



TOWN OF MAMMOTH LAKES

ANNUAL PLANNING REPORT

January 1 – December 31, 2020

Prepared by:

Town of Mammoth Lakes Community and Economic Development Department
P.O. Box 1609
Mammoth Lakes, California 93546
(760) 934-3630
planning@townofmammothlakes.ca.gov

Approved by:

Daniel C. Holler
Town Manager

Date: June 16, 2021

INTRODUCTION AND PURPOSE

California Government Code Section 65400(a) requires local planning agencies to: "Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan."

An annual report including the following information is required to be prepared and submitted to the Mammoth Lakes Town Council, Governor's Office of Planning and Research (OPR), and the CA Department of Housing and Community Development (HCD) each year:

1. The status of the general plan and progress in its implementation;
2. The Town's progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the Town's approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

In addition to the above-listed required information, the Community and Economic Development Department has included additional content in this report that is locally relevant including planning activities, programs, and permits.

The purpose of this report is to inform the Town Council and the community of Mammoth Lakes about the status of implementing the General Plan, housing issues, and development in Mammoth Lakes. The report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan in the upcoming year.

This report summarizes the planning activities for the Town of Mammoth Lakes from January 1 to December 31, 2020.

TABLE OF CONTENTS

Executive Summary	4
2007 General Plan	5
State General Plan Guidelines.....	5
Key Efforts and Challenges in Implementing the General Plan	6
Land Use Elements	7
Land Use Element	7
Community Design Element.....	9
Neighborhood and District Character Element.....	10
Circulation Element – Mobility Element	10
Open Space Elements	12
Conservation Elements.....	16
Resource Management and Conservation Element.....	16
Arts, Culture, Heritage and Natural History Element	18
Noise Elements	19
Noise Element	19
Community Design Element.....	19
Safety Element – Public Health and Safety Element.....	19
Economy Element.....	20
Housing Element	22
Regional Housing Needs	27
Governmental Constraints to Affordable Housing	28
Planning Applications	31
Look Ahead – Major Projects in 2021	32

ATTACHMENTS

1. 2020 Mammoth Lakes Housing Element Annual Progress Report – HCD Tables
2. Detailed List of Planning Applications

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

EXECUTIVE SUMMARY

The Town of Mammoth Lakes 2020 Annual Planning Report was prepared by the Town of Mammoth Lakes Community and Economic Development Department in accordance with California Government Code Section 65400. This report was presented to and accepted by the Mammoth Lakes Town Council on June 16, 2021. The Annual Housing Element Progress Report (Attachment 1) was previously submitted to the State Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) on April 1, 2021.

This report summarizes the measures and actions associated with the implementation of the Town's General Plan elements with specific reference to each of the individual elements required by State law. These elements include Land Use, Circulation, Conservation, Open Space, Noise, Safety, and Housing. The Town's General Plan addresses all the required elements and includes several optional elements that address specialized local objectives and priorities. The organization of the Town's General Plan elements differ slightly from the State's standard in how they are titled and organized.

During the 2020 planning period, the Town continued to make progress towards implementation of the General Plan through the completion of long-range planning projects that carried over from 2019, and work on both long-range and current projects that were initiated in 2020.

Near the end of 2018, the Town Council held a strategic priority setting workshop to establish Council priorities and identify objectives to guide Staff and Town Council work programs for the following 18-month period. The strategic priorities identified during the workshop formed the basis for strategic investment and allocation of limited time and financial resources during the 2020 planning period. The four primary Strategic Priorities that were adopted are based upon the values identified in the General Plan Community Vision Statement:

1. Expand availability and affordability of community housing.
2. Enhance our recreational based economy through amenity investment.
3. Capital infrastructure, new investment, improvements, and maintenance.
4. Implementation of enhanced and required municipal services.

The four strategic priorities were adopted along with focused objectives that could feasibly be accomplished within the projected 18-month period. Accomplishments for the 2020 planning year are discussed throughout this report.

The 2020 planning period was a unique year due to the COVID-19 global pandemic that caused numerous challenges and delays and the long-term impacts of the pandemic remain unknown. Despite the pandemic, numerous planning applications were initiated, completed, or underway in 2020 and building permit activity decreased slightly in 2020 from the previous year with 108 less building permits. Details on the 2020 planning applications are provided in Attachment 2 of this report.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

2007 GENERAL PLAN

State General Plan Guidelines

The Town of Mammoth Lakes General Plan was last comprehensively updated in 2007, and includes ten elements that guide development, conservation, and land uses within the Town. The elements of the General Plan encompass the seven elements required by State law, as well as several optional elements adopted by the Town to address issues of local importance and concern. The ten elements of the Town's General Plan are:

- Economy
- Arts, Culture, Heritage and Natural History
- Community Design
- Neighborhood and District Character
- Land Use
- Mobility
- Parks, Open Space and Recreation
- Resource Management and Conservation
- Public Health and Safety
- Housing

The 2007 Town of Mammoth Lakes General Plan did not include updates to the Housing, Parks and Recreation, or Noise Elements. The status of those elements are described below:

- The Parks and Recreation Master Plan (PRMP) was comprehensively updated in 2012, thereby replacing the previous 1990 Parks and Recreation Element.
- The Mobility Element was comprehensively updated in 2016, thereby replacing the 2007 Circulation Element.
- The Housing Element is comprehensively updated on a schedule established by the State and the following updates have occurred since 2007 covering the specified planning periods:
 - 2007-2014 Housing Element (GPA 10-002)
 - 2014-2019 Housing Element (GPA 13-002)
 - 2014-2019 Housing Element Amendment (GPA 15-001)
 - 2019-2027 Housing Element (GPA 19-001)
- The Public Health and Safety Element was comprehensively updated in 2019 to address wildfire hazards and incorporate climate adaptation strategies.
- The Noise Element (1997) is still in effect and will be updated when feasible.

In addition to the above comprehensive updates, the Town Council has made several policy decisions regarding implementation and resulting in minor amendments to the General Plan. These include the 2009 PAOT/PIEC Policy, the 2014 Zoning Code Update, the 2014 elimination of the CBIZ Policy, and the 2016 updates to the General Plan and Zoning Code to implement a floor area ratio (FAR) standard and update the General Plan Mobility Element. A General Plan Amendment was approved in 2017 to increase the allowed uses in the Institutional Public (IP) land use designation, requiring changes to

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

the Land Use Element and the Buildout Table. The purpose of the amendment was to allow for a wider range of housing uses to support the allowed institutional uses (e.g., schools, college, hospital, government agencies, etc.) and to allow for the proposed Mammoth Arts and Cultural Center and Wounded Warrior Center projects to be located on properties owned by Mammoth Lakes Foundation, which are located on College Parkway within the IP zoning designation. The most recent amendment to the General Plan is listed below.

In 2020, the following General Plan Amendment was adopted:

- GPA 19-002 – Town Density Bonus Program: A General Plan and Zoning Code Amendment (ZCA 19-002) to adopt the Town Density Bonus Program Update. The intent of the proposed amendment was to develop regulations implementing the revised Town Density Bonus Program and allow for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units, up to a maximum of twice the base density. The Town Council approved GPA 19-002 and ZCA 19-002 on March 4, 2020.

A summary of all the General Plan Amendments that have been approved since 2007 is available here: <https://www.townofmammothlakes.ca.gov/DocumentCenter/View/9571>.

Key Efforts and Challenges in Implementing the General Plan

The following key efforts were accomplished in 2020 to implement the General Plan:

- The Master Plan for “The Parcel” was refined and developed and will serve as the guiding document for the development of long-term community housing on the Parcel. This project will make substantial progress towards addressing Mammoth Lakes’ community housing need. The Master Plan process identified the overall land use, density, infrastructure, funding, phasing strategy, and livability of the new community. The Final Master Plan was approved by Town Council on January 6, 2021.
- Work continued on an SB1 grant awarded by Caltrans for a Mobility Hub Study and Program. The project is a study and implementation program that addresses planning for mobility hubs in the Town of Mammoth Lakes.
- Environmental (NEPA and CEQA) work continued on the MMH Airport Terminal Area Development Plan Project. Staff also continued to work with the Federal Aviation Administration (FAA) on airport improvements that implement the Airport Capital Improvement Program (ACIP).
- Work on the Multi-Use Recreational Facility/Community Recreation Center project continued, and a Major Design Review amendment application was reviewed and approved in 2020. The Design Review application looked at a proposed amendment to allow for a revised building and site design that incorporates a roughly 40,000 square foot, prefabricated tensile structure in place of the previously approved building. The Major Design Review application was approved by the Planning and Economic Development Commission on January 8, 2020.
- Town staff collaborated with Mammoth Lakes Housing (MLH) and the Chamber of Commerce to implement short-term housing opportunities through a landlord-tenant matching program, with a goal of housing 50 local employees. At the end of 2020, 56 tenants have been successfully matched.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

The primary challenges encountered while furthering the goals of the General Plan include:

- Competing, necessary, and unanticipated priorities, as well as State mandates influence staff time spent on approved work programs, and do not always directly align with the General Plan Implementation Program items that are typically used to gauge progress towards implementing the General Plan. Funding limitations also make it necessary to prioritize specific projects and objectives for Town work programs.

Land Use Elements

Three elements in the 2007 General Plan address land use. These elements are Land Use, Community Design, and Neighborhood and District Character.

Land Use Element

The Land Use Element states: “An overarching principle of the community is to maintain the town’s compact urban form, protect natural and outdoor recreation resources, and prevent sprawl.”

Zoning Code Updates

The Town’s Zoning Ordinance is consistent with the Land Use Element of the General Plan and it is implemented through the day-to-day application of the Zoning Ordinance. The Town’s most recent comprehensive Zoning Code Update (ZCU) was adopted in 2014. Since that time, numerous Zoning Code Amendments have been processed. In 2020, the following Zoning Code Amendments were adopted or worked on:

- ZCA 19-002 – Town Density Bonus Program: *See GPA 19-002 summary above.*
- ZCA 20-001 – Parking Code Update: This amendment updated Municipal Code Chapter 17.44, Parking and Loading Standards, to clarify alternative parking provisions, establish review and approval processes for parking reduction requests and changes to expansions of uses that are nonconforming as to parking, and facilitate the use of alternative parking and transportation demand management measures in accordance with Mobility Element goals. The Planning and Economic Development Commission recommended adoption of ZCA 20-001 on January 13, 2021 and was adopted by the Town Council on April 21, 2021.
- ZCA 20-002 – Cannabis Clean-Up: This amendment corrected minor errors and inconsistencies, clarified specific standards, and reorganized the cannabis related code sections of the Municipal code. The Planning and Economic Development Commission recommended adoption of ZCA 20-002 on October 14, 2020 and was adopted by the Town Council on November 18, 2020.
- ZCA 20-003 – Zoning Code Clean-Up: This amendment corrected minor errors and inconsistencies and clarified specific standards throughout the Zoning Code. Since the Zoning Code was comprehensively updated in 2014, there have been three other “clean-up” zoning code amendments approved that have addressed minor corrections, clarifications, and other issues that have been found in the day-to-day application of the Town’s Zoning Code. The Planning and Economic Development Commission recommended adoption of ZCA 20-003 on October 14, 2020 and was adopted by the Town Council on November 18, 2020.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

- ZCA 20-004 – Accessory Dwelling Units: This amendment clarified conflicting and/or confusing language from the 2019 Accessory Dwelling Unit (ADU) Regulations Update. Additionally, the ADU code section was re-organized to improve usability and all references to “Secondary Dwelling Units” were changed to “Accessory Dwelling Units” or “ADUs.” The Planning and Economic Development Commission recommended adoption of ZCA 20-004 on January 13, 2021 and was adopted by the Town Council on March 3, 2021.
- ZCA 20-005 – The Parcel: This amendment was processed together with the 2021 Parcel Master Plan update (DZA 20-001). The amendment was necessary in order to repeal the Affordable Housing (AH) Overlay Zone that previously applied to the Parcel site, and instead allow the 2021 Parcel Master Plan to serve as the sole zoning for the site. The Parcel Master Plan incorporates the affordability and land use requirements contained in the AH overlay zone, but provides additional flexibility intended to better achieve the goals and recommendations of the General Plan, the 2017 Community Housing Action Plan (CHAP), and the 2019 Preferred Conceptual Land Use Plan and expands the allowable land uses allowed on the site (e.g., community-serving commercial uses and limited market-rate units). The Planning and Economic Development Commission recommended adoption of ZCA 20-005 and DZA 20-001 on December 9, 2020 and was adopted by the Town Council on January 20, 2021.

Community Indicators Report

Land Use Element Action Item L.1.A.2 directs the Town to prepare an annual Community Indicators Report to monitor the pace of growth and to plan for changing conditions. The Community Indicators Report format was developed in 2013 with the assistance of the Planning and Economic Development Commission and various stakeholders in the community. The purpose of the report is to educate residents, inform planning and other public resource allocation decisions, and attract new private capital to the community. The report ties on-the-ground actions to previous visioning, planning, and high-level policies. The Town’s Planning staff prepared a Community Indicators Report for the 2019 calendar year, which was accepted by Town Council on June 17, 2020. The 2020 Community Indicators Report will be presented to Town Council in July 2021.

Conceptual Land Use Plan and Master Plan for “The Parcel”

Land Use Element Goal L.2 directs the Town to “Substantially increase housing supply available to the workforce.” Action Item L.2.C.1 directs Town staff to develop a workforce housing strategy. Town Council adopted a Strategic Priority on December 5, 2018, directing staff to focus work programs to “expand availability and affordability of community housing.”

The purchase of the “Shady Rest” parcel was determined to be a near-term action strategy in the 2017 Mammoth Lakes Community Housing Action Plan (CHAP). In an effort to implement the Community Housing Action Plan and facilitate the development of workforce housing as directed in General Plan Land Use Policy L.2.C, the Town purchased the +/- 25 acre “Shady Rest” parcel and escrow closed on the property in March 2018. The CHAP defined a near-term action strategy to pursue a community process of master planning the “Shady Rest” parcel (now referred to as The Parcel). In December 2019, Town Council accepted the Preferred Conceptual Land Use Plan that proposed up to 450 affordable workforce housing units.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

In 2020, the Town began the process to refine and develop a final Master Plan for The Parcel. This included looking at overall land use, density, infrastructure, funding, phasing strategies, and livability of the new community. The overarching goal is to meet the Town's long-term need for affordable workforce housing in a project that is well-connected, well thought out, livable, and sustainable. The Master Plan was approved by the Town Council in January 2021 and development of the first phase is expected to begin in mid-2021.

Urban Growth Boundary

Land Use Goal L.6 directs the Town to maintain its Urban Growth Boundary (UGB) to ensure a compact urban form, prevent sprawl, protect natural and outdoor recreational resources, and monitor development in terms of build-out in the General Plan. In Accordance with General Plan Land Use Policy L.6.E, the Town continues to monitor and coordinate with Mammoth Mountain Ski Area (MMSA) regarding its Land Exchange with the U.S. Forest Service which was completed in March 2020. In 2020, Mammoth Mountain Ski Area worked with the Town to begin the CEQA environmental review process for a General Plan and Zoning Code Amendment, to redevelop the Main Lodge property.

Community Design Element

The Community Design Element states: "Our community is set within the forest; trees and the natural landscape are prominent and create a sense of scale and strong aesthetic." The intent statement for this element states that Mammoth Lakes will develop as a village in the trees, and that development will be planned to visually connect with the natural surroundings by accentuating existing Jeffrey pine forest and manzanita/sage scrub and meadows. The Community Design Element also provides direction for the creation of public spaces and improvements to streetscapes.

