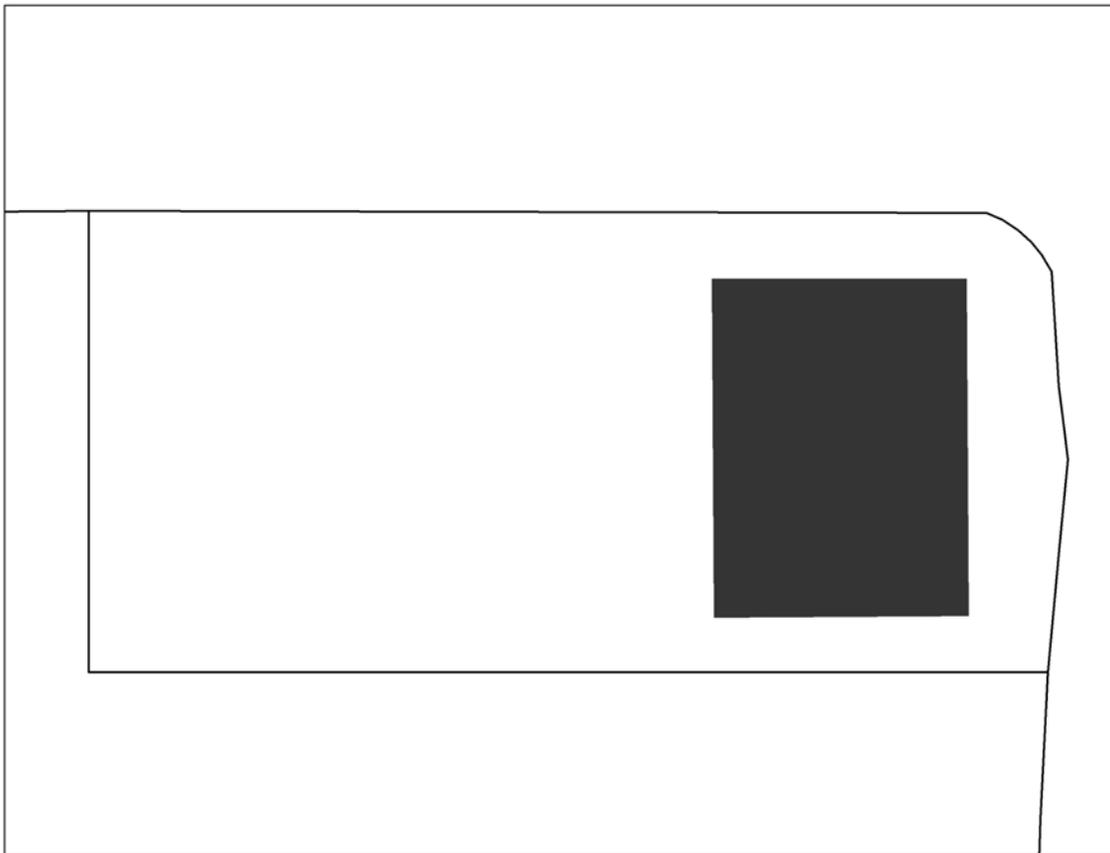




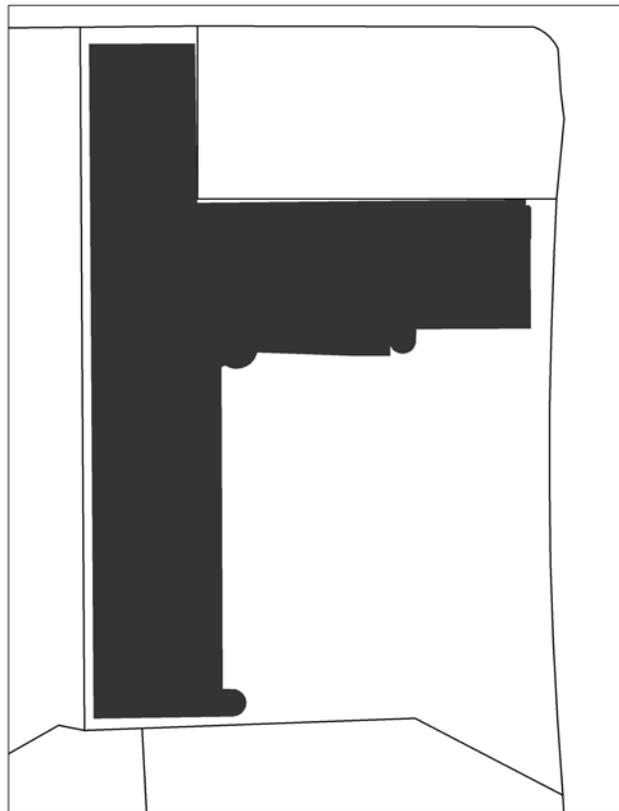
COMMUNITY DEVELOPMENT  
 P.O. BOX 1609, MAMMOTH LAKES, CA 93546  
 (760) 934-8989 ext.253, fax (760) 934-8608  
 email: pkobylarz@ci.mammoth-lakes.ca.us

<b>Estimated Floor Area Ratios</b>			
	<b>Lot size</b>	<b>Building square footage</b>	<b>FAR</b>
Mammoth Lofts (Starbucks building) 436 Old Mammoth Road	19,436	9,504	0.5
Sierra Center Mall 452 Old Mammoth Road	84,573	120,871	1.4
Oak Tree (including a 2 <sup>nd</sup> building on-site) 546 Old Mammoth Road	23,552	10,569	0.4
Sierra Design 550 Old Mammoth Road	15,690	6,225	0.4
