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Town of Mammoth Lakes)
Community & Economic Development Department)
P.O. Box 1609)
Mammoth Lakes, CA 93546)

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RESOLUTION NO. PEDC 2024-07

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION APPROVING
DESIGN REVIEW 23-005 AND ADMINISTRATIVE PERMIT 23-004
TO ALLOW THE RENOVATION OF THE MAMMOTH MALL PROPERTY
LOCATED AT 126 OLD MAMMOTH ROAD
(APN: 035-230-010-000)**

WHEREAS, a request for consideration of a Major Design Review and Administrative Permit were filed by Philip Voorhees on behalf of the property owner, Mammoth Mall Owners, LLC, to allow for the complete interior and exterior renovation of the existing 2-story Mammoth Mall structure as well as the addition of a new feature restaurant tenant, ground floor patio, and two second-floor outdoor dining areas, in accordance with Chapters 17.88 (Design Review) and 17.84 (Administrative Permits) and Section 17.44.040 (Alternate Parking Provisions) of the Town of Mammoth Lakes Municipal Code, for property located within the Downtown (D) zoning district at 126 Old Mammoth Road; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on April 10, 2024, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with attachments;
2. The General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Project plans consisting of:

- a. Project Plan Sheets A1.0 – A1.00A, Landscape Sheets L1 and Civil Sheets C1 dated February 4, 2024;
- b. Snow Storage and Parking Plan Sheets A1.00B and Parking Analysis dated February 28, 2024;
- c. Color and Materials Board dated received by the Town of Mammoth Lakes November 27, 2023;

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

I. CEQA.

**PUBLIC RESOURCES CODE SECTION 21166;
CEQA GUIDELINES SECTION 15164**

The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, *Existing Facilities*, of Title 14 of the California Code of Regulations. CEQA Guidelines §15301 applies to projects that involve the minor alteration of existing private structures involving negligible or no expansion of use beyond that existing at the time of the approval and includes such uses as interior or exterior alterations, restoration or rehabilitation of deteriorated or damaged structures, and small additions to existing structures that do not result in an increase of more than 50 percent of the floor area of the structure, or 2,500 sq ft, whichever is less. The State has determined that projects that meet the criteria for the exemption are a class of projects that will not have a significant effect on the environment. The project consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; improvements to the existing building to restore and rehabilitate deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety; and no addition to the existing structure, therefore the project will not result in an increase of more than 50 percent of the floor area of the structures, or 2,500 square feet. Additionally, none of the exceptions set forth in CEQA Guidelines §15300.2 are present, which would disqualify the project from using a categorical exemption.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(2) since the project meets the criteria for use of the Existing Facilities categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines §15300.2, and no additional environmental review is warranted or necessary.

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR DESIGN REVIEW PERMIT (Municipal Code Section 17.88.060)

1. 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:

- (a) 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).
- (b) 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.
- (c) 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.

2. 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 spaces at an FAR of roughly 0.48 while also enhancing the streetscape by providing new outdoor seating areas, improved landscaping and bicycle parking.

3. 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 warm, mountain aesthetic while 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.

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

a. 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 finish, and 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 incorporates floor-to-ceiling transparent windows with a new roof overhang extending over the outdoor deck area along Old Mammoth Road frontage. The primary mall entrance is 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 are appropriate for a mixed-use commercial center while remaining consistent with the mountain character of Mammoth Lakes.

In addition to the proposed building renovations, a variety of new site improvements are also proposed. Along Old Mammoth Road, the project provides 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 at the Old Mammoth Road access 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.

b. The design of streetscapes 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 areas, a variety of new street trees and shrubs along the 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.”*

c. 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 aisle 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 the 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; and part of the existing covered parking structure is replaced with standard surface parking, which allows for the addition of the second-floor outdoor seating area, and better meets the applicable design standards.

d. 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 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.

e. Landscaping is designed to conserve water resources, promote 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, by softening and enhancing the architectural features of the building, especially the natural coloration of the wood composite siding. In addition, the selected plantings will be native species or adaptive, drought-tolerant plants, thereby helping to conserve water resources.

B. ADMINISTRATIVE PERMIT FINDINGS. (Municipal Code Section 17.84.040)

a. The proposed map is consistent with 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.