Policy C.2.B. of the Community Design Element directs the Town to maximize opportunities for public spaces that support community interaction, including performance and arts spaces, and child activity centers through public-private partnerships.

One of the four Town Council Strategic Priorities that apply to the 2020 reporting period includes "Enhance our recreational based economy through amenity investment." A specific objective identified under this priority includes direction to fund construction of the multi-use recreational facility (year-round recreation center) and to define the site, plans and phasing for the project.

Throughout 2020, Town staff continued work on the development and implementation of the Multi-Use Facility project. The project was re-scoped after bids for construction of the approved project came in significantly over budget. The year-round Community Recreation Center (multi-use facility) will be located at Mammoth Creek Park West operating in winter (6 months) as an ice rink and in the summer, sport tiles will cover the rink area creating a 20,000 sq. foot "Mammoth RecZone." A Major Design Review amendment application was approved by the Planning and Economic Development Commission on January 8, 2020. On February 20, 2021, Town Council awarded a construction contract for the Community Recreation Center to Hamel Contracting Inc and construction is scheduled to begin in mid-2021.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

Goal C.3. of the Community Design Element calls for the Town to provide safe and attractive public spaces, including sidewalks, trails, parks and streets. To implement the policies and actions of this Element, the Town continues to work on projects that will create significant public spaces and incorporates the oversight of an Advisory Design Panel (ADP) and/or Planning and Economic Development Commission (PEDC) Design Committee to review site design, building massing and architecture of proposed development projects. In 2020, the PEDC Design Committee met six (6) times and reviewed nine (9) projects. The ADP did not meet in 2020.

Neighborhood and District Character Element

The Neighborhood and District Character Element states: "To enhance the unique character of Mammoth Lakes, development of individual sites and districts must be carefully planned...the community's overall mix and composition of land uses, housing, employment, lodging and amenities should be considered in the planning of each district."

In 2020, the Town continued to apply the Town wide Neighborhood District Planning document, which integrates all the neighborhood district plans into a single comprehensive document. The Town wide document continues to facilitate the overall planning and implementation of specific policies and actions contained in the individual district plans. The comprehensive 2014 Zoning Code Update codified the recommendations of the Neighborhood District Plans into development and land use standards to facilitate implementation.

Circulation Element – Mobility Element

An update to the Mobility Element of the 2007 General Plan was adopted by Town Council on December 6, 2016. The intent statement for the Element states, "The Mobility Element establishes the Town's goals, policies, and actions necessary to achieve a progressive and comprehensive multi-modal transportation system that serves the needs of residents, employees, and visitors in a way that is connected, accessible and safe." Public Works projects underway in 2020 that implement the Mobility Element are described below.

The Public Works and Engineering Work program for 2020 aligned with the Town Council Strategic Priority directing new investment in capital infrastructure, improvements, and maintenance. The Council's objectives included the following:

- Invest in pavement rehabilitation, replacement, and expansion (roads, MUPs, sidewalks, and parks). At a minimum, complete MUP rehabilitation and prepare for the next road rehabilitation project.
- Implement the Airport Capital Improvement Program (ACIP) with near term projects under construction (airport ramp, safety elements, and pavement improvements).
- Focused implementation of the CIP that supports facilities to advance approved/accepted Town Plans with projects and to define "all-in" costs for complete projects.

Forest Trail Sidewalk Rehabilitation

The Forest Trail Sidewalk Rehabilitation project included demolition and reconstruction of the existing concrete sidewalk, asphalt path, driveway approaches, and curb and gutter,

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

and improvements of the storm drain system. The improvement area was along the south side of Forest Trail between Hillside Drive and Forest Trail. The rehabilitation project was necessary because the existing concrete had reached the end of its life and was deteriorating.

Lake Mary Road Sidewalk

In April 2019, the Town partnered with the property owner of 18 Lake Mary Road, iStar Financial, Inc., for design and construction of a public sidewalk along Lake Mary Road which would close the gap in the sidewalk network between the recent Minaret Road sidewalk and the sidewalk along Canyon Boulevard. The sidewalk project included the removal of existing concrete curb, driveways, and planter areas, and construction of a new sidewalk, curb and gutter, a storm drain inlet, and light poles along the north side of Lake Mary Road from Canyon Boulevard to Minaret Road. The project also increased pedestrian safety by reducing the number of access points from Lake Mary Rd into the adjacent parcel. Construction started in May of 2020 and was completed in August of 2020.

Mobility Hub Study

Work continued on a Mobility Hub Study in 2020. The project is an SB1 funded Sustainable Transportation Planning Grant Program that was awarded to the Town by Caltrans in 2018. The Mobility Hub Study will evaluate and inventory existing conditions, estimate future demand, and plan for district parking with coordinated transit stops and facilities for bicyclists and pedestrians. The study enhance access to a variety of personal-car-alternative mobility services.

Streets

The Town continued to perform annual maintenance on Old Mammoth Road through the Old Mammoth Road Benefit Assessment District. Work includes the replacement of curb and gutter, sidewalk panel replacements, and landscaping cleanup adjacent to Old Mammoth Road.

The Town held meetings with the California Department of Transportation (Caltrans – District 9) and works jointly with Mono County to provide staff services to the Mono County Local Transportation Commission (LTC).

The Town road crew provided stop gap and seasonal maintenance of the Town's streets, signs, and drainage systems. This included restriping all the Town's streets, replacement of damaged signs, and clearing the Town's culverts and dry wells. Additionally, the Town began replacing all street name signs with MUTCD compliant signs.

Pedestrian Facilities and Trails

Trail accomplishments in 2020 included being awarded the Shady Rest Inyo Crater (SRIC) Off Highway Vehicle Planning Grant, the installation of a second pedestrian and bicycle bridge for the Horseshoe Lake Loop, a reroute of the Mountain View Trail and accessibility improvements, the completion of the Mammoth Rock Trail reroute, and utilizing CalFire crews to remove hundreds of dead trees obstructing various trails.

Air Service

At the beginning of 2020, commercial air service included year-round service to Los Angeles and winter service to Denver and San Francisco. The Town continued scheduled

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

winter charter service to Burbank and Orange County, California, provided by JetSuiteX. As 2020 continued, commercial and charter air service was suspended due to the COVID-19 pandemic. A new chartered flight company, Advanced Airlines, will be providing service to the airport once future operations begin.

The Mammoth Yosemite Airport (MMH) Taxiway Slurry Seal and Airfield Guidance Sign Relocation project was completed in 2020. The project consisted of the reconstruction of the slurry seal of the pavements on Taxiway A and cross taxiways and the relocation of airfield guidance signs at the Mammoth Yosemite Airport.

The MMH Reconstruct Town Hangar Taxilane project was completed in 2020. The project generally consists of the reconstruction of the Town Hangar Taxilane pavements (40' x 550') at MMH.

The Town received a grant from the FAA for the MMH Security Gates and Terminal Area Fencing Project. The project consists of the furnishing and installation of a new 8-foot chain link fence, two 20-foot-wide single cantilever gates, two pedestrian gates, and a security camera system. The project will be completed in 2021.

Staff continued to work with Inyo County, the Eastern Sierra Council of Governments, and the FAA on regional approaches to enhanced air service. This work included coordination for the anticipated move of commercial air service to Inyo County's Airport (BIH). Towards the end of 2020, the Town, along with Inyo County, Caltrans, the FAA, and other agencies began to work on an Eastern Sierra Regional Airport Plan.

In 2020, staff continued the preparation of necessary CEQA and NEPA documents for the Town's proposed Terminal Area Development Plan project. The environmental work is expected to be completed in 2021.

The Town continued to work towards the implementation of the Airport Capital Improvement Plan (ACIP) and submitted pre-applications for the 2021 Airport Improvement Program (AIP) funding program for projects, including the Reconstruct East General Aviation Apron project.

The Town continued to work with consultants on updating the Airport Layout Plan (ALP).

Public Transit

The Town continues to contract with Eastern Sierra Transit Authority (ESTA) to provide community transit services, which are funded with committed Transient Occupancy Tax revenues and dedicated transit funding. These services provide over 15,000 service hours annually.

Open Space Elements

Two elements in the 2007 General Plan address open space. These elements are Parks, Open Space and Recreation, and Resource Management and Conservation. The Parks, Open Space and Recreation Element states: "Parks, open space, and our recreational opportunities in Mammoth Lakes are critical to our residents and to the success of our tourism-based economy."

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

Adopted by Town Council on February 1, 2012, the Parks and Recreation Master Plan (PRMP) assists in implementing the Parks and Recreation element and guides the development and improvement of a system of parks and recreation facilities to serve the recreational needs of Mammoth Lakes' residents and visitors. As stated in the PRMP, the parks and recreation vision is to "provide multi-purpose, year-round, indoor and outdoor recreation opportunities accessible to all residents and visitors."

The fundamental purpose of the Parks and Recreation Department is to deliver residents and visitors with high-quality recreation facilities and diverse programming that promotes excitement, individual expression, exploration, pleasure, challenge and accomplishment that can lead to an improved quality of life. By providing opportunities for these interactions and connections to occur, the department is directly contributing to the development of strong families, social equity, an enriched quality of life and most importantly, a healthy and vibrant community.

Parks and Recreation Strategic Workplan

Accepted by the Recreation Commission on February 4, 2020, the annual workplan was developed to strategically guide the Parks and Recreation Department and Recreation Commission in fulfilling a shared vision and mission for community recreation. The strategies for 2020 aligned with the Town Council 18-Month Strategic Priorities and the Parks and Recreation Master Plan. The Workplan is aligned with the following Town Council Strategic Priorities:

1. Enhance our recreational based economy through amenity investment
 - a. Fund construction of Multi-Use Recreational Facility (Year-Round Recreational Center).
2. Capital Infrastructure new investment, improvements and maintenance
 - a. Invest in pavement rehabilitation, replacement, and expansion (Roads, MUPs, Sidewalks, and Parks).
 - b. Focused implementation of CIP that supports facilities to advance approved accepted Town Plans with projects to define "all-in" costs with complete projects.

The five core strategies and goals that were accepted by the Recreation Commission are as follows:

1. Work Program of the Recreation Commission
 - a. Enhanced Recreation Facilities
 - b. Renewed Focus on Community Programming
 - c. Enhanced Engagement with Mammoth Lakes Recreation (MLR)
 - d. Enhanced Engagement with Industry Associations
 - e. Better Planning = Stronger Community
2. Maintain and Enhance the Town's Recreation Infrastructure
 - a. Enhanced Recreation Facilities
 - b. Maintaining Recreation Infrastructure (Deferred Maintenance Program)
 - c. Sustainability

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

3. Deliver Innovative, Expanded and Affordable Community-Centric Recreation Programming
 - a. Community-Centric Programming (Internal)
 - b. Enhanced Community Programming (External)
 - c. Program Delivery
 - d. Integrated Communication and Engagement
4. Strengthen Organizational Systems and Structures
 - a. Operational Excellence
 - b. Continual Improvement
5. Develop Team Capacity and Organizational Culture
 - a. Strengthen Organizational Culture
 - b. Professional Development
 - c. Recruit and Retain the Best
 - d. Embrace Emerging Trends

Recreation Programming

The 2020 recreation programming started strong, with increased participation in adult curling, soccer, volleyball leagues, and the youth Hot Shots basketball program. Unfortunately, the arrival of the COVID-19 pandemic and subsequent restrictions had a significant impact on organized recreation offerings. Staff adapted quickly and were able to provide numerous virtual recreation opportunities, including the 'Quarantivity of the Day', Virtual Easter Egg Competition, Virtual Fun Run, Summer Recreation Challenge, and Virtual Halloween Costume Competition.

Recreation Facilities

The COVID-19 pandemic highlighted the physical and mental health benefits of outdoor recreation. Whitmore Recreation Area, Shady Rest Park and the Multi-Use Paths provided open space for passive use, enabling the community to recreate responsibly and safely. The Whitmore Pool had a significantly reduced summer season, opening in July through early September for limited Lap Swim operations. During winter, the Mammoth Ice Rink welcomed 9,326 people at the facility.

Deferred Maintenance

The Town continues to operate and maintain all Town owned and managed parks and recreation facilities, including Mammoth Creek Park, Community Center Park and Tennis Courts, Shady Rest Park, and the Whitmore Recreation Area. In 2020, a total of \$55,186.81 of deferred maintenance work was completed.

Deferred maintenance continued at the Whitmore Pool in 2020 with leak detection and repair completed prior to opening. Also completed in 2020 was the power upgrade at Mammoth Creek Park, new infield mix at the Shady Rest Park ball fields, and the installation of a new storage shed at the Community Center Park and Tennis Courts.

New Community Recreation Center

In 2020, the Community Recreation Center project was bid in early April, receiving four bids ranging from \$11.8 to \$12.2 million. In early June, the Town Council rejected these bids due to budget constraints and directed staff to rebid the project, working with HMC Architects to revise and modify the bid packet and construction documents to meet

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

original community and project goals and expectations. The project was rebid in September and received six bids, ranging from \$8.8 to \$11.4 million.

The year-round Community Recreation Center (multi-use facility) will be located at Mammoth Creek Park West operating in winter (6 months) as an ice rink and in the summer, proposed sport tiles will cover the rink area creating a 20,000 sq. foot Mammoth RecZone. Combined with community driven and professionally branded programming, the year-round recreation center will be the recreation destination for the entire community.

Special Use Taxes

The Measure R or “Mammoth Lakes Recreation, Trails and Parks Investment Initiative” Ordinance No. 08-01 was adopted by the Mammoth Lakes Town Council on February 20, 2008 and approved by the voters of Mammoth Lakes on June 3, 2008. The Ordinance imposed a Transactions and Use Tax in the amount of one-half percent for the purpose of funding Recreation, Trails and Parks. Measure R is a special fund designated for use by the Town of Mammoth Lakes only for the planning, construction, operation, maintenance, programming and administration of all trails, parks and recreation facilities managed by the Town of Mammoth Lakes without supplanting existing parks and recreation facility maintenance funds. Recommendations for the use of Measure R funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure R projects completed in 2020 include:

- Measure R audit
- Whitmore Track/Trails End Park maintenance
- Whitmore Track and Sports Field Sports Equipment
- Mammoth Lakes Recreation administration
- Trails administration and projects

The Measure U or “Mammoth Lakes Mobility, Recreation and Arts & Culture Utility Users Tax Ordinance” was adopted by the Mammoth Lakes Town Council on March 17, 2010 and approved by the voters of the Town of Mammoth Lakes on June 8, 2010. The Ordinance states: “On or after July 1, 2011 all proceeds of the tax and imposed hereunder shall be accounted for and paid into a special fund designated for use by the Town of Mammoth Lakes, and used only for the following purposes: Planning, construction, operation, maintenance, programming and administration of facilities and projects for Mobility, Recreation and Arts & Culture. Such tax proceeds shall not supplant existing funds used for the purposes set forth above.” Recommendations for the use of Measure U funds are determined by Mammoth Lakes Recreation and presented to Town Council for approval.

Measure U projects completed in 2020 include:

- Special event transit services
- Arts and cultural programming and special projects
- Contract administration
- Measure U audit
- Special event equipment

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

- Mammoth Lakes Recreation administration

Conservation Elements

Two elements in the 2007 General Plan address conservation. These elements are Resource Management and Conservation and Arts, Culture, Heritage and Natural History.

Resource Management and Conservation Element

The Resource Management and Conservation Element states: "Mammoth Lakes is valued for its majestic setting, the forest and trees, the smell of the pines, wildlife, clean air and water. The goals and policies of this Element address the community of Mammoth Lakes being a leader in managing and conserving these resources."

