



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 10, 2024

AGENDA TITLE: Consideration of Design Review (DR) 23-005 and Administrative Permit (AP) 23-004 for the renovation of the existing Mammoth Mall property located within the Downtown (D) zoning district at 126 Old Mammoth Road. The project was found to be categorically exempt from CEQA pursuant to CEQA Guidelines §15301, Existing Facilities.

Applicant/ Property Owner: Philip Voorhees (Bison Partners) / Mammoth Mall Owners, LLC

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Community and Economic Development Director

Gina Montecallo, Assistant Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
 - a. Adopt the Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 23-005 and Administrative Permit 23-004 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal: The proposed project consists of a complete renovation of the existing 2-story Mammoth Mall structure to improve the existing commercial building consisting of restaurant, retail and office uses as well as the addition of a new feature restaurant, ground floor patio and two second floor outdoor decks. An Administrative Permit is requested to approve a 24.6% Parking Reduction allowing for a total parking count of 113 spaces where 149.6 spaces are otherwise required based on the mixture of uses and applicable parking standards.

Project Name: The Outpost
Location: 126 Old Mammoth Road ([APN: 035-230-010-000](#))
Size of Property: 1.88 acres
Zoning: Downtown (D)
General Plan: Commercial – 2 (C-2)
Environmental Review: Categorically Exempt (CEQA Guidelines Section 15301, Existing Facilities)

KEY ISSUES:

1. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Sections 17.88.050 and 17.88.060?
2. Does the proposed project meet the required findings to approve the requested Administrative Permit application pursuant to MC Section 17.84.040 and 17.44.040 (Alternative Parking Provisions)?
3. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The proposed project is a comprehensive renovation of the existing Mammoth Mall property, a roughly 39,100 square foot, 2-story commercial building constructed in 1985, and containing a mix of restaurant, retail, service and office uses. Parking for the existing building and uses is provided by a large surface parking lot and covered parking.¹

The existing building is considered non-conforming due to the fact that it does not conform with current commercial district development standards for building placement and parking placement, and the number of parking spaces required (113 parking spaces are currently provided where 149.6 spaces are required per Municipal Code standards). Per MC Section 17.100.040, the existing non-conforming structure may be remodeled and expanded as long as the building itself is not completely demolished and the addition is no more than 25 percent of the existing floor area. Given the scope of the proposed renovation, as well as the introduction of a new brewery/restaurant use, Major Design Review is required per MC Section 17.88.020.

The purpose of Design Review is to implement the General Plan policies related to community design and character, to promote excellence in site planning and design to complement the natural environment and enhance the image of the town as a mountain resort community, and to ensure that the architectural design of structures and their materials and colors are appropriate to the function of the project and visually harmonious with surrounding development.

Major Design Review applications also require review by the Design Committee (DC) prior to review and a decision by the Planning and Economic Development Commission (PEDC). The role of the DC is to provide impartial professional feedback to Town staff and the PEDC on site planning and building design based on the same guidance that staff uses in their analysis. Those recommendations are then typically used to make changes to the project that improve conformity with the guiding documents, which include the Town's General Plan, Zoning Code, and Design Guidelines.

A Major Design Review Application for the project was submitted on November 27, 2023, and staff issued initial review comments on December 28, 2023. Following discussions with the applicant, the plan set was brought before the DC on February 1, 2024, and was re-submitted on February 5, 2024. Overall, the DC was in support of the proposed project but provided suggested changes to the site layout to better meet the intent of the Town Design Guidelines. The current project plans have been revised to address the DC comments from the February meeting. (See **Attachment D** for the 2/1/2024 Meeting Minutes and Applicant Responses).

