

Main document changes and comments

Page i: Deleted Jessica Morriss 6/19/2013 9:12:00 AM

May 2013

Page 9: Deleted Jessica Morriss 6/19/2013 9:44:00 AM

following

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outlined in the Neighborhood and District Character Element of the 2007 General Plan, specific to the Main Street and Old Mammoth Road districts.

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To provide appropriately located areas for retail stores, restaurant, entertainment, service uses, office uses, and wholesale businesses, offering commodities and services required by residents and visitors;

To encourage animated, active, pedestrian-oriented environments that are attractive to residents and visitors alike;

To encourage commercial lodging facilities, such as hotels, motels, lodges and similar transient lodging uses, to congregate for the convenience of visitors to the community and for ease of accessibility which implements the Town's feet first mobility and shared parking priorities;

To encourage commercial uses to be grouped for the convenience of the public and for a more mutually beneficial relationship to each other;

To provide adequate space to meet the needs of modern commercial development, including off-street parking;

To protect neighboring residential properties from noise, odor, smoke, unsightliness and other objectionable influences; and

To promote high standards of site planning, architecture and landscape design for office and commercial developments within the town

Page 9: Comment [JM1] Jessica Morriss 6/24/2013 2:20:00 PM

Jo and Mickey propose to eliminate the general Chapter purpose statements and refer to the Neighborhood and District Character section of the General Plan. Staff recommends keeping both so that the chapter is consistent with all other chapters/sections. Is there any issue with doing this?

Martha comment: No

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of residential, non-residential, and lodging

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district

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. The standards of this district are intended to encourage a mix of uses		
Page 9: Comment [JM2]	Jessica Morriss	6/19/2013 4:03:00 PM
Density/FAR still under consideration; staff proposes to move forward with adoption of currently proposed densities/FAR until resolved.		
Page 9: Comment [JM3]	Jessica Morriss	6/19/2013 4:03:00 PM
See comment 2.		
Page 9: Comment [JM4]	Jessica Morriss	6/19/2013 4:03:00 PM
See comment 2.		
Page 9: Inserted	Jessica Morriss	6/19/2013 9:47:00 AM
and on Designated Active Frontages (Figure 17.24.020)		
Page 9: Comment [JM5]	Jessica Morriss	6/24/2013 2:21:00 PM
Martha, Is it possible to include a definition of “primary” and “secondary” active frontages? Jo and Mickey would really like some definition, but not sure where/if appropriate. Martha comment: Yes - should be located in Definitions section of Zoning Code. Definitions would incorporate ideas established in Main Street Plan.		
Page 11: Comment [JM6]	Jessica Morriss	6/19/2013 4:03:00 PM
Moved graphic up.		
Page 13: Inserted	Jessica Morriss	6/19/2013 9:50:00 AM
NP		
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Page 13: Comment [JM7]	Jessica Morriss	6/24/2013 1:47:00 PM
Proposed change to “NP” instead of a dash “-“. Staff recommends leaving the dash or leaving it blank to be consistent with other jurisdictions. Martha comment: Fine either way but I think the NP is more confusing, expecially since P means "Permitted". What if N gets dropped off? Also, NP is more prominent than a dash, highlighting what is not permitted rather than what is.		
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Page 13: Comment [JM8]	Jessica Morriss	6/24/2013 1:47:00 PM
OK to remove assisted living and convalescent homes from Downtown as long as they are allowed somewhere? Martha comment: yes		
Page 13: Comment [JM9]	Jessica Morriss	6/24/2013 1:47:00 PM
Do family day care homes need to be allowed in the Downtown? Does state law require them to be allowed in all types of residential (including multifamily)? Martha comment: yes		
Page 13: Comment [JM10]	Jessica Morriss	6/24/2013 1:47:00 PM
<Do these need to be allowed in Downtown? Martha comment: Not General, just Limited		

