

**RESOLUTION NO. 2015-14**

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH  
LAKES, STATE OF CALIFORNIA, APPROVING  
MAMMOTH LAKES WORKFORCE HOUSING  
AMENITY AND DESIGN STANDARDS**

WHEREAS, on November 18, 2009, the Town Council adopted Resolution 09-76 establishing an Interim Affordable Housing Mitigation Policy and Workforce Housing Livability Requirements, which was amended by Resolution 14-54; and

WHEREAS, on January 21, 2015, the Town Council directed staff to update the housing ordinance and fee;

WHEREAS, the Town Vision places a high value on adequate and appropriate housing that residents and workers can afford; and

WHEREAS, on April 29, 2015, the Planning and Economic Development Commission recommended to the Town Council approval of the Workforce Housing Amenity and Design Standards (Resolution No. PEDC 2015-07); and

WHEREAS, the Town Council conducted a noticed public hearing on May 20, 2015, at which the Workforce Housing Amenity and Design Standards were considered, and at which time all those desiring to be heard were heard; and

WHEREAS, the Town Council adopted Ordinance 2015-03, making the required California Environmental Quality Act and Municipal Code findings, rescinding the Interim Affordable Housing Mitigation Policy and Workforce Housing Livability Requirements (Resolutions 09-76 and 14-54), and approving Zoning Code Amendment 15-001, which updated the housing ordinance (Municipal Code 17.136); and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mammoth Lakes, California, as follows:

1. That the Town Council finds the above recitations are true and correct.
2. The Town Council incorporates by reference all exhibits and attachments cited in this Resolution.
3. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the Town Council makes the following findings:

Findings for Negative Declaration Addendum  
(CEQA Guidelines Sections 15162 and 15164)

- a. The Town Council considered the Addendum to the Housing Element Update 2014-2019 Negative Declaration (State Clearinghouse No. 2014032067) dated April 17, 2015, together with the Negative Declaration and any comments received pursuant to CEQA, and finds that on the basis of the whole record, there is no substantial evidence that the Workforce Housing Amenity and Design Standards will result in any new or substantially increased significant effects on the environment.
- b. An Addendum is appropriate because only minor technical changes or additions are necessary and the conditions described in CEQA Section 15162 calling for the preparation of a subsequent Negative Declaration have not occurred as described herein.
- c. On June 18, 2014, the Town Council found that the Negative Declaration had been completed in compliance with CEQA and reflected the lead agency's independent judgment and analysis. No substantial changes have occurred with respect to the circumstances under which the Housing Element 2014-2019 was undertaken which would require major revisions to the Negative Declaration due to the involvement of significant environmental effects.
- d. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Negative Declaration was adopted, shows the project will have a significant effect not discussed in the Negative Declaration.
- e. An Addendum to the Negative Declaration has been prepared because the lead agency determined that the preparation of subsequent Environmental Impact Report is not required pursuant to CEQA Guidelines Section 15162(a), as described herein.
- f. The Town Council finds that the Addendum to Housing Element Update 2014-2019 Negative Declaration reflects the lead agency's independent judgment and analysis.
- g. 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.
- h. A program for reporting on or monitoring mitigation measures is not required because the project will not have a significant effect on the environment.
- i. The Town Council finds that project will not result in a safety hazard or noise problem for persons using the Mammoth Yosemite Airport or for persons residing or working in the project area because the project will not have a

significant impact on the environment, the Airport Zone does not allow workforce housing, and workforce housing would be located approximately eight miles from the Mammoth Yosemite Airport.

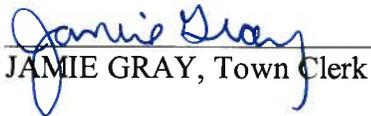
4. Based on all of the findings, and all the evidence in the record or proceedings in this matter, the Town Council hereby takes the following actions:
  - a. Approves the Workforce Housing Amenity and Design Standards (Exhibit "A"), which shall become effective upon the effective date of Ordinance 15-03; and
  - b. Directs staff to file a Notice of Determination.
5. The documents and other materials that constitute the record of proceedings upon which the Town Council's decision is based are located in the Town Offices of the Town of Mammoth Lakes, at 437 Old Mammoth Road, Suite R, Mammoth Lakes, California 93546 and Jamie Gray, Town Clerk, is hereby designated as the custodian of these records.

APPROVED AND ADOPTED THIS 20<sup>th</sup> day of May, 2015



JO BACON, Mayor

ATTEST:



JAMIE GRAY, Town Clerk

**EXHIBIT "A"**

**Mammoth Lakes Workforce Housing Amenity and Design Standards**

# Mammoth Lakes Workforce Housing Amenity and Design Standards

---

These Housing Amenity and Design Standards shall apply to all workforce units developed pursuant to the requirements of the Municipal Code. The intent of these standards is to ensure that developers of workforce units build or renovate units that meet minimum standards of design and amenities necessary for households living and working in Mammoth Lakes, to the extent feasible.

