



Town of Mammoth Lakes Planning & Economic Development Commission Staff Report

Date:	October 11, 2017	File No.:	Major Design Review (DR) 16-011
Place:	Council Chambers, 2 nd Floor Minaret Village Shopping Center Mammoth Lakes, CA 93546	Project:	Town of Mammoth Lakes Multi-Use Facility
Time:	After 2:00 p.m.	General Plan:	Open Space (OS)
Appeal Status:	Appealable to the Town Council	Specific Plan:	N/A
Applicant / Owner:	Town of Mammoth Lakes	Zoning:	Public and Quasi-Public (P-QP)
Environmental Review:	Environmental Impact Report (EIR) (Previously certified)	Location:	686 Old Mammoth Road

TITLE: Consider approval of Major Design Review 16-011 for the Town of Mammoth Lakes Multi-Use Facility located at 686 Old Mammoth Road.

A. EXECUTIVE SUMMARY

1. Requested Actions

The Commission is requested to evaluate the proposed Town of Mammoth Lakes Multi-Use Facility project, which consists of Major Design Review 16-011, determine if the required findings can be made, and take the following action:

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Major Design Review 16-011 with conditions as recommended by staff or with modifications.

2. Required Findings to Support Requested Actions

- a. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?
- b. Can the findings be met for a Design Review permit pursuant to Municipal Code (MC) Chapter 17.88?

3. Report Summary

The proposed Town of Mammoth Lakes (TOML) Multi-Use Facility (“Project”) is a new recreation facility that will be located on a portion of the approximately 5-acre Mammoth Creek Park West site located at 686 Old Mammoth Road (see Figure 1). The project includes an Olympic-sized ice rink (98-foot x 197-foot) (winter)/recreation and event area (RecZone) (summer), ice rink associated support areas (i.e., Zamboni garage, chiller room, and electrical room), storage areas, and an attached building that will

Report Prepared By:
Nolan Bobroff, Assistant Planner

Report Approved By:
Sandra Moberly, Community and
Economic Development Director

include the lobby/viewing area, lockers/restrooms, office space, concessions area, and a 2,500 square foot (sf) community center. The ice rink and associated support and storage areas will be covered/enclosed by an approximately 30,000 sf roof structure that will be partially open on two sides. Additional components of the project include a new 36 space surface parking lot and reconfiguration and improvements to the existing playground to add accessible inclusive components. The project will be located to the west of the existing parking lot, grass areas, and playground equipment in a portion of the site that is primarily undeveloped (see Figure 2).

The staff report describes staff’s analysis, which finds the project consistent with the Town’s General Plan, Municipal Code, and the Design Guidelines. An Environmental Impact Report (EIR) (SCH #2016062009) was previously certified by the Town Council for the project on May 17, 2017 and found that the project would not result in any temporary or permanent significant and unavoidable effects on the environment and all potential environmental impacts would be less than significant with mitigations incorporated. A Mitigation Monitoring and Reporting Program (MMRP) was adopted concurrently with the certification of the EIR and the mitigation measures identified in the adopted MMRP have been incorporated into the conditions of approval (see Attachment 1 – Exhibit “A”).

Based on staff analysis provided in this report and the analysis completed as part of the EIR certification process, it is staff’s opinion that the required findings to support the requested approval can be made, and staff recommends approval of Major Design Review 16-011, with the conditions of approval noted in the attached resolution.