The requested 24.6% parking reduction is permitted within the Downtown Zoning District subject to Administrative Permit approval. The purpose of the request is to allow 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;**

The proposed mixture of uses on the property and the conditions under which the parking reduction would be implemented 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: (i) Tenant uses will be distributed throughout the day resulting in alternating parking demand between daytime uses and evening uses; (ii) the project proposes and encourages the use of bicycle parking by offering 18 on-site bicycle parking spaces; (iii) the project is located across the street from a public Park and Ride parking lot; and (iv) the site is adjacent to a bus stop, and is within the Downtown District, which promotes walkability as community members and visitors walk to various businesses.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

1. Approves Design Review 23-005 and Administrative Permit 23-004, subject to the following conditions:

(SEE EXHIBIT “A”); and
2. Directs staff to file a Notice of Exemption within five (5) working days of the project approval.

PASSED AND ADOPTED this 10th day of April 2024, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

Nolan Bobroff,
Community and Economic Development
Director

Michael Vanderhurst
Chair of the Mammoth Lakes Planning
and Economic Development
Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

OWNER/APPLICANT:

I, Philip Voorhees, am an authorized Representative for Mammoth Mall Owners, LLC, the property owner, and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Date: _____

Philip Voorhees, Authorized Signatory
Mammoth Mall Owners, LLC
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT “A”
Resolution No. PEDC 2024-07
Case No. DR 23-005 and AP 23-001
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. The approved site and building plans including: Project Plan Sheets A1.0 – A1.00A, Landscape Sheets L1 and Civil Sheets C1 dated February 4, 2024, Snow Storage and Parking Plan Sheets A1.00B and Parking Analysis dated February 28, 2024, Color and Materials Board dated received by the Town of Mammoth Lakes November 27, 2023 shall be adhered to and maintained for the duration of the permit.
2. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder’s Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
7. All conditions of this permit shall be met or secured prior to final occupancy approval of any new structures.
8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.

9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
10. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
11. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
12. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
13. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
14. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
15. A final landscape plan shall be submitted to the Planning Division for approval prior to issuance of a Building Permit and shall substantially conform to the preliminary landscape plan dated February 4, 2024, approved by the Planning and Economic Development Commission. The final landscape plan shall meet the requirements of Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations) including the Landscape Documentation Package. A final landscape and irrigation plan shall be submitted to, and approved by, the Community and Economic Development Department for inclusion in the project grading permit. Where no grading permit is required, the final landscape plan must be submitted to and approved by the Town prior to issuance of a building permit. Completion of all landscape improvements and revegetation of disturbed areas shall occur prior to issuance of the first Certificate of Occupancy.
16. If the aggregate landscaped area exceeds 500 sq. ft., a landscape documentation package shall be required prior to issuance of a certificate of occupancy. Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations). The

aggregate landscape area is defined as the total horizontal surface area dedicated to plant installation and irrigation plus the wet surface of any decorative water features. The landscape area for shrubs and trees shall be determined using the shrub/tree mature growth diameter or drip line. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas. Landscape area does not include undisturbed areas with established non-irrigated vegetation, or landscaping that is exempt pursuant to Municipal Code Section 17.40.020.D.

17. The Final Landscape Plan shall comply with California Public Resources Code 4291 and local defensible space clearance codes. Plants, flowers, and shrubs should be a min. of 5 feet from the structure.
18. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
19. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
20. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
21. All conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
22. No snow shall shed or be deposited onto adjacent properties or Town right-of-way. This shall include snow that is removed from any portion of the property, including, but not limited to, the structure, driveway, and/or common areas. All interim snow storage areas shall be on the subject property. The property owner shall be subject to fines pursuant to Municipal Code §12.16.030 (*Snow Removal – Violation/Penalty*) if found to be in violation of this condition.
23. Noise generated by the project shall meet the requirements of the Town's noise regulations, as applicable.
24. Pursuant to Municipal Code Section 15.24.040.D.2, the roof eaves encroaching into the setback areas (i.e., snowshed impact zone) shall be protected with an engineered snowslide restraint devices. This shall be verified prior to issuance of a Certificate of Occupancy.