The Town continues to support the preservation of Mammoth Creek, which runs through town, by prohibiting development that does not maintain established setbacks and by managing Town-owned properties along Mammoth Creek for open space, habitat preservation, and passive recreation.

In accordance with the Town Council's Strategic Priority to "enhance our recreational based economy through amenity investment," the following work program items were accomplished in 2020:

- The Town funded a Community Host program to help residents and visitors recreate responsibly.
- Sections of Mammoth Rock Trail and Mountain View Trail were re-routed to enhance sustainability and improve access.
- The Town was awarded the Shady Rest Inyo Crater (SRIC) off Highway Vehicle Planning Grant.
- Improvements to Shady Rest Park including new regulatory signs and a winter parking/staging area received preliminary approval from the Inyo National Forest.

These accomplishments made progress towards meeting the Town Council's objectives for this Strategic Priority, which includes enhancing the public's experience with improved access points to the natural environment and utilizing partnerships with Mammoth Lakes Recreation, Mono County, U.S. Forest Service, and the Eastern Sierra Sustainable Recreation Partnership to identify grant funded projects and programs that should be pursued.

Climate Change Vulnerability Assessment

As part of the SB1 Climate Adaptation Planning Grant awarded to the Town in 2017, The Town contracted Placeworks, Inc., to prepare a Climate Change Vulnerability Assessment. The Vulnerability Assessment identifies and analyzes the impacts climate change poses to the Town and the specific geographic areas at risk from certain impacts. The Vulnerability Assessment informed the preparation of climate adaptation goals, policies, and objectives, as well as the development of feasible implementation measures. The adaptation strategies were adopted as part of the 2019 Public Health and Safety Element update.

This project furthers Resource Management and Conservation Element Goal R.1. of the Element, which directs the Town to "Be stewards of habitat, wildlife, fisheries, forests and

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

vegetation resources of significant biological, ecological, aesthetic and recreational value.” The tourism-based economy of Mammoth Lakes relies on its scenic qualities and world-class recreational opportunities, and some of these assets were considered in the Vulnerability Assessment, and the Town adopted recommended adaptation strategies in order to lessen identified impacts to these resources.

Stormwater Resource Plan

The Town is an active member of the Inyo-Mono Integrated Regional Water Management Plan (IRWMP) and has a Stormwater Resource Plan (SWRP). The SWRP provides a regional prioritization of stormwater management projects that qualifies agencies for participation in Prop 1 Funding.

Waste Management/ Recycling

In 2020, Town Council approved a new Solid Waste Franchise Agreement between the Town and Mammoth Disposal Company. The Agreement allows Mammoth Disposal to provide all solid waste collection and processing services on behalf of the Town for 20 years. This includes addressing the disposal of solid waste after the closure of Benton Crossing Landfill at the end of 2022. The new Agreement will provide for increased solid waste disposal services and improved recycling services for customers in Mammoth Lakes. To accommodate future solid waste disposal needs, Mammoth Disposal will be upgrading and constructing a new transfer station for solid waste and a Materials Recovery Facility (MRF) for recyclables. The current proposal is to reconfigure the existing site to accommodate the new facilities and improve circulation. The new facility will be open for business prior to January 1, 2023.

The Town continues to meet regularly with CalRecycle on a variety of solid waste and recycling issues. A beverage recycling grant was acquired and provides recycling bins, outreach and new equipment.

Work continued on a feasibility study for a potential biomass facility which was facilitated through a U.S. Forest Service Wood Innovations Grant.

The Town was not able to hold its annual Town Clean-Up Day in 2020 due to the COVID-19 pandemic. In previous years, the Town has provided three drop-off stations for the collection of large/bulky items, metal objects, green waste, food waste, hazardous household waste, and recyclable materials. The annual Town Clean-Up is expected to return in 2021.

Tree Removal Permits

Planning staff continues to implement the Town’s Tree Removal and Protection Ordinance by requiring property owners obtain a Tree Removal Permit for the removal of live trees that are 12 inches or greater in diameter at breast height. In 2020, 61 tree removal permits were processed with a small number of those permits being denied because the minimum criteria for removal was not met. A majority of tree removal permits were issued to allow the removal of hazard trees, trees causing property damage, and tree removal for wildfire fuel reduction purposes.

Air Quality

The Town monitors air quality in coordination with the Great Basin Unified Air Pollution Control District (GBUAPCD). This monitoring effort focuses on particulate matter (PM₁₀),

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

which is primarily caused by wood burning and cinders spread on roads to increase traction during icy conditions. During the period of November 15th to March 15th, the Town monitors the air quality and when PM₁₀ reaches certain levels in town, “no-burn” days are called, meaning that the use of fireplaces and wood stoves are prohibited for that time period.

The Great Basin Unified Air Pollution Control District (District) provides the Town an annual report in May of each year that summarizes the air quality measurements recorded by the district during the monitoring period (Mid-March through Mid-March of the following year) and identifies any exceedances of the State and Federal PM₁₀ standards. In 2020, the Federal PM₁₀ standard was exceeded on 13 days and the State PM₁₀ standard was exceeded on 39 days. All of the exceedances except for one State exceedance were due to wildfire smoke impacts primarily from the Creek Fire which ignited near Shaver Lake on September 4, 2020 and caused air quality impacts to the region through November 2020. The single-non-wildfire State exceedance occurred in December 2020 and was analyzed and deemed to be caused by local sources, primarily wood-burning stoves, though road cinders may have had a minor contributing impact.

An update to the Air Quality Management Plan (AQMP) was completed in 2013, and the Town continues to implement the goals and policies of that Plan. As part of the AQMP update process, the Town and the GBUAPCD requested the EPA re-designate the Town as in attainment for the federal air quality standard for particulate matter less than 10 microns (PM₁₀). EPA found that the Town has met the federal standard since 2009 and the EPA formally re-designated the Town as in compliance in 2015. The Town had been designated non-attainment for PM₁₀ since 1987. In addition to the re-designation, the EPA also approved the Mammoth Lakes air quality maintenance plan, which demonstrates that compliance with air quality standards can be maintained through 2030.

Outdoor Lighting

Mammoth Lakes’s dark night skies are an important resource to the community and local wildlife. These starry skies continue to be preserved through the Town’s Outdoor Lighting Ordinance, which requires exterior lighting to be downward directed and shielded. This requirement significantly reduces dangerous glare for drivers and pedestrians and helps preserve the dark skies for wildlife and residents. The Town continues to require all development projects to be consistent with these lighting requirements and continues code compliance efforts to bring non-conforming fixtures into compliance with the Town’s Lighting Ordinance.

Arts, Culture, Heritage and Natural History Element

The Arts, Culture, Heritage and Natural History Element states: “It is important that arts, culture, heritage and natural history are encouraged throughout the community.”

One of the Town Council’s Strategic Priorities directs various work programs and funding to “Enhance our recreational based economy through amenity investment.” Specific objectives are identified to assist with accomplishing this priority including finalizing an agreement with the Mammoth Lakes Foundation for the Mammoth Arts & Cultural Center (MACC) operational funding to be provided through Measure U.

In 2020, staff continued work on the Mammoth Arts & Cultural Center (MACC) Major Design Review application. The MACC is an indoor performing arts and cultural center

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

and has been a desired project of the Town for many years. The project consists of a new performing arts theatre, improvements to the existing Edison Theatre, and creation of new access, circulation, and parking. It is currently unknown when this project will move forward.

Measure U funds are specifically dedicated for recreation, mobility, and arts and culture. CEQA requires a cultural resource analysis for all proposed projects. Mitigation measures are identified for each project to reduce impacts to cultural resources. The Town also complies with Senate Bill 18 and Assembly Bill 52 regarding Native American Tribal consultation.

Noise Elements

Noise is addressed in two elements of the 2007 General Plan. These elements are Noise (1997) and Community Design.

Noise Element

A goal of the Noise Element is "To protect the citizens of the Town from the harmful and annoying effects of exposure to excessive noise."

The Town continues to enforce the noise limits stated in Municipal Code §8.16 *Noise Regulation*. An update of the Noise Element and the Noise Ordinance is included on the Community and Economic Development Work Program, but a start date and funding source has not been established.

Community Design Element

A goal of the Community Design Element states, "Enhance community character by minimizing noise."

The California Environmental Quality Act (CEQA) requires a noise analysis for all proposed development projects that are not exempt from CEQA review. Mitigation measures are identified for each project to reduce noise impacts. The Town includes these project specific mitigation measures as conditions of approval for the project to reduce noise impacts. Nuisance complaints related to noise are handled by continued enforcement through the Mammoth Lakes Police Department and the Town Code Compliance staff.

Safety Element – Public Health and Safety Element

The Public Health and Safety Element states: "The community will be comfortable and safe. Facilities that are important to a livable community will be supported, provided, and encouraged."

In response to the COVID-19 pandemic, a joint Emergency Operations Center (EOC) was established between the Town of Mammoth Lakes, Mono County, and the Mammoth Lakes Fire Protection District on March 15, 2020. A unified command structure that included the Mono County Public Health Officer, County Chief Administrative Officer and the Town Manager, provided overall direction and strategic objectives to the EOC. The EOC was staffed by County, Town, Fire personnel, and contracted staff. Town staff led the 17-member Joint Information Center (JIC) tasked with delivering timely, accurate,

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

transparent, and bilingual COVID-19 information to the residents of Mono County. The EOC participated in the preparation and review of local public health orders and directives, interfaced with state officials, shared information with neighboring agencies, provided personal protective equipment (PPE) and other materials to local businesses in partnership with local chambers, and provided support services to individuals impacted by COVID-19. In addition, the EOC assisted in coordination of testing, vaccination roll-out, and provided ongoing community information.

During 2020, the Mammoth Lakes Police Department transitioned to a 24/7 schedule, providing around-the-clock police coverage for the community. In 2020, the Police Department also added a Police Sergeant to increase the depth of supervisory staff and a Code Compliance Officer to enhance the Town's animal control services and provide support to the Community and Economic Development Department's code compliance efforts.

The Town continues to enforce building code requirements to minimize loss of life, injury, and property damage from snow, earthquakes, and fire. The Town also continues to work closely with the Mammoth Lakes Fire Protection District to review proposed development projects to ensure adequate emergency access and fire equipment access. The Town continues to respond to code compliance complaints including those related to potential safety issues. Additionally, the Town's snow removal operations are essential to the safety, wellbeing, and daily operations of the Community. The Town's Public Works Department prioritizes streets for snow clearing to maintain safe routes during snowstorms.

Staff continues to enforce the Quality-of-Life Ordinance, adopted in 2015, to ensure that transient rental uses do not create adverse impacts to neighboring properties due to excessive traffic, noise, trash, and similar issues and to ensure that the number of occupants within such rental units do not exceed the design capacity of the structure or cause health and safety concerns. This ordinance requires any new transient use within a residential structure to be inspected prior to the commencement of the transient use. The inspection verifies compliance with the standards and conditions of operation outlined in the Ordinance and ensures compliance with all applicable safety requirements.

All development project applicants are required to submit a Hazardous Waste Acknowledgement Form to disclose any hazardous materials information prior to project review and approval. In addition, the Town maintains an Emergency Operations Plan (EOP) that outlines how the Town will organize to respond to emergencies within the Town's jurisdiction. In 2020, EOP training continued for all Town staff with a designated roll in EOP operations.

Economy Element

The Economy Element in the 2007 General Plan is an optional Element (not required by California State Law) that states: "Mammoth Lakes' economy is tourism-based...Mammoth Lakes' economic sustainability is dependent upon the mountain resort, expanded employment opportunities, shoulder season and midweek occupancy, air service and many other components of the community."

The Town Council's Strategic Priority objective related to the economy calls for "Enhanced long-term stability (reserves, revenue and expenditure management) with a focus on

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

State and Federal mandates and revenue opportunities.”

In response to the COVID-19 pandemic, the Town, in partnership with other community organizations, initiated a “Community First” program that provided food support, housing rental assistance, and a small business grant program. The grant program awarded a total of \$874,250 in one-time grants to qualified small businesses to cover expenses including rent or mortgage, payroll, utilities, insurance, loan payments related to running the business, and any other documented cost of business operations. The rental assistance program provided approximately \$1M in rental assistance to those financially impacted by COVID-19. The program was administered by Mammoth Lakes Housing, Inc. (MLH) and funding for the program came from the Town, Mono County, First 5 Mono, CA Coalition of Rural Housing, the CARES Act, and private donations.

The Town continues to track economic indicators for changes that may affect community land resources, tax base, including Transient Occupancy Tax (TOT), and employment base. In 2020, the Town continued its TOT enforcement program and initiated 36 TOT compliance cases. Total TOT revenue decreased approximately 36% in 2020 primarily due to COVID-19 related lodging restrictions. TOT revenue collection remained strong during the months rental operations were allowed, including record breaking TOT revenue collection during the months of January, July, August, and November.

As part of the implementation of the Town Council’s Strategic Priority mentioned above, a portion of the excess TOT revenue was allocated to ensure the long-term health and resiliency of the Town by investing in the Town’s reserve funds.

- The Operating Reserve (OR) Fund target is 5% of the General Fund budgeted revenue determined on an annual basis. The status of the fund is 100% funded to target.
- The Reserve for Economic Uncertainty (REU) target is 20% of General Fund Budgeted revenue determined on an annual basis. Status of this fund is 100% funded to target.

The Mammoth Lakes Tourism Business Improvement District (TBID) is a benefit assessment district that was developed to help fund marketing and sales promotion efforts for Mammoth Lakes tourism businesses. The TBID was put in place for a period of five years and was renewed for another five years in 2018. The term of the renewed TBID will be in place for five (5) years from September 1, 2018 through August 31, 2023.

A Commercial Cannabis Tax Ballot item was approved by Town Council on February 21, 2018, to include a measure on the June 5, 2018, General Municipal Election ballot. The approved measure read, “To fund general Town core services such as police, recreation, and road maintenance, shall an ordinance be adopted to impose a business license tax of up to 8% for cannabis retail businesses and up to 4% for all other cannabis businesses (cultivation, manufacturing, distribution, testing), to raise an estimated \$99,550-\$261,708 per year, levied until voters change or repeal it.” This measure passed in 2018. A total of \$137,667 was collected from this tax in 2020, which is an approximately 28% reduction from the \$185,823 collected in 2019.

The Economy Element includes several Implementation Items that relate to Mammoth Yosemite Airport operations, including seeking Federal funding for airport improvements, upgrading the airport terminal, updating the Airport Master Plan and working with the

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

FAA to evaluate the development of Mammoth Yosemite Airport.

A Strategic Priority adopted by Town Council calls for the “implementation of enhanced and required municipal services.” A specific objective for accomplishing this priority calls for the Implementation of the Airport Capital Improvement Program (ACIP) with near term projects targeted for construction within an 18-month period.

The Town continued to work towards the implementation of the Airport Capital Improvement Plan (ACIP) and submitted pre-applications for the 2021 Airport Improvement Program (AIP) funding program for projects including Reconstruct East General Aviation Apron. Airport Capital Reserve funds are available for capital investment. To leverage these funds, the Town plans to use funds as a grant match with FAA funds on major airport projects.

In 2020, staff continued the preparation of necessary CEQA and NEPA documents for the Town’s proposed Terminal Area Development Plan project.