4. Location Map and Site Plan

Figure 1 – Location Map

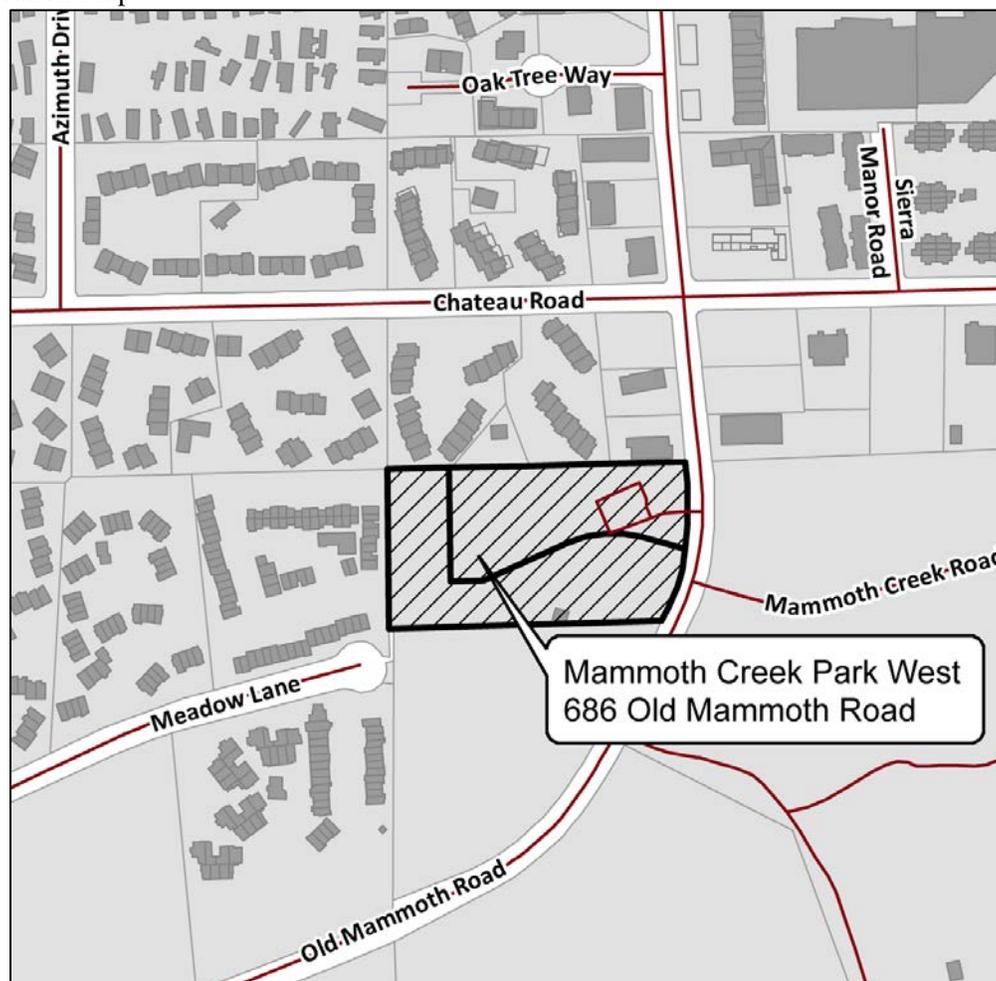
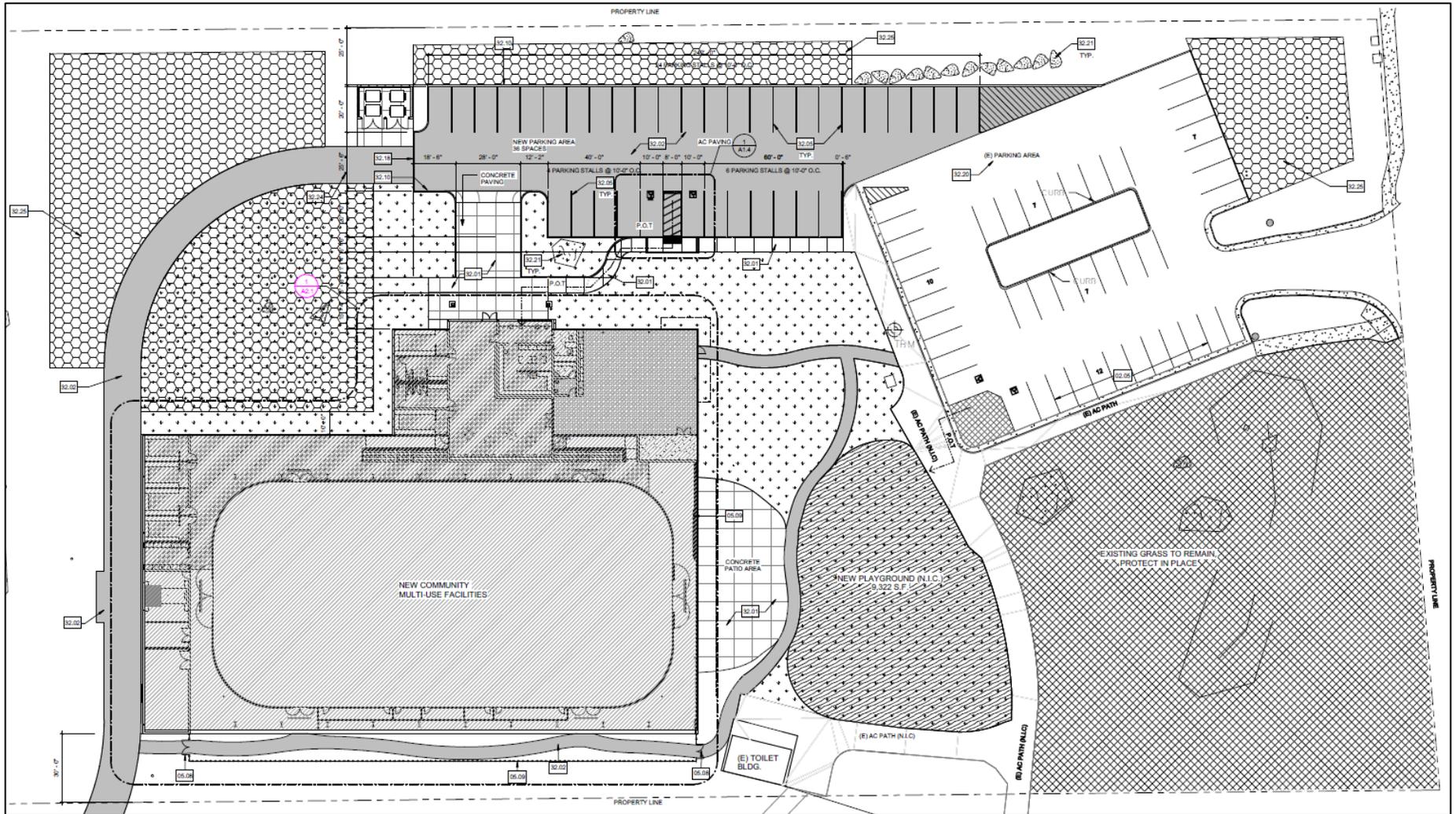


Figure 2 – Site Plan



B. ANALYSIS

1. Background and Project History

a. Existing Ice Rink (416 Sierra Park Road)

