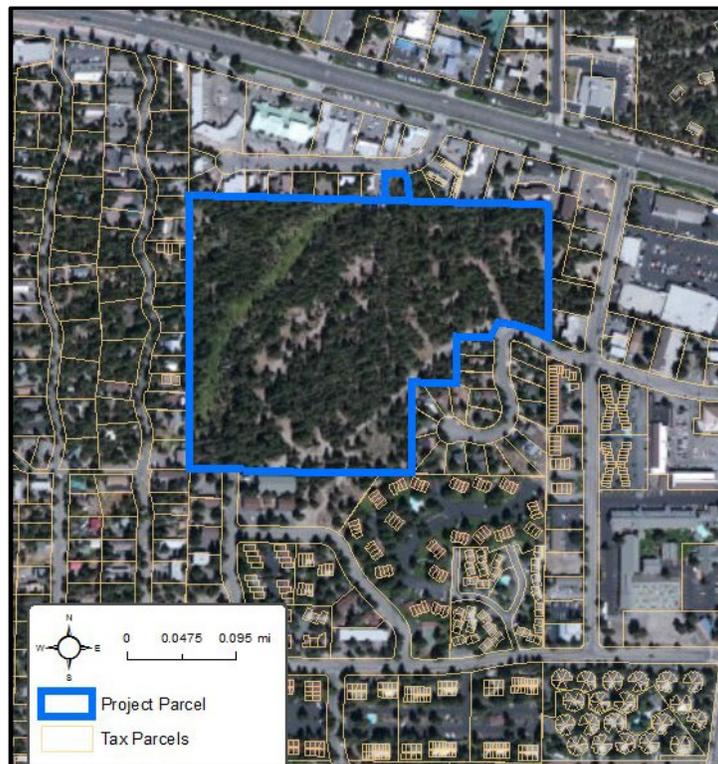


Figure 2: Tract Map Layout

Project Proposal

The development proposal for the Parcel Affordable Housing Project subdivides the 22.69-acre site into 14 affordable housing lots, three lots for open space and parks and creates public street dedication to complete the

westerly extension of Tavern Road, the creation of Inyo Street connecting Center Street and Tavern Rd and the northerly extension of Chaparral Road. The project is requesting to subdivide the site into a total of 17 lots in order to allow for a phased development approach to building out the full site according to the Parcel Master Plan. Development of the Parcel will be dictated by the unique parameters of the public and private financing available for affordable housing. The lots have been subdivided as such to meet the Parcel Master Plan requirements while also allowing for flexibility to be developed when funding is secured for individual projects on each lot.

The 14 lots (Lots 1-14) range in size between 17,191 square feet and 111,846 square feet for a cumulative total of 712,860 square feet. Three open space and parks lots (Lots A, B and C) range in size between 24,287 square feet and 44,689 square feet for a cumulative of 101,069 square feet. Lots A and B are designated as jurisdictional wetlands while Lot C is designated as public park per the Master Plan. Public street dedications amount to 174,746 square feet which includes necessary primary streets for vehicular and pedestrian circulation.