At the beginning of 2020, commercial air service included year-round service to Los Angeles and winter service to Denver and San Francisco. The Town continued scheduled winter charter service to Burbank and Orange County, California, provided by JetSuiteX. As 2020 continued, commercial and charter air service was suspended due to the COVID-19 pandemic. A new chartered flight company, Advanced Airlines, will be providing service to the airport when operations commence.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community and requires all Housing Elements meet the requirements of the California Government Code sections 65583 and 65584. The Town’s 6th cycle Housing Element was adopted in 2019 and covers the 8-year planning period of 2019-2027.¹

The following summarizes the Town's progress to achieving the programs identified in the adopted Housing Element. A complete summary of the Town's progress is included as Attachment 1, *2020 Mammoth Lakes Housing Element Annual Progress Report*.²

The top Town Council Strategic Priority for 2020 directs staff to, “Expand availability and affordability of community housing.” Progress made in 2020 towards this priority and the defined objectives is summarized below:

¹ The change in the Housing Element update cycle from a 5-year cycle to an 8-year cycle was implemented by [CA Senate Bill 375 \(SB-375\)](#) and is intended to align land use planning for housing with land use planning for greenhouse gas reduction. The RHNA sets local housing and zoning goals to support future growth and these local goals are in turn aggregated into a region-wide Sustainable Community Strategy (SCS) to fairly allocate greenhouse gas emission reduction targets across the region. SB-375 requires consistency between the RHNA and the region-wide SCS, and the consistency is achieved through the implementation of the Regional Transportation Plan (RTP). The [Mono County RTP](#) was last updated in 2019, shortly after the adoption of the Town’s Housing Element.

² The 2020 Mammoth Lakes Housing Element Annual Progress Report was submitted to the Governor’s Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on April 1, 2021, using the standardized reporting format required by Government Code §65400(a)(2)(B)(ii). The data contained in the report to HCD is then subsequently uploaded within a reasonable timeframe to the [State Housing Element Implementation and APR Data Dashboard](#).

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

- Initial planning for “The Parcel” shall be complete and ready to proceed to development and funding through the development of a community-based master plan. (*Action H.1.F.1*)
 - The Town utilized the Preferred Conceptual Land Use Plan, accepted by Town Council in December 2019, to refine and develop a final Master Plan for The Parcel. This included looking at overall land use, density, infrastructure, funding, phasing strategy, and livability of the new community with the overarching goal is to meet our long-term need for affordable workforce housing. (*Adopted in early 2021*)
 - Conducted a public bid process to select a development partner in accordance with the State’s Surplus Land Act. (*The Town selected Pacific West Companies, Inc as the Town’s development partner in early 2021*)
 - The Town was awarded and/or dedicated the following funding in 2020 for the Parcel: (1) \$20.6 million from the State in Infill Infrastructure Grant (IIG) funding which will be used to fund public utilities, streets, sidewalks, and related infrastructure in The Parcel; (2) \$65,000 from the State in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update; and (3) \$1 million in Town funding to assist in the planning and development of the project.
- Partner with the Chamber, MLH and others to implement short-term housing opportunities (the goal is to house 50 employees).
 - The Town continued to fund a pilot program with the Chamber of Commerce that connects tenants with homeowners looking to rent out rooms or entire units. As of the end of 2020, the program has successfully matched 56 tenants. (*Action H.2.E.2*)
- Identify and pursue sustainable funding source(s) for housing (such as increased in-lieu fee, inclusionary housing policy, or dedicated tax measure).
 - The Town was considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing; however, due to the unknown long-term economic impacts associated with COVID-19, the ballot measure was postponed. The Town will revisit this item in the future. (*Action H.2.A.5*)

The Town continued to dedicate funding (including allocation of Transient Occupancy Tax monies) in support of affordable and workforce housing programs (*Action H.2.A.1*). In 2020, the following programs and entities were funded:

- Mammoth Lakes Housing, Inc. (MLH), operating under a contract with the Town, continued to receive funding from the Town to support their work. MLH was established by the Town in 2003 to acquire and develop reasonably priced housing for the resident worker population of Mammoth Lakes, and to manage and facilitate the ownership and rental of such housing. MLH has successfully rehabilitated and preserved numerous income-restricted housing units in coordination with the Town and other organizations such as IMACA. MLH’s current contract with the Town expires on June 30, 2021, and a new contract with MLH will be discussed and considered in 2021.
- The Town, MLH, and other community partners (including funding from private donations) provided approximately \$1M in rental assistance funding to financially assist those impact by COVID-19.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

- The Town's commitment of \$300,000 towards MLH's 238 Sierra Manor Road affordable housing project and \$101,000 towards the Town's missing-middle loan program remained in place despite the economic challenges created by COVID-19.

To assist in the inadvertent loss of deed-restricted units (*Policy H.2.G*), the Town and MLH achieved the following:

- Six (6) deed restricted units were preserved through the facilitation of direct sales by MLH and/or the Town to income eligible households, whose income ranged from 80-120% of the Area Median Income (AMI).
- MLH made repairs to a deed restricted unit that was purchased in 2019 using the Town and Mono County revolving loans funds (RLF). (*That unit was sold in early 2021 and the RLF loans were repaid to the Town and County*)
- The Town continued work on determining the compliance status of the Town-monitored deed restricted units. A report on the current state of compliance for those units is expected to be completed in 2021.

The Town and MLH continue to pursue grant funds to support housing programs (*Action H.2.A.2*) and the following grant-related work was completed in 2020:

- In 2018, CDBG grant funding was awarded to the Town for mortgage assistance and rehabilitation programs with a maximum expenditure of \$700,000. Three CDBG loans totaling \$486,500 were provided in 2020 which leveraged \$575,000 of private investment for a total of \$1.1M in local real estate investment. The current CDBG grant ends in July 2021 and the Town anticipates applying for a new CDBG grant in mid-2021.
- In 2017, HOME grant funding was awarded to the Town for mortgage assistance with a maximum expenditure of \$500,000. Two HOME loans totaling \$291,150 were provided in 2020 which leveraged \$308,400 of private investment for a total of \$595,000 in local real estate investment. The current HOME grant ends in July 2021 and the Town anticipates applying for a new HOME grant in late-2021.
- Mortgage assistance continues to be provided through the reinvestment of repaid BEGIN loan funds and two loans totaling \$120,194 were made in 2020. Those funds in turn leveraged \$480,775 of private investment for a total of \$600,969 in local real estate investment.
- The Town was awarded \$68,375 in CDBG funding allocated by the CARES Act to provide subsistence payments (e.g., rental, mortgage, and utility payment assistance) to those financially impacted by COVID-19.
- The Town was awarded \$20.6M in IIG funds and \$68,375 in LEAP funds for Parcel related development costs. (*See highlights in the Town Council Strategic Priorities section above for additional details*)

The Town Council allocated \$101,000 to create a Moderate Income Down Payment Assistance Program in 2019, consistent with the recommendation made by the MLH Board of Directors (*Action H.2.A.4*). In 2020, MLH and Town staff coordinated on the development of the final guidelines and the guidelines are expected to be approved in 2021. (*The guidelines were approved in April 2021*)

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

In 2020, progress was made on the following work program items intended to increase the supply of workforce housing:

- MLH made significant progress on preparing project plans for their 238 Sierra Manor Road project. The project consists of a substantial rehabilitation and conversion of an existing commercial structure into 11 one-bedroom, low-income apartments. MLH submitted a HOME application for approximately \$1.5M in February 2020 and the Town on behalf of MLH applied for CDBG funds totaling approximately \$3M. A decision on the HOME application is expected in early 2021 and a decision on the CDBG application is expected in late 2021.
- The Town continued work efforts towards the development of the Parcel, including the drafting of the Master Plan update. The building permit for the initial 81 units (*80 of the units will qualify as affordable housing w/ AMI levels no higher than 80%*) is expected to be issued in mid-2021. (*See highlights in the Town Council Strategic Priorities section above for additional details*)
- The Town continued to fund the Chamber of Commerce workforce housing program that aims to connect renters with homeowners looking to rent out a room or the entire unit. (*See highlights in the Town Council Strategic Priorities section above for additional details*)
- The Town completed an update to the Town Density Bonus Program aimed at removing barriers to the development of workforce housing by allowing for more flexible development standards. One project was approved (*6-unit condominium project*) and additional project was submitted (*6-unit apartment project*) in 2020 utilizing the Town density bonus program.
- The Town initiated an update to the ADU regulations to improve the clarity and usability of the ADU regulations with the goal of increasing the local rental supply through the development of additional ADUs. The Town and MLH continued to work on an ADU incentive program aimed at increasing the local rental supply. Some of the incentives being researched include pre-approved ADU plans, grant programs, and an amnesty program to bring unpermitted units into compliance.

In order to ensure accessibility and the provision of equal housing opportunities for all persons, the following was implemented and/or continued in 2020:

- MLH continues to coordinate housing related workshops and hosted a free homebuyer education class in April 2020 and a free landlord-tenants' rights workshop in November 2020.
- MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants and respond to substandard housing complaints. The Town's Code Compliance Officer aids in investigating substandard housing complaints. (*Action H.2.E.1; Action H.5.C.1*)
- The Town continues to process applications at no cost to the applicants for Reasonable Accommodation to provide appropriate relief from development standards to might create a barrier to providing housing for a disabled or special needs person. (*Action H.1.E.3*)
- The Town requires that all new developments and rehabilitations of housing units meet the requirements of Title 24 of the California Code of Regulations (Building Code). (*Action H.6.B.1*)
- MLH and the Town continue to maintain information regarding fair housing practices on their websites and in the offices. (*Action H.5.B.1*)

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

Additional 2020 housing related highlights:

- The Town continues to implement the mitigation requirements of the Housing Ordinance and the Town collected \$204,000 in Housing Impact Mitigation Fees from the issuance of 34 residential building permits.
- Construction began on a mixed-use residential/commercial project within the Old Mammoth Road commercial zone that will include 13 market-rate residential units and 2 ground-floor commercial spaces.
- The Town and MLH continue to monitor the annual apartment vacancy rate and enforce its condominium-conversion requirements pursuant to Municipal Code Section 17.52.110. Due to the ongoing low apartment vacancy rate (less than 1%), no condominium conversions have taken place in at least the last five years.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

REGIONAL HOUSING NEEDS

Table 1 summarizes the Town's progress towards meeting the Town's share of the Regional Housing Needs Allocation (RHNA) for the 2019-2027 Housing Element period.

Table 1: 2019-2027 Progress to Meeting RHNA ¹

Year Constructed/Restricted	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA 2019-2027	10	16	30	34	65
2019	0	0	0	0	41 ²
2020	0	0	0	0	61 ²
Total	0	0	0	0	102
<i>Total Remaining by Income Level</i>	<i>10</i>	<i>16</i>	<i>30</i>	<i>34</i>	<i>0 (37 units over the allocation)</i>

¹ The State relies on the number of building permits issued, rather than the number of permits completed, to demonstrate progress in meeting the jurisdiction's share of the RHNA for the planning period.

² In 2019 and 2020, all of the Above Moderate units permitted were non-deed restricted market rate units.

It is anticipated that the building permit for the first phase of development of the Parcel (*expected to be issued in mid-2021*) will include 80 units that will be available to households with incomes ranging from extremely-low to low based on the Mono County AMI levels. This first phase of development will make substantial progress towards meeting the Town's share of the RHNA; however, additional efforts will need to be focused on the production of housing, particularly for moderate-income residents, in order to achieve the Town's fair share of the regional housing needs.

The Town continued to direct resources to housing in 2020, particularly the allocation of in-lieu housing funds, and a portion of Transient Occupancy Tax revenues to housing. The latter source was principally used to fund the work of MLH, the Town's local affordable housing non-profit.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

**GOVERNMENTAL CONSTRAINTS TO
AFFORDABLE HOUSING**

The Housing Element is required to analyze and identify potential government constraints to the production of affordable housing, and where possible, identify programs that will help to lessen these constraints. Examples of such constraints are government-imposed fees that contribute to the overall cost of housing production, development standards that make it more difficult or costly to develop, or review processes that add time and cost to housing development proposals.

Although some development standards, such as those for on-site parking, lot coverage, and setbacks may be more stringent than in other communities, they are appropriate in the town's local context, particularly the need to deal with large amounts of snowfall.

The analysis of government constraints found that the Town's permitting, development review, and fees represent actual staff costs and time to process applications and are not unduly restrictive to new residential development. The Town undertook a review of its development impact fees, including housing mitigation in-lieu fees, and as a result lowered fees substantially in 2015. Work will begin in 2021 on a new Housing Nexus Study and Development Impact Fee study.

The Town of Mammoth Lakes has a Reasonable Accommodation ordinance to help facilitate the construction of special facilities or features for persons with disabilities. The Community and Economic Development Division is committed to reviewing and processing applications for Reasonable Accommodation, at no cost, to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person.

The Town Council adopted an urgency ordinance in 2019 making amendments to the Municipal Code standards for Secondary Dwelling Units ("accessory dwelling units" or "ADUs") to bring the Zoning Code into compliance with the State ADU laws. This amendment to the Zoning Code reduced governmental constraints applicable to building ADUs by further limiting certain development standards and approval requirements. Staff initiated a subsequent amendment in 2020 to the Town's ADUs regulations with the goal of further reducing governmental constraints and improving the clarity and usability of the ADU regulations.

Town staff completed an update to the Town Density Bonus Program in 2020, which included modifications to the General Plan and Zoning Code. Amendments to the Zoning Code regulations included implementing the revised Town Density Bonus Program and allowing for multi-family residential projects to obtain proportionately greater density bonuses in exchange for deed restricting a greater percentage of the base density units, up to a maximum of twice the base density. This program update reduces governmental constraints by allowing for greater flexibility in the use of the Town density bonus and an allowance for smaller projects to qualify for the program. The minimum project size prior to the update required a base density of at least five-units and the updated minimum project size allows for projects with a base density of at least two-units to qualify.

Programs identified in the 2019-2027 Housing Element to reduce governmental constraints to housing production include:

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

- **Policy H.4.A.** Periodically review and update permit and development fees to ensure that they appropriately reflect the cost of processing applications and providing services to new development, without unduly increasing costs to build housing. The Town is required to conduct annual reviews of development impact fee expenditures, and has a goal of updating the development impact fees every five years.
- **Policy H.4.B.** Consider reduction or waiver of permit and development impact fees for projects that dedicate some or all of their units to affordable housing. Consider waiving development impact fees only when significant impacts (e.g. circulation) can be avoided.
 - Action H.4.B.1. Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.
- **Policy H.4.C.** Ensure that the Zoning Code continues to meet State Law requirements and does not unduly restrict certain types of housing to be developed. The Town regularly reviews and updates to the Zoning Code to incorporate mandates and other appropriate revisions.
- **Policy H.4.D.** Continue to allow accessory dwelling units by right in all residential zones.
 - Action H.4.D.1. Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.
 - Action H.4.D.2. Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.
- **Policy H.4.E.** Periodically review and update Town codes, ordinances, fee programs and procedures to ensure that they do not unduly constrain housing development, while ensuring development impacts are adequately mitigated through development impact fees and/or other appropriate measure(s).
 - Action H.4.E.1. Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.
 - Action H.4.E.2. To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.

- **Policy H.4.F.** *Prioritize workforce and affordable housing when considering future development proposals relative to Town policies that limit overall population growth.*

Additional information on the Town's progress towards implementing the above-described policies and actions related to governmental constraints to affordable housing is included in Attachment 1, *2020 Mammoth Lakes Housing Element Annual Progress Report*.

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

PLANNING APPLICATIONS

The following table summarizes the status of planning applications as of December 31, 2020. A detailed list of application requests is attached to this report (Attachment 2).

