



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: April 9, 2025

AGENDA 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

REQUESTING DEPARTMENT:

Community & Economic Development

Nolan Bobroff, Community and Economic Development Director

Kim Cooke, Senior Planner

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Planning & Economic Development Commission (PEDC) discussion
3. PEDC action to:
 - a. 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;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal:	The proposed Mammoth Hospital North Wing Replacement project consists of construction of a 2-story, 60,788 square foot acute care hospital building and associated site improvements.
Project Name:	Mammoth Hospital North Wing Replacement Project
Location:	185 Sierra Park Road (APN: 035-010-065-000)
Size of Property:	2.2 acres
Zoning:	Public and Quasi-Public (P-QP)
General Plan:	Institutional Public (IP)
Environmental Review:	Exempt from further environmental review pursuant to State CEQA Guidelines §15302(a) – Replacement or Reconstruction as applicable to the replacement of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

KEY ISSUES:

1. Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

2. Does the proposed project meet the Administrative Permit review criteria and required findings pursuant to MC Chapter 17.84 (Administrative Permits) and Chapter 17.44 (Alternative Parking Provisions)?
3. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The project site is located at 185 Sierra Park Road in the Public and Quasi-Public (P-QP) zoning district. The property is approximately 2 acres in size and is part of the larger 9.35-acre Mammoth Hospital campus. The western half of the property is currently developed with a 96-space parking lot that serves Mammoth Hospital, and the proposed acute care hospital structure will be located on the eastern portion of the property that is currently undeveloped.

A Major Design Review application for the Mammoth Hospital North Wing Replacement project was submitted to the Planning Division on October 28, 2024. A ministerial Lot Line Adjustment application was submitted on the same day, to merge the project site with the larger hospital campus parcel. The Lot Line Adjustment application is being processed separately from the Design Review and Administrative Permit applications due to the ministerial nature of that application.

Staff provided the applicant team with review comments on December 14, 2024, which included a request for a parking analysis applicable to the entire hospital campus. Staff informed the applicant team that an Administrative Permit application would be required in addition to the Design Review application in order to allow the proposed use as well as a parking reduction for the required number of off-street parking spaces. An Administrative Permit application was received by the Town on January 27, 2025, for the proposed hospital use and a reduction of 17% of the required on-site parking.

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.

As part of the Major Design Review process, projects that are deemed significant by the Community and Economic Development Department also require review by the Advisory Design Panel (ADP) prior to review and decision by the PEDC. The role of the ADP is to provide impartial and professional advice to Town staff and the PEDC on site planning and building design based to improve project conformance with the Town Design Guidelines. A meeting with the Advisory Design Panel (ADP) was held on March 5, 2025, and is discussed in greater detail in the project analysis section of this report.

I. PROJECT PROPOSAL

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 structure is two stories with 29,967 square feet of floor area on the first level and 28,496 square feet of floor area on the second level. The project does not result in a significant change in capacity for acute care patients in

that the inpatient bed count is proposed to increase from 15 beds to 18 beds. Additionally, the new hospital Building “F” will offer the same services as offered in the existing hospital building “A,” including inpatient and outpatient acute care, endoscopy, non-anesthetized medical procedures, phlebotomy, dietary, IT, admitting and post anesthesia care, laboratory services, among other services. The application narrative states that the proposed project intends to modernize the hospital campus to comply with current clinical and seismic safety requirements and does not intend to add any significant patient capacity. Therefore, a marginal increase in staff would be expected to change from 60 employees and staff to 64 employees and staff.