Page 13: Comment [JM11]	Jessica Morriss	6/24/2013 1:47:00 PM
See comment 10. Martha comment: Yes, Limited are a protected use - must be permitted because multifamily is permitted		
Page 13: Comment [JM12]	Jessica Morriss	6/24/2013 1:47:00 PM
See comment 10. Martha comment: No		
Page 13: Comment [JM13]	Jessica Morriss	6/24/2013 1:47:00 PM
Are these allowed in any of the commercial zones? If so, then it should be listed or removed? Martha comment: Leave as is. Protected under state law. Will include a cross reference to the section of the Code that relates to Transitional and Supportive Housing. Must be treated as residential use of the same type. Ex. if dev as Multi-family use, must be treated as a Multi-family use		
Page 13: Comment [JM14]	Jessica Morriss	6/24/2013 1:47:00 PM
See comment 13. Martha comment: Leave as is. Protected under state law. Will include a cross reference to the section of the Code that relates to Transitional and Supportive Housing. Must be treated as residential use of the same type. Ex. if dev as Multi-family use, must be treated as a Multi-family use		
Page 13: Comment [JM15]	Jessica Morriss	6/24/2013 2:10:00 PM
Should convenience stores just be included under General Retail? Or should they be Permitted as of right? Martha comment: Staff call, may want more review ability for convenience stores		
Page 13: Comment [JM16]	Jessica Morriss	6/24/2013 2:10:00 PM
Please clarify. The definition says (under 10,000 sf) after hardware stores. Is the 10,000 limit just for hardware stores or for all general retail? Can you include the word "supermarket" as a general retail Martha comment: just for hardware stores, it distinguishes Building Materials and Services from General Retail		
Page 13: Comment [JM17]	Jessica Morriss	6/24/2013 1:47:00 PM
Footnote 9 contradicts the definition of "nurseries and garden centers." Martha comment: Can delete this row		
Page 13: Comment [JM18]	Jessica Morriss	6/24/2013 1:47:00 PM
Should "outdoor dining" be under retail instead of in other applicable types? Martha comment: No because it is not a stand alone use - will always be associated with something else		
Page 13: Deleted	Jessica Morriss	6/19/2013 1:30:00 PM
, less than 30 seats		
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Restaurant, Café, Coffee Shop, 30 seats or more	A	A
Page 13: Comment [JM19]	Jessica Morriss	6/24/2013 1:47:00 PM
Suggested by Mickey and Jo to make all restaurants permitted; staff agrees. Martha comment: ok		
Page 14: Inserted	Jessica Morriss	6/19/2013 1:32:00 PM
Pet Day Care		
Page 14: Comment [JM20]	Jessica Morriss	6/19/2013 4:03:00 PM
Check for consistency with Standards for Specific Uses. May need to update that chapter.		
Page 14: Comment [JM21]	Jessica Morriss	6/24/2013 1:47:00 PM
Is there a way to say that if it is over 5,000 or on a ground floor it would require an Admin Permit? Like "P(2)/A". Would that make sense? Martha comment: Sure		
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Page 14: Comment [JM22]	Jessica Morriss	6/24/2013 1:47:00 PM
Proposed to remove the ground floor restriction. Martha comment: ok		
Page 14: Comment [JM23]	Jessica Morriss	6/24/2013 1:47:00 PM
Worried that this might preclude the county, town, or USFS from ever moving into another building on Main or OMR. Do you think it should be Permitted or Admin Permit with no ground floor restriction? Martha comment: Make it permitted in OMR w/o ground floor limit. Do you really want it on ground floor on active frontages in Downtown?		
Page 14: Inserted	Jessica Morriss	6/19/2013 1:42:00 PM
and Motels?		
Page 14: Inserted	Jessica Morriss	6/19/2013 1:42:00 PM
Fractionals/Timeshares	P	P
	P	Hotel and Motels?
Page 14: Comment [JM24]	Jessica Morriss	6/24/2013 1:48:00 PM
Consider the following: 1. Make Lodging its own Classification? May not be appropriate as a "service use." 2. Consider including fractionals/timeshares in the table, or making it more obvious that they are considered Hotels and Motels. Martha comment: But they aren't Hotels and Motels - or even necessarily lodging, could be a residential use. " A fractional or timeshare development may comprise a portion of a larger, mixed-use development containing a hotel, inn, and/or other residential components and shall include, but not be limited to timeshare estate, interval ownership, fractional ownership, vacation license, vacation lease, club membership, time-share use, hotel/motel, or uses of a similar nature, as defined in the California Business and Professions Code." In order to be considered a hotel or motel, they need to meet all of the standards in the section in Chapter 17.52. That's why you have the standards, right? To be able to determine if a fractional/timeshare development is residential or a hotel/motel?		
Page 14: Comment [JM25]	Jessica Morriss	6/19/2013 4:03:00 PM
Consider the following: 1. Make Lodging its own Classification? May not be appropriate as a "service use." 2. Consider including fractionals/timeshares in the table, or making it more obvious that they are considered Hotels and Motels.		
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Page 14: Comment [JM26]	Jessica Morriss	6/24/2013 1:47:00 PM
Consider allowing personal storage in the Downtown (not on ground floor DAF) with an Admin Permit. Martha comment: Would not recommend		
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P		
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A		
Page 14: Comment [JM27]	Jessica Morriss	6/24/2013 1:47:00 PM
Consider making an Admin permit instead of Permitted as of right (not on ground floor DAF). Martha comment: Up to staff but this type of use seems like something that would fit in well here and support small businesses		
Page 14: Comment [JM28]	Jessica Morriss	6/24/2013 11:31:00 AM
Should Telecommunications Facilities be included in this? Does telecommunications section say what the permit requirement is? If so, shouldn't we just include it? Same for WECS?		

