



Agenda Item _____
Date: July 27, 2011
File No. _____

PLANNING COMMISSION STAFF REPORT

Subject: Design Review 2011-001, Airport Sprung Structure

Initiated by: Jen Daugherty, Associate Planner
William Manning, Airport and Transportation Director

BACKGROUND:

On June 22, 2011, the Town Council approved funding for a temporary holding structure at the airport. The proposed temporary holding structure is necessary to accommodate airplane passengers in a sheltered location until such time the permanent terminal facility is constructed. The current terminal facility can only accommodate one flight (approximately 80 people at one time), which limits flight schedules and is a problem when flights are delayed or planes are unable to take off due to weather.

The number of daily flights at the airport will increase from four to up to seven flights per day for the 2011-2012 winter season; new flights will be added from Orange County and San Diego. The increased number of flights will further exacerbate the current holding problem. The proposed temporary holding facility will solve this problem until the permanent terminal facility is built, which is not anticipated for at least five to six years.

ANALYSIS/DISCUSSION:

Project Description

The proposed temporary facility would consist of a sprung structure similar to the facilities at Eagle Lodge and Fire Station 1. The structure would be located in the lawn area west of the existing terminal building. The sprung structure would be adjacent to existing airport buildings and uses, including industrial-type structures and parking areas.

The structure's dimensions would be 30 feet wide, 75 feet long, and less than 19 feet tall. The structure is expected to hold approximately 120 people, but the ultimate maximum occupancy will be determined by the Long Valley Fire Protection District. The facility would include seating

area, bathroom, snack bar, and a bar area. A concrete slab would be installed and utilities extended to serve this structure. The sprung structure is would be an olive green color, similar to the existing airport buildings.

Design Review

The Airport Zone requires the design of airport facilities to “enhance the airport facility to ensure that a first class entry statement for the Mammoth Lakes resort community is maintained” (17.28.620). Although this temporary structure would not necessarily provide the aesthetic first class entry statement the Town desires of a permanent terminal building, it is temporary and it will enhance the functioning of the airport because it is necessary for the efficient airport operations and welfare of those utilizing the airport.

To minimize visual impacts, the project would be an olive green color to blend with the surrounding environment and existing airport structures. In addition, three to four aspen trees would be planted to the south of the proposed sprung structure in an existing landscaped area to soften the view of the structure from U.S. Highway 395; these trees will be approximately six feet tall (see Exhibit 2 of EIR Addendum for existing landscaped areas). The permanent terminal building will have the flexibility to be the first class entry statement that the community desires.

The Planning Commission Design Committee reviewed this application on July 19th and recommended the olive green color (i.e. Mediterranean Olive) for the sprung structure. The Design Committee also discussed landscaping and signage to make the airport more welcoming and provide a statement about Mammoth. As a result, wildflowers and potted flowers will be placed in the areas around the sprung structure and existing terminal building in the summer, and a potted evergreen tree will be located on either side of both doorways. Town staff is also coordinating with Mr. John Urdi of Mammoth Lakes Tourism and the Public Arts Commission regarding aesthetic airport enhancements

The attached resolution includes a six year term for this design review permit, which would expire on October 1, 2017. The conditions of approval allow for Commission’s consideration of a time extension if the permanent terminal is not completed by the expiration date; this condition is consistent with those applied to the temporary tent facility at Eagle Lodge.

OPTIONS ANALYSIS

- Option 1: Adopt the Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project and approve Design Review 2011-001 as proposed, with conditions as proposed or as modified by Planning Commission.
- Option 2: Do not adopt the Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project and deny Design Review 2011-001.

Option 1 would allow the proposed temporary airport holding facility to proceed towards construction in September so it will be operational for winter flights.

Option 2 would not allow the proposed temporary airport holding facility to proceed towards construction unless an appeal is filed for Town Council consideration.

VISION CONSIDERATIONS:

The project would be consistent with the Town's Vision because it would provide a facility necessary to ensure a premier year round experience for both visitors and residents. The temporary facility will provide a holding area protected from weather until the permanent terminal is constructed. The airport offers an alternative transportation option to personal vehicles, which is consistent with the Town's feet-first goals.

STAFFING CONSIDERATIONS:

The Town Council approved funding for a temporary holding structure at the airport on June 22, 2011. This funding incorporated the staff time required to implement the temporary facility, including obtaining required permits and environmental review.

FINANCIAL CONSIDERATIONS:

The Town Council approved funding for a temporary holding structure at the airport on June 22, 2011; this permit processing is within the approved budget of \$275,000.