The Town has been engaged in finding a permanent location for a multi-use facility with a focus on the operation of an ice rink since 1998. From 1999-2004 the Town operated a seasonal ice rink at the Mammoth RV Park; however, escalating operating costs forced the Town to find another location. In 2007, the Town entered into a long-term agreement with the Mammoth Unified School District (MUSD) and the Mono County Office of Education (MCOE) to utilize two acres of land adjacent to the MUSD offices to construct and operate an ice rink. The ice rink operated from 2007 to 2010 on a temporary basis and averaged over 6,000 skaters per winter. In 2011, Measure R funds contributed to the installation of a permanent ice rink slab, and the Town has been operating the facility year-round as a multi-use facility since 2012 as an ice rink in winter and the Mammoth RecZone in summer, which offers activities such as inline/roller skating, skate ramps, volleyball, badminton, and basketball. The lease for the facility has been extended through the winter of 2018/19 to allow for ice rink operations to continue until the new facility is completed. In anticipation of the Town vacating the MCOE property, MCOE, MUSD, and Town staff have been discussing various projects which may be able to utilize some of the existing infrastructure, thereby reducing the Town's rehabilitation costs for the MCOE site.

b. Existing Community Center (1000 Forest Trail)

The Town operates a year-round community center of approximately 2,500 sf, located at 1000 Forest Trail just east of Minaret Boulevard. The facility has several deficiencies, including extensive building deterioration, on-going maintenance issues, and functional inefficiencies. Currently, this facility does not meet the current or future desire or needs of the community and would require substantial investment to upgrade the structure. While operations at the existing facility are anticipated to continue for the foreseeable future, rather than invest considerable funds to upgrade the existing facility, the Town intends to construct a new community center facility as part of the multi-use project.

c. Site Selection

On April 1, 2015, Town Council directed staff to provide recommendations regarding the relocation of the multi-use facility from the MCOE property adjacent to the Mammoth Lakes Library to Mammoth Creek Park West. This direction was based on the Town Council's action to not renew a long-term lease with the MUSD and MCOE at its current location.

Analysis of the current site included, but was not limited to, the following findings:

- It is not in the best interest of the Town to continue to invest in a leased facility for a 20 plus year time frame;
- The enhanced use of the multi-use facility at its current location creates some unintended conflicts with other facilities (i.e., library, parking), which may grow in the future;
- The location has operational constraints; and
- The site is constrained in size and location, thereby limiting the Town's ability to develop future complementary community amenities, such as a community center, expanded play areas for summer use, etc.

Based on a review of the options to continue with the multi-use facility at the current location with additional investment, the pros and cons of the site for each of the parties, and considering long term interests for the community, it was determined that the best strategy was to look at an alternative location for an improved facility.

Town staff, working in conjunction with representatives from Mammoth Lakes Recreation (MLR), the Recreation Commission, and the newly formed Ad Hoc Facility Task Force, were tasked to identify, evaluate, and recommend to Town Council appropriate sites for a multi-use facility that would include a new community center and ice rink, and complementary uses. The Town encouraged public input on the initial planning and design effort and conducted several “Plan Your Parks” workshops with the public and interested stakeholders. The process included evaluating all Town-owned properties/managed facilities and the following sites were reviewed: Community Center Parcel, Bell Shaped Parcel, Whitmore Park/Track/Fields/Pool, Trails End Park, the Park N’ Ride at Tavern and Sierra Park Road, Mammoth Creek Park West, and the Civic Center Parcel.¹ Ultimately, Mammoth Creek Park West was selected as the preferred location for the multi-use facility and the proposed project has been the subject of numerous meetings, including a previous site walk and open design charrette conducted on April 30, 2015 by the Town. It has also been on the agendas of the Recreation Commission, Mammoth Lakes Recreation (MLR), and Town Council. For a complete analysis of the site selection process, please see Section 3 of the Draft EIR, Project Description.²

On October 21, 2015, Town Council accepted the recommendations from the Recreation Commission, MLR, and members of the Ad Hoc Facility Task Force to commence preliminary design and environmental documentation for the location of community recreation facilities within Mammoth Creek Park West. This action followed the extensive due diligence conducted by Town staff along with representatives from MLR and the Recreation Commission on the proposed relocation of the community multi-use facility and the consideration of location options and environmental analysis. A determination and investigation of an appropriate and low cost alternative for a temporary shade cover at the current facility was also provided.

- d. *Mammoth Creek Park West New Community Multi-Use Facilities Environmental Impact Report*²
In January 2016, the Town Council authorized a consulting agreement with Michael Baker International for the preparation of the California Environmental Quality Act (CEQA) review for the Community Multi-Use Facilities at Mammoth Creek Park West. The Draft Environmental Impact Report (EIR) was released for public review in December 2016 and the Final EIR was released for public review in April 2017. The Town Council certified the EIR on May 17, 2017 and a Notice of Determination (NOD) was filed for the project on May 18, 2017 with the Mono County Clerk and the CA Office of Planning and Research, thereby initiating the 30-day CEQA challenge period. The 30-day CEQA challenge period ended at 5:00 pm on June 19, 2017 and no challenge was filed.