Martha comment: No because permit level is not only dependent on district, there are multiple types of facilities in each with different permit and review levels.

Page 14: Comment [JM29] Jessica Morriss 6/24/2013 1:47:00 PM

Says facilities in the definition.
Martha comment: ok

Page 14: Comment [JM30] Jessica Morriss 6/24/2013 1:47:00 PM

Consider adding definitions for all these. Or are they included in other sections?
Martha comment: Yes, in standards for uses which this table

Page 14: Comment [JM31] Jessica Morriss 6/24/2013 1:47:00 PM

Should this be under residential?
Martha comment: Could be a cross reference in the "See Specific Use Regulations" column for Multi-family and Live/Work

Page 14: Comment [JM32] Jessica Morriss 6/24/2013 2:22:00 PM

Consider moving up under lodging classification/use.
Martha comment: See previous comment. Not a pure "use", it's an ownership type

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Model Homes and Subdivision Sales Offices	A	A	A	
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Page 14: Comment [JM33] Jessica Morriss 6/20/2013 1:24:00 PM

Do we need this? Why would it be separate from the development it is associated with; if we keep it, should it be Permitted?

Page 14: Comment [JM34] Jessica Morriss 6/24/2013 1:48:00 PM

Consider moving to under restaurant.
Martha comment: Could be a cross reference in the "See Specific Use Regulations" column

Page 15: Comment [JM35] Jessica Morriss 6/24/2013 1:48:00 PM

Consider adding a definition or clarification of what "wrapped" means.
Martha comment: ok

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and Economic

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Page 19: Comment [JM36] 6/24/2013 2:19:00 PM *Main Street and Main Street Frontage Road (North Side only)* Jessica Morriss

This proposes that the north side of Main Street and the north side of the Frontage Road have a higher building face maximum than ALL OTHER Streets. 35 vs. 25. Is this appropriate?

Martha comment: that is the proposal

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Page 30: Inserted Jessica PM *North Side of Main Street and Main Street Frontage Road* Morriss 6/19/2013 2:06:00

related to community design and character

Page 30: Inserted Jessica Morriss 6/19/2013 2:19:00 PM

as a mountain resort community

Page 30: Inserted Jessica Morriss 6/19/2013 1:57:00 PM

the high-elevation climate of Mammoth Lakes and

Page 31: Comment [JM37] Jessica Morriss 6/24/2013 2:20:00 PM

Elizabeth has requested that the threshold for design review be re-examined. Planning Commission previously gave direction (4/13/2011) to increase threshold to 4 or more units (rather than existing code two or more units) in order to relieve small scale residential projects from onerous process with PC. Would still be reviewed by Committee/Staff. Staff recommends keeping proposed.

Martha comment: Threshold is 4 or more for design review. 1, 2, and 3 unit are exempt

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and thoughtful

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visually interesting, appropriate,

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durable

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, and natural

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that reflect Mammoth Lakes' character and mountain setting;

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or designee

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Elizabeth proposes to include the "Design Committee." Staff recommends not specifically including a committee in the code in case the committee is discontinued. The Director also means his/her designee, which includes staff and/or committees.

Martha comment: Whoever has design review authority for Minor Design Review should be mentioned. If it is in fact, the Design Committee who has design review authority, they should be identified. Could include a statement that says if the Design Committee is discontinued or if no Design Committee, authority is Director

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lighting,

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trees and vegetation,

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, the mountain environment

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and

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, and compliance

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and

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, and water-efficiency

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or master

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and a mountain resort community

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Down-directed and shielded

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minimize light pollution and trespass,

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conserve water resources, promotes a natural aesthetic, and

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TBD.

Header and footer changes

Text Box changes

Header and footer text box changes

Footnote changes

Endnote changes