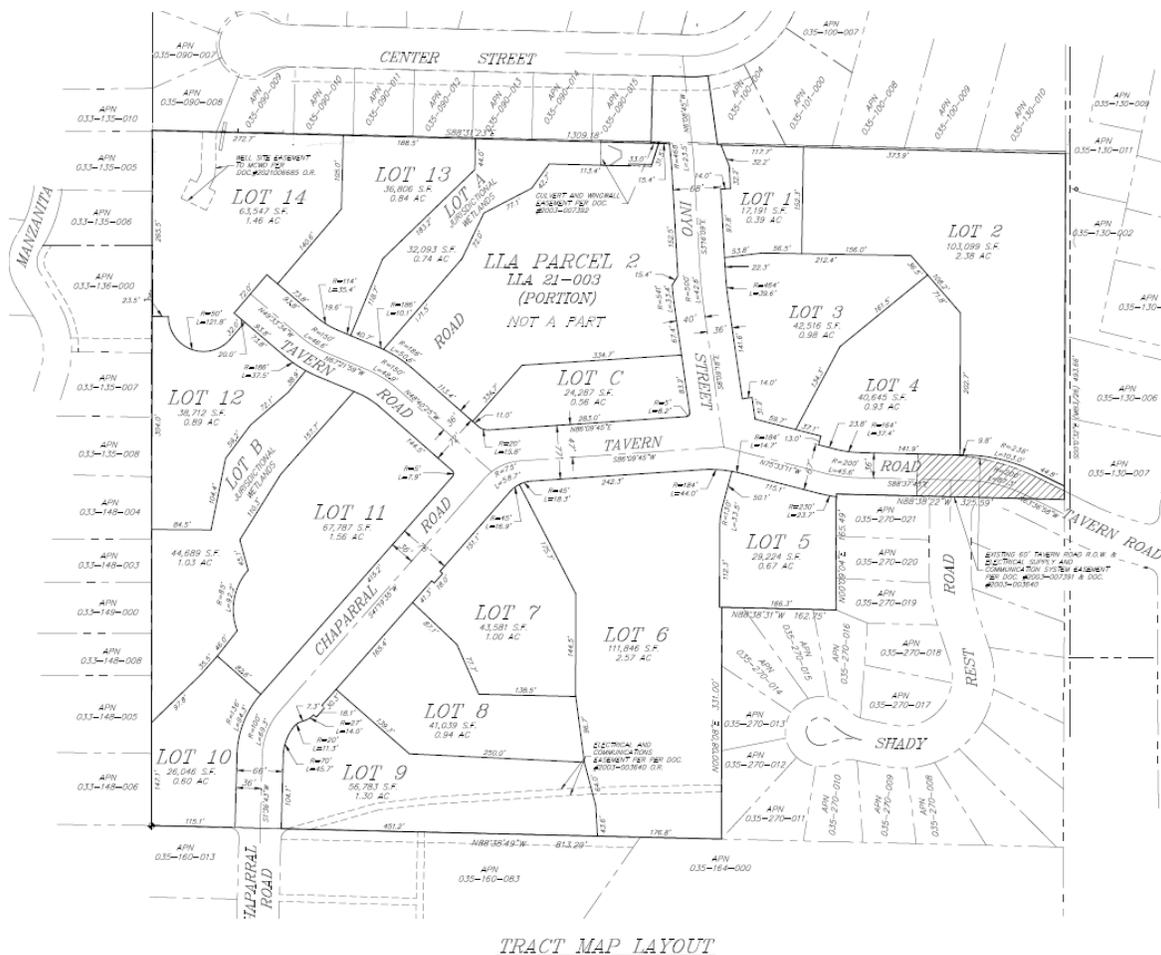


Figure 2: Tract Map Layout

EXISTING CONDITIONS:

Site and Surrounding Land Uses

The 22.69-acre project site is located at the west end of Tavern Road, north end of Chaparral Road, and south of

Center Street; refer to **Figure 3**. Regional access to the site is provided via Main Street, while primary local access to the project site is provided via Center Street, Tavern Road, and Chaparral Road. The project site is a vacant, forested site that is surrounded by commercial and residential development on all sides. **Table 1** describes the surrounding land uses and zoning.

Site Zoning

The project site is comprised of a large parcel located at 1699 Tavern Road and a smaller landlocked parcel located at 18 Center Street. The lot lines were adjusted in 2021 to enable the sale and execution of Phase 1 of the Parcel that encompasses the 2.7-acre landlocked parcel at 18 Center Street. Both properties are located within the Parcel Master Plan zoning district. The Parcel Master Plan zoning is based upon the gross allowable density for the site under the General Plan HDR-1 land use designation and RMF-1 zone district standards (12 units/acre for a total of 300 units) plus additional density allotted through the Town of Mammoth Lakes General Plan Policy L.2.D, and Zoning Code Chapter 17.140 which allow up to 24 units per acre if the development is restricted for workforce housing. The resulting net project density per the Parcel Master Plan is a maximum of 580 affordable workforce housing units. The project site (boundary delineated in Yellow in **Figure 3** below) is surrounded by Downtown (D) zoning to the north and east, Residential Single Family (RSF) and Residential Multi-Family 1 (RMF-1) zoning to the south, and Residential Multi-Family 2 (RMF-2) zoning to the west.