Project Proposal:

The Outpost is intended to be a mountain-modern services, food and beverage, office, and retail anchor on Old Mammoth Road. The Project's scope would entail upgrades such as reskinning the building to improve fire-resistance and its appearance, curing deferred maintenance, and improving thermal retention. The angled glass and atrium spaces would be replaced to give the architecture an updated feel with clean lines. Interior improvements would be associated with the common spaces as well as the new brewery/restaurant. Structural alterations include the replacement of windows and updated roof forms as well as the addition of a 494 square foot second-floor deck related to the new brewery/restaurant and a new 2,749 square foot second-floor common area deck located above the existing covered parking structure. The Project also proposes a new elevator and

¹ The existing covered parking was heavily damaged during the 2022-23 winter and will be reconstructed in the same location as a part of this project.

stairwell in the common interior area. The entire property will be updated with all new materials including new exterior windows, facades, and updated signage.

In addition to the proposed building improvements, a variety of site improvements are also proposed. Along Old Mammoth Road, the Project would provide new outdoor seating areas for the proposed bar/tavern use and existing restaurant, new landscaping, new sidewalk connecting to the Old Mammoth Road sidewalk and bike racks. Additional site improvements include a new monument sign, new lighting and new dumpster enclosure. Parking for the Project would continue to be provided by the existing surface lot and covered parking area. See **Attachment B** for a complete plan set and see **Attachment C** for Project Narrative and Parking Study.



FIGURE 1: RENDERING OF PROPOSED PROJECT FROM OLD MAMMOTH ROAD



FIGURE 2: RENDERING OF PROPOSED PROJECT FROM DRIVEWAY ENTRY

Existing Site and Surrounding Land Uses

The project site is located at 126 Old Mammoth Road, at the intersection of Old Mammoth Road and Tavern Road, with frontage on both streets. The primary building entrance is located off of Old Mammoth Road. There is currently minimal landscaping along Old Mammoth Road, and no internal parking lot landscaping. Site access is vehicle-



FIGURE 4: EXISTING SITE

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	D	Retail/ Restaurant Use	N/A
South	CSP	Outbound Hotel and Bar Sierra	Hotel and Restaurant as part of the amended Clearwater Specific Plan
East	OMR	TOML Park and Ride and Sierra Manors Condominiums (multi-family residential)	Additional public parking
West	D	Krystal Villa Condominiums (multi-family residential)	Abuts Krystal Villas parking lot

*D = Downtown; OMR = Old Mammoth Road; CSP = Clearwater Specific Plan

Municipal Code:

The project site is zoned Downtown (D), which *“is intended to provide a thriving mix of residential, non-residential, and lodging uses and a distinctive gateway entry into town, with a focus on ground-level commercial uses and active frontages. The development standards are intended to concentrate development along Main Street with a focus on shop front buildings that frame the street and provide an animated, pedestrian-friendly environment with high visual quality. The maximum FAR is 2.0. The D zoning district is consistent with the Commercial 2 (C-2) land use designation of the General Plan.”* (MC Section 17.24.010).

Development within the Downtown zoning district is subject to the Commercial District Development Standards found in MC Sections 17.24.030 and 17.24.040, with additional standards that apply to Primary Active Frontages along Old Mammoth Road; however, because the proposed project is considered a remodel/expansion of an existing non-conforming use and is therefore allowed to maintain the existing building footprint, many of the

development standards that would otherwise apply cannot feasibly be met. Taking this into consideration, staff and the DC have encouraged the applicant to try and meet the intent of the zoning standards to the extent possible. In particular, staff has worked with the applicant to focus on improvements to frontage and parking area design, building entries, windows, and façade materials.

The proposed project complies with all applicable development standards as summarized in **Table 2**.

Table 2: Zoning Consistency.

General Information			
General Plan: Commercial 2 (C-2)		Specific Plan: N/A	
Zoning: Downtown		Overlay Zone/District: N/A	
Existing Land Use: Mixed-Use Commercial		Permits Required: Design Review and Administrative Permit	
Commercial District Development Standards (17.24.030)			
Standard	Required/Allowed	Proposed/Provided	Complies?
Floor Area Ratio	2.0 max	0.48	Yes
Snow Storage	60%	6% (1,646 sq ft permanent snow storage; 1,050 sf ft temporary snow storage)	Yes, Snow Storage Management Plan Is Provided (Pursuant to M.C. §17.36.110.B.3.iii)
Setbacks			
Designated Active Frontage Areas	Property line or 15 feet from back of curb, whichever is greater	Property line	Yes
Interior Side and Rear	0 feet	0 feet	Yes
Height Standards			
Building Height	55 feet	34 feet 8 inches	Yes
Parking Standards			
Parking Spaces	149.6 spaces	113	Yes, with approval of the AP (See Key Issue #2, below)
Motorcycle Parking	2	2	Yes