Table 2: 2020 Planning Applications

Table 1				
Application Types	Requests	Approved ³	Denied	In Process
General Plan Amendments (GPA)	1	1	0	0
District Zoning Amendments (DZA)	1	1	0	0
Zoning Code Amendments (ZCA)	5	4	0	1
Use Permit Applications (UPA)	7	3	0	3
Tentative Tract Maps (TTM)	2	2	0	0
Tentative Parcel Maps (TPM)	0	0	0	0
Variances (VAR)	3	1	0	2
Design Reviews (DR)	7	4	0	3
Administrative Design Review (ADR)	8	8	0	0
Lot Line Adjustments (LLA)	3	2	0	1
Concept Reviews (CR)	2	NA	NA	0
Adjustments (ADJ)	7	6	0	1
Administrative Permits (AP)	10	7	0	2
Time Extension Requests (TER)	0	0	0	0
Land Donations	0	0	0	0
Building Permits (BP)	732	718	NA	NA
Code Compliance Cases (CC)	117	NA	NA	NA
TOT Compliance Cases	36	NA	NA	NA
Sign Permits (SP)	18	18	0	0
Master Sign Plans (MSP)	1	1	0	0
Tree Removal Permits (TRP)	61	59	2	0
Outdoor Sales Permit (OS)	0	0	0	0
Business Tax Certificates (BTC)	290	276	NA	NA

³ Approved list includes projects from previous years approved in 2020 by the Director, PEDC, or Town Council

**TOWN OF MAMMOTH LAKES
ANNUAL PLANNING REPORT
January 1 – December 31, 2020**

LOOK AHEAD - MAJOR PROJECTS IN 2021

The Town of Mammoth Lakes anticipates a busy 2021 completing significant work programs and projects that will further implement the 2007 General Plan and anticipated projects include:

- Continued work on the Multi-Use Facility and Ice Rink (aka Community Recreation Center). Ground-breaking is expected to begin in spring 2021.
- Various hotel entitlement projects within the Commercial zones and North Village Specific Plan (NVSP) area.
- “The Parcel” development team selection, entitlement process, and grading and building permit issuance for the first phase of development.
- Preparation of a Housing Nexus Study and DIF Fee Study update.
- Development of the work program to utilize the creative housing fund to increase the supply of workforce housing in the near-term.
- Continued administration of existing housing grants (CDBG, HOME, and BEGIN) in conjunction with MLH. The Town and MLH will continue to review and consider additional housing grant opportunities as funding becomes available.
- Mammoth Yosemite Airport Terminal Development Area Plan Environmental Review Process.
- Mammoth Disposal MRF and transfer station entitlements and Environmental Review Process.
- Continuation of the TOT Enforcement Program.
- Continue implementation of the Quality-of-Life Ordinance.
- Code Compliance.
- Permit Processing.
- Implementation of grant funded sidewalk and trails projects.

ATTACHMENT 1

Attachment 1: 2020 Mammoth Lakes Housing Element Annual Progress Report – HCD Tables

2020 MAMMOTH LAKES Housing Element Annual Progress Report

General Information

First Name	Nolan	Street Address	P.O. Box 1609	Phone	7609653631
Last Name	Bobroff	City	Mammoth Lakes	Email	nbobroff@townofmammothlakes.ca.gov
Title	Associate Planner - Housing Coordinator	Zip Code	93546		

Comments: Include any additional information or explanation for the information provided in the following tables.

The Town of Mammoth Lakes continues to make progress towards meeting the goals and objectives identified in the Housing Element and highlights of 2020 include:

- Extensive staff time and funding was dedicated towards the development of "The Parcel." The "Parcel" site was purchased by the Town in 2018 and is a significant 25-acre property centrally located in the Town and is the only property in Town subject to an affordable housing overlay zone. The Town's intent is to be able to influence the ultimate development of the site as affordable housing to the greatest extent possible and within a reasonable timeframe. The Town was successful in being awarded a \$20.6 million IIG grant for infrastructure work related to the Parcel and a \$65,000 LEAP grant to partially fund the Master Plan update for the Parcel. Construction could begin as early as Spring 2021 if the competitive financing application is awarded.
- The Town was able to provide approximately \$400,000 in rental assistance funding to those financially impacted by COVID-19.
- The Town's Housing Coordinator continued to work on the implementation of the Town's housing programs and grants and to function as the Community and Economic Development Department liaison for all planning efforts related to the development of affordable housing.

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A - Housing Development Applications Submitted

Unit Information

Project Identifier		Proposed Units Affordability by Household Incomes									
Current APN	Street Address	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Proposed Units by Project	Total Approved Units by Project	Total Disapproved Units by Project
031-260-010-000	92 Bridges Ln	0	0	0	0	0	0	1	1	1	0
031-100-027-000	1469 Forest Tr	0	0	0	0	0	0	1	1	0	0
022-382-034-000	320 Le Verne St	0	0	0	0	0	0	1	1	1	0
022-300-061-000	385 Pine St	0	0	0	0	0	0	1	1	1	0
035-160-017-000	362 Chaparral Rd	0	0	0	0	0	0	6	6	6	0
031-110-026-000	125 Lakeview Blvd	0	0	0	0	0	0	6	6	6	0
031-041-002-000	182 Davison Rd	0	0	0	0	0	0	1	1	0	0
022-290-028-000	11 Red Fir Rd	0	0	0	0	0	0	1	1	0	0
035-210-022-000	325 Old Mammoth Rd	0	0	0	0	0	0	4	4	4	0
032-020-017-000	1219 Majestic Pines Dr	0	0	0	0	0	0	1	1	0	0
022-342-048-000	144 Sunnyslope Ln	0	0	0	0	0	0	1	1	0	0
035-210-014-000	238 Sierra Manor Rd	0	0	11	0	0	0	0	11	11	0
035-010-020-000	1699 Tavern Rd	16	0	64	0	0	0	1	81	0	0

Totals	16	0	75	0	0	0	25	116	30	0
Project Information										
Project Identifier					Unit Types					
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Date Application Submitted	Was Application Submitted Pursuant to SB 35 Streamlining?	Notes	
	031-260-010-000	92 Bridges Ln	New SFR	BP20-00164	SFD	Owner	05/06/2020	No		
	031-100-027-000	1469 Forest Tr	New ADU	BP20-00696	ADU	Renter	12/02/2020	No	BP not yet issued	
	022-382-034-000	320 Le Verne St	New SFR	BP19-00727	SFD	Owner	01/08/2020	No		
	022-300-061-000	385 Pine St	New SFR	ADR 20-004	SFD	Owner	07/08/2020	No		
	035-160-017-000	362 Chaparral Rd	Chaparral Townhomes	TTM 19-002	SFA	Owner	03/02/2020	No	Entitlement Only	
	031-110-026-000	125 Lakeview Blvd	Lakeview Townhomes	TTM 19-001	SFA	Owner	02/28/2020	No		
	031-041-002-000	182 Davison Rd	New ADU	BP20-00613	ADU	Renter	10/28/2020	No	BP not yet issued	
	022-290-028-000	11 Red Fir Rd	New ADU	BP20-00588	ADU	Renter	10/21/2020	No	BP not yet issued	
	035-210-022-000	325 Old Mammoth Rd		BP20-00191	2 to 4	Renter	05/20/2020	No		
	032-020-017-000	1219 Majestic Pines Dr	New SFR	BP20-00169	SFD	Owner	04/30/2020	No	BP not yet issued	
	022-342-048-000	144 Sunnyslope Ln	New SFR	BP20-00738	SFD	Owner	12/30/2020	No	BP not yet issued	
	035-210-014-000	238 Sierra Manor Rd	Access Apartments	SIP 20-001; BP20-00395	5+	Renter	08/17/2020	Yes-Approved	SB-35 approval granted in 2020; BP issuance pending award of grant funds	
	035-010-020-000	1699 Tavern Rd	The Parcel	UPA 20-003; DR 20-005	5+	Renter	12/01/2020	No	Entitlement application deemed complete in 2020; Entitlement approval and BP issuance pending award of grant funds	

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE A2 - Annual Building Activity Report Summary - New Construction

Entitlements

Project Identifier			Affordability by Household Income - Entitlements								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements
031-260-010-000	92 Bridges Lane	ADR 19-006; BP20-00164	0	0	0	0	0	0	1	04/02/2020	1
031-100-027-000	1469 Forest Trail	ADJ 20-002	0	0	0	0	0	0	1	07/02/2020	1
031-240-001-000	700 John Muir Road	ADR 19-004; BP 19-00842	0	0	0	0	0	0	1	04/28/2020	1
022-382-034-000	320 Le Verne Street	ADR 20-001; BP19-00727	0	0	0	0	0	0	1	04/08/2020	1
031-260-012-000	83 Bridges Lane	ADR 19-005; BP19-00843	0	0	0	0	0	0	1	05/22/2020	1
022-300-061-000	385 Pine Street	ADR 20-004	0	0	0	0	0	0	1	10/26/2020	1
035-160-017-000	362 Chaparral Road	TTM 19-002	0	0	0	0	0	0	6	05/13/2020	6
031-110-026-000	125 Lakeview Boulevard	TTM 19-001; BP19-00845; BP19-00821; BP19-00822	0	0	0	0	0	0	6	07/08/2020	6
035-210-014-000	238 Sierra Manor Road	SIP 20-001	0	0	11	0	0	0	0	10/05/2020	11
035-210-022-000	325 Old Mammoth Road	BP20-00191	0	0	0	0	0	0	0		0
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	0		0
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	0		0

033-421-031-000	172 E Bear Lake Drive	BP19-00828	0	0	0	0	0	0	0		0
033-421-029-000	150 E Bear Lake Drive	BP19-00829	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00832	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00833	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00834	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00835	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00836	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00837	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00838	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00839	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00821	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00822	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00845	0	0	0	0	0	0	0		0
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	0		0
032-150-021-000	43 Juniper Court	BP19-00533	0	0	0	0	0	0	0		0
033-421-033-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	0		0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-470-011-000	83 Evergeen Street	BP18-00349	0	0	0	0	0	0	0		0
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0

032-120-022-000	648 Majestic Pines Drive	BP18-00132	0	0	0	0	0	0	0		0
037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
031-080-060-000	130 Hillside Drive	BP16-00645	0	0	0	0	0	0	0		0
035-052-010-000	6 Pinecrest Avenue	BP10-00502	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	BP19-00012	0	0	0	0	0	0	0		0
032-020-034-000	1264 Majestic Pines Drive	BP18-00481	0	0	0	0	0	0	0		0
022-381-021-000	125 Pine Street	BP18-00088	0	0	0	0	0	0	0		0
033-150-033-000	325 Mono Street	2005000577	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP15-00438	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP15-00435	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00574	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00582	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00583	0	0	0	0	0	0	0		0
Totals			0	0	11	0	0	0	18		29

Building Permits											
Project Identifier			Affordability by Household Income - Building Permits								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
031-260-010-000	92 Bridges Lane	ADR 19-006; BP20-00164	0	0	0	0	0	0	1	07/27/2020	1
031-100-027-000	1469 Forest Trail	ADJ 20-002	0	0	0	0	0	0	0		0
031-240-001-000	700 John Muir Road	ADR 19-004; BP 19-00842	0	0	0	0	0	0	1	10/09/2020	1
022-382-034-000	320 Le Verne Street	ADR 20-001; BP19-00727	0	0	0	0	0	0	1	05/13/2020	1
031-260-012-000	83 Bridges Lane	ADR 19-005; BP19-00843	0	0	0	0	0	0	1	09/24/2020	1
022-300-061-000	385 Pine Street	ADR 20-004	0	0	0	0	0	0	0		0
035-160-017-000	362 Chaparral Road	TTM 19-002	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Boulevard	TTM 19-001; BP19-00845; BP19-00821; BP19-00822	0	0	0	0	0	0	6	11/17/2020	6
035-210-014-000	238 Sierra Manor Road	SIP 20-001	0	0	0	0	0	0	0		0
035-210-022-000	325 Old Mammoth Road	BP20-00191	0	0	0	0	0	0	4	05/20/2020	4
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	1	11/19/2020	1
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	1	10/14/2020	1
033-421-031-000	172 E Bear Lake Drive	BP19-00828	0	0	0	0	0	0	1	09/29/2020	1

033-421-029-000	150 E Bear Lake Drive	BP19-00829	0	0	0	0	0	0	1	09/29/2020	1
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	2	04/16/2020	2
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	1	07/16/2020	1
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	1	07/16/2020	1
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	2	04/16/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00832	0	0	0	0	0	0	2	08/28/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00833	0	0	0	0	0	0	2	08/28/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00834	0	0	0	0	0	0	2	08/21/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00835	0	0	0	0	0	0	2	08/28/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00836	0	0	0	0	0	0	2	12/10/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00837	0	0	0	0	0	0	2	12/10/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00838	0	0	0	0	0	0	2	12/10/2020	2
033-370-020-000	2610 Meridian Blvd	BP19-00839	0	0	0	0	0	0	2	12/10/2020	2
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	2	09/22/2020	2
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	3	09/22/2020	3

040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	3	09/22/2020	3
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	3	11/03/2020	3
031-110-026-000	125 Lakeview Blvd	BP19-00821	0	0	0	0	0	0	2	11/17/2020	2
031-110-026-000	125 Lakeview Blvd	BP19-00822	0	0	0	0	0	0	2	11/17/2020	2
031-110-026-000	125 Lakeview Blvd	BP19-00845	0	0	0	0	0	0	2	11/17/2020	2
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	1	03/16/2020	1
032-150-021-000	43 Juniper Court	BP19-00533	0	0	0	0	0	0	1	05/18/2020	1
033-421-033-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	1	07/07/2020	1
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	1	07/29/2020	1
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	0		0
022-470-011-000	83 Evergreen Street	BP18-00349	0	0	0	0	0	0	0		0
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	0		0
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	0		0
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	0		0
032-120-022-000	648 Majestic Pines Drive	BP18-00132	0	0	0	0	0	0	0		0

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	0		0
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	0		0
031-080-060-000	130 Hillside Drive	BP16-00645	0	0	0	0	0	0	0		0
035-052-010-000	6 Pinecrest Avenue	BP10-00502	0	0	0	0	0	0	0		0
022-382-042-000	160 Le Verne Street	BP19-00012	0	0	0	0	0	0	0		0
032-020-034-000	1264 Majestic Pines Drive	BP18-00481	0	0	0	0	0	0	0		0
022-381-021-000	125 Pine Street	BP18-00088	0	0	0	0	0	0	0		0
033-150-033-000	325 Mono Street	2005000577	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP15-00438	0	0	0	0	0	0	0		0
031-197-000-000	413 Rainbow Lane	BP15-00435	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00574	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00582	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP18-00583	0	0	0	0	0	0	0		0
Totals			0	0	0	0	0	0	61		61

Certificate of Occupancy											
Project Identifier			Affordability by Household Income - Certificate of Occupancy								
Current APN	Street Address	Local Jurisdiction Tracking ID	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness
031-260-010-000	92 Bridges Lane	ADR 19-006; BP20-00164	0	0	0	0	0	0	0		0
031-100-027-000	1469 Forest Trail	ADJ 20-002	0	0	0	0	0	0	0		0
031-240-001-000	700 John Muir Road	ADR 19-004; BP 19-00842	0	0	0	0	0	0	0		0
022-382-034-000	320 Le Verne Street	ADR 20-001; BP19-00727	0	0	0	0	0	0	0		0
031-260-012-000	83 Bridges Lane	ADR 19-005; BP19-00843	0	0	0	0	0	0	0		0
022-300-061-000	385 Pine Street	ADR 20-004	0	0	0	0	0	0	0		0
035-160-017-000	362 Chaparral Road	TTM 19-002	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Boulevard	TTM 19-001; BP19-00845; BP19-00821; BP19-00822	0	0	0	0	0	0	0		0
035-210-014-000	238 Sierra Manor Road	SIP 20-001	0	0	0	0	0	0	0		0
035-210-022-000	325 Old Mammoth Road	BP20-00191	0	0	0	0	0	0	4	07/09/2020	4
033-421-018-000	56 Bear Cub Lane	BP19-00831	0	0	0	0	0	0	0		0
033-420-005-000	463 E Bear Lake Drive	BP19-00700	0	0	0	0	0	0	0		0
033-421-031-000	172 E Bear Lake Drive	BP19-00828	0	0	0	0	0	0	0		0

