



Zoning Code Update Approved!

Spring, 2014

Zoning Code Update Approved by Town Council

The Town Council approved the Zoning Code Update on April 2, 2014 and was effective as of May 2, 2014. To view the full and complete Zoning Code Update, please visit the Town website at www.townofmammothlakes.ca.gov and click on "Zoning Code Update." For questions regarding the Zoning Code Update please contact the Community & Economic Development Department at (760) 934-8989 ext. 227.

WHAT HAS CHANGED?

Improved Organization

Staff included a chapter with standards that apply to all land uses, as well as a chapter dedicated to describing regulations for specific land uses, rather than these regulations being repeated throughout the Code in different locations.

Water Efficient Landscape Regulations

Staff updated the Town's water-efficient landscaping regulations as required by the State. These new regulations are intended to reduce landscaping water-use, which accounts for over 20 million gallons of water use each week during the summer.

Banners & Portable Signs

The 2011 Sign Code Update allowed temporary banners for promotional events and portable signs. After updating the Sign Code in 2011, the Town found that banner and portable sign use had greatly increased and Code limitations were generally not being followed. The Planning and Economic Development Commission and Town Council updated the Code to remove the banner allowance for all cases other than grand openings and not allow portable signs within the Downtown and Old Mammoth Road zoning districts. These restrictions are being enforced in the town.

Outdoor Sales

The Zoning Code Update limits outdoor sales to one per property, per year. The Town is allowing outdoor sales for all businesses over Memorial Day, 4th of July, and Labor Day weekends. Sale areas are limited to 400 square feet and shall not interfere with emergency vehicle or pedestrian access. Please contact the Community & Economic Development Department at (760) 934-8989 ext. 227 for additional requirements regarding outdoor sales.

COMMERCIAL DISTRICT CHANGES

Objectives of Commercial Zoning Changes

- Promote pedestrian-oriented development
- Encourage high-quality building design
- Support economic growth and sustainability
- Increase activity and animation
- Create public gathering spaces
- Maintain views and minimize shading from buildings
- Reduce the need for vehicle use
- Streamline permitting for desired uses

New Zoning Districts

The two existing Commercial Zones (Commercial Lodging and Commercial General) have been divided into three Commercial Districts: Downtown, Mixed Lodging Residential, and Old Mammoth Road, to further refine the desired types of development in these areas.

Designated Active Frontages

Areas within the Commercial Zones have been identified which are subject to additional standards that promote active ground-floor uses (retail, restaurant, etc.) and require new buildings to be located at the sidewalk edge. Portions of Main Street and Old Mammoth Road are included as Designated Active Frontages.

Parking Changes

New parking standards in the Commercial Zones reduce the amount of parking required by each individual business, improve opportunities for shared parking, and improve parking aesthetics by requiring new development to construct parking to the rear or side of buildings.

Code Compliance Update

CODE COMPLIANCE EFFORTS STEPPED UP IN 2014

The Town has re-established a full time code compliance officer as of January 2014. The position was needed due to an increase in violations related to signage, outdoor sales, blight, as well as other issues. The Town hired a code compliance officer in January 2014 to respond to the code compliance issues in town and to complete high priority compliance items cited by the Town Council and Planning and Economic Development Commission. Some of the high priority code enforcement items include:

Signage—Illegal banners, signs installed without a permit, and other signage violations.

Lighting—Lights that are not downward directed, lights that spill onto adjacent properties, and lights that create glare for pedestrians and vehicular traffic.

Trash—Commercial trash receptacles that are not animal resistant and secure.

Other code enforcement items include responding to citizen complaints and working with property owners to repair properties that are dilapidated or in disrepair.

Mammoth Lakes Police Dept. Assists in Code Compliance Effort!

Mammoth Lakes Police Department Reserve Officer Mike Braun is assisting the code compliance officer in neighborhood quality of life issues and community policing efforts. Officer Braun's focus will be on :

- Dilapidated properties
- Illegal lighting
- Improper refuse disposal
- Nuisance abatement

If you would like quarterly updates on code compliance activity in the town please sign up for the **Code Compliance Notify Me List** on the Town's website at www.townofmammothlakes.ca.gov. To file a complaint please contact Peter Roman, Code Compliance Officer at (760) 934-8989 ext. 244 or proman@townofmammothlakes.ca.gov.

Enforcement Cases January-April 2014

120 Cases Opened
67 Cases Closed
46 Warning Letters Sent
5 Citations Issued
Voluntary Compliance Achieved in 21 Cases

HOW DOES THE TOWN ENFORCE CODE REQUIREMENTS?

With the new Zoning Code in effect, the Town will work to educate the community on the changes in the code. We are doing this through educational materials, visits to businesses, and letters to business owners. We appreciate voluntary compliance from all of our business owners. Voluntary compliance saves taxpayer dollars as the Town does not have to pursue costly code compliance efforts. When enforcing the Code the Town has various compliance methods:

Warning—Verbal or Letter

The Town will attempt to resolve a violation by contacting the violating party either in person, by phone, or in writing. The warning will include an explanation of the violation and an explanation on how to resolve the violation.

Administrative Citation

The Administrative Citation is an alternative enforcement tool to address discrete Municipal Code violations. As an alternative to criminal prosecution in specified circumstances, use of the Administrative Citation could be used for: illegal signage, illegal lighting, improper refuse disposal, noncompliance with woodstove change out requirements, etc. Citations increase in cost if the violation is not corrected: \$100 for the 1st violation, \$200 for the 2nd violation, and \$500 for any continuing violations.

Nuisance Abatement

When voluntary compliance and administrative proceedings do not solve the problem, it may be necessary to go to court and obtain a warrant of abatement. The warrant authorizes the Town to enter onto private property, abate the nuisance, and hold the property owner responsible for all of the abatement costs.

Receivership

If a property contains numerous violations that are beyond the scope of the abatement process, the Town can request that the court enter the property into a receivership. This takes the property out of the property owners' hands and allows a third party to repair a property and abate all violations. After the property has been repaired and the property owner has paid all applicable fees and fines, the property is returned to the property owner.