The EIR analyzed all components of the proposed community multi-use facilities and included a maximum 100-foot by 200-foot ice rink/RecZone area, a 13,000 square-foot complementary community center, a roof encompassing the ice rink and community center, reconfiguration and improvements to an existing playground to add accessible interactive components, restroom improvements, 107 additional surface parking spaces, and an active outdoor recreation area. The EIR anticipated that construction of the proposed project would occur in three phases, with phases 1 and 2 being constructed concurrently, beginning in June 2017 and construction of phase 3 concluding in February 2023. The components of the three phases are described below:

¹ The Town did not include Shady Rest Park or Mammoth Creek Park East in this site selection analysis, as these properties are located in the jurisdictional boundaries of the United States Forest Service (USFS). Due to the existing land use restrictions imposed by the USFS, the Town would not be permitted to construct the project on these properties.

² The Environmental Impact Report is available online at: <http://www.townofmammothlakes.ca.gov/index.aspx?NID=694>

- **Phase 1** – Construction of the ice rink/RecZone, viewing areas, ice rink support areas, 30,000 sf roof structure, reconfiguration of the playground, active outdoor recreation area, and hardscape plaza areas.
- **Phase 2** – Construction of 5,000 sf of community center facilities, approximately 50 parking spaces, and hardscape plaza areas.
- **Phase 3** – Construction of an additional 8,000 sf of community center facilities, 57 additional parking spaces, and hardscape plaza areas.

The project being considered as part of DR 16-011 encompasses the majority of the elements of phase 1 and 2, and phase 3 will occur when adequate funding is available. The community center portion of the project that is being considered by DR 16-011 is designed to allow for future expansion.

2. Development Proposal

The project consists of constructing new community multi-use facilities at Mammoth Creek Park West and includes a covered Olympic-sized ice rink (winter)/recreation/event area (RecZone) (summer), ice rink associated support areas (i.e., Zamboni garage, chiller room, and electrical room), storage areas, and an attached building that will include the lobby/viewing area, lockers/restrooms, office space, concessions area, and a 2,500 sf community center. The ice rink and associated support and storage areas will be covered/enclosed by an approximately 30,000 sf roof structure that will be partially open on two sides. Additional components of the project include a 36 space surface parking lot and reconfiguration and improvements to the existing playground to add accessible inclusive components. Upon completion of the project, the existing Mammoth Ice Rink/RecZone (located at 416 Sierra Park Road) would be made inactive, and the existing community center (located at 1000 Forest Trail) would remain under Town operation. The proposed project components are described in more detail below.

a. *Ice Rink*

The proposed ice rink will be Olympic-size and will be approximately 98-feet wide by 197-feet long. The 30,000 sf roof structure will be open on two sides (to the south and east), allowing for a unique, outdoor recreation experience with expansive views and protection from the sun and harsh winter elements. The remaining two sides (to the north and west) will be enclosed in order to minimize noise and light impacts for the adjacent residential uses. Areas for the ice preparation machine, chillers, storage of ice rink and RecZone equipment, and team locker room space will be located along the western boundary of the ice rink and will form the enclosed structure along that boundary. The ice rink structure will have a maximum height of 35-feet and the tapered steel girder structural elements that are necessary for the large unsupported span of the space will be showcased on the interior and exterior of the building, thereby creating a modern mountain architecture appearance. The ice rink will operate during the winter months (November to April) and will provide a number of daily, weekly, and monthly recreational activities. Programmed events that the space can accommodate include recreational skating, youth and adult hockey, figure skating, curling, and professional/club/college/school tournaments and events.

b. *Mammoth Recreation Zone (RecZone)*

In the summer months (mid-May to mid-October), the multi-use facility will operate as the summer Mammoth RecZone. The Mammoth RecZone will be the home of the Parks and Recreation Department summer camps and programs, and provide a venue for special events. Programmed events that the space can accommodate include roller/inline skating, summer sports camps (i.e., basketball, volleyball, etc.), adaptive sports (wheelchair basketball, pickleball, etc.), drop-in and league play sports (i.e., basketball, badminton, volleyball, etc.), community events (i.e., farmers market, art and music festivals, movie nights, etc.), and special events (i.e., weddings, trade shows, birthday parties, etc.).

c. *Community Center*

The proposed community center will be approximately 6,500 sf at the completion of the initial phase of construction and will include:

- An approximately 2,500 sf community center/multi-purpose room
- Approximately 475 sf for rentals, equipment storage, and a concessions area with a warming kitchen
- Approximately 2,000 sf of lobby and viewing area
- Approximately 400 sf of office space
- Americans with Disabilities (ADA) accessible men's and women's restrooms with an approximate combined square-footage of 550 sf
- Men's and women's locker rooms with an approximate combined square-footage of 500 sf
- Approximately 300 sf of storage space

The community center will host a number of community based activities and will have complementary space/amenities to support operations of the ice rink and Mammoth RecZone. Programs that the space could accommodate include educational programs, adult and youth fitness classes, games, arts and crafts programs/camps, community holiday celebrations, and small events/conferences.

d. *Parking and Circulation*

The existing 44 space surface parking lot in the northeast portion of the project site will be expanded westward across the northern portion of the project site and an additional 36 surface parking spaces, including two ADA parking spaces, will be provided in the initial phase of construction. Bicycle parking will be accommodated on the site through the installation of 14 short-term bike rack spaces located near the entrance and three long-term spaces inside the building in a secure location. In addition to the expanded parking lot, a 16-foot wide emergency access road will be provided that will connect Meadow Lane to the western boundary of the parking lot. Removable bollards will be installed on both two ends of the access road to prevent public use.