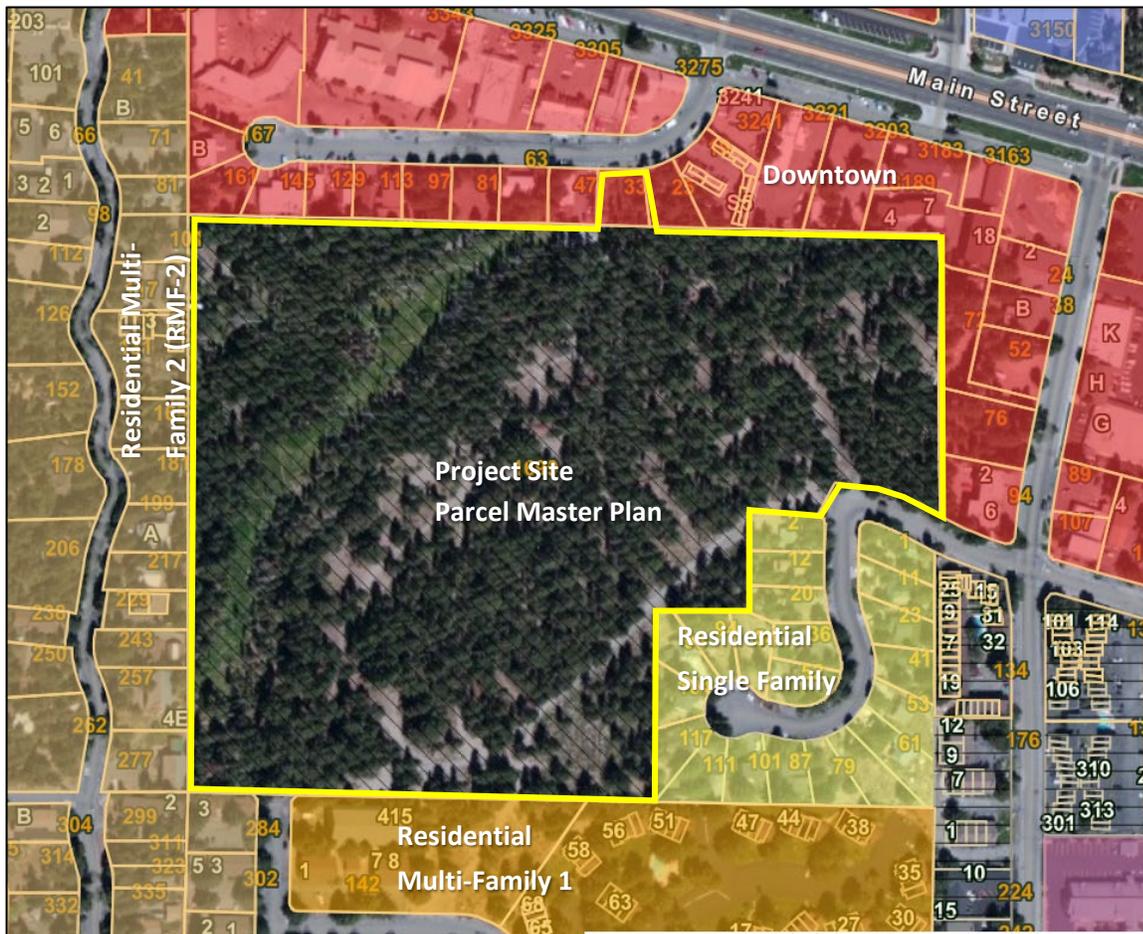


Figure 3: Zoning Map

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	D	Commercial/retail/office uses (e.g., Mammoth Lakes Nursery, Cinnamon Bear Inn, Mammoth Real Estate, and a Shell gas station)	Access to site from Center Street; integration with existing street network.
South	RMF-1, RMF-2	Single-family residential and multi-family residential uses (e.g., Shady Rest Neighborhood, Sherwin View Park Apartments, Wildflower Condominiums, and Timberline Condominiums)	Transitioning from higher intensity to lower intensity at perimeter; access from Chapparal Rd.
East	D, RSF	Forest land, single-family residential, commercial/retail uses (e.g., De Resort Hotels & Management, Green Mammoth cannabis store, and Country Liquor and Deli)	Access to site from Tavern Rd; integration with existing uses along Laurel Mountain Rd.
West	RMF-1	Single-family residential and multi-family residential uses	Pedestrian connectivity to adjacent neighborhood.

*RSF = Residential Single Family; CL = Commercial Lodging

II. ANALYSIS OF KEY ISSUES

Parcel Master Plan Consistency

The project, as proposed, is consistent with all applicable development standards of the Parcel Master Plan. The project proposes 14 affordable housing lots. Per Section II.A.1 Permitted Uses of the Parcel Master Plan, the use of affordable housing, including attached multi-family residential, detached single family dwellings and supportive housing, is permitted within the Parcel Master Plan area and does not require approval of a Use Permit or other discretionary applications. The sizes of the lots, ranging in size between 17,191 square feet and 111,846 square feet, allow for affordable housing to be built in line with the Parcel Master Plan development standards including lot coverage, setbacks, building separation, snow removal, and parking.

The project proposes three lots for open space and parks. Per Section II.A.1 Permitted Uses of the Parcel Master Plan, the use of open space and public parks is permitted within the Parcel Master Plan area and does not require approval of a Use Permit or other discretionary applications. Lot A and Lot B equate to 1.77 acres and comprise what is considered the Mill Ditch per the Parcel Master Plan. The Parcel Master Plan considers the Mill Ditch as open space and describes it as “intended to function as stormwater management and as a community amenity”. By designating these lots as open space, the project is consistent with the Master Plan zoning. Lot C equates to

