

**2007 General Plan Land Use Permit Application
Summary Evaluation Template
Old Mammoth Place**

Summary Evaluation

This form is used to present the summary evaluation of land use permit applications filed with the Town of Mammoth Lakes; it will accompany staff reports to Town Commissions and Town Council. The evaluation form is organized by the Community Visions and the Goals contained in the adopted 2007 General Plan. As an umbrella summary, the findings and information placed in this evaluation will be drawn from the relevant studies and determinations required of the project. These include but are not limited to: California Environmental Quality Act analyses, traffic studies, district planning studies, market studies, design review, master plans and guidelines, the Municipal Code, and the General Plan.

This evaluation also provides a framework to address a number of topical issues that community members have been concerned to see addressed in the project review process.

Triple Bottom Line

The values of the community also encompass making decisions that benefit the community's social, natural and economic capital – the triple bottom line. Decisions that enhance all three aspects of community provide the greatest benefit; decisions that improve or conserve two forms of capital without diminishing the third are also ideal. Decisions that only benefit one and decrease the other two forms of capital are undesirable.

COMMUNITY VISION

Surrounded by uniquely spectacular scenery and diverse four-season recreational opportunities, the community of Mammoth Lakes is committed to providing the very highest quality of life for our residents and the highest quality of experience for our visitors. To achieve this vision, Mammoth Lakes places a high value on:

Statement	Evaluation
1. Sustainability and continuity of our unique relationship with the natural environment. As stewards, we support visitation and tourism as appropriate means to educate and share our abundant resources. We are committed to the efficient use of energy and continuing development of renewable resources.	Because the project occurs on an in-fill site, there is no need to disturb any previously undisturbed land. The applicant proposes to retain 16 of the existing significant trees on-site, including a grove of 5 large trees. The project is proposed to be LEED certified and also includes a number of additional sustainability features.
2. Being a great place to live and work. Our strong, diverse yet cohesive, small town community supports families and individuals by providing a stable economy, high quality educational facilities and programs, a broad range of community services and a participatory Town government.	This project will help to activate Old Mammoth Road, creating a place for locals to shop, dine, and recreate. The project proposes the development of on-site affordable housing, that will be close to shopping, schools, and recreation. The project also proposes public plaza areas and conference space that will provide recreational opportunities within the

	Town.
3. Adequate and appropriate housing that residents and workers can afford.	This project proposes to build all required affordable housing on-site, which will provide housing close to schools, recreation, transit, and other amenities.
4. Being a premier year-round resort community based on diverse outdoor recreation, multi-day events and an ambiance that attracts visitors.	This project proposes to include a large plaza and conference/flex space that can be used for events. The project will also provide new transient lodging units for visitors.
5. Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area.	This project is an infill project that proposes to redevelop a currently disturbed and developed site.
6. Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees” with small town charm.	The project is conditioned to conform to the Town of Mammoth Lakes Design Guidelines and has been reviewed and analyzed by staff and the Advisory Design Panel. It will also comply with the CSP standards, which have been uniquely developed for North Old Mammoth Road and this site.
7. Offering a variety of transportation options that emphasize connectivity, convenience, and alternatives to use of personal vehicle with a strong pedestrian emphasis.	The project will include construction of a bus shelter at the existing bus stop and improvement of the bus turnout. It will also provide a private shuttle for hotel guests and construct sidewalks along the property on Laurel Mountain and Sierra Nevada Roads and create a new mid-block connector.

COMMUNITY GOALS FOR EACH ELEMENT

ECONOMY

Goal	Evaluation
E.1. Be a premier destination community in order to achieve a sustainable year-round economy.	The project will provide conference space and a public plaza, both of which can be used for events and functions year-round, as well as “hot” transient rental units.
E.2. Achieve sustainable tourism by building on the area’s natural beauty, recreational, cultural, and historic assets.	The existing site is run-down and under-utilized. The proposed project will bring density and activity to the site and surrounding area. The site is currently nearly 100% disturbed with few existing trees and the project will retain some of the trees and plant new, native and adaptive landscaping.
E.3. Achieve a more diversified economy and employment base consistent with community character.	The project includes retail, restaurants, a spa, and hotel uses that will provide consistent and numerous jobs for residents year-round.

