

Mammoth Lakes Town Council Agenda Action Sheet

Title: Consider approval of Zoning Code Amendment 23-001 to update Municipal Code Section 17.52.055, Accessory Dwelling Units, Section 17.52.100 Child Day Care Facilities, and Municipal Code Chapter 17.40, Water Efficient Landscape Regulations including finding the project is exempt from additional environmental analysis pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Council Meeting Date: 4/5/2023

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Waive the first reading and introduce by title only the Ordinance making the required CEQA and Municipal Code findings and approving Zoning Amendment 23-001 as recommended by the Planning and Economic Development Commission, or as modified by the Town Council.

Summary:

The proposed update includes the following amendments to the Zoning Code:

- Section 17.52.055 (Accessory Dwelling Units) to revise height limits and reduce front setback requirements for accessory dwelling units (ADUs). This amendment will achieve compliance with State Legislative requirements imposed by Senate Bill 897 and Assembly Bill 2221.
- Section 17.52.100 (Child Day Care Facilities) to achieve compliance with the State legislative requirements imposed by Senate Bill SB 234 and clarify the standards applicable to the different categories of Child Care Facilities.
- Chapter 17.40 (Water Efficient Landscape Regulations), to incorporate wildfire mitigation landscape standards applicable to new and rehabilitated landscape projects in accordance with General Plan Health and Safety Element Action Items S.5.A.2, S.5.A.3, and S.6.F.2.