Additional parking spaces will be added during phase 3 of construction when the community center is expanded.

e. *Landscaping*

The existing park grass within the southeastern portion of the project site will remain. The disturbed areas of the site will be revegetated with drought-tolerant landscaping, including the installation of a minimum of eight trees pursuant to the Municipal Code parking area landscaping requirements.

f. *Park Playground*

The existing playground in Mammoth Creek Park West will be relocated further to the east to allow for the construction of the multi-use facility and a new inclusive playground will be installed, which will provide access and features that are accessible and useable to all groups, including those with disabilities. Once completed, this playground will be the first truly inclusive playground in the Eastern Sierra and will also serve as a National Demonstration Site (NDS) for others to observe and learn from. Funding for this component of the project has been provided through a grant from the CA Healthy Play Initiative and it is anticipated to be operational in summer 2018. The Recreation Department is the project lead on the design of the playground area and are working with recreation/playground experts and the public on the final design.

g. *Special Events*

On occasion, special events (i.e., hockey tournament, concert, etc.) will be hosted at the project site. All special events will require an Administrative Special Event Permit and depending on the scope and size of the event, additional security or other necessary measures, such as a parking management plan or off-site parking agreement, will be required. Depending on the type of special event, alcohol sales could be permitted and staff would evaluate the requests on a case-by-case basis.

3. Subject Property and Surrounding Land Uses

Mammoth Creek Park West is zoned Public and Quasi-Public (P-QP) and is approximately five acres in size. The site is bounded by multi-family residential uses and commercial uses to the north, Old Mammoth Road to the east, recreational open space to the south, and multi-family residential uses to the west. Existing uses on the site include playground equipment, grass/open space, picnic areas, trail connections, and a surface parking lot with 44 spaces.

The surrounding land uses and businesses are described in Table 1.

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Adjacent Streets	Land Use
North	RMF-2; OMR	N/A	Multi-Family Residential (Chateau Blanc); Commercial (Dental Office)
South	P-QP	N/A	Open Space (US Forest Service)
East	OS	Old Mammoth Road	Open Space (US Forest Service); Mammoth Creek Park East (Use Permit to the Town)
West	RMF-2	Meadow Lane	Multi-Family Residential (La Vista Blanc)

* OMR = Old Mammoth Road; RMF-2 = Residential Multi-Family 2; P-QP = Public and Quasi-Public; OS = Open Space

4. General Plan Consistency

The Project is consistent with the 2007 General Plan Visions Statements as described in Table 2.

Table 2: General Plan Conformance

Vision Statement	Explanation of Project Conformance with Vision Statement
<i>“Being a great place to live and work.”</i>	The project will provide additional recreation amenities for residents and visitors.
<i>“Being a premier, year-round resort community based on diverse outdoor recreation, multi-day events and an ambiance that attracts visitors.”</i>	The project will provide year-round recreation activities for both residents and visitors via the ice rink, RecZone, community center, and updated inclusive playground. The ice rink and RecZone will be covered, but will have an outdoor feel to it since the structure will be open on two sides and will provide unobstructed views of the Sherwins. Being adjacent to Old Mammoth Road will enhance the visibility and accessibility of the site for visitors. The park setting that the facility will be located in allows for multi-day recreation events such as hockey tournaments, basketball tournaments, and festivals.

<p><i>“Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees” with small town charm.”</i></p>	<p>The project design was inspired by modern mountain architecture and includes materials such as Corten steel, exposed structural steel, and split-face block. The materials complement and are appropriate to the mountain setting since the colors are all earth-tone colors that are taken from the natural setting of Mammoth Lakes and are reflective of the history of the region. The structure has a maximum height of 35 feet in order to maintain a sense of a “village in the trees” and a minimum of eight trees will be planted.</p>
---	--

The Project is consistent with the 2007 General Plan goals, policies, and actions as described in Table 3.

Table 3: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
<p>Goal E.1. Be a premier destination community in order to achieve a sustainable year-round economy.</p>	<p>The project will provide a community amenity that will serve residents as well as visitors. The facility will be programmed to encourage use by visitors to help promote a sustainable, year-round economy.</p>
<p>Policy E.1.L. Support diverse arts, cultural, and heritage programming facilities and development of public venues for indoor and outdoor events.</p>	<p>The project will provide an indoor/outdoor public venue that will be available for arts, cultural, and heritage events.</p>
<p>Goal E.2. Achieve sustainable tourism by building on the area’s natural beauty, recreational, cultural and historic assets.</p>	<p>The multi-use facility will provide a recreational asset for both residents and visitors and there is an opportunity for tourism growth by bringing tournaments and events to the facility.</p>
<p>Policy E.3.C. Support development of major public and private facilities that contribute to destination resort visitation in Mammoth Lakes.</p>	<p>See Goal E.1. and E.2. above.</p>
<p>Goal C1. Improve and enhance the community’s unique character by requiring a high standard of design in all development in Mammoth Lakes.</p>	<p>The project is consistent with the Town’s Design Guidelines and the Zoning Code development standards. The project was reviewed by the PEDC Design Committee and revisions were made to the design as a result of their review and input.</p>
<p>Policy C.2.I. Achieve highest quality development that complements the natural surroundings by developing and enforcing design standards and guidelines.</p>	<p>The Project is consistent with the Town’s Design Guidelines and the Zoning Code development standards.</p>
<p>Policy C.2.L. Create a visually interesting and aesthetically pleasing built environment by requiring all development to incorporate the highest quality of architecture and thoughtful site design and planning.</p>	<p>The proposed facility features varying materials, colors, and building features in order to create a visually interesting building while still maintaining a functional ice skating area that is clear of any obstructions (i.e., support posts). The site design was carefully analyzed in order to minimize conflicts between the adjacent residential uses. The building and residential uses to the west are separated by a landscaped berm in order to minimize view and noise impacts.</p>