ARTS, CULTURE, HERITAGE AND NATURAL HISTORY

Goal	Evaluation
A.1. Be stewards of Mammoth's unique natural environment.	The project protects public view corridors and will preserve a number of the existing trees on-site.
A.2. Be a vibrant cultural center by weaving arts and local heritage and the area's unique natural history into everyday life.	The project proposes to provide public art on-site. The public plaza will also provide an opportunity for various types of events on-site.
A.3. Encourage public art and cultural expression throughout the community.	See A.2 above.

COMMUNITY DESIGN

Goal	Evaluation
C.1. Improve and enhance the community's unique character by requiring a high standard of design in all development in Mammoth Lakes.	The project will conform to all requirements of the CSP and the Town of Mammoth Lakes Design Guidelines and has been reviewed by the ADP.
C.2. Design the man-made environment to complement, not dominate, the natural environment.	The proposed building heights are below the average height of trees on-site, which is approximately 63 feet. The existing site is nearly 100% disturbed with few existing trees and the project proposes to retain some of the trees and plant new, native landscaping.
C.3. Ensure safe and attractive public spaces, including sidewalks, trails, parks and streets.	The project proposes several new public plaza areas. In addition, the project will construct new sidewalks along Laurel Mountain Road and Sierra Nevada Road and will improve the sidewalks along Old Mammoth Road.
C.4. Be stewards of natural and scenic resources essential to community image and character.	This project will protect existing public view corridors and will include a new east-west corridor through the site.
C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.	Low-e glass will be used to help mitigate light emission from the project. All lighting will be of the lowest wattage necessary to safely light public areas and will comply with the Town's lighting ordinance. New street lighting will be installed along new sidewalks to help improve public safety.
C.6. Enhance community character by minimizing noise.	See Noise Element below.

NEIGHBORHOOD AND DISTRICT CHARACTER

This element expands on Land use and Community design goals.

Old Mammoth Road characteristics

Characteristic	Evaluation
1. Maintain views of the Sherwin Range, the Knolls and Mammoth Mountain from public spaces	This project will protect existing public view corridors and will include an east-west corridor through the site. View impacts have been analyzed in the EIR.

2. Landscaping reinforces Eastern Sierra native pine, fir, aspen, ground cover and wildflowers	All of the proposed plant and tree species are either native, or adapted and expected to survive well in Mammoth.
3. Landscaping establishes scale and street edge	The proposed street section for OMR and the other streets surrounding the project include street trees and other pedestrian-scale furnishings. Along OMR, the buildings will be built to the sidewalk edge.
4. Pedestrian-oriented sidewalk/boardwalk with public art, centrally located parks, plazas, courtyards and pedestrian links that create a sense of exploration	The project proposes several new public plaza spaces. See 1 and A.2 above.
5. Walk-to neighborhood or community parks in all districts	The street-front retail and public plaza will encourage residents and visitors to walk around this district. A pocket park is also proposed on the north side of the site.
6. Mid-block pedestrian access	The project proposes one new vehicular mid-block connector and includes several pedestrian connectors across the site.
7. Occasional small plazas and courts visible from the public way that can be used as public event venues	The project proposes several new public plaza spaces.
8. Active day and evening and through all four seasons	The proposed retail, public plazas, and ice rink will activate this area day and night, year-round. Programming of the event plaza will also help to provide seasonal activities for day and evening.
9. Retail and services in storefront setting, located next to the sidewalk	The project proposes street-front retail along Old Mammoth Road.
10. District animation with retail oriented to the street	See 9 above. Plaza areas will also help to animate the district.
11. Higher lot coverage may be acceptable with pockets of effective landscaping and open space	N/A – the project proposes lot coverage below the maximum permitted 70%.
12. Encourage transit-oriented development	The applicant will construct a bus shelter at the existing bus stop and expansion of the bus turnout. It will also provide a private shuttle for hotel guests and construct or improve sidewalks along Laurel Mountain and Sierra Nevada Roads and create a new mid-block connector.
13. Strip mall development pattern shifted to a pattern of commercial in front and parking in back	The project proposes retail along Old Mammoth Road. The majority of parking will be understructure with on-street parking also permitted.
14. Convenient structured parking and small-scale surface parking	The majority of the on-site parking will be understructure. The project will include public parking for the retail and restaurant uses. On-street parking will be established along Old Mammoth Road and the proposed mid-block connector.
15. Shared and pooled parking	The project proposes shared parking amongst on-

	site uses, within the parking structure.
16. Alley and side street access for deliveries, service and emergency access and pedestrian connections appropriate to district character	Service and delivery areas are proposed to be either on the mid-block connector, a service area located off of the street along Laurel Mountain, and/or via the parking garage.
17. Traditional small-scale mixed use “Main Street” development pattern	The street-front retail and building heights of 35 feet or less will result in a “main street” feel along Old Mammoth Road.