.56 acres and is also designated as open space and parks. Because the Parcel Master Plan defines this area as a public park and requires a minimum of .5 acres, Lot C meets the Master Plan's standards.

Finally, the project proposes 174,746 square feet of public street dedications. This use would be considered "accessory uses and structures incidental to permitted uses" and therefore is permitted under Section II.A.1 Permitted Uses of the Parcel Master Plan. The public street dedications have been created to meet the standards of the Town Department of Public Works and the Mammoth Lakes Fire Protection District.

General Plan Consistency:

Tentative Tract Map 22-001 is consistent with the General Plan because the project further implements the Parcel Master Plan, which was approved by Ordinance 21-01 and was found to be in conformance with the General Plan.

KEY ISSUE #1: Is the proposed project consistent State Subdivision Map Act?

Pursuant to the State Subdivision Map Act, the project requires approval of a Tentative Tract Map since the project is a subdivision of lots. Staff has reviewed the tentative map and finds that it is in conformance with the Town's Subdivision Ordinance and the State Subdivision Map Act. Tentative Tract Map 22-001 is included in **Attachment B**.

KEY ISSUE #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed. No further CEQA analysis is required for this project.

Agency/Public Comments

The application has been routed to the Mammoth Community Water District (MCWD), Mammoth Disposal and the Mammoth Lakes Fire Protection District (MLFPD). Comments were received from agencies and have been incorporated into the project and/or conditions of approval in the attached resolution (**Attachment A**).

Additionally, a Public Notice for the May 11, 2022, Planning and Economic Development Commission hearing was mailed to property owners within 300 feet of the subject property on April 27, 2022 and was published in The Sheet on April 30, 2022. Staff has not received any public comments on the project at the time this staff report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required Subdivision Map Act and Municipal Code findings, and approving Tentative Tract Map #TTM 22-001 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: Tentative Tract Map 22-001

Attachment C: Parcel Master Plan