Bicycle Parking	18 spaces	21 spaces	Yes
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General Plan:

Within the General Plan, the project site is designated as part of the Old Mammoth Road District, which anticipates a vibrant mix of uses and a pedestrian-oriented streetscape with amenities such as outdoor seating, landscaping and interesting sidewalk surfaces. The General Plan land use designation for the site is Commercial 2 (C-2), which *“allows for the community’s medium- and large-scale commercial mixed uses. The maximum floor area ratio is 2.0. Intended uses include retail and office space for services as well as visitor lodging and residential uses.”* Specific General Plan Vision Statements with which the proposed project is consistent are described in **Table 3**.

Table 3: General Plan Vision Statement Conformance

General Plan Vision Statement	Explanation of Project Conformance
<i>“being a great place to live and work”</i>	The project would provide a number of new jobs within the community, and would renovate a dated and deteriorating structure. The proposed site and building improvements would benefit both residents and visitors alike by activating the streetscape, improving safety, and enhancing regional draw.
<i>“Being a premier year-round resort community based on diverse outdoor recreation, multiday events and an ambiance that attracts visitors”</i>	The proposed project would result in the addition of a new brewery/restaurant use that complements the Downtown zoning as well as the surrounding uses, which will help to attract visitors and generate increased pedestrian activity and engagement in the district.
<i>“Protecting the surrounding natural environment and supporting our small town atmosphere by limiting the urbanized area.”</i>	The project is an in-fill renovation project which is consistent with this statement in that the project will improve an existing developed site within the urban growth boundary intended to revitalize an area of Town that has been neglected.

The project is consistent with the following General Plan goals, policies, and actions as described in **Table 3**:

Table 4: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
<i>E.1. Be a premier destination community in order to achieve a sustainable year-round economy.</i>	The updated center will help to achieve this goal by providing new, modern shopping and dining options for visitors within walking distance of many local attractions.
<i>Being a great place to live and work</i>	The renovation of the building will provide an updated atmosphere to the existing office spaces, which in turn provides a better experience for tenants.

<p><i>C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.</i></p>	<p>The project incorporates high quality building materials that create an aesthetic that is both natural and modern. The natural tones and textures are consistent with the Town's character and mountain setting.</p>
<p><i>C.2.F: Improve visual appearance as well as pedestrian access and activity by requiring infill development patterns.</i></p>	<p>The project is an infill project that improves the visual appearance of the building and site while enhancing pedestrian access and safety.</p>

KEY ISSUE #1: Does the proposed project meet the Design Review criteria pursuant to Municipal Code (MC) Section 17.88.050 and the Required Findings set forth in MC Section 17.88.060?

While the fact that the proposed project is a renovation of an existing non-conforming building presents certain unique challenges in terms of complying with the Commercial District Development Standards, Design Review criteria and Town Design Guidelines, staff finds that overall, the applicant has made a strong effort to improve the design and functionality of the building and site to the extent possible, and has met the overall intent of the Design Review criteria. Below is staff's analysis of project's consistency with the Design Review criteria:

Design Review Criteria:

To obtain design review approval, projects must satisfy these criteria to the extent they apply:

A. The project is consistent with the applicable standards and requirements of the Municipal Code.

The project is consistent with the applicable standards and requirements of the Mammoth Lakes Zoning Code because the project is located within the Downtown (D) zone, intended to provide a thriving mix of residential, non-residential, and lodging uses and a distinctive gateway entry into town, with a focus on ground-level commercial uses and active frontages. The project complies with all of the development standards applicable to the Downtown zone including standards for floor area ratio, lot coverage, setbacks, building height, parking, and snow storage.