<p>Policy C.2.R. Plan parks for safety and compatibility with adjacent uses through thoughtful design including location of buildings, lighting, parking, emergency access, public transit, and pedestrian/bicycle access.</p>	<p>Numerous public “Plan Your Park” workshops have been held related to Mammoth Creek Park West in order to gather and assess the community’s vision for the park. The multi-use facility has been sited in order to minimize conflicts with adjacent uses and the building is enclosed on the north and west sides to reduce light and noise impacts for the neighboring properties. The additional parking area will connect to the existing parking lot and emergency access will be provided via Old Mammoth Road and from a new emergency access road that connects to Meadow Lane. The site is near public transit, has multiple pedestrian paths that connect to nearby locations, and bicycle parking will be provided.</p>
<p>Policy C.2.T. Use natural, high quality building materials to reflect Mammoth Lakes’ character and mountain setting.</p>	<p>The project design proposes to use exposed structural steel, Corten steel, hardie-board siding, and split-face CMU blocks. The color palette is comprised of natural earth-tones, which are consistent with the mountain setting.</p>
<p>Policy C.2.U. Require unique, authentic, and diverse design that conveys innovation and creativity and discourages architectural monotony.</p>	<p>The design of the structure was inspired by modern mountain architecture and features a variety of design elements and materials that are reflective of the mountain region. Additionally, the materials and building elements have been designed to complement each other and avoid architectural monotony through variations in materials, colors, and patterns. The ridgeline of the structure is largely uninterrupted, which is unavoidable due to the necessity for the large uninterrupted open space inside the area to accommodate the ice rink. The high point of the roof has been shifted away from the center to the south to in order to create visual interest on the elevation that faces Old Mammoth Road.</p>
<p>Policy C.2.V. Building height, massing and scale shall complement neighboring land uses and preserve views to the surrounding mountains.</p>	<p>The maximum building height is 35 feet from finished grade and is consistent with the maximum height allowed by the municipal code for the P-QP zoning district. The views to the surrounding mountains will be maintained since the finished building foundation will be approximately 4-feet lower than the existing grade and the residential buildings to the west sit at a higher elevation. Views of the building from the adjacent residential areas to the west will be partially shielded by an existing 14-foot landscaped berm. The certified EIR for the project found that all aesthetic and view impacts would be less than significant with the proposed mitigations incorporated.</p>
<p>Goal C.5. Eliminate glare to improve public safety. Minimize light pollution to preserve views of stars and the night sky.</p>	<p>All exterior lighting is required to be shielded and down-directed in order to minimize light pollution and the metal roof structure will have a matte, non-reflective finish in order to minimize glare for adjacent uses and for those looking down at the structure. The certified EIR for the project found that all light and glare impacts would be less than significant with the proposed mitigations incorporated.</p>

Goal C.6. Enhance community character by minimizing noise.	The proposed facilities will be located approximately 150 feet from the closest sensitive noise receptor (La Vista Blanc Condos) and the sides of the facility that face the residential uses are fully enclosed in order to minimize noise disturbances. The certified EIR for the project found that all noise impacts would be less than significant with the proposed mitigations incorporated.
Goal L.6. Maintain the Urban Growth Boundary to ensure a compact urban form; protect natural and outdoor recreational resources; prevent sprawl.	The project will utilize an existing park site, will maintain access to Mammoth Creek, and no changes to the Urban Growth Boundary are proposed as part of this project.
Open Space Land Use Designation. The Open Space designation is established to protect the community's public and private open space resources. It is intended to preserve existing parks and encourage future parks, maximize recreation opportunities, preserve open space, and protect sensitive environmental resources...This designation allows parks, athletic fields, golf courses, community gathering spaces, and supporting facilities.	The proposed multi-use facility is consistent with the Open Space designation since the use will provide numerous recreation opportunities within the existing Mammoth Creek Park West. Additionally, the structure is sited to avoid sensitive environmental resources.
Goal P.1. Maintain parks and open space within and adjacent to town for outdoor recreation and contemplation.	The project will maintain the existing Mammoth Creek Park facilities, will maintain the Mammoth Creek access and adjacent area, and will provide expanded recreation opportunities at the site.
Policy. P.5.E. Design parks and open space to be accessible and usable except when set aside for preservation of natural resources, health, and safety.	The project will provide additional amenities at the existing Mammoth Creek Park West. The project would not remove any land that has been set aside for natural resources, health, and safety.
Goal P.6. Provide parks and recreational facilities and programs that foster a sense of community and nurture the emotional connection people have with each other and Mammoth Lakes.	The project will provide a gathering space that can be used for special events as well as community events.

5. Municipal Code Consistency

The Project is consistent with all applicable zoning requirements of the Public and Quasi-Public (P-QP) zoning district. A summary and analysis of the proposal and applicable development standards is discussed in Table 4.

