



COMMUNITY AND ECONOMIC DEVELOPMENT  
P.O. Box 1609, Mammoth Lakes, CA 93546  
(760) 934-8989 fax (760) 934-8608  
[www.ci.mammoth-lakes.ca.us](http://www.ci.mammoth-lakes.ca.us)

---

**Downtown Working Group  
Meeting Agenda  
December 20, 2012**

**1. Introduction and Agenda Review**

- a) Who are we, and why are we here?
- b) Relationship to Zoning Code Update and Main Street Implementation Project

**2. Work Completed to Date/Foundational Documents**

- a) General Plan
- b) PAOT and PIEC Policies
- c) District Plans:
  - Downtown Concept for Main Street
  - North Old Mammoth Road NDP
  - South Districts NDP
- d) DRCEDS
- e) Development Forecast
- f) Zoning Code Update: Progress and Direction

**3. Downtown Working Group: Draft Purpose and Objectives**

Working Group: Draft Purpose

*Develop recommendations for commercial zoning, land use, transportation and physical development standards and programs that can successfully implement the accepted District Planning concepts for Downtown and surrounding commercial districts.*

Overall Work Program: Draft Objectives

- Use existing accepted plans and policies as the starting point - we're not going backwards or reinventing the wheel.
- Define agreed-upon building block assumptions, evaluation method and tools to test feasibility of draft concepts based on real world conditions - physical and financial.
- Respect and acknowledge relationship to General Plan vision and policies (PAOT, buildout, and project impact evaluation)
- Use this analysis and findings to update and adopt commercial zoning, design and development standards, and develop effective implementation tools through the Zoning Code Update and Main Street Implementation Plan.

#### **4. Work Program Outline**

##### Phase I: Commercial Zones Chapter Review, Analysis and Update.

- Planning Commission and Town Council Direction on Work Program (December 2012)
- Downtown Working Group Meetings: (December 2012 – February 2013)
  - Initial Commercial Zones critique and key issues/questions identification
  - Identify analysis criteria, assumptions and scenarios to test density and intensity standards.
  - Conduct analysis (staff/ consultant)
  - Review outputs and develop initial recommendations on potential Commercial Zoning changes.
- Planning Commission/Town Council Joint Workshop. Review and provide direction on potential Commercial Zoning changes based on DWG recommendations. (March 2013).
- Downtown Working Group Meeting(s): Review Revised Draft Commercial Zones Chapter (April 2013)

##### Phase II: Main Street Implementation Project

- Downtown Working Group Meeting: Main Street physical development, phasing and implementation issues identification. (Early April 2013)
- Community Charette (Early April 2013). Develop initial concepts, refine ideas and consolidate plan elements for Main Street, incorporating relevant concepts/components of draft Commercial Zones chapter.
- Downtown Working Group Meetings (September – October 2013). Review Draft Main Street Implementation Project Report.

#### **5. Commercial Zones: Key Questions**

- Can the draft zoning standards for commercial zones achieve the vision and goals identified in the General Plan and District Plans?
  - Is it possible to "fill the box" based on the current and proposed zoning standards?
  - Are the zoning standards responsive to today's market, and can they respond to changing market conditions over time?

- What are the community's minimum requirements/expectations for new development? How should those requirements be balanced against market feasibility and developer reasonable developer expectations for return on investment?
- How do community benefits and incentives fit into the zoning picture? (If we get the base zoning "right", is CBIZ necessary?)
- How do parking requirements affect project feasibility (physical and financial)?
- How can zoning regulations allow for the fact that physical changes and redevelopment will occur incrementally and over time?
- What other key issues and considerations should be analyzed in the review of the Commercial Zones chapter?

**6. Next DWG Meeting (Mid- Late January)**

- Finalize discussion of and confirm key issues.
- Review zoning critique and confirm focus areas for further analysis.
- Discuss analysis criteria and inputs.