LAND USE

Goal	Evaluation
L.1. Be stewards of the community’s small town character and charm, compact form, spectacular natural surroundings and access to public lands by planning for and managing growth.	This is an infill project in the center of town. The project is consistent with requirements established by the both the NOMRDSS and the CSP that will help to create character along the street. It also protects all existing public view corridors
L.2. Substantially increase housing supply available to the workforce.	The project proposes to build all required workforce housing on-site, which is proposed to be approximately 8 new units.
L.3. Enhance livability by designing neighborhoods and districts for walking through the arrangement of land uses and development intensities.	The project includes pedestrian mid-block connectors through the site and the proposed street-front retail along Old Mammoth Road activates the street. Proposed public plazas encourage pedestrians to walk through the site.
L.4. Be the symbolic and physical heart of the Eastern Sierra: the regional economic, administrative, commercial, recreational, educational and cultural center.	This project will help to contribute to this goal by providing new visitor lodging, retail, conference space, and events plazas that will all help to attract visitors to Mammoth year-round.
L.5. Provide an overall balance of uses, facilities and services to further the town’s role as a destination resort community.	See L.4 above.
L.6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.	This development is an in-fill project located within the Urban Growth Boundary.

MOBILITY

Goal	Evaluation
M.1. Develop and implement a townwide way-finding system.	The project is required to provide way-finding signage on-site.
M.2. Improve regional transportation system.	N/A – this task will be completed by Town staff and other local agencies.
M.3. Emphasize feet first, public transportation second, and car last in planning the community transportation system while still meeting Level of Service standards.	This project is within walking distance to, and will also add, many community amenities that residents and visitors can walk to. The project will also construct a transit shelter on Old Mammoth Road in front of the project.
M.4. Encourage feet first by providing a linked year-round recreational and commuter	The project has pedestrian mid-block connectors going through it and sidewalks will be

trail system that is safe and comprehensive.	constructed and/or improved along streets abutting the project on all four sides.
M.5. Provide a year-round local public transit system that is convenient and efficient.	The Town provides year-round local public transit. The project proposes a private shuttle for guests of the hotel and will also construct a bus shelter at the current bus pullout location.
M.6. Encourage alternative transportation and improve pedestrian mobility by developing a comprehensive parking management strategy.	The project is adjacent to several transit lines and will also provide a hotel shuttle for guests. The project is within walking distance to numerous shops and amenities, will provide new on-site amenities, and will improve sidewalks around the entire site.
M.7. Maintain and improve safe and efficient movement of people, traffic, and goods in a manner consistent with the feet first initiative.	The project has pedestrian mid-block connectors going through it and sidewalks will be constructed along all four streets abutting the project. The site is also adjacent to a transit line.
M.8. Enhance small town community character through the design of the transportation system.	The Town-operated transit helps to accomplish this goal.
M.9. Improve snow and ice management.	The project will be annexed into the existing benefit assessment district for OMR, which will include the sidewalks along Laurel Mountain Road and Sierra Nevada Road.

PARKS, OPEN SPACE, AND RECREATION

Goal	Evaluation
P.1. Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.	The proposed plaza will create open, public space within the heart of the Town, where residents and visitors can recreate. A pocket park is also proposed on the north side of the site.
P.2. Provide additional parks within town.	See P.1 above.
P.3. Create a Master Plan for an integrated trail system that will maintain and enhance convenient public access to public lands from town.	N/A – This is something that needs to be done by Town staff. This project is not adjacent to public lands.
P.4. Provide and encourage a wide variety of outdoor and indoor recreation readily accessible to residents and visitors of all ages.	The proposed plaza will serve as a venue for a variety of events. An ice rink is also proposed during the winter months.
P.5. Link parks and open space with a well-designed year-round network of public corridors and trails within and surrounding Mammoth Lakes.	The project has pedestrian mid-block connectors going through it and sidewalks will be constructed along all three streets abutting of the project.

RESOURCE MANAGEMENT AND CONSERVATION

Goal	Evaluation
R.1. Be stewards of habitat, wildlife, fisheries, forests and vegetation resources of significant biological, ecological, aesthetic and recreational value.	The project proposes to save perimeter trees and a cluster of trees at the southeast corner of the site. This is an existing disturbed site, so there are few natural resources to retain.