033-421-029-000	150 E Bear Lake Drive	BP19-00829	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00824	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00701	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00710	0	0	0	0	0	0	0		0
035-200-023-000	540 Old Mammoth Road	BP19-00823	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00832	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00833	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00834	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00835	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00836	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00837	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00838	0	0	0	0	0	0	0		0
033-370-020-000	2610 Meridian Blvd	BP19-00839	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00801	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00817	0	0	0	0	0	0	0		0

040-160-003-000	1474 Old Mammoth Road	BP19-00818	0	0	0	0	0	0	0		0
040-160-003-000	1474 Old Mammoth Road	BP19-00806	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00821	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00822	0	0	0	0	0	0	0		0
031-110-026-000	125 Lakeview Blvd	BP19-00845	0	0	0	0	0	0	0		0
033-320-010-000	35 Starwood Drive	BP19-00049	0	0	0	0	0	0	0		0
032-150-021-000	43 Juniper Court	BP19-00533	0	0	0	0	0	0	0		0
033-421-033-000	86 E Bear Lake Drive	BP19-00621	0	0	0	0	0	0	0		0
033-421-031-000	172 E Bear Lake Drive	BP19-00827	0	0	0	0	0	0	0		0
033-421-032-000	194 E Bear Lake Drive	BP 18-00469	0	0	0	0	0	0	1	06/04/2020	1
022-470-011-000	83 Evergeen Street	BP18-00349	0	0	0	0	0	0	1	12/09/2020	1
022-480-033-000	127 Red Fir Road	BP 18-00336	0	0	0	0	0	0	1	11/02/2020	1
032-120-031-000	849 Majestic Pines Drive	BP 19-00042	0	0	0	0	0	0	1	08/25/2020	1
037-220-005-000	379 Wagon Wheel Road	BP 19-00134	0	0	0	0	0	0	1	06/09/2020	1
031-197-000-000	413 Rainbow Lane	BP 18-00619	0	0	0	0	0	0	1	07/07/2020	1
031-197-000-000	413 Rainbow Lane	BP 18-00637	0	0	0	0	0	0	1	09/02/2020	1
032-120-022-000	648 Majestic Pines Drive	BP18-00132	0	0	0	0	0	0	1	12/04/2020	1

037-220-025-000	44 Wagon Road	BP 19-00395	0	0	0	0	0	0	1	09/15/2020	1
033-370-026-000	2610 Meridian Blvd.	BP 19-00085	0	0	0	0	0	0	2	10/06/2020	2
033-370-026-000	2610 Meridian Blvd.	BP 19-00084	0	0	0	0	0	0	2	10/06/2020	2
031-080-060-000	130 Hillside Drive	BP16-00645	0	0	0	0	0	0	3	10/30/2020	3
035-052-010-000	6 Pinecrest Avenue	BP10-00502	0	0	0	0	0	0	1	11/04/2020	1
022-382-042-000	160 Le Verne Street	BP19-00012	0	0	0	0	0	0	1	07/06/2020	1
032-020-034-000	1264 Majestic Pines Drive	BP18-00481	0	0	0	0	0	0	1	07/23/2020	1
022-381-021-000	125 Pine Street	BP18-00088	0	0	0	0	0	0	1	06/29/2020	1
033-150-033-000	325 Mono Street	2005000577	0	0	0	0	0	0	1	08/25/2020	1
031-197-000-000	413 Rainbow Lane	BP15-00438	0	0	0	0	0	0	2	01/29/2020	2
031-197-000-000	413 Rainbow Lane	BP15-00435	0	0	0	0	0	0	2	06/03/2020	2
040-160-003-000	1474 Old Mammoth Road	BP18-00574	0	0	0	0	0	0	3	05/19/2020	3
040-160-003-000	1474 Old Mammoth Road	BP18-00582	0	0	0	0	0	0	3	05/19/2020	3
040-160-003-000	1474 Old Mammoth Road	BP18-00583	0	0	0	0	0	0	2	05/19/2020	2
Totals			0	0	0	0	0	0	37		37

Project Information																	
Project Identifier					Unit Types					Housing with Financial Assistance and/or Deed Restrictions				Demolished/Destroyed Units			Notes
Prior APN	Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category	Tenure	Extremely Low Income Units	Was Project Approved using SB 35 Streamlining?	Infill Units?	Assistance Programs for each Development	Deed Restriction Type	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Number of Demolished/Destroyed Units	Demolished or Destroyed Units?	Demolished or Destroyed Units Owner or Renter	
	031-260-010-000	92 Bridges Lane	New SFR	ADR 19-006; BP20-00164	SFD	Owner	0	N	Y					0			
	031-100-027-000	1469 Forest Trail	New ADU	ADJ 20-002	ADU	Renter	0	N	Y					0			New attached ADU and garage attached to an existing SFR
	031-240-001-000	700 John Muir Road	New SFR	ADR 19-004; BP 19-00842	SFD	Owner	0	N	Y					0			
	022-382-034-000	320 Le Verne Street	New SFR	ADR 20-001; BP19-00727	SFD	Owner	0	N	Y					0			
	031-260-012-000	83 Bridges Lane	New SFR	ADR 19-005; BP19-00843	SFD	Owner	0	N	Y					0			
	022-300-061-000	385 Pine Street	New SFR	ADR 20-004	SFD	Owner	0	N	Y					0			

	035-160-017-000	362 Chaparral Road	Chaparral Townhomes	TTM 19-002	SFA	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Boulevard	Lakeview Townhomes	TTM 19-001; BP19-00845; BP19-00821; BP19-00822	SFA	Owner	0	N	Y					0			

	035-210-014-000	238 Sierra Manor Road	Access Apartments	SIP 20-001	5+	Renter	0	Y	Y	Other	Other			0			SB-35 approval in 2020; BP issuance pending award of grant funding; HOME and CDBG funding have been applied for, but no awards have been announced; A covenant will be recorded on title restricting the units to 80% AMI or below
	035-210-022-000	325 Old Mammoth Road		BP20-00191	2 to 4	Renter	0	N	Y					0			Conversion of non-residential to residential units
	033-421-018-000	56 Bear Cub Lane	New SFR	BP19-00831	SFD	Owner	0	N	Y					0			

	033-420-005-000	463 E Bear Lake Drive	New SFR	BP19-00700	SFD	Owner	0	N	Y					0			
	033-421-031-000	172 E Bear Lake Drive	New ADU	BP19-00828	ADU	Renter	0	N	Y					0			
	033-421-029-000	150 E Bear Lake Drive	New ADU	BP19-00829	ADU	Renter	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 PUD Lots 4 & 5	BP19-00824	SFA	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 PUD Lot 1	BP19-00701	SFD	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 PUD Lot 6	BP19-00710	SFD	Owner	0	N	Y					0			
	035-200-023-000	540 Old Mammoth Road	540 PUD Lots 2 & 3	BP19-00823	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 5 & 6	BP19-00832	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 7 & 8	BP19-00833	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 9 & 10	BP19-00834	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 11 & 12	BP19-00835	SFA	Owner	0	N	Y					0			

	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 13 & 14	BP19-00836	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 15 & 16	BP19-00837	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 17 & 18	BP19-00838	SFA	Owner	0	N	Y					0			
	033-370-020-000	2610 Meridian Blvd	Obsidian PUD Lots 19 & 20	BP19-00839	SFA	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 32-G	BP19-00801	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 33-H	BP19-00817	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 34-H	BP19-00818	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 26-A	BP19-00806	2 to 4	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Units 3 & 4	BP19-00821	SFA	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Units 5 & 6	BP19-00822	SFA	Owner	0	N	Y					0			
	031-110-026-000	125 Lakeview Blvd	Lakeview PUD Units 1 & 2	BP19-00845	SFA	Owner	0	N	Y					0			

	033-320-010-000	35 Starwood Drive	New SFR	BP19-00049	SFD	Owner	0	N	Y					0			
	032-150-021-000	43 Juniper Court	New SFR	BP19-00533	SFD	Owner	0	N	Y					0			
	033-421-033-000	86 E Bear Lake Drive	New SFR	BP19-00621	SFD	Owner	0	N	Y					0			
	033-421-031-000	172 E Bear Lake Drive	New SFR	BP19-00827	SFD	Owner	0	N	Y					0			
	033-421-032-000	194 E Bear Lake Drive	New SFR	BP 18-00469	SFD	Owner	0	N	Y					0			
	022-470-011-000	83 Evergeen Street	New SFR	BP18-00349	SFD	Owner	0	N	Y					0			
	022-480-033-000	127 Red Fir Road	New SFR	BP 18-00336	SFD	Owner	0	N	Y					0			
	032-120-031-000	849 Majestic Pines Drive	New SFR	BP 19-00042	SFD	Owner	0	N	Y					0			
	037-220-005-000	379 Wagon Wheel Road	New SFR	BP 19-00134	SFD	Owner	0	N	Y					0			
	031-197-000-000	413 Rainbow Lane	Mountain side PUD Lot 1	BP 18-00619	SFD	Owner	0	N	Y					0			
	031-197-000-000	413 Rainbow Lane	Mountain side PUD Lot 10	BP 18-00637	SFD	Owner	0	N	Y					0			

	032-120-022-000	648 Majestic Pines Drive	New SFR	BP18-00132	SFD	Owner	0	N	Y					0			
	037-220-025-000	44 Wagon Road	New SFR	BP 19-00395	SFD	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 1 & 2	BP 19-00085	SFA	Owner	0	N	Y					0			
	033-370-026-000	2610 Meridian Blvd.	Obsidian PUD Lots 3 & 4	BP 19-00084	SFA	Owner	0	N	Y					0			
	031-080-060-000	130 Hillside Drive	Hillside Highlands	BP16-00645	2 to 4	Renter	0	N	Y					0			
	035-052-010-000	6 Pinecrest Avenue	New ADU	BP10-00502	ADU	Renter	0	N	Y					0			
	022-382-042-000	160 Le Verne Street	New SFR	BP19-00012	SFD	Owner	0	N	Y					0			
	032-020-034-000	1264 Majestic Pines Drive	New SFR	BP18-00481	SFD	Owner	0	N	Y					0			
	022-381-021-000	125 Pine Street	New SFR	BP18-00088	SFD	Owner	0	N	Y					0			
	033-150-033-000	325 Mono Street	New ADU	2005000577	ADU	Renter	0	N	Y					0			
	031-197-000-000	413 Rainbow Lane	Mountain side PUD Lots 11 & 12	BP15-00438	SFA	Owner	0	N	Y					0			
	031-197-000-000	413 Rainbow Lane	Mountain side PUD Lots 2 & 3	BP15-00435	SFA	Owner	0	N	Y					0			

	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 29-H	BP18-00574	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 31-H	BP18-00582	2 to 4	Owner	0	N	Y					0			
	040-160-003-000	1474 Old Mammoth Road	Snowcreek VII - Bldg 30-G	BP18-00583	2 to 4	Owner	0	N	Y					0			

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE B - Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation	Restrictions	Year 1 - 2019	Year 2 - 2020	Year 3 - 2021	Year 4 - 2022	Year 5 - 2023	Year 6 - 2024	Year 7 - 2025	Year 8 - 2026	Year 9 - 2027	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low*	0	Deed restricted	0	0	0	0	0	0	0	0	0	0	0
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Low	0	Deed restricted	0	0	0	0	0	0	0	0	0	0	0
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Moderate	0	Deed restricted	0	0	0	0	0	0	0	0	0	0	0
		Non-Restricted	0	0	0	0	0	0	0	0	0		
Above Moderate	0		41	61	0	0	0	0	0	0	0	102	0
Total Units			41	61	0	0	0	0	0	0	0	102	
Total RHNA	0	Total Remaining Need for RHNA Period											0

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need

No Data Available

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE D - Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583			
Program Description			
Name of Housing Element Program	Objective	Timeframe in H.E.	Status of Program Implementation
H.1.A.1.	Maintain an up to date, GIS-based inventory of potential sites available for future housing development, and provide this information to Mammoth Lakes Housing, Inc. and prospective developers.	On-going	The Town contracts with a GIS coordinator that works for both the Town and Mono County to keep the GIS database functioning and up-to-date.
H.1.A.2	As part of the annual planning report to the Town Council (including the annual report to HCD on the Housing Element), provide an update on progress to meeting the Housing Element (including units for extremely low-income households), to ensure that adequate sites remain available to meet the RHNA.	On-going	This table, included with the annual progress report is provided to the State Department of Housing and Community Development on an annual basis, and is the primary way in which the Town reports and tracks its progress towards RHNA.
H.1.A.3.	Ensure that updates and amendments to existing and future Master Plans and Specific Plans provide development capacity and supporting policy to help meet the Town's housing needs.	On-going	As master plans and specific plans and updates are processed, the Community and Economic Development Department, Planning and Economic Development Commission, and the Town Council will evaluate and ensure adequate development capacity and policy is included to meet housing needs.
H.1.B.1.	Encourage housing development as part of infill and mixed-use development within the Downtown, Old Mammoth Road, and Mixed Lodging/Residential Commercial Zones, which is allowed by right by the Zoning Code. Outreach to property owners, developers, and brokers to discuss infill and mixed-use development opportunities in these Commercial Zones. This outreach will include identifying, discussing and addressing barriers.	On-going	The Town's commercial zoning districts allow mixed-use projects and workforce housing as permitted uses and as part of the Zoning Code Update work in 2017 (ZCA 15-002), the Town held numerous workshops and meetings to discuss the potential for mixed-use development and multi-family housing in the commercial zoning districts. The Town continues to discuss development opportunities with property owners and potential developers and encourage the inclusion of housing within commercial projects. In 2020, construction began on a mixed-use residential/commercial project within the Old Mammoth Road commercial zone that will include 13 residential units and 2 ground-floor commercial spaces.

H.1.D.1.	Continue to implement the mitigation requirements of the Housing Ordinance including the requirements for developing Alternate Housing Mitigation Plans (AHMPs).	On-going	The Housing Ordinance provides a menu of options for developers to choose from to mitigate his/her housing impact. Requirements are outlined for each of those options in the Housing Ordinance. Municipal Code Section 17.136.080 establishes application requirements and approval authority for Alternative Housing Mitigation Plans. In 2020, the Town collected \$204,000 in Housing Impact Mitigation Fees from the issuance of 34 residential building permits.
H.1.E.1.	Continue to apply zoning standards that allow for special needs housing in Mammoth Lakes to ensure continued compliance with state law. These zoning standards and procedures include reasonable accommodation and allowing transitional and supportive housing, emergency shelters, and accessory dwelling units.	On-going	The Town completed zoning amendments in 2014 to address compliance with state law for emergency shelters, transitional and supportive housing, assisted living facilities, and group living facilities and continue to monitor changes to state law to ensure on-going compliance. The Town is continuing to apply only the residential zoning standards that apply to other residential units in the same zoning district. Reasonable accommodations are made to development standards as requested for persons with disabilities.
H.1.E.2.	Continue to work with the Kern Regional Center to identify any outstanding housing needs for its clients within the Mammoth Lakes community, assist in identifying available housing that meets those criteria, and consider a rental assistance program to fill the gap between income levels and the cost of housing for persons with developmental disabilities. Collaborate with the Center to implement an outreach program that informs residents within Mammoth Lakes on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, posting information about available services on the Town's website, and providing housing- and services-related educational workshops for individuals and families.	On-going	The Town will work with Mammoth lakes Housing, Inc. (MLH) and Kern Regional Center to accomplish this goal. MLH previously worked with the Center to try and secure funding from the State Department of Developmental Services for their 238 Sierra Manor Road 11-unit low-income apartment conversion project (a non-residential to residential conversion project). They were not successful in obtaining that funding but will continue working with the Center as the project moves forward.