Per MC Section 17.100.040.B, Changes to a Nonconforming Structure, additions to nonconforming commercial structures may be made provided that the addition is no more than 25 percent of the existing building floor area, excluding garages. In addition, no addition may increase the degree of nonconformity of the structure with regards to setbacks, required open space, building height or distance between structures. The proposed project is consistent with these limitations as follows.

The project will maintain the existing setbacks and building footprints. With regards to open space, the OMR zone uses Floor Area Ratio to regulate building mass and open space, and the project is consistent with the maximum allowable FAR of 2.0 (the project site is roughly 81,893 square feet in size, and the proposed project has a total floor area of 39,024 square feet, for an FAR of 0.48).

The Downtown zone requires a snow storage area equal to 60% of all uncovered parking and driveway areas within the project. In this case, the required snow storage area would be roughly 1,646 square feet. The project proposes to use 1,050 square feet for temporary snow storage as well as a snow trucking program for permanent removal from the site. Municipal Code Section 17.20.040.J.3 allows for the onsite snow storage requirement to be reduced if the property owner commits to permanently haul onsite snow from the property to an approved offsite snow storage area. Condition of Approval

#40 included in the attached Resolution requires the Applicant to execute a Snow Removal/Storage Management Plan to be approved by the Public Works Director prior to issuance of a building permit. Therefore, the project meets the Code requirements related to snow storage.

The Downtown zone requires 149.6 spaces for the project, which includes two shared parking agreements with 106 Old Mammoth Road and 1528 Tavern Road. However, the applicant is requesting a 24.6% reduction in required parking resulting in a proposed total of 113 parking spaces as well as an additional 8 spaces that will be utilized for snow storage during winter months.

The applicant provided a Parking Study (see Attachment C) that explains why a parking reduction is justified for the site. Justifications for the parking reduction include the following: Tenant uses will be distributed throughout the day resulting in alternating parking demand between daytime uses and evening uses; the project proposes and encourages the use of bicycle parking by offering 18 on-site bicycle parking spaces; the project is located across the street from a public parking lot, adjacent to a bus stop and within the Downtown District which promotes walkability as community members and visitors walk to various businesses. According to M.C. Section 17.44.040 – Alternative Parking Provisions, the review authority may grant a parking reduction for a specific use not exceeding 25 percent of the parking required by Section. 17.44.030 with an Administrative Permit. Therefore, based on the code and the Parking Study, staff has made affirmative findings for an Administrative Permit that would allow the requested parking reduction.

B. The project is consistent with the General Plan and any applicable specific plan or master plan.

The proposed renovation of a two-story commercial building located within the Downtown zone is consistent with the General Plan in that the applicable land use designation is Commercial-2 (C-2), and the General Plan states that this land use designation allows medium and large-scale commercial mixed uses, and the intended uses include retail and office space for services as well as visitor lodging and residential uses. Additionally, the project is consistent with both the Old Mammoth Road character district and the C-2 land use designation in that it provides a new restaurant and maintains the existing retail and office space at an FAR of roughly 0.48 while also enhancing the streetscape by providing new outdoor seating areas, improved landscaping and bicycle parking.

C. The project is consistent with the Town of Mammoth Lakes Design Guidelines.

The Design Review process is intended to implement the recommendations of the Town Design Guidelines, and the design review criteria are intended to encompass the primary design objectives included therein. In this case, staff finds that the Design Review criteria sufficiently address those elements of the Town Design Guidelines that are applicable to this project. The project is consistent with the Town's Design Guidelines because the building renovation design accomplishes a mountain modern aesthetic that is appropriate in the context of the surrounding neighborhood while providing a color palette composed of neutral earth tones that blends with the mountainous backdrop.

The use of natural wood accents with fiber cement are combined to create a mountain aesthetic while also ensuring durability and longevity. Dark bronze siding on the second floor and architectural details such as metal trim help to break up the building façade. Neutral tones are used to distinguish the different modules throughout the building. Exposed wooden beams and large windows are used to create visual interest throughout the site.