## 1. Amenities and Design

- a. Each kitchen in a workforce unit shall provide, at a minimum, a range (cooktop and oven) and refrigerator. If provided in market-rate units in the new development, a dishwasher and garbage disposal shall also be provided in the workforce unit.
- b. All units shall have provisions for laundry, either in-unit or via access to a shared laundry facility. If washers/dryers are provided for market-rate units in the new development, then washers/dryers shall be provided in the workforce units.
- c. Appliances and fixtures, including those listed above, water heaters, furnaces, toilets, sinks etc. shall be Energy Star or WaterSense (or similar equivalent standard) rated, as applicable.
- d. Materials and appliances shall have a minimum one year warranty.
- e. Adequate cabinets and storage space shall be provided for kitchen, linens, bathrooms, and outdoor equipment (e.g., bicycles and skis). Storage space shall be located and designed to serve its intended purpose. A minimum of 100 cubic feet of lockable storage shall be provided per unit for multi-family residential projects.
- f. Sound insulation shall be provided within both the interior and exterior walls, sufficient to meet the requirements of Section 8.16.080 (Interior Noise Standards) of the Municipal Code.
- g. A dining area shall be provided, which may be a separate room, part of a combined living/dining area, or within the kitchen.
- h. Bedrooms shall accommodate a minimum of two persons and have at least 100 square feet of habitable space in addition to adequate closet space.
- i. An adequate number of bathrooms, based on number of bedrooms, shall be provided. Studio and one-bedroom units shall have one full bathroom. Two-bedroom units shall have the same number of bathrooms in proportion to bedrooms, on average, as market-rate units in the new development. Three and four bedroom units shall have at least two full bathrooms.
- j. The external appearance, finishing materials, and quality of construction of the workforce units, and any landscaping, private yards or open space that is part of the workforce unit property shall be substantially similar in appearance and durability to the market-rate units in the project.

- k. Project amenities generally available to residents of the market-rate units in the project and parking (except as specified in Chapter 17.140 of the Municipal Code) shall be available on the same basis to the workforce units as to the market-rate units.
- l. Convenient access to common or private outdoor space that is provided in conformance with Section 17.52.210.C or Section 17.52.210.H of the Municipal Code (Common Recreation Area or Private Outdoor Open Space) shall be provided from each unit.
- m. Workforce units should maximize living space (e.g., by reducing space devoted to hallways or stairways) and have direct access to natural light in every living area, similar to market-rate units.

## 2. Request for Waiver or Modification of Amenity and Design Standards

Requests for waivers or modification of these standards shall be reviewed on a case-by-case basis, depending on site- and/or project-specific conditions, such as undue financial hardship, undesirable environmental effects, or design compatibility issues, and shall meet the requirements of Section 17.136.120.E of the Municipal Code and the following:

- a. Measurable standards may be reduced by up to 10% with respect to minimum room size.
- b. Other measurable standards may be reduced by up to 20%, including:
  - i. Minimum storage space, and
  - ii. Amount of common or private open space per workforce unit compared to market-rate units (per Municipal Code Section 17.52.210 C or H).
- c. Requests for waivers or modifications shall be reviewed considering the targeted income level that the workforce unit would serve to ensure the unit is adequate and appropriate.

In any request for waivers or modifications, an applicant shall demonstrate a financial hardship or other sufficient documentation to support the request and how the overall objectives of these standards will be achieved, notwithstanding the reductions, particularly for the needs of family households with children. An applicant shall provide adequate documentation to demonstrate this hardship (e.g., standard pro forma statement) and/or site- and/or project-specific conditions. Consistent with Municipal Code Section 17.136.120.E, agreement to any waiver or modification shall be made at the sole discretion of the Review Authority.

STATE OF CALIFORNIA        )  
COUNTY OF MONO            )        ss.  
TOWN OF MAMMOTH LAKES)

I, JAMIE GRAY, Town Clerk of the Town of Mammoth Lakes, DO HEREBY CERTIFY under penalty of perjury that the foregoing is a true and correct copy of Resolution No. 15-14 adopted by the Town Council of the Town of Mammoth Lakes, California, at a meeting thereof held on the 20th day of May, 2015, by the following vote:

AYES:                        Councilmembers Fernie, Wentworth, Mayor Pro Tem Raimondo, and Mayor Bacon

NOES:                       None

ABSENT:                    Councilmember Richardson

ABSTAIN:                   None

DISQUALIFICATION:       None

  
\_\_\_\_\_  
JAMIE GRAY, Town Clerk