H.1.E.3.	The Town shall continue to ensure individuals with disabilities equal access to housing, pursuant to the rules, policies, and procedures in Chapter 17.80 (Reasonable Accommodation) of the Municipal Code.	On-going	The Community & Economic Development Department is committed to reviewing and processing applications for Reasonable Accommodation to provide appropriate relief from development standards that might create a barrier to providing housing for a disabled or special needs person. These applications are processed at no cost to the applicants.
H.1.E.4	The Town shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning code will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the Town will revise the allowed uses along with corresponding development standards as detailed in AB 2162.	12/1/21	The Town is currently reviewing its zoning code to determine whether it complies with AB 2162 related to allowing supportive housing, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2021.
H.1.E.5.	The Town shall review its zoning code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act calls for the Zoning Ordinance to treat employee housing (including farm worker housing) that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.	12/1/21	The Town is currently reviewing its zoning code to determine whether it complies with the state Emergency Housing Act, and if it is determined that the zoning code does not comply, the applicable amendments will be made. This work item is scheduled to be completed by the end of 2021.

H.1.F.1.	Seek funding to continue the planning process for The Parcel site and process entitlements for the planned development. Continue to engage the community during the master planning process. Housing should be developed on The Parcel during the housing element planning period.	On-going	<p>In 2020, the Town made substantial progress towards the completion of the updated Master Plan for the Parcel site which will serve as the sole zoning for the site (the Master Plan was adopted in early-2021) and will provide the regulatory framework for the subsequent phases of development. The Master Plan is intended to implement the Conceptual Land Use Plan that was accepted by Town Council in December 2019. Additionally in 2020, the Town conducted a public bid process to select a development partner in accordance with the State's Surplus Land Act and the Town anticipates entering into a formal partnership with a developer in early-2021 (Pacific West Companies, Inc. (PWC) was selected as the Town's development partner in February 2021). The next steps include finalizing the partnership with the development partner (February 2021), Town Council consideration of the entitlements for Phase 1 of the project (February 2021), and applying for grants and other competitive financing (e.g., low income housing tax credits) for the initial phase of the project. Construction on Phase 1 of the project (80 low-income apartment units plus 1 manager's unit) could begin as soon as Spring 2021 if the competitive financing is awarded.</p> <p>In 2020, the Town was successful in the following grant applications specific to the Parcel: (1) \$20.6 million in Infill Infrastructure Grant funding which is intended to fund infrastructure related to affordable housing production and will help fund the necessary infrastructure for the project; and (2) \$65,000 in Local Early Action Planning (LEAP) grant funding which will be used for costs related to the Master Plan update. The Town will continue to seek additional funding sources for the project, including, but not limited to, grants, low income housing tax credits, and tax exempt bonds, and loans.</p>
----------	--	----------	--

H.2.A.1.	Continue to dedicate appropriate funds to fund affordable and workforce housing programs, and the work of Mammoth Lakes Housing, Inc., the Town, and other groups to meet housing needs.	On-going	The annual dedication of TOT revenues to fund housing programs is 0.85 points (of 13 points). In addition to the dedicated TOT revenues and despite the economic challenges created by COVID-19, the Town was able to provide: (1) approximately \$400,000 in rental assistance funding to financially assist those impacted by COVID-19; and (2) funding for the Chamber of Commerce-led workforce housing program which aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town's commitment of \$300,000 towards MLH's 238 Sierra Manor Road 11-unit low-income apartment conversion project and \$101,000 towards the Town's missing-middle loan program remained in place and was not otherwise redirected towards the COVID-19 response.
----------	--	----------	--

H.2.A.2.	Continue to pursue available grant funds, in cooperation with Mammoth Lakes Housing, Inc. and other partners, to support and facilitate the provision of workforce housing and housing affordable to lower income households. In particular, the Town will seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households.	On-going	<p>The Town and MLH continue to pursue grant funds to support housing programs. The Town was awarded \$700,000 in CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and \$500,000 in HOME grant funding in 2017 for first-time homeownership assistance. Two first-time homebuyer HOME loans and three homeownership assistance CDBG loans were awarded in 2020 and the Town and MLH continue to market the programs and actively work to qualify interested clients. In addition to the HOME and CDBG loans awarded, two BEGIN ReUse loans were awarded through the reinvestment of repaid BEGIN loan funds. The Town anticipates applying for additional homeownership assistance grant funding in 2021 since the current CDBG and HOME contracts end in July 2021.</p> <p>Other housing grants that the Town was awarded in 2020 include: (1) \$65,000 in grant funding from the LEAP program to partially fund the Master Plan update for the Parcel (a town-owned 24.5-acre vacant site that is intended for affordable housing development); (2) \$20.6 million in grant funding from the IIG program to partially fund the infrastructure improvements for the Parcel; and (3) \$68,375 in CARES Act funding to provide subsistence payments (e.g., rental, mortgage, and utility payment assistance) for those financially impacted by COVID-19 (the Town received authorization to incur costs in 2020 and the formal standard agreement will be executed in 2021).</p>
H.2.A.3.	The Town will work with MMSA on a pilot program to develop a model policy for employers to provide first and rental deposit which would be re-paid through payroll deduction. Outreach efforts will be made with employers to provide education and to gather information to help create the program.	12/1/24	<p>Not yet started. These program components were included in the Housing Action Plan: Live, Work, Thrive and a detailed work program implementing the Housing Action Plan is being developed.</p> <p>Implementation of this pilot program is expected within the next 2-5 years. The Town will work with MLH and Mammoth Mountain Ski Area (MMSA) to accomplish this action.</p>

H.2.A.4.	The Town will gather research and data to support a program that builds upon the existing Homebuyer Assistance program through Mammoth Lakes Housing, Inc. to assist moderate and middle-income households, up to 200% AMI with down payment assistance or assistance with second mortgages. The Town will also work with employers to assist employees and learn from existing employers with current programs (MMSA, Water District, MLH assistance).	Dec-2020 and On-going	The Town, with a recommendation from MLH, funded a missing-middle loan program in 2019 with \$101,000 to provide a minimum of two low-interest deferred payment loans to households earning between 81-120% AMI. Staff finalized the draft program guidelines in late-2020 and anticipates Town Council adopting the guidelines in early 2021. Staff will then work with MLH to provide loans to qualified households. The program will be monitored and analyzed to determine if adjustments to the program are necessary to improve its effectiveness and will work to secure additional funding.
H.2.A.5.	Continue to explore placing a dedicated local tax initiative on the ballot in Mammoth Lakes to fund affordable housing. If passed the tax would provide a dedicated local funding source for affordable housing.	Postponed due to COVID-19	The Town was considering a ballot measure for the November 2020 general election to increase the TOT amount by 1% to be used specifically for affordable housing, but due to the unknown long-term economic impacts associated with COVID-19, the ballot measure was postponed. The Town will continue to explore placing a dedicated local tax initiative on a future ballot.
H.2.A.6.	The Town will work to maintain the affordability of mobile homes in Mammoth Lakes by looking for funding sources for improvement of mobile homes and mobile home parks. The Town will reach out to mobile home park owners to look for ways that they can work together to maintain mobile homes as an affordable housing type in Mammoth Lakes.	On-going	The Town was awarded \$700,000 In CDBG grant funding in 2018 for first-time homeownership assistance and rehabilitation programs and the rehabilitation portion of the funding can be used for the rehabilitation of mobile homes for qualified households. The Town continues to work with MLH and mobile home park owners to maintain mobile homes as an affordable housing type and to look for additional funding sources for the rehabilitation of mobile homes.

H.2.D.1.	As part of implementing the Community Housing Action Plan, work with affordable housing developers to acquire and renovate units that can be added to the workforce housing inventory. Program creation will include an evaluation of program costs, benefits, and opportunities.	On-going	Action strategies addressing the conversion of existing units to ownership or rental opportunities for the workforce were included in the Community Housing Action Plan: Live, Work, Thrive (CHAP). In 2020, MLH made significant progress towards construction of their 238 Sierra Manor Road 11-unit low-income apartment conversion project, including the submittal of a HOME application for construction funding and submittal of the building permit application and construction drawings for the project. The Town continues to support MLH on this project and submitted a CDBG application for \$3.5 million in multi-family rental rehabilitation funding in September 2020.
H.2.D.2.	As part of implementing the Community Housing Action Plan, explore the possibility of instituting a long-term rental housing inspection program to ensure proper maintenance and safety of tenants in long-term rentals in Mammoth Lakes.	12/1/24	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the long-term housing inspection program is expected within the next 2-5 years.
H.2.E.1.	As part of implementing the Community Housing Action Plan, which includes the Community Housing Action Plan and the Housing Needs Assessment completed in 2017, continue to implement potential strategies to incentivize and encourage upgrades of existing multi-family rental properties, and how code enforcement techniques may be improved and used to correct building violations that pose a threat to residents' safety or wellbeing.	On-going	The Town and MLH are working to build relationships with multi-family rental property owners to encourage them to upgrade and maintain their rental properties. The Town's Code Compliance officer and MLH have been active in investigating substandard housing complaints and working with the property owners to remedy the situation and MLH has established a relationship with Bishop Indian Legal Aid services to assist tenants. MLH previously hosted a series of free landlord-tenants' rights workshops to assist in educating owners and tenants of their rights.
H.2.E.2.	Establish a landlord/tenant matching program to increase opportunities for seasonal employees to stay year-round. Could also include a job matching component.	7/1/19	In 2019, the Town committed \$149,000 to fund a pilot program with the Chamber of Commerce to establish a workforce housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing. The Town and MLH serve on the Chamber's committee for this program and provide guidance as the program develops. As of the end of 2020, the program has successfully matched 56 homeowners/landlords to tenants.

H.2.G.1.	<p>As part of implementation of the Community Housing Action Plan, work with Mammoth Lakes Housing, Inc., study and develop procedures that will avoid the inadvertent loss of deed-restricted units, including:</p> <ul style="list-style-type: none"> • Development of priorities for a rental deed restriction instrument. • Development of a more effective monitoring program for existing deed restricted units, including a system of enforcement and penalties for illegal conversion of deed-restricted units. 	Jul-2021 and On-going	<p>In 2019, the Town, working with MLH, began working on identifying all Town monitored deed-restricted properties within the Town and determining whether the unit is in compliance with the existing deed-restriction. Next steps on the work program item include notifying all deed-restricted unit owners that the Town and/or MLH will be actively monitoring the units and that enforcement efforts will be increased (expected to be completed by mid-2021). Detailed procedures are being developed and are anticipated to be completed by mid-2021. In addition to the Town monitored units, MLH monitors 39 additional deed-restricted units and annually monitor the occupancy. Other improvements related to the enforcement of deed-restricted units include: (1) An updated deed restriction instrument has been implemented that helps to alleviate some issues encountered with previous versions; and (2) a Revolving Loan Fund using a portion of the Town's Housing Mitigation Fee Fund has been successfully used to buy back deed restricted units.</p>
H.2.G.2.	<p>Continue to work with Mammoth Lakes Housing, Inc. and the Revolving Loan Fund (RLF) to assist in buying back existing deed restricted units in an effort to maintain these units. Explore the expansion of funding limits on the RLF and other appropriate funding sources in an effort to help ensure no existing deed restricted units are lost.</p>	On-going	<p>The Revolving Loan Fund is used annually to buy back deed restricted units. No units were purchased with the RLF in 2020, but progress was made towards the sale of the deed restricted unit purchased in 2019 with RLF funds (that unit was sold in early-2021) and the following deed restricted units were preserved in 2020 through stewardship services provided to the Town by MLH:</p> <ul style="list-style-type: none"> • (4) units at 120% AMI and (1) unit at 80% AMI were sold directly to another eligible household through stewardship services provided to the Town by MLH.

H.2.H.1.	Use the results of the 2017 Housing Needs Assessment conducted by Mammoth Lakes Housing, Inc. to create a program aimed at increasing the supply of housing for winter and summer seasonal employees, including cooperative efforts with MMSA and other major local employers to house their employees.	On-going	In 2020, the Town made progress on increasing the supply of housing available to the workforce by: (1) continuing work efforts for the development of the Parcel (the draft Master Plan update was completed in 2020 and is scheduled to be adopted in early 2021); (2) continuing to fund the Chamber of Commerce Workforce Housing program that aims to connect renters with rental owners / homeowners with rooms to provide housing (56 renters were connected with rental owners); (3) completing an update to the Town Density Bonus Program aimed at removing barriers to the development of workforce housing by allowing for more flexible development standards (a 6-unit condo project was approved in May-2020 and a 6-unit apartment project was submitted in Oct-2020 in accordance with the Town density bonus program); and (4) initiating an update to the ADU regulations to clarify conflicting and/or confusing code language from the previous ADU regulations update and improve the usability for the public/staff by clearly articulating the requirements for each type of ADU. MLH continued to work towards construction on their 238 Sierra Manor Road 11-unit low-income apartment conversion project.
H.4.B.1.	Consider changes to the Development Impact Fee schedule to reduce or eliminate fees for developments in which at least five percent of units are affordable to extremely low-income households. To be eligible for reduced or waived fee, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	2024-2025	Not yet started. The Town anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2021. After that work is completed, changes to the DIF schedule to reduce or eliminate fees for various affordable housing projects will be analyzed to determine the impact those changes would have.

H.4.D.1.	Accessory dwelling units (ADU) can be an affordable housing option and can help meet the needs of many residents in the Town. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) and implement community goals, the Town shall review standards and revise as necessary to facilitate the development of ADUs.	Dec-2019 and On-going	The Town updated its ADU ordinance to be consistent with the amendments to State law related to ADUs that were adopted as part of the State's 2019 housing bill package in late-2019 and began a subsequent amendment in 2020 to clarify conflicting and/or confusing code language and improve the usability of the ADU regulations by clearly articulating the requirements for each type of ADU (this amendment was adopted in early-2021). The Town continues to monitor changes to state law to ensure on-going compliance and review the Town's regulations to ensure they are easy to understand and implement.
H.4.D.2.	Promote development of accessory dwelling units (ADU) by increasing awareness regarding the ability to create accessory dwelling units on single-family residential properties, exploring variances (e.g. side yard setbacks) to make it easier to fit ADUs on some lots, and establishing a goal for a desired number of ADUs to be built. The Town will also offer incentives to develop ADUs in exchange for long-term rental contracts.	Dec-2024 and On-going	These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. In 2019, the Town and MLH's Program Committee began work on the development of a program to incentivize ADU creation and implementation of the program is expected within the next 2-5 years. In 2020, the Town initiated an amendment to the Town's ADU regulations adopted in 2019 to clarify conflicting and/or confusing code language and improve the usability of the ADU code section.
H.4.E.1.	Continue to monitor the Town's DIF ordinance to assure that impact fees do not create an economic impediment that deters construction of housing needed to meet the Town's Regional Housing Needs Allocation or workforce housing objectives. If an economic impediment is discovered, Council will take appropriate actions to mitigate it.	On-going	An updated DIF schedule was adopted in 2015, which resulted in lower fees for all projects and an update to the DIF ordinance was adopted in 2019, which reduced the DIF fees for small units by classifying studio and 1-bedroom units as a half unit for the purposes of calculating DIF fees. Additionally, DIF fees for ADUs are calculated in accordance with State law and ADUs that are less than 750 sq. ft. are exempt from DIF fees and ADUs that are equal to or greater than 750 sq. ft. are charged an amount proportionate to the square footage of the primary dwelling unit. Staff continues to monitor the DIF fees and anticipates beginning work on the update to the DIF and Housing Fee Nexus Study in 2021.

