

Planning and Economic Development Commission

Agenda Action Sheet

Title: Consideration of Major Design Review 24-008 and Administrative Permit 25-001, for the Mammoth Hospital North Wing Replacement project located in the Public/Quasi-Public (P/QP) zoning district. The project consists of construction of a 60,788 square foot hospital building to replace the existing acute care medical services building in compliance with California's seismic retrofitting requirements. The project is exempt from further environmental review pursuant to State CEQA Guidelines §15302(a). Applicant/ Property Owner: Mark Lind, COO for Mammoth Hospital / Southern Mono Healthcare District

Commission Meeting Date: 4/9/2025

Prepared by: Kim Cooke, Senior Planner

Recommended Motion: Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Design Review 24-008 and Administrative Permit 25-001 with conditions as recommended by staff

Summary: The Mammoth Hospital North Wing Replacement project consists of the construction of a new 60,788 square foot acute care medical services building and associated site improvements for parking, sidewalk, landscape, solid waste disposal, and utility areas. The building is designed as a steel brace & concrete structure, which is reviewed and permitted by the State Department of Health Care Access and Information (HCAI), rather than the Town's Building Division.

The application narrative submitted by Mammoth Hospital describes the project as being necessary to comply with the seismic retrofit requirements under Senate Bill 1953, also known as the Hospital Seismic Retrofit Program. Senate Bill 1953 requires acute care hospitals like Mammoth Hospital to redesign and construct their facilities to ensure they remain operational and can withstand a major earthquake or other seismic event. General acute care hospitals like Mammoth Hospital must submit to the Department of Health Care Access and Information (HCAI) by 2026, all construction documents showing how Mammoth Hospital will achieve SB 1953 compliance; obtain by 2028 all building permits needed for achieving compliance; and complete by 2030 all construction needed to achieve compliance.