R.2. Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.	N/A – There are no wetlands, wet meadows and riparian areas on or adjacent to this site.
R.3. Preserve and enhance the exceptional natural, scenic and recreational value of Mammoth Creek.	N/A – This site is not adjacent to Mammoth Creek.
R.4. Conserve and enhance the quality and quantity of Mammoth Lakes' water resources.	The EIR found the impacts for all water quality and water supply related issues to be less than significant.
R.5. Minimize erosion and sedimentation.	The site is generally flat which will help to minimize erosion. The project will be required to employ all necessary BMPs (Best Management Practices).
R.6. Optimize efficient use of energy.	The project will meet Title 24 standards and will also be LEED certified.
R.7. Be a leader in use of green building technology.	The project is proposed to be LEED certified.
R.8. Increase use of renewable energy resources and encourage conservation of existing sources of energy.	The project proposes a solar array and will also utilize geothermal energy if it is available and feasible.
R.9. Reduce volume of solid waste.	The project will include comprehensive recycling storage areas and a recycling plan.
R.10. Protect health of community residents by assuring that the town of Mammoth Lakes remains in compliance with or improves compliance with air quality standards.	The EIR evaluates air quality impacts from this project and it determined that impacts to air quality will be less than significant with the implementation of mitigation measures.
R.11. Reduce greenhouse gas emissions.	The sustainability guidelines in the Specific Plan require use of energy efficient appliances and other energy-saving techniques, which will help to reduce greenhouse gas emissions.

PUBLIC HEALTH AND SAFETY

Goal	Evaluation
S.1. Support high quality health care and child care for Mammoth Lakes' residents and visitors.	The project proposes to include an on-site day care facility for the workforce housing residents.
S.2. Keep Mammoth Lakes a safe place to live, work and play.	New and improved sidewalks, traffic signals, street frontages, and new public space will help to make this area safer for pedestrians and vehicles.
S.3. Minimize loss of life, injury, property damage, and natural resource destruction from all public safety hazards.	The project shall be built in compliance with all Building Code requirements and MLFPD standards. The Specific Plan also includes a section that addresses safety.
S.4. Maintain adequate emergency response capabilities.	The project will meet all requirements of the MLFPD.
S.5. Support high quality educational services and life-long learning resources within the community.	The conference space will be available for booking all types of events and functions, including educational ones.

S.6. Enhance quality of life by encouraging and supporting high quality facilities and services.	The project will provide new jobs, conference facilities, a public plaza area, and will revitalize a currently under-utilized site in a prominent location in town.
--	---

HOUSING ELEMENT (2003)

Goal	Evaluation
1. To ensure the provision of a variety of housing types suitable to the needs of the different social and economic segments of Mammoth Lakes' population.	All required workforce housing will be provided on-site in configurations determined and approved by Mammoth Lakes Housing.
2. Housing programs and opportunities that maximize choice, and avoid discrimination based upon age, ethnic background, sex, marital status, handicaps, or family size.	Affordable housing will be made available to members of the workforce based on the requirements of Mammoth Lakes Housing.
3. Energy efficient structures and sites.	The project will meet Title 24 standards and will be LEED certified.
4. Maintenance or enhancement of the quality and availability of existing residential units.	N/A – the project proposes to construct new workforce housing units.

PARK AND RECREATION ELEMENT (1990)

Goal	Evaluation
1. To develop the Mammoth Lakes community as a quality year-round recreation destination resort.	Conference and event space will help bring visitors to Town during mid-week and shoulder seasons.
2. To assure the availability of adequate park and recreation facilities for the existing and future citizens of the Town of Mammoth Lakes.	This project will not eliminate any existing park or recreation areas. It will create a new plaza area that can be used for events.

NOISE ELEMENT (1997)

Goal	Evaluation
1. To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise.	Long-term and cumulative noise impacts were determined to be less than significant in the EIR. Long-term stationary noise was found to be less than significant if mitigated (see mitigation N-2). Short-term construction noise was found to be significant and unavoidable, and therefore, a statement of overriding consideration will need to be adopted. Mitigation measures will be required to help lessen the impact of construction noise, but there will still be an impact.
2. To protect the economic base of the Town by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.	
3. To preserve the tranquility of residential areas by preventing noise-producing uses from encroaching upon existing or planned noise-sensitive uses.	
4. To educate the citizens of the Town concerning the effects of exposure to excessive noise and the methods available for minimizing such exposure.	N/A – this is an ongoing task that should be accomplished by the Town.