Salsa's building 588 Old Mammoth Road	18,869	11,263	0.6
Bristlecone Apartments 3072 Chateau Road	57,761	34,349	0.6
Tosca 1787 Old Mammoth Road	21,327	30,836	1.4
Diamond Run 2362 Manzanita	21,840	21,722	1.0
Hooper project on Mountain Blvd. 85 or 45 Mountain Blvd.	20,928	22,467	1.1
Mammoth Gateway Village 3771 Main Street	37,289	28,248	0.8
Westin 50 Hillside Drive	136,343	379,606	2.8
Village Plaza (north of Gondola Building and Mountain Center) 6201 Minaret Road	249,225	500,657	2.0

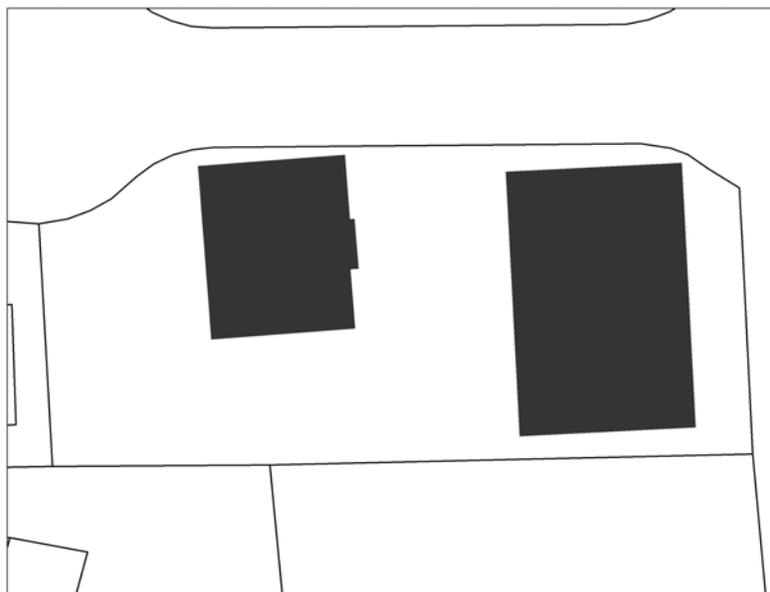
1. Mammoth Lofts (Starbucks building) – FAR = 0.5