D. The project is consistent with the following additional Design Criteria (Zoning Code §17.88.050):

- i. **The site design and building design elements including the architectural style, size, design quality, use of building materials, and similar elements, combine together in an attractive and visually cohesive manner that is compatible with and complements the desired architectural and/or aesthetic character of the area and a mountain resort community, encourages increased pedestrian activity, and promotes compatibility among neighboring land uses.**

In terms of building design, the project would replace the existing façade materials, and would incorporate new entry, window and balcony elements. The primary façade materials along Old Mammoth Road are proposed to be a combination of fiber cement paneling and corrugated metal siding in dark bronze, split between floors to create a clear visual delineation. The proposed window design incorporates a modern aesthetic, with square windows set into projecting black anodized aluminum frames. The design would incorporate floor-to-ceiling transparent windows with a new roof overhang extending over the outdoor deck area along Old Mammoth Road. The primary building entrance would be updated from an 80's era atrium to a more modern geometry while still maximizing the natural light. Exposed wooden beams introduce visual interest and natural materials throughout the design. The trash pick-up/ loading area will be fully screened with a new enclosure that incorporates materials used throughout the main building and relocated to the northeast corner of the lot to minimize visual impact, avoid conflicts with snow removal and still provide easy access for all tenants and Mammoth Disposal. Overall, the proposed building materials create an aesthetic with modern elements that is appropriate for a mixed-use commercial center while remaining consistent with the mountain character of Mammoth Lakes.

In addition to the proposed building improvements, a variety of site improvements are also proposed. Along Old Mammoth Road, the project would provide a new outdoor seating area for the proposed restaurant use, new landscaping, and bike racks. Additional site improvements include reconfiguring the existing site circulation to improve pedestrian safety from Old Mammoth Road into the site.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that is compatible with and complements the desired aesthetic character of a mountain resort community, encourages increased pedestrian activity, and improves compatibility with neighboring land uses.

- ii. **The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of commercial districts and nearby residential neighborhoods.**

The proposed streetscape design would add a new outdoor seating area, a variety of new street trees and shrubs along Old Mammoth Road frontage and bicycle amenities. The proposed streetscape improvements will make the project more compatible with the existing streetscape to the south of the site and will help to meet the intent of the Commercial District Standards to ensure that property frontages are *"utilized for active outdoor uses such as outdoor dining, or improved with landscaping, public art, and/or pedestrian amenities such as outdoor seating."*

- iii. **Parking areas are located, designed and developed to foster and implement the planned mobility system for the area; buffer surrounding land uses; minimize visibility; prevent conflicts between vehicles and pedestrians and cyclists; minimize stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.**

Since the proposed project maintains the existing building footprint, there is limited opportunity to significantly modify the existing surface parking lot. However, the proposal includes several improvements to the existing parking area that results in a layout that better meets the intent of the above criterion. The existing parking and drive area between Old Mammoth Road and the existing building will be replaced with an outdoor patio and the parking spaces will be relocated by pivoting the spaces to be adjacent to existing parking, making the parking more usable and efficient; the new pedestrian sidewalk coming off of Old Mammoth Road will help to prevent conflicts between vehicles and pedestrians; additionally, part of the existing covered parking that protrudes into the site is replaced with standard surface parking which creates additional parking that better meets the design standards and is more user friendly.

- iv. Down-directed and shielded lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, minimize light pollution and trespass, and avoid creating glare.**

While the current plan set does not provide detailed lighting specifications, Condition of Approval #17 included in the Resolution, requires all exterior lighting to comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code and for it to be verified prior to issuance of a certificate of occupancy. All lighting for the project will therefore be consistent with existing Municipal Code lighting requirements.

- v. Landscaping is designed to conserve water resources, promotes a natural aesthetic, and be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape.**

The proposed landscaping is consistent with the recommendations of the Town of Mammoth Lakes Design Guidelines, and will enhance the architectural features of the building, especially the natural coloration of the wood composite siding. In addition, the selected plantings will all be native or adaptive drought-tolerant plants, thereby helping to conserve water resources.

