

## **PLANNING COMMISSION STAFF REPORT**

Subject: Sierra Valley Sites Neighborhood District Planning  
Public Workshop and Listening Session

Initiated by: Ellen Clark, Senior Planner

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### **BACKGROUND:**

The Planning Commission will host a public workshop on Wednesday, February 23rd, starting at 5PM, to initiate the district planning process for the Sierra Valley Sites neighborhood. The purpose of the workshop is to seek input from the public and Planning Commission, through a facilitated discussion, on the specific issues that are of greatest concern for residents of the Sierra Valley Sites. It is an opportunity for staff and the Planning Commission to hear those issues first hand, so that they can be brought forward through the more formal district planning process for the neighborhood. The Sierra Valley Sites NDP (SVSNDP) is an important component of the Community Development Department work program for 2010-11, and is targeted for completion by June 2011.

The Sierra Valley Sites is one of the two remaining significant districts for which district planning has not yet been completed. The neighborhood (referred to by many as “the Ghetto”) encompasses properties along Manzanita Road, Mono Street, Lupin Street, Joaquin Road and Dorrance Drive between Main Street and Meridian Boulevard (see attached map).

### **ANALYSIS:**

Sierra Valley Sites is one of the oldest residential neighborhoods in Mammoth Lakes, with a high proportion of its housing occupied by working families and year-round residents. The neighborhood faces many issues including a large number of older housing units, many of which are in poor condition, challenging socio-economic conditions for many of its residents, outdated storm drainage infrastructure, a difficult environment for safe pedestrian mobility and snow removal, and concerns about public safety and quality of life.

Staff will use the information gathered from tonight’s meeting to help develop the Sierra Valley Sites Neighborhood District Planning (SVSNDP)

Framework that will be brought back to the Planning Commission in March, and to help focus the scope of the overall NDP process that will include additional public meetings and workshops in April and May.

### **OPTIONS ANALYSIS**

No options are presented; this is a public workshop to receive input on key issues for the Sierra Valley Sites NDP.

### **VISION CONSIDERATIONS:**

Successful implementation of District Planning will further emphasize the goals of the General Plan and provide an understanding of the contribution of each neighborhood and district toward the social, economic and environmental success of the entire community. Establishing clear and unambiguous policies and regulations through district planning will maintain high standards for development and design and will implement the Vision Statement.

### **STAFFING CONSIDERATIONS:**

This work effort is included in the Community Development Department FY 2010-2011 Budget Work Program, and will be staffed entirely by the Community Development and Public Works Departments.

### **FINANCIAL CONSIDERATIONS:**

See Staffing Considerations.

### **ENVIRONMENTAL CONSIDERATIONS:**

The conclusion of the SVSNDP will describe the needed level of CEQA analysis and compliance necessary to implement and codify its planning recommendations.

### **RECOMMENDATION:**

It is recommended that the Planning Commission participate in tonight's public workshop and provide input as needed on key issues to be studied in the Sierra Valley Sites NDP.

### **Attachments:**

Map of Sierra Valley Sites Neighborhood