The existing parking lot located on the east side of the property will be reconfigured to create through access to Tavern Road and a new patient drop-off loop at the front entrance to the hospital building. The existing vehicular access from Sierra Park Road will be maintained. The number of parking spaces within the existing parking lot will be reduced from 96 spaces to 42 spaces as part of the proposed project. To allow for this reduction in the required off-street parking, the applicant team has applied for an Administrative Permit pursuant to Zoning Code Section 17.44.040 – *Alternative Parking Provisions*, which can permit a reduction in off-street parking that does not exceed 25% of the required number of spaces. The Alternative Parking Provisions of the Zoning Code require that the review authority make one additional finding for approval that demonstrates how the implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

FIGURE 1: SITE PLAN

Existing Site and Surrounding Land Uses

The project site is shown in **Figure 2**. The 2.2-acre parcel is located in the Public and Quasi-Public (P-QP) zoning district and functions as part of the larger 9.35-acre Mammoth Hospital Campus. The surrounding uses include other Public and Quasi-Public uses such as the Mono County government building. Commercial uses, and multi-family residential condominiums are located across the street on Sierra Park Road and a recreational RV campground abuts the site on the east side.

FIGURE 2: PROJECT SITE AERIAL VIEW

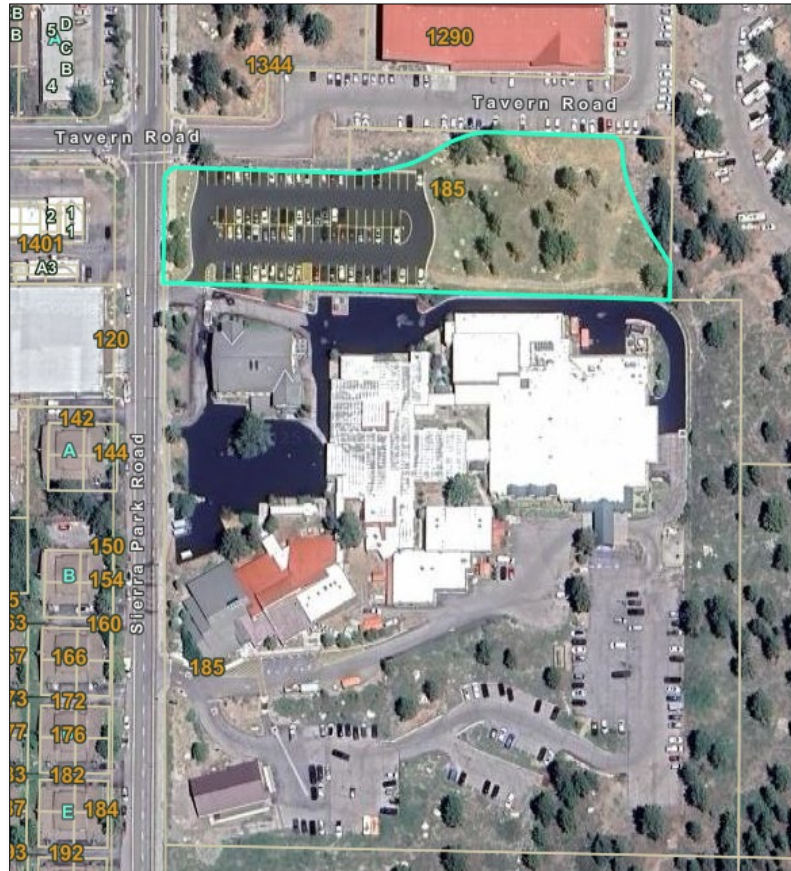


TABLE 1: SURROUNDING LAND USES AND ZONING.

Location	Zoning*	Land Use	Notes / Special Considerations
North	P-QP	Tavern Road and Mono County government building	Two new vehicle access locations connect from the project site to Tavern Road
South	P-QP	Mammoth Hospital	The project parcel is being merged with the existing Hospital campus parcel via LLA
East	P-QP	Mammoth Mountain RV Park /Campground	None
West	OMR	Sierra Park Road and Multi-Tenant Commercial condominiums (Tavern Business Park)	None

*P-QP = Public and Quasi-Public Zone; OMR = Old Mammoth Road Commercial Zone

General Plan Consistency:

The General Plan land use designation for the site is Institutional Public (IP). This designation allows for institutional uses such as schools, hospitals, governmental offices and facilities, museums, and related uses.