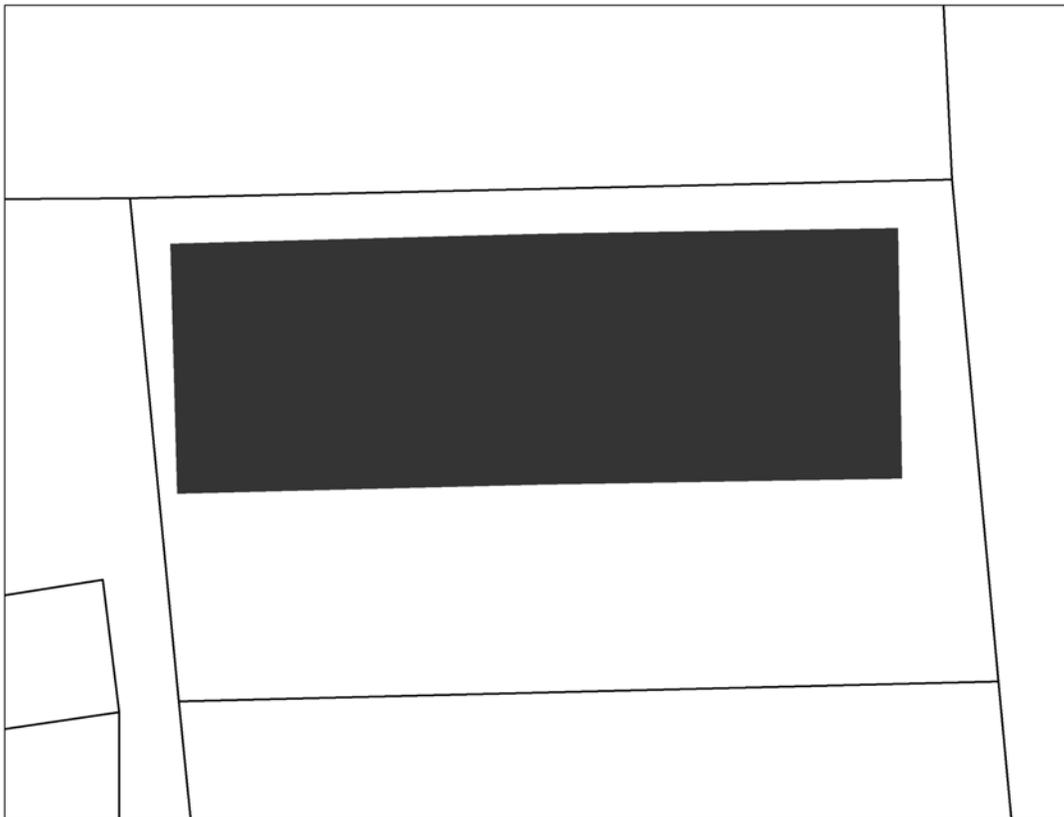
2. Sierra Center Mall – FAR = 1.4



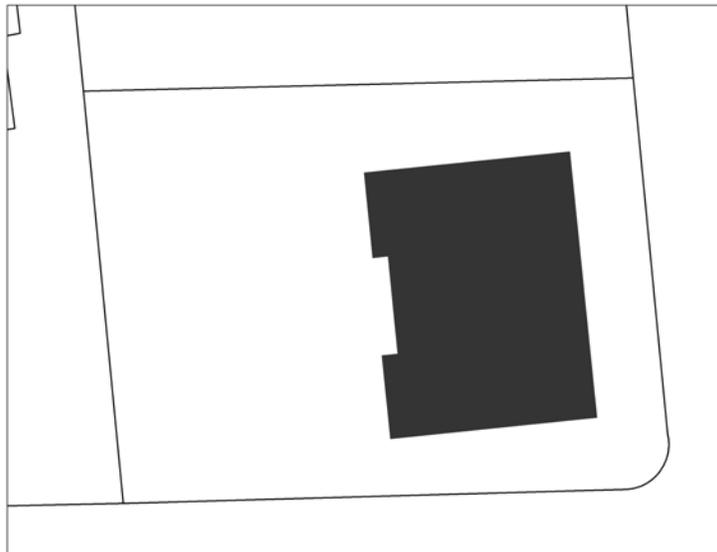
3. Oak Tree (front and back) – FAR = 0.4



