



Town of Mammoth Lakes
 Community Development Department
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The Planning Commission Zoning Code Update Committee (Tony Barrett and Jay Deinken) with Community Development staff attended meetings with the local service groups to listen to ideas on how the Zoning Code can be improved and what will make the Zoning Code Update a success. Staff took notes at the meetings and has provided responses as follows.

Summary of Comment Received	Staff Response
Chamber Board Meeting, 9-15-10	
No comments received	
Lions Club Meeting, 10-6-10	
<ul style="list-style-type: none"> Why did a permit for changing a propane tank cost \$35.00 when the propane company did all the work? 	<ul style="list-style-type: none"> The Building Division reviewed the permit fees and verified that the Town does conduct an inspection on propane tanks to ensure that they are safely installed. The propane company and Fire Department also conduct inspections.
<ul style="list-style-type: none"> Are setbacks for residential lots going to change? 	<ul style="list-style-type: none"> No, most of the changes in the ZCU will be with respect to commercial development, since most of the residential land is already developed.
<ul style="list-style-type: none"> Town should be looking at zoning codes for other locations that have winter weather like Mammoth, with similar snow issues. 	<ul style="list-style-type: none"> The Town will use other locations with similar snow issues, like Truckee, when working on development standards related to snow.
<ul style="list-style-type: none"> Current code allows too much discretion, which Town Council abuses. 	<ul style="list-style-type: none"> The current code is ambiguous which leads to interpretations and amendments by Planning Commission and Town Council.

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	The purpose of the Zoning Code Update is to articulate community expectations so amendments and interpretations are less likely.
<ul style="list-style-type: none"> • Fees are too expensive for special event permits. The Town should provide reasonable advance notice for code requirements. 	<ul style="list-style-type: none"> • Staff has set up a special event committee to help event providers work through the Town process quickly and easily. The Town has currently reduced the permit fee to \$158 for all special event permits whether they are new permits or renewals. The Town Council would have to consider if inspection fees for special events could be waived or reduced.
<ul style="list-style-type: none"> • What does someone have to do to change colors on a commercial building? 	<ul style="list-style-type: none"> • The Town requires an administrative permit to change building colors and we have an approved color chart that helps guide color decisions.
<ul style="list-style-type: none"> • Church had a new sign made. Colors that the artist/sign maker said were required by town were too subdued (earth tones) — sign could not be seen. 	<ul style="list-style-type: none"> • Staff is working on an update of the sign code to address this issue.
<ul style="list-style-type: none"> • Consider DNDP recommendation to have community functions (city hall, etc.) grouped at a common location near the fire station. 	<ul style="list-style-type: none"> • To be considered as part of future steps of the Downtown Neighborhood District Plan.
Noon Rotary, 10-14-10	
<ul style="list-style-type: none"> • How soon will the zoning code be updated? 	<ul style="list-style-type: none"> • The draft Zoning Code should be available for review in summer 2011 with adoption to take place after public review has been completed. The CEQA

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	process will follow.
<ul style="list-style-type: none"> • Too much similarity in the signage in Town. 	<ul style="list-style-type: none"> • Staff is working on an update of the sign code to address multiple issues.
<ul style="list-style-type: none"> • Are changes needed in the lighting ordinance? 	<ul style="list-style-type: none"> • Staff is not proposing any changes to the lighting ordinance at this time.
<ul style="list-style-type: none"> • How often is an update to the zoning code required? 	<ul style="list-style-type: none"> • There is no requirement to update the Zoning Code on any type of regular basis although the Code does need to be consistent with the General Plan.
<ul style="list-style-type: none"> • How will the updated code adopt new technology? 	<ul style="list-style-type: none"> • The ZCU will look at updated technology in a variety of areas (including alternative energy, updated signage technology, as well as many other technology updates).
<ul style="list-style-type: none"> • This is the first comprehensive revision to the zoning code since 1987. Major goal is to eliminate ambiguity. 	<ul style="list-style-type: none"> • Agree.
<ul style="list-style-type: none"> • Will the zoning code update facilitate the Main Street update? The Main Street/DNDP is a financial issue for the property owners involved. 	<ul style="list-style-type: none"> • The ZCU will allow for the Concept for Main Street to be codified as directed by the Town Council and the public.
<ul style="list-style-type: none"> • Code compliance in Tempe, AZ: the city arranged for low to no interest loans to help owners come into compliance. 	<ul style="list-style-type: none"> • The Town has established policy framework in the General Plan and the Destination Resort Community & Economic Strategy to provide for business assistance which could help with code compliance issues.
<ul style="list-style-type: none"> • Is a civic center still planned as part of the DNDP? Where? 	<ul style="list-style-type: none"> • Ideas for a civic center location at the USFS site on the north side of Main Street, east of Old Mammoth Road were prepared