Table 4: Zoning Consistency

General Information			
General Plan: Open Space (OS)		Specific Plan: N/A	
Zoning: Public and Quasi-Public (P-QP)		Overlay Zone/District/Master Plan: N/A	
Existing Land Use: Park		Permit(s) Required for Use: Major Design Review (DR)	
Primary or Secondary Active Frontage: N/A			
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
Setbacks			
Front	20 feet	300 feet	Yes
Side	20 feet	30 feet / 127 feet	Yes
Rear	20 feet	93 feet	Yes

Building Height	35 feet	35 feet	Yes
Snow Storage	60% (25, 350 sf)	75% (31,900 sf)	Yes
Parking Spaces	N/A	36 new spaces (80 total including the existing parking spaces)	Yes *
Bicycle Spaces	Short-Term: 14 Long-Term: 3	Short-Term: 14 Long-Term: 3	Yes
Landscaping	1,340 sf (10% of parking lot) 8 trees (1 tree/5 parking spaces)	13,400 sf (160%) 11 trees	Yes

* The Zoning Code does not specify the number of parking spaces required for recreation facilities. See parking discussion below.

Use

The subject site is located in the Public and Quasi-Public (P-QP) zoning district and public parks and playgrounds are permitted outright in this zone. Pursuant to MC Chapter 17.144 (Use Classifications), the following uses are classified as a “Parks and Playgrounds, Public” use: public parks, play lots, **playgrounds**, and athletic fields for non-commercial neighborhood or community use, including open space areas for passive recreation and picnicking, swimming pools, tennis courts, and **other sport and active recreation facilities**. This classification also includes **related food concessions or community centers within the facilities**. All of the proposed facilities and uses are consistent with the uses classified as “Parks and Playgrounds, Public.”

Parking

Zoning Code Chapter 17.44 (Parking and Loading Standards) does not specify the number of parking spaces required for recreational facilities. Table 17.44.030(B) (Required Parking Spaces for Non-Residential Use Classifications) specifies that parking for all other non-residential uses shall be established by special review and approved by the review authority. During the EIR process, it was determined that based on the proposed programming and the usage history of the existing ice rink and community center, 107 additional parking spaces would be needed at full buildout of the multi-use facility and community center, for a total of 151 parking spaces on-site. Based on the current development proposal, the anticipated programming, and the usage history of the existing ice rink and community center, it was determined that 36 additional parking spaces, for a total of 80 parking spaces, were needed during the initial phases of construction in order to provide adequate parking. When programming the multi-use facility and community center, programs and events that bring larger crowds are not scheduled at or around the same time in order to minimize parking conflicts.

6. Project Design

Staff has conducted a design review analysis of the project, described below. Additionally the PEDC Design Committee reviewed the project at two Design Committee meetings on August 31, 2017 and September 21, 2017 and provided input and suggested changes, which were incorporated into the subsequent submittals. The minutes from the two Design Committee meetings are included as Attachment 3.

A summary of the submittal requirements for Major Design Review is included in Table 5 below:

Table 5: Major Design Review Submittal Requirements

Item	Submitted?
Site Plan	Yes (Attachment 2, Sheet A1.1)
Colored Elevation Drawings	Yes (Attachment 2, Page 8)
Preliminary Landscape Plan	Yes (Attachment 2, Sheet A-1.1)
Materials Board	Yes (Attachment 2, Photo)
Color Perspective Representation	Yes (Attachment 2, Page9)

The proposed Project is consistent with the Town’s Design Guidelines and Color Handbook as discussed below:

a. *Site Design*

The proposed multi-use facility was sited in a manner to preserve the existing Mammoth Creek Park amenities (grass areas, trails, creek corridor, playground, etc.) while still maintaining a maximum buffer from the adjacent residential uses (there is approximately 150 feet between the closest residential structure and the multi-use facility). Additionally, the building is situated behind an existing 14-foot tall landscape knoll which will provide additional privacy and screening for the residential uses to the west.

The Design Guidelines recommend that creeks, unique topographic features, trees, and views be included in site design. The proposed building location is set the maximum distance from the creek in order to avoid sensitive environmental resources. Mammoth Creek Park has expansive views of the Sherwins to the south and the building it sited to take advantage of these views and features an open design on the southern elevation in order to maintain those views.

The service areas of the facility are incorporated into the overall building design and serve to enclose the ice rink structure on the western side. The enclosure materials are consistent with the overall building design. Additionally, access to all sides of the building will be maintained year-round for emergency access and access to the service areas.

The site design accommodates the opportunities and constraints of the site and achieves a design that is appropriate for the area and intended use, and is therefore consistent with the Design Guidelines as described above.

b. *Architecture and Colors and Materials*

The Design Guidelines encourage large building masses to be broken up by varying building forms, roofs, and façades. The proposed structure has varying building forms and façades and further breaks up the massing through changes in materials and colors. The south and east elevations are primarily open in order to provide the feeling of an outdoor ice rink and the massing in broken up by metal louvers, which also serve to minimize direct sunlight impacts to the ice. The north and west elevations are enclosed in order to minimize noise and light impacts to neighboring uses and to provide locations for the service and support equipment. All sides of the building have a common vocabulary of architectural design elements, materials, and colors and provide an aesthetic appeal to all side of the building since all sides of the building are visible from adjacent properties and public spaces.

The roof structure has minimal design features incorporated into it since the structural design of the building does not allow for it. Due to the intended use of this building as an ice rink and the need for a large uninterrupted space, there cannot be any structural support columns within the ice rink area. The structural integrity of the roof is achieved through the perimeter support columns and large tapered steel girders that span the rink. Any change in roof height or direction would require additional support features, which cannot be achieved with this type of building design. In

order to create visual interest in the roof structure, the high point of the roof was shifted to the south of the center and a gabled roof element was incorporated in the community center. Additionally, due to the necessity to maintain cold temperatures for the integrity of the ice, the shift of the roof high point minimizes the area of the roof that faces south, thereby reducing the radiant heat transfer that will occur through to the interior of the structure. The tapered steel girders are exposed on the east and west ends to create additional visual interest.