H.4.E.2.	To address constraints to the availability of long-term rental housing associated with short-term rentals the Town will establish a program identifying methods to mitigate the issue. Components of the program may include waiving fees for illegal short-term rentals owners who commit to restricting their properties as long-term rentals, creating an impact fee levied on short-term rentals that would go towards preserving or creating long-term rental housing, and conducting a nexus study to further study how short-term rentals are impacting the rest of the housing market.	12/1/24	Not yet started. These program components were included in the CHAP and a detailed work program implementing the CHAP is being developed. Implementation of the program is expected within the next 2-5 years.
H.5.B.1.	Provide information regarding fair housing practices at the Town of Mammoth Lakes offices and website, the Mammoth Lakes Community Center and Library, and the Mono County offices located in Mammoth Lakes.	On-going	This information continues to be provided and is available through both the Town and MLH websites and at the respective offices. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.5.C.1.	Continue the process for addressing Fair Housing inquiries and complaints, including referral of complaints concerning deed-restricted units to Mammoth Lakes Housing, Inc. and other complaints to the California Department of Fair Housing and Equal Opportunity. As part of the process, the Town shall investigate potential partnerships with rural or other fair housing organizations that may be able to provide additional resources to the Town. The Town will ensure that information regarding the Town's process of addressing complaints is included in the public information distributed regarding fair housing practices (Action H.5.B.1).	On-going	The Town and MLH established a process to address fair housing complaints and inquiries in 2014 and continue to implement this process. MLH previously hosted a series of free legal aid clinics in 2019 which covered Fair Housing.
H.6.B.1.	The Town will continue to enforce the California Green Building Standards Code, Title 24, Part 11 of the California Code of Regulations (CALGreen).	On-going	The Town is enforcing the California Building Code requirements.

H.6.C.1.	Continue to coordinate with Inyo Mono Advocates for Community Action (IMACA) and Mammoth Lakes Housing, Inc. to increase the number of weatherization retrofits and other upgrades of owner occupied and non-transient rental housing units in Mammoth Lakes. The Town will work together with IMACA and Mammoth Lakes Housing, Inc. to apply for CDBG or other grant funding to conduct retrofits. Additional strategies to accomplish this may include development of an informational flyer or brochure, posting information on the Town's website, and direct outreach to property owners.	On-going	The Town currently has CDBG grant money and loan funding available for the rehabilitation of income-eligible households (restricted to households earning 80% AMI or below) and continue to work with IMACA and MLH to fund weatherization retrofits and other eligible improvements.
----------	--	----------	---

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7

No Data Available

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)

	Affordability by Household Incomes (Units that DO NOT count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	1	1	(1) unit at 80% AMI and (4) units at 120% AMI were sold directly to eligible households through stewardship services provided to the Town by Mammoth Lakes Housing.
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	1	1	
	Affordability by Household Incomes (Units that DO count towards RHNA)				
Activity Type	Extremely Low-Income	Very Low-Income	Low-Income	Total Units	Description of Activity
Rehabilitation Activity	0	0	0	0	
Preservation of Units At-Risk	0	0	0	0	
Acquisition of Units	0	0	0	0	
Mobilehome Park Preservation	0	0	0	0	
Total Units by Income	0	0	0	0	

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 §6202)

No Data Available

2020 MAMMOTH LAKES Housing Element Annual Progress Report

TABLE H - Locally Owned Surplus Sites (CCR Title 25 §6202)

No Data Available

2020 MAMMOTH LAKES Housing Element Annual Progress Report

LEAP Reporting (CCR Title 25 §6202)

No Data Available

ATTACHMENT 2

Attachment 2: Detailed List of Planning Applications

Attachment 2: Detailed List of Application Requests

The following summarizes the status of applications that have been submitted or approved during the period of January 1, 2020 - December 31, 2020.

A. Adjustments –

1. ADJ 19-003: 362 Chaparral Road – A 20% reduction of the north side yard setback, a 4.3% building height increase, and an encroachment of one parking space into the front setback to allow for a multi-unit PUD; Approved 5/13/2020
2. ADJ 20-001: 92 Bridges Lane – Allowance for a vehicle parking space to be located in a setback area not leading to the garage; Approved 4/2/2020
3. ADJ 20-002: 1469 Forest Trail – A 20% reduction of the east side yard setback to allow a covered entry stairway for a new accessory dwelling unit; Approved 7/2/2020
4. ADJ 20-003: 128 Connell Street – Allowance for a vehicle parking space to be located in the front setback; Approved 7/2/2020
5. ADJ 20-004: 11 Red Fir Road – A 20% reduction of the east side yard setback to allow for an attached garage; Approved 10/8/2020
6. ADJ 20-005: 59 and 85 Commerce Drive - A 20% increase in height for a proposed transfer station to ensure trucks do not hit the ceiling while exiting the facility; Ongoing at the end of 2020
7. ADJ 20-006: 26 Joaquin Road – A 1,375 square foot detached garage; Withdrawn
8. ADJ 20-007: 40 Beaver Trail – Allowance for a vehicle parking space to be located in a setback not leading to a garage; Ongoing at the end of 2020

B. Administrative Design Reviews –

1. ADR 19-004: 700 John Muir Road – Construction of a new single-family residence located within the Grey Hawk Master Plan area; Approved 4/1/2020
2. ADR 19-005: 83 Bridges Lane - Construction of a new single-family residence located within the Altis Master Plan area; Approved 5/22/2020
3. ADR 19-006: 92 Bridges Lane - Construction of a new single-family residence located within the Altis Master Plan area; Approved 4/2/2020
4. ADR 20-001: 320 Le Verne Street – Construction of a new single-family residence located within the Bluffs subdivision; Approved 4/8/2020
5. ADR 20-002: 148 Mountain Boulevard – Re-paint permit; Approved 6/3/2020
6. ADR 20-003: 379 Old Mammoth Road – Re-paint permit; Approved 7/25/2020
7. ADR 20-004: 385 Pine Street - Construction of a new single-family residence located within the Bluffs subdivision; Approved 10/26/2020

8. ADR 20-006: 3826 Main Street – Re-paint permit; Approved 10/29/2020

C. Administrative Permits –

1. AP 19-001: 568 Old Mammoth Road - Administrative Permit to allow Distant Brewing to operate as a Bar/Tavern/Nightclub; Approved 3/25/2020
2. AP 19-002: 129 Center Street – Request for a permanent outdoor display and sales area for the Mammoth Plant Nursery; Ongoing at the end of 2020
3. AP 20-001: 5 Fairway Drive – Allowance for a temporary office trailer and six parking spaces to be utilized for a maximum period of ten years for property management operations associated with the Snowcreek Development; Approved 4/22/2020
4. AP 20-002: 587 Old Mammoth Road – Established a new combination wine bar/wine retail use; Approved 5/22/2020
5. AP 20-003: Delicious Kitchen – Mobile vendor permit; Application withdrawn
6. AP 20-004: Eastern Sierra Fruit Company – Mobile vendor permit; Approved 7/29/2020
7. AP 20-005: Wood Carver – Mobile vendor permit; Ongoing at the end of 2020
8. AP 20-006: 26 Joaquin Road – Allowance for a 1,375 square foot detached garage; Approved 11/6/2020
9. AP 20-007: 401 Commerce Circle, Units 3 - 8 – Allowance for an expansion of an existing commercial laundry use, including approval of a reduction in parking request; Approved 10/29/2020
10. AP 20-008: Bells Kitchen – Mobile vendor permit: Ongoing at the end of 2020

- D. Building Permits - A total of 732 building permits were applied for in 2020 and 718 building permits were issued

- E. Business Tax Certificates – A total of 290 business tax certificates were applied for in 2020 and 276 were approved in 2020

F. Concept Reviews/Planning Services Review –

1. CR 20-001: Beacon – A request for Town Council feedback on a potential development agreement with a revenue sharing arrangement to facilitate the development of a 554 room “Residential Hotel and Spa” on the East Village site within the North Village Specific Plan; Completed 3/4/2020
2. CR 20-002: Limelight – A request for PEDC and Town Council feedback on a new hotel located on the “Mammoth Hillside” site within the North Village Specific Plan Area that includes 151 hotel guest rooms and 23 residences; Ongoing at the end of 2020

G. Design Review –

1. DR 19-004: 18 Lake Mary Road - Renovations to the Mammoth Brewing structure and site improvements; Approved 4/10/2020

2. DR 19-005: 125 Lakeview Boulevard – Proposed six-lot multi-family residential planned unit development located within the North Village Specific Plan (Specialty Lodging) zoning district; Approved 7/8/2020
3. DR 19-006: 362 Chaparral Road – Proposed six-lot multi-family residential planned unit development located within the Residential Multi-Family 1 zoning district; Approved 5/13/2020
4. DR 20-001: 2983 Main Street – Re-branding of Shilo Inn to a Holiday Inn Express and building/site improvements; Ongoing at the end of 2020
5. DR 20-004: 29 and 85 Commerce Drive – Proposed construction of new facilities at the Mammoth Disposal Transfer Station to increase capacity; Ongoing at the end of 2020
6. DR 20-003: 377 Manzanita Road – Proposed multi-family development; Ongoing at the end of 2020
7. DR 20-005; Site and building design for Phase 1 of the Parcel; Ongoing at the end of 2020

H. District Zoning Amendments –

1. DZA 20-001: Parcel Master Plan Update; Ongoing at the end of 2020

I. Film Permits – Two (2) Film Permit applications were processed in 2020

J. General Plan Amendments –

1. GPA 19-002: Town Density Bonus Program Update – A General Plan Amendment to amend Policy L.2.D and H.1.C to implement the revisions to the Town’s density bonus program to allow for the granting of additional density for projects that will increase the supply of workforce and/or community housing; Approved 3/4/2020

K. Interpretation Requests –

1. 20 and 24 Starwood – An interpretation was provided regarding the Lodestar Master Plan development standard limiting the maximum allowable building footprint for Area 3; Interpretation provided 8/30/2020

L. Lot Line Adjustments -

1. LLA 20-001: 233 285, 325, and 324 Fir Street – A lot line adjustment to merge three adjacent Residential Single-Family (RSF) zoned parcels into two parcels; Approved 12/7/2020
2. LLA 20-002: 121 Madera Street and 123 Sherwin Street – A lot line adjustment to merge two adjacent RSF zoned parcels into one; Approved 12/10/2020
3. LLA 20-003: 59 and 85 Commerce Drive – A lot line adjustment to merge two adjacent Industrial zoned parcels into one; Ongoing at the end of 2020

M. Master Sign Plans –

1. MSP 19-001: 3343 and 339 Main Street – An amendment to the Mammoth Premium Outlets and Village Center West Master Sign Plans, Approved 1/21/2020

- N. Outdoor Sales Permits –No Outdoor Sales Permits were processed in 2020
- O. Sign Permits –18 sign permits were processed in 2020 (4 were for temporary signs)
- P. Tentative Tract Maps –
1. TTM 19-001: 125 Lakeview Boulevard – A proposed six-lot multi-family residential planned unit development located within the North Village Specific Plan (Specialty Lodging) zoning district; Approved 7/8/2020
 2. TTM 19-002: 362 Chaparral Road – A proposed six-lot multi-family residential planned unit development located within the Residential Multi-Family 1 zoning district; Approved 5/13/2020
- Q. TOT Code Compliance- 36 TOT compliance cases were initiated in 2020
- R. Tree Removal Permits – 61 tree removal permit applications were submitted. Some tree permits included multiple trees, and many trees were removed for fuel reduction purposes to provide defensible space around residences and other structures. Other trees were removed because they were dying or deemed hazardous by a certified arborist.
- S. Use Permit Applications –
1. UPA 19-002: 125 Lakeview Boulevard – A proposed six-unit planned unit development (PUD) located within the North Village Specific Plan (NVSP) zoning district (*PUD developments require a Use Permit in the NVSP zoning district*); Approved 7/8/2020
 2. UPA 19-003: 362 Chaparral Road – A proposed six-unit planned unit development (PUD) located within the Residential Multi-Family 1 zoning district; Approved 5/13/2020
 3. UPA 19-003: 19 Center Street, Suite O1 – A proposed commercial cannabis retail dispensary; Application withdrawn
 4. UPA 20-001 – Mammoth Disposal: The proposed construction of new facilities at the Mammoth Disposal Transfer Station to increase capacity; Ongoing at the end of 2020
 5. UPA 20-002: 377 Manzanita Road – Proposed multi-family development; Ongoing at the end of 2020
 6. UPA 20-003: Density bonus pursuant to the Town Density Bonus Program to allow double-density on the Parcel; Ongoing at the end of 2020
 7. UPA 20-004: 264 Commerce Drive – Allow the establishment of a large collection facility (recycling); Ongoing at the end of 2020
- T. Variances -
1. VAR 19-001: 125 Lakeview Boulevard – Proposed four-foot encroachment into the rear setback area as part of a six-unit multi-family residential planned unit development located within the North Village Specific Plan Area; Approved 7/8/2020

2. VAR 20-001: 59 and 85 Commerce Drive - Proposed construction of new facilities at the Mammoth Disposal Transfer Station site for a higher volume capacity transfer station operation; Ongoing at the end of 2020
3. Var 20-002: 40 Beaver Trail – Proposed reduction in front setback to allow construction of a garage; Ongoing at the end of 2020

U. Zoning Code Amendments -

1. ZCA 19-002: Town Density Bonus Program Update – An amendment to implement the revisions to the Town’s density bonus program to allow for the granting of additional density for projects that will increase the supply of workforce and/or community housing; Approved 3/4/2020
2. ZCA 20-001: Parking Code Update – An amendment to update Municipal Code Chapter 17.44, Parking and Loading Standards, to clarify alternative parking provisions, establish review and approval processes for parking reduction requests and changes to expansions of uses that are nonconforming as to parking, and facilitate the use of alternative parking and transportation demand management measures in accordance with Mobility Element goals; Ongoing at the end of 2020
3. ZCA 20-002: Cannabis Clean-Up – An amendment to correct minor errors and inconsistencies, clarify specific standards, and reorganize code section for the cannabis related sections of the Municipal code; Approved 11/18/2020
4. ZCA 20-003: Zoning Code Clean-Up – An amendment to correct minor errors and inconsistencies and clarify specific standards throughout the Zoning Code; Approved 11/18/2020
5. ZCA 20-004: Accessory Dwelling Units – An amendment to (1) clarify conflicting and/or confusing language from the 2019 Accessory Dwelling Unit (ADU) Regulations Update; (2) re-organize the ADU code section to improve usability; and (3) change all references to “Secondary Dwelling Units” to “Accessory Dwelling Units” of “ADUs”; Ongoing at the end of 2020
6. ZCA 20-005: The Parcel – An amendment to repeal the Affordable Housing (AH) Overlay Zone that previously applied to the Parcel site. This site will instead be regulated by the Parcel Master Plan, which incorporates the affordability and land use requirements contained in the AH overlay zone, but provides additional flexibility intended to better achieve the goals and recommendations of the General Plan, the 2017 Community Housing Action Plan (CHAP), and the 2019 Preferred Conceptual Land Use Plan and expands the allowable land uses allowed on the site (e.g., community-serving commercial uses and limited market-rate units); Ongoing at the end of 2020