SPECIAL PLANNING CONDITIONS

25. The required trash enclosure shall be improved with a concrete slab and enclosure constructed of materials compatible with that of the buildings. Adequate space for recyclable materials shall be provided within the enclosure. All trash enclosures, and receptacles shall be animal resistant. The enclosure is not required to be gated.

The trash enclosure shall be installed prior to issuance of the final Certificate of Occupancy.

26. Snow restraint devices shall be installed on all roof edges that will shed snow to control and slow snow and ice shedding onto pedestrian areas and avoid snow shedding onto adjacent properties. Adherence to this condition shall be verified prior to issuance of a Certificate of Occupancy.
27. Prior to issuance of first certificate of occupancy for the project, bicycle parking shall be reviewed and approved by the Community and Economic Development Department and shall be installed/operational. Pursuant to the Municipal Code Section 17.44.090, the project shall provide for a minimum of 8 bicycle parking spaces.
28. Pursuant to the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3503 and 3503.5, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or bird-of-prey, except as otherwise provided by FGC or any regulation made pursuant thereto. Completion of a nesting bird survey by a biologist with relevant qualifications within three days of initiation of site disturbance is recommended for projects that have the potential to disturb suitable nesting habitat, which may include riparian vegetation, mature trees, snags, and structures.
29. Prior to issuance of a grading permit or building permit for the project, all required vehicle parking shall be reviewed and approved by the Community and Economic Development Department and the Public Works Department for compliance with the Town's Public Works Standards. At a minimum, there shall be 113 vehicle parking spaces, with exterior surface parking spaces having a minimum size of 10-feet x 20-feet. The number of parking spaces on-site shall be verified prior to issuance of the final certificate of occupancy for the project.
30. Sign permits are required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines. Signage shall comply with the existing Mammoth Mall Master Sign Program or an amended Master Sign Program. An amended Master Sign Program will require subsequent review from the Community and Economic Development Department and approval from the Planning and Economic Development Commission.

SPECIAL DISTRICT CONDITIONS

31. Fire Sprinkler systems shall be installed in accordance with NFPA 13D and the MLFPD Local Ordinance. A deferred submittal for sprinkler plans and calculations will NOT be acceptable and shall be submitted with construction plans.
32. All exterior wood products shall comply with the Wildland Urban Interface (WUI) construction materials requirements certified by the State Fire Marshal's Office and be in compliance with Chapter 7A of the 2016 California Building Code. Plywood or OSB sheathing shall be a minimum of one-half inch thickness with approved siding material placed over top.
33. All eave and crawl space ventilation shall resist the intrusion of flame and burning

embers and comply with Chapter 7A of the California Building Code and local modifications.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

- 34.** All new utility lines within, adjacent to, or serving the site shall be placed underground.
- 35.** The site grading design and all building construction shall conform to State and federal disabled access regulations.
- 36.** Landscaping and irrigation systems within the project area and within the project shall be maintained by property owner.
- 37.** An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right-of-way in accordance with Chapter 12.04 of the Municipal Code. Encroachment permit applicant shall include a traffic control plan as applicable.
- 38.** Grading plans shall include a Construction Staging and Management Plan which includes provisions related to the parking of construction worker vehicles, equipment and staging of materials both on-site and off-site, haul routes for export or import of material to/from a permitted site, hours of work, and special approval required by the Public Works Director for work outside hours allowed. Identified haul routes shall avoid residential areas to the maximum extent practical. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town.
- 39.** The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.

SPECIAL ENGINEERING CONDITIONS

- 40.** Prior to issuance of a grading or building permit, applicant shall submit a snow removal/storage management plan for the hauling of snow in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. The plan shall include provisions stating that snow and ice shall be removed daily and pedestrian areas shall be maintained in a safe condition. The plan shall also include methods to address potential cornice and ice falling onto pedestrian and vehicular areas and methods to address hazardous snow and ice build-up on pedestrian pathways and sidewalks. Approved methods to address hazardous snow and ice

build-up include plowing, application of cindering, and potential of heat-traced pavement.

- 41.** Any reconstruction or removal and replacement of parking lot pavement shall be shown on grading plans, and shall include provisions for stormwater retention and an oil/water separator in accordance with Public Works Standards.