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	in the Downtown Concept for Main Street.
<ul style="list-style-type: none"> • Will the zoning code update affect residential property? 	<ul style="list-style-type: none"> • The residential zoning chapter will be reformatted and reorganized to be easier to read but development standards will not change.
Contractors Association, 10-14-10	
<ul style="list-style-type: none"> • Why is a sign permit required? 	<ul style="list-style-type: none"> • The Town requires a sign permit in order to review the design of the sign to ensure that it meets any applicable master sign plans as well as the Zoning Code sign standards.
<ul style="list-style-type: none"> • Is a sign permit required with a building permit? 	<ul style="list-style-type: none"> • A sign permit is required for new or changed signage. The sign permit serves as the Town approval for the sign. There may be additional permit requirements for monument signs that have a structural component.
<ul style="list-style-type: none"> • The signs at the Village are well designed and unique, similar signs should be allowed in other commercial areas. 	<ul style="list-style-type: none"> • Staff is using the Village sign standards as a model for the new sign ordinance.
Advocates, 10-20-10	
<ul style="list-style-type: none"> • Some portions of zoning code have been updated within the last 5 – 7 years. Why do it again? Why not redline existing code rather than rewriting? 	<ul style="list-style-type: none"> • The current zoning code was adopted from the Mono County Code and is very outdated and poorly organized. A comprehensive update will allow for a more user friendly format to be adopted.
<ul style="list-style-type: none"> • District plans should be done first — why are zoning codes being updated before 	<ul style="list-style-type: none"> • Staff is working to complete district plans prior to the ZCU.

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completion of district plans?	
<ul style="list-style-type: none"> • Is the building code part of the zoning code? 	<ul style="list-style-type: none"> • No, the Town utilizes the California Building Code which is separate from the Zoning Code.
<ul style="list-style-type: none"> • Can staff flag the <u>substantive</u> changes, in a comparison of the new code to the old code? 	<ul style="list-style-type: none"> • Staff will include substantive changes in spreadsheet format which will be prepared for each draft Zoning Code chapter.
<ul style="list-style-type: none"> • What is in the zoning code? 	<ul style="list-style-type: none"> • The Zoning Code is a document that regulates land use development. It contains standards for development, signage, as well as a variety of other requirements.
<ul style="list-style-type: none"> • Issues in the zoning code that are of concern to Advocates members: <ul style="list-style-type: none"> ○ Height and setback ○ Snow storage ○ Density ○ Livability ○ Following the code ○ Code that is not “loosey goosey” 	<ul style="list-style-type: none"> • Staff will be reviewing height and setbacks, snow storage, density, and livability as a part of the ZCU. The revised code regulations should be drafted to ensure that developers can comply with code requirements, although the Town cannot prohibit an application for a Zoning Code Amendment.
<ul style="list-style-type: none"> • Advocates are less concerned about the strictness of architectural standards 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Consider following the code vs. granting variances. Is this a matter of discipline on the part of town council and planning commission? 	<ul style="list-style-type: none"> • The Planning Commission is required to consider applications for variances although they are not compelled to approve them.

