



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: January 12, 2022

AGENDA TITLE: Consider approval of Final Parcel Map 11-001 for the split of one lot into 2 parcels, located at 75 Tamarack St (formerly 70 Carter St).

Applicant / Property Owner: Mike Britton / Zachary Walters

REQUESTING DEPARTMENT:

Community & Economic Development

Sandra Moberly, Director

Amy Callanan, PE, Associate Engineer

OBJECTIVE:

1. PEDC action to:

- a. Option 1: find Final Parcel Map 11-001 to be in accordance with the conditionally approved Tentative Parcel Map and approve the Final Parcel Map; find that all applicable conditions of approval of the Tentative Parcel Map have been satisfied; and authorize recordation of Final Parcel Map 11-001:
 1. After payment of outstanding fees.
 2. No less than ten calendar-days after the approval of the Final Parcel Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.
- b. Option 2: Find that Final Parcel Map 11-001 is not in accordance with the conditionally approved Tentative Parcel Map and deny the Final Parcel Map.

SUMMARY:

Proposal:

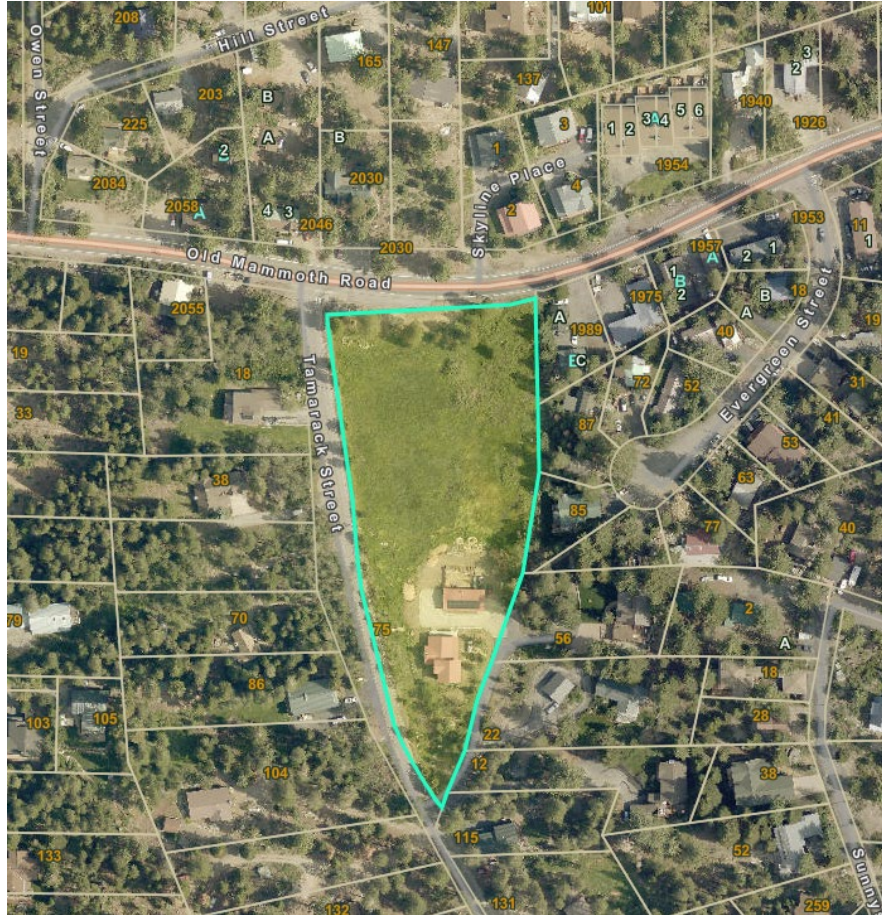
The Requested Action will allow for the recordation of the subject Final Map. A final map must be based upon a field survey and it must substantially conform to the approved Tentative Map, the applicable conditions as set forth in the tentative map resolution, and the conditions of all discretionary approvals associated with the project.

