



Planning and Economic Development Commission Agenda

Wednesday, May 14, 2025, 9:00 a.m.

437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members of the Planning and Economic Development Commission

Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand,
Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 965-3602. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite 230 during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: You may watch the Planning and Economic Development Commission meetings on the Town of Mammoth Lakes' website at www.townofmammothlakes.ca.gov, on the local government cable channel 18, via Zoom or in person. Public comments can be submitted to the Town Clerk at clerk@townofmammothlakes.ca.gov before and during the meeting, via Zoom or in person.

NOTE: All comments will be limited to a speaking time of five minutes.

ZOOM INFORMATION

Join from a PC, Mac, iPad, iPhone, or Android device:

Please click this URL to join. <https://monocounty.zoom.us/j/94467884456>

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

*Callers - To Raise your hand press *9, To Unmute/Mute press *6*

Webinar ID: 944 6788 4456

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **PUBLIC COMMENTS**

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however, the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for Commission consideration.

4. **CORRESPONDENCE**

- 4.1 **Annual Planning Reports**

- 4.2 **Town of Mammoth Lakes Year in Review**

5. **PRESENTATION**

- 5.1 **Receive a presentation from the MLFPD on the updates to the State Fire Hazard Severity Maps**

6. **PUBLIC HEARINGS**

Public Hearing Procedure: The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

- 6.1 **Consideration of Variance 25-001 for a reduction of one required exterior parking space and a 20% reduction of the 5-foot front setback and the 10-foot south side yard setback requirement, for the construction of a new single-family residence with with attached two-car garage and covered access stairway located at 307 John Muir Road. The project is categorically exempt pursuant to CEQA Guidelines §15303, New Construction or conversion of Small Structures.**

7. **BUSINESS MATTERS**

- 7.1 Consideration of Design Review 24-004 for the revised Mammoth Arts and Cultural Center (MACC) project located in the Public/Quasi-Public zoning district. The project consists of the addition of an approximately 7,482 square foot performing arts theatre attached to the east side of the existing Edison Hall building located at 100 College Parkway. Pursuant to the California Environmental Quality Act (CEQA), the project was found to be consistent with the scope of development analyzed in the November 2023, Addendum to the Mammoth Arts and Cultural Center Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2019012023) which determined the revised project design would not result in any new environmental impacts that were not previously analyzed in the approved IS/MND.
- 7.2 Consideration of an amendment to the approved Major Design Review 24-001 for the “Rockspring” resort condominium development project located in the “Resort General” zone of the North Village Specific Plan at the northeast corner of Main Street and Minaret Road. The proposed amendment is to allow for revised building design and site design elements that that were not previously considered by the PEDC on April 10, 2024. A CEQA conformance analysis was prepared for the “Rockspring” project which finds the project to be in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report.

8. CONSENT AGENDA

- 8.1 Approve the minutes of the regular meeting of April 9, 2025.

9. COMMISSIONER REPORTS

Informational reports from Commissioner representatives on committees, commissions, and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b)2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Dawn Vereuck and Cynthia Fleming

Mobility Committee - To be appointed

10. DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Community and Economic Development work items.

11. ADJOURNMENT

The Planning and Economic Development Commission will adjourn to a regular meeting to be held on Wednesday, June 11, 2025 at 9:00 a.m.