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The Future of Mammoth, 10-21-10	
<ul style="list-style-type: none"> • Will the town allow “flat front” architecture? (Referring to traditional main street-type buildings that are generally flat) 	<ul style="list-style-type: none"> • The Advisory Design Panel and Planning Commission consider architecture on a case-by-case basis and would consider a flat façade if it was well-designed.
<ul style="list-style-type: none"> • Must be careful not to over design. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • What do you put in the code to prevent a simple block shaped building? 	<ul style="list-style-type: none"> • Some options include: varying setbacks depending on building height, utilizing floor area ratio, or requiring architectural features to break up the mass of larger buildings.
<ul style="list-style-type: none"> • Need to consider 100% lot coverage. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Will a builder be able to buy parking in other areas to meet parking requirements? 	<ul style="list-style-type: none"> • Staff is considering the use of shared parking and parking districts to allow developers to pool parking in one convenient location.
<ul style="list-style-type: none"> • Will the zoning code include a procedure for getting a variance? 	<ul style="list-style-type: none"> • The Town is updating the variance chapter of the Code, although variances are regulated by State law so the Town does not have a great deal of discretion to approve variances that do not meet the State law.
<ul style="list-style-type: none"> • Developer should not be allowed a variance based only on inability to make a profit. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Attitude/customer service is much more important than the rewriting of the code. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Need a project manager: Someone who acts as a central point of contact for an application, including aspects 	<ul style="list-style-type: none"> • Each Community Development project has a case manager who coordinates the project. Staff is working on making the Town a

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<p>involving town, water district, school district, fire department, etc., so that applicant does not have to travel all over town to track down various requirements, forms, approvals, etc.</p>	<p>more convenient contact location for contractors.</p>
<ul style="list-style-type: none"> • Important to test the changes in the zoning code as they are introduced--"see how it all fits together". 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Trash management is needed: <ul style="list-style-type: none"> ○ Require enclosed trash for commercial projects. ○ Mammoth Disposal causes problems by refusing to move containers out of enclosures and not showing up at a predictable time. ○ This may be a customer service problem, not a zoning problem. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Minaret Mall signs are all oval and too "80's" in appearance. Variety in Village signs makes them much better. 	<ul style="list-style-type: none"> • Staff is working on an update of the sign code and is using the requirements of the Village as a model for the rest of Town.
<ul style="list-style-type: none"> • Not necessary to require all signs be consistent within a single development. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Relating sign size to building size is a problem in the current sign ordinance. 	<ul style="list-style-type: none"> • Staff is looking at ways other communities determine sign allowance to see if there is a better way to calculate.
<ul style="list-style-type: none"> • Expiration of master sign plans has caused problems. 	<ul style="list-style-type: none"> • Staff is working on an update of the sign code to address this issue and will consider no expiration for master sign plans as a part of the update.

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<ul style="list-style-type: none"> Do a good job of writing the sign code, then businesses and developers will not have issues with it and will comply without taking exception. 	<ul style="list-style-type: none"> Comment noted.
<ul style="list-style-type: none"> Control the “jumble” of signs. 	<ul style="list-style-type: none"> Staff is working on an update of the sign code to encourage a variety of signage that does not appear cluttered.
<ul style="list-style-type: none"> Signs for a center/project/development: Allow enough square footage to effectively identify the name of the project and some of the tenants. Not necessary to always have all of the tenants on the project sign in all cases. 	<ul style="list-style-type: none"> Staff is working to update the freestanding sign requirements to accomplish this.
<ul style="list-style-type: none"> Need to identify the name of the mall. If individual business signs are done well, they don't need to also be identified on the monument sign. 	<ul style="list-style-type: none"> Staff is working to update the freestanding sign requirements to accomplish this.
<ul style="list-style-type: none"> Are master sign plans still going to be required? 	<ul style="list-style-type: none"> Yes.
<ul style="list-style-type: none"> Zoning versus entitlement. Requirements for a use permit are prohibitively expensive. How can we change this? How about reducing the cost of the use permit by eliminating the design elements from that stage of the process? 	<ul style="list-style-type: none"> Staff will review other cities and how they streamline the entitlement process.
<ul style="list-style-type: none"> Will notification of TOT requirements be part of the code? 	<ul style="list-style-type: none"> No. TOT is regulated by the Finance Department and Chapter 3 of the Municipal Code
<ul style="list-style-type: none"> Will there be a tool in the code for calculating the amount of density that can be obtained? 	<ul style="list-style-type: none"> Staff will clearly outline the method for calculating density in the ZCU.