The project is consistent with the following General Plan Vision Statements as described in **Table 2**:

Table 2: 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 will improve public safety infrastructure by modernizing the hospital facilities available to the community and the general public to comply with current clinical and seismic safety requirements. The project also supports local construction jobs and hospital employees.
<i>"Being a premier year-round resort community"</i>	The project supports the Town as a premier year-round resort community by providing essential medical services to the community and visitors who sustain injuries while recreating.

The project is consistent with the following General Plan goals, policies, and actions as described in **Table 4**:

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

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
Policy C.2.L: Create visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.	The project incorporates design features and architectural detail that provides a high-quality appearance and incorporates thoughtful site planning and design while providing adequate space for acute care hospital operations.
Policy C.2.V: Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.	Building height and massing are similar to the heights and massing of the adjacent Mono County Administrative Offices to the north and the existing hospital structures located south of the project site.
Policy C.2.T: Use natural, high quality building materials to reflect Mammoth Lakes' character and mountain setting.	The project incorporates high quality building materials that achieve a design that is compatible with the surrounding buildings and mountain resort setting.
Action M.16.3.1: Work with Mammoth Unified School District, Mammoth Mountain Ski Area, Mammoth Hospital and others to develop and implement incentives to encourage vehicle trip reductions.	The project will implement transportation demand management strategies and make alternative travel information available to employees. The Town is also partnering with Mammoth Hospital to provide a new bus shelter and bus turnout located at the front of the property.

Policy S.1.B.: Support adequate hospital, paramedic and other health facilities

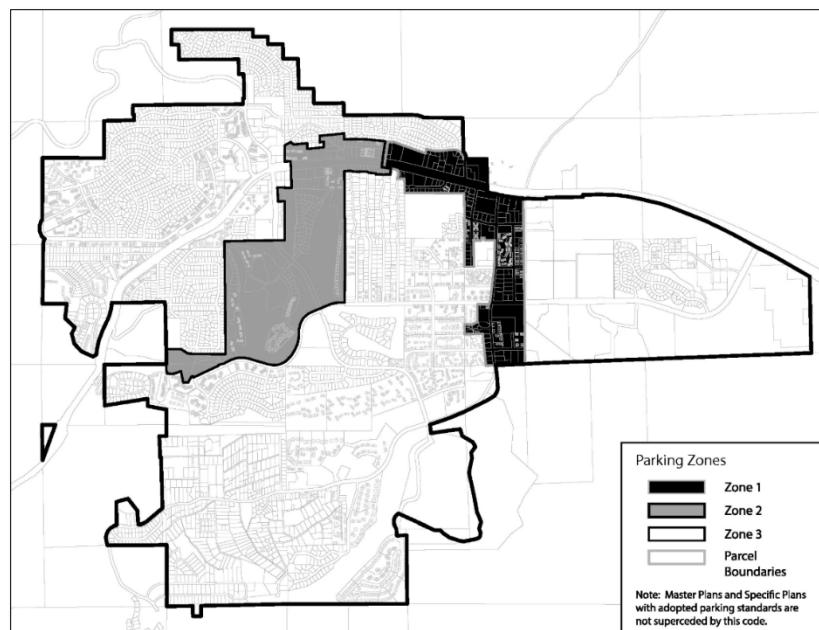
The project provides improved public safety infrastructure by modernizing the hospital facilities to current clinical and seismic safety standards.

Zoning Code Consistency:

The Public and Quasi-Public (P-QP) zone is a special purpose zoning district intended to permit adequate identification of areas reserved and developed for public uses, to provide for educational and cultural activities and facilities, to provide for expansion of their operations or change in use, to identify and preserve areas of historic and community significance for the enjoyment of future generations.

Hospital land uses are classified as a “service” use within the allowable land use table for the P-QP zone and require Administrative Permit approval. The service use designation also determines the applicable parking ratio for the proposed use which requires a larger parking ratio of 4 spaces per 1,000 square feet of gross leasable area compared to similar service uses located in the commercial zoning districts, which are required to provide 3 spaces per 1,000 square feet of gross leasable area. **Figure 3** depicts the applicable parking ratio standard for comparison.