The Design Guidelines encourage the use of natural, renewable, and recyclable materials and the use of wood or wood-like materials. The proposed materials consist of split-faced CMU block, hardie-board siding, Corten steel, painted storefronts and structural steel, and metal louvers. Hardie-board siding was selected over natural wood due to its durability and minimal ongoing maintenance that will be required. The building materials and colors are:

- Corten steel that will develop a rusted patina
- Split-face CMU block with a charcoal finish
- Hardie-board siding that mimics cedar wood siding
- Hardie-board siding in a mocha finish
- Black structural steel and storefronts
- Zinc gray standing seam metal roof that has a matte, non-reflective finish
- Black perforated metal louver that will minimize direct sunlight on the ice, but still allow for views out
- The base of the building will be primarily split-face CMU block or open. The split-face block will create a durable base that can withstand snow removal and impacts from skates and other impacts on the interior of the building, and will provide structural support for the building.
- Eight-foot (8') tall black perimeter fencing on the south and east sides to provide for security. Adequate space will be provided between the fence and the steel support columns to allow for snow removal operations.

The proposed colors and materials are consistent with the Design Guidelines and the Town's Color Handbook because they are natural, earth-tone colors. Although the Design Guidelines indicate that roof colors should be dark and muted, the proposed zinc gray roof color was selected because of its ability to minimize radiant heat transfer on the interior of the structure and maintain a matte, non-reflective finish. A dark roof color would greatly increase the radiant heat transfer to the interior of the structure and impact the integrity of the ice. The PEDC Design Committee reviewed various roof colors and selected the proposed zinc gray color because it helps to achieve the design objective of the project by creating a covered ice rink that will be useable for up to six months a year and has a matte, non-reflective finish. The proposed colors and materials are included in Attachment 2 – Materials Board.

c. *Landscaping*

The existing park grass within the southeastern portion of the project site will remain. The disturbed areas of the site will be revegetated with drought-tolerant landscaping, including the installation of a minimum of eight trees pursuant to the Municipal Code parking area landscaping requirements. Additional landscape elements include the patio area that will be located between the multi-use facility and the playground, which will provide a sitting area. The proposed landscaping is required to be consistent with the Town's Water Efficient Landscape Regulations (MC Chapter 17.40). Approval of the full landscape documentation package will be required prior to issuance of a certificate of occupancy for the project. The tree locations are shown on Attachment 2 – Sheet A1.1.

Design Committee Review

The PEDC Design Committee reviewed the Project on August 31, 2017 and at a subsequent meeting on September 21, 2017 (the minutes are included as Attachment 3). At the initial meeting, the Design Committee requested various material and color changes and those changes were incorporated into the project design. The revisions were reviewed at the subsequent Design Committee meeting and the Design Committee was supportive of moving the Project forward to the PEDC for consideration.

7. Agency / Public Comments

The local public agencies have been actively involved in the multi-use facility project since the environmental review portion was initiated and have provided input throughout the process. The final design was routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD). Comments were received from both agencies and have been incorporated into the project and/or conditions of approval in the attached resolution (Attachment 1).

No public comments have been received related to the design review portion of the project. Public comments that were received as part of the EIR process were responded to in the Final EIR and design changes that were the result of public comments during the EIR process were incorporated into the design of the project.

8. Environmental Analysis

Pursuant to the CEQA Guidelines, an Environmental Impact Report (EIR) (SCH #2016062009) was prepared for the project. The EIR was certified by the Town Council on May 17, 2017 via Town Council Resolution 17-38 and found that the project would not result in any temporary or permanent significant and unavoidable effects on the environment and all potential environmental impacts would be less than significant with mitigations incorporated. A Mitigation Monitoring and Reporting Program (MMRP) was adopted concurrently with the certification of the EIR and the mitigation measures identified in the adopted MMRP have been incorporated into the conditions of approval (see Attachment 1 – Exhibit “A”). A Notice of Determination (NOD) was subsequently filed with the Mono County Clerk and the CA Office of Planning and Research on May 18, 2017, thereby initiating the 30-day CEQA challenge period. The 30-day CEQA challenge period ended at 5pm on June 19, 2017 and no challenge was filed.

C. OPTIONS

Option 1.

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Major Design Review 16-011 with conditions as recommended by staff or with modifications.

Option 2.

Deny Major Design Review 16-011.

Option 1 would approve the Project subject to the conditions included as Exhibit “A” to the attached resolution, or as modified by the Planning and Economic Development Commission.

Option 2 does not allow the Project, as designed, to proceed with the planning process, unless an appeal is filed within 15 days of Planning and Economic Development Commission decision. The Commission would need to make findings for denial. If an appeal were to be filed, the Project would be scheduled for a Town Council hearing.

D. RECOMMENDATION

Staff recommends that the Planning and Economic Development Commission choose Option 1:

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Major Design Review 16-011 with conditions as recommended by staff or with modifications.

Attachments

Attachment 1: Planning and Economic Development Commission Resolution

Attachment 2: Project Plans and Materials Board

Attachment 3: Design Committee Minutes from the August 31, 2017 and September 21, 2017 meetings