Location:

75 Tamarack St (formerly 70 Carter St)

Size of Property:
Zoning:
General Plan:

Location Map:



KEY ISSUES:

1. Is the Final Parcel Map in accordance with the conditionally approved Tentative Parcel Map?
2. Have all applicable conditions of approval of the Tentative Parcel Map been satisfied?

I. INTRODUCTION AND BACKGROUND

Project Description:

The proposed Final Parcel Map 11-001 would subdivide an approximately 2.44 acre site along Old Mammoth Road, Tamarack Street, and Carter Street into two lots. The lots meet the minimum requirements for lots in the Rural Residential Zone with an Equestrian overlay. Both parcels would provide buildable areas that meet minimum Code requirements and are consistent with the previous disturbance. The existing single family home would be located on Parcel 1, and the garage/tack room/ADU would be located on Parcel 2. Wetlands exist on-site, primarily on Parcel 2, and the Mitigated Negative Declaration includes mitigation requiring replacement if a loss of wetlands occurs.

Project Analysis:

Tentative Parcel Map 11-001 was originally approved on September 25, 2013, and a six-year time extension was approved on February 10, 2016 (TER 15-002), providing a final expiration date of September 25, 2021.

Prior to recording a final map, the property owners submitted an application for a Use Permit (UPA 17-004) to allow the establishment of a three guestroom bed and breakfast inn to operate within the existing single family home, with the existing detached garage serving as the primary residence for the property owner or manager. At the time, the owner expressed no intention of exercising the previous Tentative Parcel Map entitlement. The Use Permit was conditionally approved by PEDC on April 11, 2018, with the understanding that, should the owner later desire to exercise the Tentative Parcel Map entitlement, the use permit would either need to be modified or revoked if the Zoning Code standards specific to the bed and breakfast inn could no longer be met (such as parking and on-site owner/manager residency).

Since the use permit approval, several of the conditions of approval have been met, (including conversion of the garage to an ADU/living space, construction of an access bridge to Tamarack St, re-addressing the property as 75 Tamarack St, and granting the travelled way of Tamarack St and Old Mammoth Rd to the Town), however the actual use of the property as a bed and breakfast has not been exercised.

On August 19, 2021, prior to the expiration of the Tentative Parcel Map entitlement, the owners submitted an application for Final Parcel Map approval. Government Code Section 66463.5 provides that once a timely application is made to the Town, the processing, approving, and recording of a final map may occur after the date of expiration of the tentative map.

The Town has reviewed the Final Parcel Map and has found that all of the applicable Tentative Parcel Map conditions of approval have either been met or are expected to have been met prior to the PEDC meeting. In addition, since the Zoning Code requirements for the bed and breakfast use permit would not be able to be met following the subdivision of the parcel, the owner has agreed to a voluntary surrender of Use Permit 17-004, which is also expected to be executed prior to the PEDC meeting.

Environmental Analysis:

Pursuant to CEQA Guidelines Section 15268, the approval of final subdivision maps is statutorily exempt from the requirements of CEQA since they are considered to be a ministerial project and no further action under CEQA is required.

Staff Findings and Recommendation:

1. Find Final Parcel Map 11-001 to be in accordance with the conditionally approved Tentative Parcel Map and approve the Final Parcel Map;
2. Find that all applicable conditions of approval of the Tentative Parcel Map have been satisfied;
3. Authorize recordation of Final Parcel Map 11-001:
 - a. After payment of outstanding fees.
 - b. No less than ten calendar-days after the approval of the Final Parcel Map by the Planning and Economic Development Commission provided no appeal has been filed. The tenth day of appeals shall be a regular business day. The map may then record the next business day provided no appeal has been filed.

Attachments:

Attachment 1: Final Parcel Map 11-001

Attachment 2: Approved Tentative Parcel Map 11-001

Attachment 3: PEDC Resolution 2013-08 (TPM 11-001)

Attachment 4: PEDC Resolution 2018-03 (UPA 17-004)