FIGURE 3: APPLICABLE PARKING STANDARDS



Land Use	Zone 1		Zone 2		Zone 3	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Industrial, manufacturing, and processing use classifications (spaces/1,000 sf gross leasable area)	N/A	N/A	N/A	N/A	1.6	4.0
Retail use classifications (except restaurant) (spaces/1,000 sf gross leasable area)	3.0	7.0	3.5	7.5	4.0	8.0
Restaurant (spaces/1,000 sf gross leasable area)	6.6	9.0	11.2	13.5	12.5	15.0
Service use classifications (except lodging) (spaces/1,000 sf gross leasable area)	3.0	6.0	3.5	6.5	4.0	7.0
Lodging (spaces/room)	1.0	1.5	1.0	1.5	1.0	1.5
All other nonresidential uses	Shall be established by special review and approved by the review authority					

The Municipal Code requires all Design Review Applications demonstrate consistency with the applicable standards and requirements of the Municipal 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. The applicable General Plan and Zoning Code development standards are outlined in **Table 3**.

Table 3: Zoning Consistency

General Information			
General Plan: Institutional Public (IP)		Specific Plan: N/A	
Zoning: Public and Quasi-Public (P-QP)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Vacant		Permit(s) Required for Use: Design Review and Administrative Permit	
Development Standards			
Standard	Required	Proposed	Complies?
Setbacks			
Front yard (feet)	20 feet	>200-feet	Yes
North side yard (feet)	20 feet	39.45 feet	Yes
South side yard (feet)	20 feet	N/A. Lot Merger approval in progress	Yes
Rear yard (feet)	20 feet	22.69 feet	Yes
Lot Coverage	The MC does not establish a lot coverage limitation for the P-QP zone.		N/A
Building Height	The MC does not establish a maximum building height for the P-QP zone; however, the majority of the structure is 35-feet tall with two tower elements that reach 48-feet in height.		N/A
Snow Storage	60% of parking and driveway area (17,873 sq.ft.)	Approximately 12,300 sf	No, a snow management plan will be required as a condition of approval.
Parking Spaces	390 spaces Off-street parking facilities shall be provided for each use as prescribed for similar uses.	325 spaces	Yes, a 17% reduction is allowed with approval of an Administrative Permit application.

Advisory Design Panel Review

The Advisory Design Panel reviewed the project plans on March 5, 2025. The ADP provided consensus comments regarding the building and site design, and they are summarized below:

ADP Consensus Comments – 3/5/25

- The slope of the covered entry roof should be designed so that it does not shed snow into a pedestrian walkway.
- The proposed cultured stone base material should be replaced with natural stone material because cultured stone tends to crumble in our climate.
- Preservation two additional Jeffrey Pine trees located in the rear setback area should be incorporated into the site design.
- ADP members agreed that if the consensus comments are addressed the project would be ready for consideration by the PEDC.

Design changes in response to ADP comments:

- The handicap spaces were relocated on the site to avoid the accessible path of travel passing under the entry roof. The entry roof is now positioned to shed snow into a planter area. The relocation of the handicap parking spaces also improves the accessible path of travel and avoids the need to cross a vehicle drive aisle.
- The cultured stone material was replaced with a natural stone material that is regionally appropriate.
- The applicant team has agreed to try to preserve the two Jeffrey Pine trees located in the rear setback area with an option to provide a 2:1 replacement of the trees if they cannot be preserved due to grading work.



II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Does the proposed project meet the Design Review criteria and required findings pursuant to MC Chapter 17.88?

Design Review is required per MC §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.

Below is staff's analysis of the project's consistency with the Design Review criteria. Staff finds that the proposed site layout and building design has met the overall intent of the Design Review criteria.

Design Review Criteria:

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

- 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.**

The site plan and building design have been reviewed for consistency with the Town Design Guidelines and was reviewed by the Town's Advisory Design Panel (ADP) on March 5, 2025. The ADP provided several consensus recommendations for revisions to the project design which would improve consistency with the applicable Design Guidelines.