In addition to the above criteria, the Municipal Code requires that a Design Review Application demonstrate consistency with the applicable standards and requirements of the Code, the General Plan and any applicable specific plan or master plan, The Town of Mammoth Lakes Design Guidelines, and any other requirements associated with previous or existing planning or zoning approvals for the site.

KEY ISSUE #2: Does the proposed project meet the Administrative Permit criteria pursuant to Municipal Code (MC) Section 17.84.040?

The Downtown zone requires 149.6 spaces for the project, which includes two shared parking agreements with 106 Old Mammoth Road and 1528 Tavern Road. However, the applicant is requesting a 24.6% reduction in required parking resulting in a proposed total of 113 parking spaces as well as an additional 8 spaces that will be utilized for snow storage during winter months. According to M.C. Section 17.44.040 – Alternative Parking Provisions, the review authority may grant a parking reduction for a specific use not exceeding 25 percent of the parking required by Section. 17.44.030 with an Administrative Permit. Therefore, based on the code and the Parking Study, staff has made affirmative findings for an Administrative Permit that would allow the requested parking reduction. Below is staff’s analysis of project’s consistency with the Administrative Permit criteria.

- A. The proposed use is consistent with all applicable sections of the General Plan and this Title and is consistent with any applicable specific plan or master plan;**

The proposed renovation of a two-story commercial building located within the Downtown zone is consistent with the General Plan in that the applicable land use designation is Commercial-2 (C-2), and the General Plan states that this land use designation allows medium and large-scale commercial mixed uses, and the intended uses include retail and office space for services as well as visitor lodging and residential uses.

Additionally, by allowing a 24.6% reduction in parking, the project can accommodate an additional restaurant use on the site, which is consistent with both the Old Mammoth Road character district and the C-2 land use designation in that it further achieves the goal of a vibrant mixed-use development that is active both day and evening throughout all four seasons.

- B. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health and safety nor be materially injurious to properties or improvements in the vicinity; and**

The proposed use and the conditions under which the parking reduction would be operated and maintained will not be detrimental to the public health and safety nor be materially injurious to properties in the vicinity. By reducing the parking by 24.6%, the development can better accommodate permanent and temporary snow storage which will enhance the maintenance and operations of the site. The proposed parking is designed intentionally to improve safety from a user's perspective as well as improve the safety and connectivity of pedestrians throughout the site.

- C. Any other findings as the Director deems necessary to support approval or denial of the proposed use.**

The applicant provided a Parking Study that explains why a parking reduction is justified for the site. Justifications for the parking reduction include the following: Tenant uses will be distributed throughout the day resulting in alternating parking demand between daytime uses and evening uses; the project proposes and encourages the use of bicycle parking by offering 18 on-site bicycle parking spaces; the project is located across the street from a public parking lot, adjacent to a bus stop and within the Downtown District which promotes walkability as community members and visitors walk to various businesses.

KEY ISSUE #3: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities. Section 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project qualifies for this exemption because the following criteria are met:

- A.** The project consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- B.** The project makes improvements to the existing building which is considered restoration and rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; and
- C.** Additions to existing structures will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet.

Additionally, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption. Therefore, since the project meets all of the criteria to qualify for the Existing Facilities categorical exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions set forth in CEQA Guidelines Section 15300.2 are applicable, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

The application has been routed to the Mammoth Community Water District (MCWD), the Mammoth Lakes Fire Protection District (MLFPD), and Mammoth Disposal. Comments were received from all three agencies and have been incorporated into the project and/or conditions of approval in the attached resolution (**Attachment A**).

II. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Design Review DR 23-005 and Administrative Permit 23-004 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: Project Plans dated February 1, 2024

Attachment C: Project Narrative and Parking Study

Attachment D: 2.01.24 Design Committee Minutes and Applicant Response dated February 1, 2024