ENVIRONMENTAL CONSIDERATIONS:

CEQA allows a lead agency to prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the

conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The Town determined that none of the conditions in Section 15162 have occurred, such as the identification of new significant environmental effects.

Therefore, an addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project was prepared for the temporary holding facility project. The environmental review and analysis is contained in the EIR Addendum for the Airport Temporary Holding Facility (Attachment 2). The previously adopted and applicable EIR mitigation measures have been included in the Addendum and Mitigation Monitoring and Reporting Program.

RECOMMENDATION:

Staff recommends that the Planning Commission choose Option 1, and adopt the attached resolution adopting the Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project and approving Design Review 2011-001 subject to mitigation measures and conditions of approval.

Attachments:

1. Planning Commission Resolution
2. EIR Addendum (includes plans and elevations)
 - a. Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project for the Airport Temporary Holding Facility
 - b. Mitigation Monitoring and Reporting Program for the Airport Temporary Holding Facility
 - c. Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project (available online at <http://www.ci.mammoth-lakes.ca.us/index.aspx?NID=421>)

Recording Requested by and)
 When Recorded Mail To:)
)
 Town of Mammoth Lakes)
 Community Development Department)
 P.O. Box 1609)
 Mammoth Lakes, CA 93546)

Space Above for Recorder's Use

RESOLUTION NO. PC-2011-

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING COMMISSION
 ADOPTING THE EIR ADDENDUM TO THE FINAL SUPPLEMENT TO THE
 SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE
 MAMMOTH YOSEMITE AIRPORT EXPANSION PROJECT FOR THE
 AIRPORT TEMPORARY HOLDING FACILITY AND
 APPROVING DESIGN REVIEW 11-001 TO ALLOW THE
 TEMPORARY HOLDING FACILITY (I.E., SPRUNG STRUCTURE)
 AT THE MAMMOTH YOSEMITE AIRPORT AT 1200 AIRPORT ROAD.
 (APN: 37-250-004)**

WHEREAS, a request for consideration of a design review permit was filed by the Town of Mammoth Lakes to allow a temporary holding facility (i.e., sprung structure), in accordance with Section 17.32.120 and 17.28 Article X of the Town of Mammoth Lakes Municipal Code, for property located within the Airport Zoning District at 1200 Airport Road; and

WHEREAS, the Planning Commission conducted an Administrative Hearing on the application request on July 27, 2011, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning Commission considered, without limitation:

1. The Agenda Report to the Planning Commission with exhibits;
2. The State Map Act (if applicable), Specific or Master Plan (if applicable), 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; and
5. Project plans consisting of: (1) Grading Plan (Sheet C2), dated July 14, 2011, and Plan View Sheet and Elevation/Sections Sheet both dated July 18, 2011.

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

SECTION 1. FINDINGS.

1. CEQA.

EIR Addendum - California Environmental Quality Act Guidelines Section 15164:

- a. An addendum to a previously certified environmental impact report was prepared because some changes or additions to the environmental impact report were necessary but none of the conditions described in California Environmental Quality Act Guidelines Section 15162 calling for preparation of a subsequent environmental impact report have occurred.
- b. A subsequent environmental impact report is not required for the following reasons:
 - i. The Project does not propose substantial changes to the projects evaluated in the previously certified environmental documents.
 - ii. No new significant environmental effects or increase in the severity of previously identified significant effects would result from the Project because it is within the scope of development that was anticipated for this site by the previously certified environmental documents.
 - iii. Construction of this Project will not increase the impacts beyond those already anticipated.
 - iv. No new information, which was not known and could not have been known at the time of certification of the previous environmental documents, that would show new or more severe environmental impacts, has come to light.
- c. The Planning Commission considered the Addendum with the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project prior to making a decision on the Project.
- d. The Planning Commission finds that the Addendum reflects the lead agency's independent judgment and analysis.
- e. The custodian and location of the documents and other material which constitute the record of proceedings upon which this decision is based is the

Town Clerk at the Town of Mammoth Lakes Offices, 437 Old Mammoth Road, Suite R, Mammoth Lakes, California 93546.

- f. A program for reporting on or monitoring the required mitigation measures has been prepared and will be adopted with the Addendum.