The project design was revised in response to the ADP comments and successfully improved the site design and functionality of the building. The changes made in response to ADP recommendations include the replacement of a cultured stone base material with natural stone material, relocation of handicap parking spaces and path of travel to avoid passing under a snow shed condition at the covered entry roof and to avoid passing through a vehicle drive aisle. ADP also recommended preserving two additional Jeffrey Pine trees located in the rear setback of the property if feasible.

Overall, the proposed building and site improvements combine together in an attractive and visually cohesive manner that integrates with other buildings located on the hospital campus as well as the Mono County government building located north of the property. The building design complements the desired aesthetic character of a mountain resort community and provides pedestrian connectivity to Town sidewalks and a planned bus shelter location at the front of the property.

- B. 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 includes the addition of sidewalk connections to existing Town sidewalks for pedestrian access. An area located at the front of the property will be dedicated to the Town for the construction of a new bus shelter. These improvements will foster the ability for hospital employees and community members to access the hospital campus by bus, bicycle, and on foot.

- 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.**

Access to the site will be taken from Sierra Park Road and Tavern Road, and to the extent feasible, the building and parking lot is oriented to take advantage of solar exposure and avoid shadows. Pedestrian

and vehicle circulation have been designed to minimize conflicts and provide functional access to the hospital entrance. The project incorporates a future bus shelter location on the hospital property frontage in a location that was coordinated with the Town's engineering staff in order to implement the planned improvements to the mobility system for the area.

- 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.**

Conformance with Municipal Code lighting standards is included as a condition of approval for this project. Exterior light pollution and trespass will be minimized through the use of exterior downward-directed and shielded lighting.

- E. 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 site design features 27,893 square feet of landscape area which frames the project site on all sides and includes permanent irrigation. The proposed plantings utilize native species and other species included on the Town's recommended plant list. The selected plant materials are low water use species that can thrive in the Mammoth Lakes climate.

Non-public areas of the site will be hydroseeded with a combination of native grass and wildflower seed mixes to provide erosion control. The project preserves three (3) existing Jeffrey Pine trees with a diameter at breast height (DBH) of 12 inches or greater. The applicant team has indicated that they will try to preserve two (2) additional Jeffrey Pine trees over 12 inches DBH located in the rear setback area as recommended by ADP, and a condition of approval is included to require a 2:1 replacement of the trees identified on the tree disposition plan as #25 and #27 in case they cannot be preserved. The placement of boulders amongst the landscape areas combined with the use of native plant species promotes a natural aesthetic that relates the proposed building to the surrounding landscape.

KEY ISSUE #2: Does the proposed project meet the Administrative Permit criteria and required findings pursuant to MC Chapter 17.88 and 17.44?

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

The proposed acute care hospital use is consistent with all applicable sections of the general plan and zoning code because hospital uses are permitted within the P-QP zoning district with approval of an Administrative Permit and adherence to the applicable development standards.

Additionally, this Administrative Permit is requested to permit a 17 percent reduction in the required number of off-street parking spaces as part of the project entitlement, which may be permitted pursuant to Municipal Code Section 17.44.040 - Alternative Parking Provisions. With approval of the requested reduction in off-street parking, the proposed use will be consistent with all applicable sections of the zoning code including development standards for projects in the P-QP zoning district.

- 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 use will be occupied and operated in such a way that will not be detrimental to the health and safety of the surrounding community nor injurious to properties or improvements in the vicinity because the project is located amongst other existing hospital buildings south of the project site and the adjacent properties at the north side of the property are comprised of multiple government buildings that feature similar building height and massing. The proposed hospital building will provide improved public health and safety infrastructure for the community by modernizing the hospital campus to comply with current clinical and seismic safety requirements.

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

The Alternative Parking Provisions of Municipal Code Section 17.44.040 allows the review authority to grant a parking reduction that does not exceed 25 percent of the required parking for a specific use subject to approval of an Administrative Permit. In this instance, the applicant requests a 17 percent reduction of the required number of off-street parking spaces for the Mammoth Hospital North Wing Replacement Project in order to account for the shared parking areas provided throughout the hospital campus.