4. Sierra Design Center – FAR = 0.4



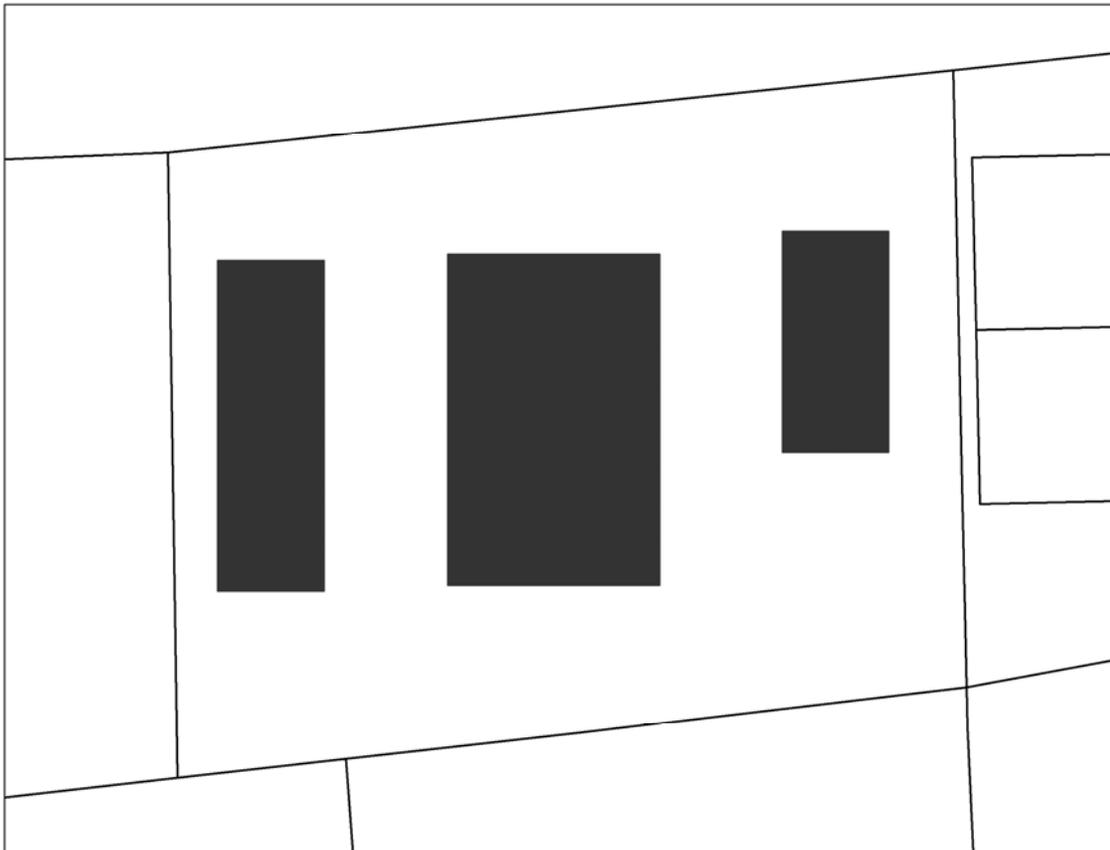
5. Salsa's building – FAR = 0.6



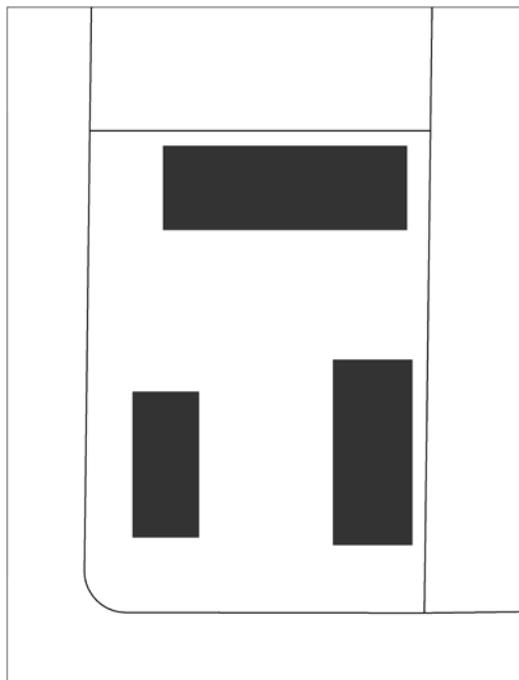
6. Bristlecone Apartments – FAR = 0.6



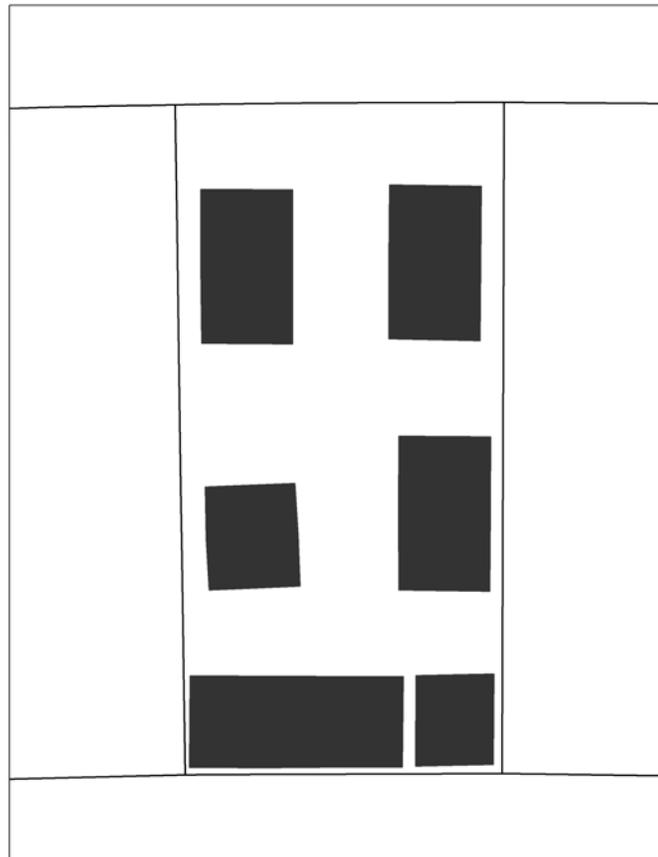
7. Tosca – FAR = 1.4



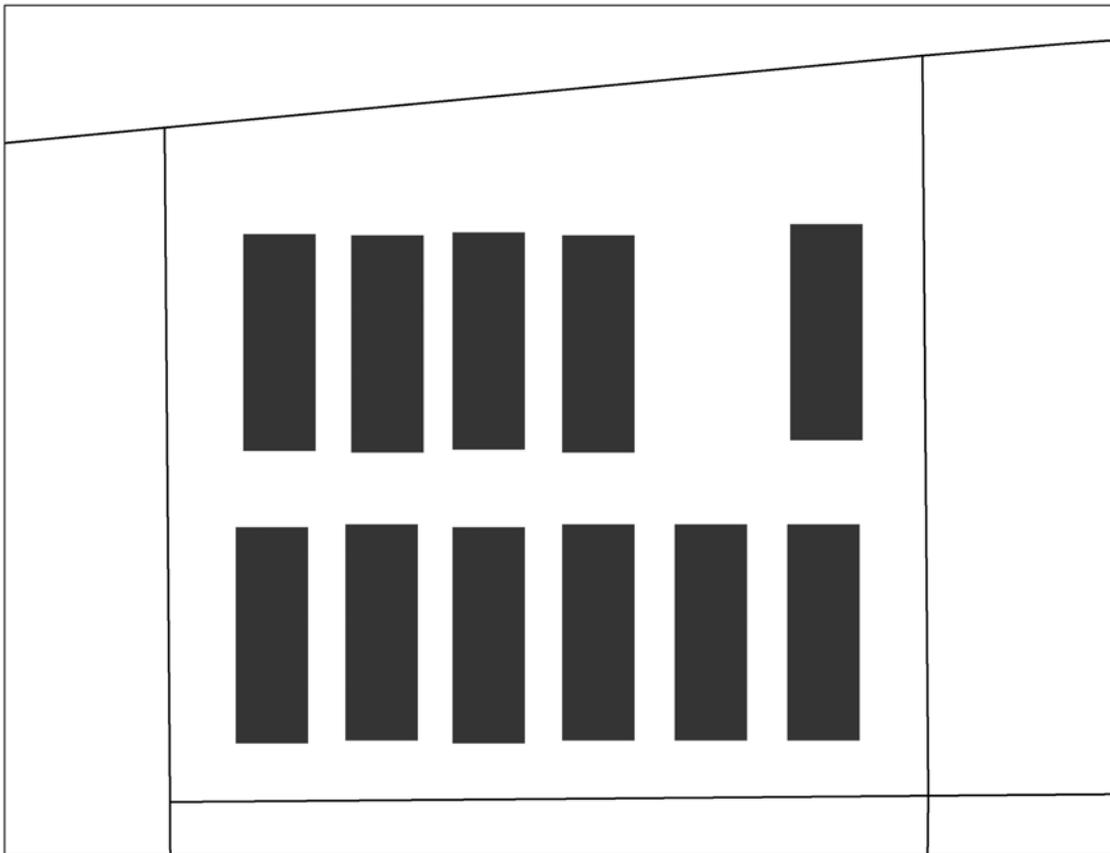
8. Diamond Run – FAR = 1.0



9. Hooper project on Mountain Boulevard – FAR = 1.1



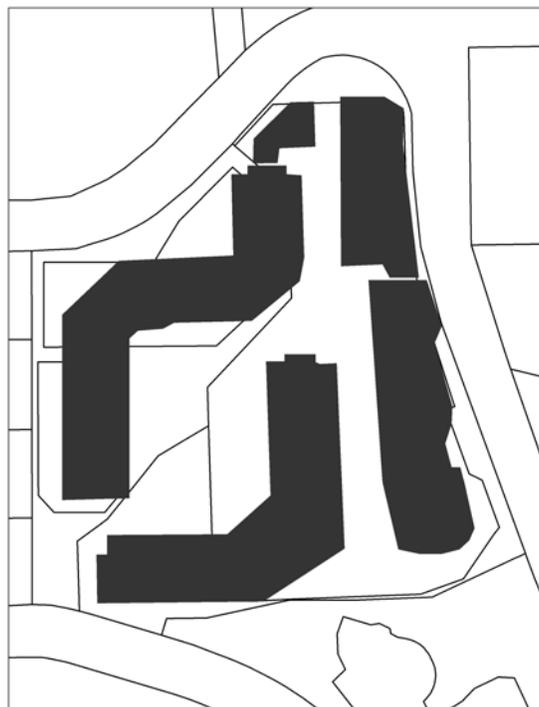
10. Mammoth Gateway Village – FAR = 0.8



11. Westin – FAR = 2.8



12. The Village at Mammoth (not including Gondola building or Mountain Center) – FAR = 2.0



## Attachment 2

<b>Existing building heights and views</b>			
	<b>Approx. setback from ROW*</b>	<b>Approx. building height</b>	<b>View of MMSA</b>
Mammoth Reservation Bureau	10 feet	28 feet	Between buildings
Nik & Willie's	13 feet	25 feet	Between buildings
Chart House	10 feet	18 – 20 feet	None
Ocean Harvest	32 feet	25 feet	Can see slightly above building
Sierra Park Villas	53 feet	30 feet	None
The Oaktree	19 feet	32 – 34 feet	None
Sierra Design	13 feet	20 – 25 feet	None

\* The new proposed ROW on Old Mammoth Road would increase by 10 feet and the proposed setback from that ROW is 0 to 5 feet, therefore an existing setback of between 10 to 15 feet is equivalent to what is being proposed in the North Old Mammoth Road District Special Study.