2. MUNICIPAL CODE FINDINGS.

FINDINGS FOR DESIGN REVIEW PERMIT

(Municipal Code Section 17.32.120)

- a. The design of the project is consistent with the goals, policies, and objectives of the General Plan and the provisions of the Municipal Code because the project will enhance the functioning of the Mammoth Yosemite Airport providing year round commercial air service and is currently necessary for the efficient operation and welfare of the airport.
- b. The project design is consistent with the Design Review Guidelines to assure that colors, materials, illumination, and landscaping enhance the image, attractiveness, and environmental qualities of the Town since the project will be an olive green color that will blend with the surrounding environment and existing airport buildings. The project includes minimal lighting that complies with the Town's Municipal Code, and trees will be installed to minimize visual impacts.
- c. The project will not detract from the value or utility of adjoining properties as a result of inappropriate, inharmonious, or inadequate design since the temporary structure will be located adjacent to existing airport buildings and uses, including industrial-type structures and parking areas.
- d. The project does not indiscriminately destroy trees or natural vegetation, nor does it create excessive or unsightly grading, indiscriminate clearing of the property, or the destruction of natural significant landforms since no trees will be removed and only the minimum grading necessary to achieve a level surface while meeting building code requirements will be conducted.
- e. The project ensures an architectural design of structures, materials, lighting, and colors which are appropriate to the function of the project and are visually harmonious with surrounding development and natural landforms, trees, and vegetation since the temporary structure will be located adjacent to existing airport buildings and uses, including industrial-type structures and parking areas, the structure will be an olive green color that blends with the surrounding environments and matches the exiting airport buildings. The project will include minimal lighting that complies with the Town's Municipal Code, and trees will be installed to minimize visual impacts.

- f. The project ensures that the location, size, design, and illumination of signs and their materials and colors are consistent with the scale and design of the building to which they are attached or which are located on the same site; and ensures that the signs are visually harmonious with the surrounding environment since a sign permit will be required for all signs, which are required to conform to the Town’s sign regulations.

SECTION 2. PLANNING COMMISSION ACTIONS. The Planning Commission hereby takes the following actions:

- 1. Adopts the Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project [State Clearinghouse No. 2000034005], including the Mitigation Monitoring and Reporting Program, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

- 2. Approves Design Review 11-001 subject to the following conditions:

(SEE ATTACHMENT “A”)

PASSED AND ADOPTED this 27 day of July 2011, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Mark Wardlaw
Community Development Director

Jay Deinken, Chair of the Mammoth
Lakes Planning Commission

NOTE: This action is subject to Chapter 17.68 of the Municipal Code, which specifies time limits for legal challenges.

I, David Wilbrecht, am the applicant for this project request and I do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

David Wilbrecht Date
(Notary Required)

**ATTACHMENT “A”
Resolution No. PC-2011-
Case No. DR 11-001**

PLANNING DIVISION CONDITIONS

1. This approval authorizes the following: A temporary sprung structure at the Mammoth Yosemite Airport. The sprung structure shall be an olive green color (i.e., Mediterranean Olive).
2. The temporary sprung structure shall be discontinued and the structure removed when the permanent terminal facility is constructed and approved for occupancy. A permanent terminal facility is anticipated to be open for operation and the temporary sprung structure removed by October 1, 2017. If the permanent terminal facility is not ready for occupancy by October 1, 2017, the matter of the removal of the temporary sprung structure shall be scheduled for review by the Planning Commission.
3. This permit and all rights hereunder shall automatically terminate unless the business operation, site preparation or construction has been commenced within 24 months 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 Section 17.32.150.C.
4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, the Long Valley Fire Protection District, the CRWQCB Lahontan District, Great Basin Unified 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 of the permit.
5. 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.
6. 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.
7. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community 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.

8. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
9. 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.
10. Prior to the issuance of a building permit, the applicant shall pay applicable Development Impact Fees as prescribed by ordinance, unless such Development Impact Fees are waived by the Town Council.
11. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
12. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning Commission approval in accordance with Municipal Code Chapter 17.68.
13. All exterior lighting shall comply with Chapter 17.34 of the Town of Mammoth Lakes Municipal Code, Outdoor Lighting. Exterior light fixtures having a total of over 40-watts of incandescent illumination 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.
14. 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 Development Department or Planning Commission pursuant to Municipal Code Section 17.32.120.
15. A certificate of occupancy is required for all future tenant improvements within the subject structure. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
16. All mitigation measures included in the Addendum to the Final Supplement to the Subsequent Environmental Impact Report for the Mammoth Yosemite Airport Expansion Project [State Clearinghouse No. 2000034005] shall be satisfied in accordance with the Mitigation Monitoring and Reporting Program.