The request to allow a reduction in the required parking is based on the fact that the hospital campus is subject to a larger parking ratio than other similar uses because the property is located in Parking Area 3 instead of Parking Area 1, which applies to all properties located on the west side of Sierra Park Road. The Zoning Code defines the Parking Areas as follows:

- Parking zone 1. Includes the downtown and Old Mammoth Road commercial zoning districts, which represent the areas of Town with the highest concentration of mixed-use development and multi-modal accessibility, thereby reducing parking demand. Therefore, parking requirements in this zone are the lowest.
- Parking zone 3. Represents all other areas within Town, except where parking standards have been established through a master plan or specific plan.

The distinction between Parking zones 1 and 3 is based on the concentration of mixed-use development and multi-modal accessibility, which the zoning code asserts will reduce parking demand. Since the hospital campus is located on the perimeter of Parking zone 3 and is in close proximity to commercial and multi-family residential land uses, multi-modal accessibility infrastructure exists on both sides of Sierra Park Road by way of public transit stops, public sidewalks, and connection to the Town's multi-use paths. In addition to the existing multi-modal infrastructure, the project includes an area of land located at the front of the property which will be dedicated to the Town for construction of a bus shelter. The project design also includes the installation of new bike racks located near the entrance to the proposed hospital building.

The parking study submitted for the hospital campus accounts for all existing and proposed parking spaces and provides a breakdown of each building area along with the total square footage of leasable area, which excludes common areas such as elevators, stair wells, bathrooms, shared hallways, and lobbies. The applicable parking ratio for the hospital campus results in a total requirement of 390 parking spaces including the proposed hospital building. A total of 325 parking spaces are proposed. By comparison, if Parking zone 1 was applied to properties on both sides of Sierra Park Road the required number of parking spaces would be 293 and the project would be considered to have sufficient off-street parking with 325 parking spaces.

The requested 17% reduction of the required number of off-street parking spaces is justified in this case because multi-modal accessibility infrastructure currently connects the hospital campus to other parts of the Town and additional improvements are planned to provide new multi-modal amenities such as a new bus shelter location at the front of the property and convenient bicycle parking.

D. Implementation of transportation demand management measures will continue to reduce the need for on-site parking on an ongoing basis.

The project will implement transportation demand management measures by providing convenient bicycle parking options including exterior bike racks and bike lockers as well as partnering with the Town to dedicate an area of the site for the location of a new bus shelter which will be constructed at the front of the property.

Alternative travel information will be made available to employees and residents consistent with Municipal Code Chapter 17.44.050 – *Transportation Demand Management*. At a minimum, information will be provided regarding carpooling/vanpooling information if available; transit schedules and route information; Information on air pollution and alternatives to driving to work alone; Bicycle route and facility information, including local bicycle maps, locations of nearest bicycle racks or locker storage

facilities, and bicycle safety information; and Information on walking to work, pedestrian safety, and walking shoe information.

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

Staff have determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15302(a), *Replacement or Reconstruction*, because this specific categorical exemption is applicable to replacement or reconstruction of existing hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.

Under the Class 2 exemption, a project is exempt from CEQA if it involves a “replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced” (Cal. Code Regs., tit. 14, § 15302.) The Class 2 CEQA Exemption applies if the project (1) replaces or reconstructs an existing facility, (2) is located on the same site as the existing facility, (3) has the substantially same purpose as the existing facility, and (4) has the substantially same capacity as the existing facility. The proposed Project meets all four criteria.

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 the criteria pursuant to CEQA Guidelines Section 15302(a), no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

Staff routed the application to the following local agencies for review: Mammoth Lakes Fire Protection District (MLFPD), Mammoth Community Water District (MCWD). Comments received from MCWD were provided to the applicant for informational purposes.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the 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 24-008, and Administrative Permit AP 25-001, with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Resolution No. PEDC 2025-05

Attachment B: Architectural Plans

Attachment C: Civil Plans