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<ul style="list-style-type: none"> • Are we building to the correct seismic zone? 	<ul style="list-style-type: none"> • Yes. The Town requires construction to meet the current Building Code with additional requirements to take into account the weight of snow accumulated on the roof of a structure.
Chamber Luncheon, 10-26-10	
<ul style="list-style-type: none"> • Are any other CA communities trying to accomplish the same thing? 	<ul style="list-style-type: none"> • Many communities around the State are working on updates to their zoning regulations at this time or have done so in the recent past.
Lodging Association, 10-26-10	
<ul style="list-style-type: none"> • Will old signs be grandfathered in under the new code? 	<ul style="list-style-type: none"> • Yes, they will be grandfathered for a certain period of time. Staff is still researching the possibility of amortization (requiring signs to come into compliance with the current code after a certain period of time).
<ul style="list-style-type: none"> • Don't lose Mammoth's uniqueness when implementing the new sign code. 	<ul style="list-style-type: none"> • Comment noted.
Sunrise Rotary, 10-27-10	
<ul style="list-style-type: none"> • Have we considered how zoning affects the way property is financed? E.g., Sierra Manor is zoned commercial general — lots of lenders refuse to loan to condo buyers because of that zoning. 	<ul style="list-style-type: none"> • Staff will consider including an overlay zone or some method to ensure that residential properties that are currently zoned commercial are accurately zoned.
<ul style="list-style-type: none"> • Sierra Manor is going to become low income housing. 	<ul style="list-style-type: none"> • Comment noted.
<ul style="list-style-type: none"> • Signs: Need to consider difference between signs for 	<ul style="list-style-type: none"> • Staff is working on an update of the sign code to address this

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pedestrians and signs for vehicle traffic — different scale.	issue.
<ul style="list-style-type: none"> When draft code sections are brought forward, tell public what is being changed and what isn't — use "USA Today" type graphics. 	<ul style="list-style-type: none"> Comment noted. Staff will work to present a summary of the new code in a user friendly manner.
Board of Realtors, 11-10-10	
<ul style="list-style-type: none"> The Village signage standards need to be adopted town-wide. 	<ul style="list-style-type: none"> Staff is using the Village sign standards as a model for the new sign ordinance.
<ul style="list-style-type: none"> Clarity of the zoning code is most important. 	<ul style="list-style-type: none"> Comment noted. Staff is working toward a clear, concise, user-friendly document.
Village Association, 12-7-10	
<ul style="list-style-type: none"> Sidewalks on Main Street would be amazing! A more pedestrian friendly Main Street would be aesthetically pleasing and would promote and foster safety for our visitors and locals alike. Also, aesthetics in building/development, not Advocates. 	<ul style="list-style-type: none"> Staff is working to implement the Downtown Concept for Main Street which recommends pedestrian connections along Main Street. Comment noted.
<ul style="list-style-type: none"> What is the Town organization, i.e., how do the Town Council and Planning Commission fit in? 	<ul style="list-style-type: none"> The Town Council is the policy making legislative body of the Town and is ultimately responsible to the community for the implementation of all programs and services provided by the Town. The Planning Commission is a state-mandated body for all cities, towns and counties to carry out the provisions of the Planning and Zoning Law, including developing, adopting and implementing the Town's

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	<p>General Plan, and administering the Town's zoning and subdivision ordinances.</p> <ul style="list-style-type: none"> • Community Development staff support the Planning Commission and Town Council.
<ul style="list-style-type: none"> • Based on past experience, under the old code, there was too much discretion, i.e., decisions were made according to personal preference of Town staff rather than by objective criteria. 	<ul style="list-style-type: none"> • The ZCU is intended to provide clear and concise standards so less interpretation is required by staff and the decision-makers.