



Planning and Economic Development Commission Agenda

Wednesday, June 11, 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

International numbers available: <https://monocounty.zoom.us/j/aeHBYOcpOu>

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. **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.

- 4.1 **Consideration of Variance 24-002 for a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.**

5. **CONSENT AGENDA**

- 5.1 **Approve the minutes of the regular meeting of May 14, 2025.**

6. **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

7. **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.

8. ADJOURNMENT

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

Planning and Economic Development Commission Agenda Action Sheet

Title: Consideration of Variance 24-002 for a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lo

Commission Meeting Date: 6/11/2025

Prepared by: Gina Montecallo, Assistant Planner

Recommended Motion: Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Variance 24-002 with conditions as recommended by staff.

Summary: Variance 24-002 is requesting a 7-foot height increase of the 18-foot maximum building height requirement to allow for construction of a 25-foot tall, 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23).



Town of Mammoth Lakes

Planning & Economic Development Commission Staff Report

Meeting Date: June 11, 2025

AGENDA TITLE: Public hearing and consideration of Variance application (VAR) 24-002, to permit a 7-foot height increase of the applicable 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23). The project is categorically exempt from CEQA pursuant to Guidelines §15303, New Construction or Conversion of Small Structures.

Applicant/ Property Owner: Elliott Brainard / Stan and Elsa Megerdichian

REQUESTING DEPARTMENT:

Community & Economic Development

Gina Montecallo, Assistant Planner

Nolan Bobroff, Community and Economic Development Director

OBJECTIVE:

1. Hear Staff and Applicant presentations
2. Hold Public Hearing
3. Planning & Economic Development Commission (PEDC) discussion
4. PEDC action to either:
 - a. Adopt the Planning and Economic Development Commission Resolution (the Resolution), making the required CEQA and Municipal Code findings, and approving Variance 24-002 with conditions as recommended by staff;
 - b. Adopt the Resolution with modifications; or
 - c. Deny the Resolution

SUMMARY:

Proposal:	Variance request to permit a 7-foot height increase of the 18-foot maximum building height requirement for construction of a 4,323-sf single family residence
Location:	65 Juniper Court (APN: 032-150-023-000)
Size of Property:	13,082 sq. ft. (0.31 acres)
Zoning:	Area 1 of the Juniper Ridge Master Plan
Environmental Review:	Categorically Exempt (CEQA Guidelines Section 15303 - New Construction or Conversion of Small Structures)

KEY ISSUES:

1. Can the findings be made for approval of a Variance to the applicable building height standard pursuant to Municipal Code (MC) Chapter 17.72?
2. Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

I. INTRODUCTION AND BACKGROUND

The subject property is a vacant parcel located at 65 Juniper Court (Lot 23) in Area 1 of the Juniper Ridge Master Plan. The property is situated on a steep, down-sloping lot with an average slope of 24.9%. Approximately half of the southern portion of the lot exceeds a 30% slope, triggering the designated development setback line as defined in Section 7.1 *Vegetation Preservation* of the Juniper Ridge Master Plan. The applicable development setback line was recorded on the Tract Map and follows the 30% slope line on lots abutting the Valentine Reserve. Additionally, the lot has an irregular configuration, with a narrow street frontage and wider rear half. The widest portion of the lot falls within the development setback limit, further complicating site planning and reducing the practical footprint for development, which contributes to the difficulty in developing the property since the widest portion of the lot is located within the development setback limit.

Lot 23 is the last remaining vacant parcel backing onto the Valentine Reserve and is subject to a specific height restriction of 18-feet pursuant to the Juniper Ridge Master Plan. These combined factors—topographic constraints, setback limitations, and restrictive height regulations— present significant development constraints that make it difficult to build in a manner consistent with other properties along Juniper Court.

Under the Juniper Ridge Master Plan, Area 1 is designated for single-family residential lots having a minimum area of 10,000 square feet, and the development of single-family homes within the Juniper Ridge Subdivision is a permitted use subject to design review permit approval.¹ Additionally, for Lots 17 through 23, the Master Plan imposes a stricter maximum building height standard of 18-feet above the grade of the adjacent street as measured at the midpoint of the lot frontage and centerline of the street. This height limitation was established to address concern about possible visual impacts to the adjacent Valentine Reserve. The specific visual impact concern was that if the property were to be subjected to the standard Municipal Code height provisions, the building height would be determined by the average of the height of the four building faces, which theoretically could result in the building face that backs up to the Valentine Reserve measuring over 50 feet tall due to the nature of the down sloping topography, and would be highly visible from the Reserve property.

However, pursuant to Ordinance 92-04 of the 1992 District Zoning Amendment (DZA 92-004), the Juniper Ridge Master Plan was amended to allow variation in the 18-foot height requirement if variance findings can be met or if a significant public benefit will result, as determined by the Planning Director, Juniper Ridge Architectural Committee and a representative of the Valentine Reserve.² The impetus for the height increase allowance was to allow for a two-story structure in some instances which would ultimately result in less disturbance of the lot since less grading would be required for a two-story structure than a similar sized single-story structure. The Valentine Reserve, the Juniper Ridge Architectural Committee, and Town staff agreed that instituting flexibility in the 18-foot height restriction would be acceptable, provided that the Valentine Reserve and Juniper Ridge Architectural Committee are provided an opportunity to review projects requesting a height increase through the variance process.

In accordance with the amendments approved by DZA 92-04, a Variance application (VAR 24-002) was submitted on August 23, 2024 for a 7-foot increase of the 18-foot maximum building height requirement to allow a 25-foot maximum building height for the construction of a 4,323 square-foot single-family residence. As a part of the Town's review of the project, the project plans were routed to the Valentine Reserve to allow for a visual impact study of the proposed structure with the height increase. The Valentine Reserve found the design to be acceptable and provided the Town with an approval letter.

¹ Prior to construction of the residence, the design is required to be reviewed through the administrative design review process.

² The Juniper Ridge Architectural Committee is no longer in existence meaning review by that entity is no longer required.

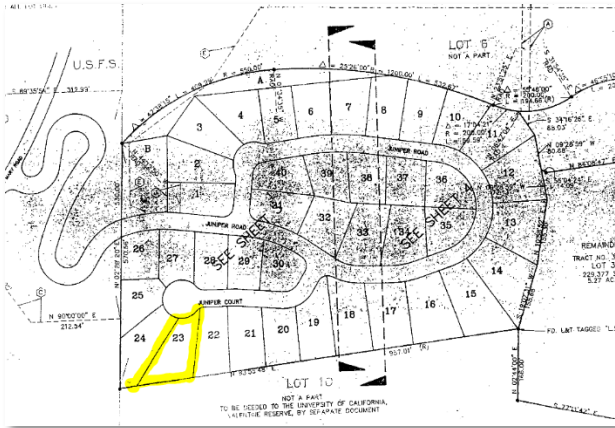


FIGURE 1: LOT PLAN



FIGURE 2: PROJECT SITE

Proposal

As described above, the Variance application requests a 7-foot height increase of the 18-foot maximum building height requirement for a new maximum building height of 25-feet for the construction of a 4,323-sf single family residence. An increase in the maximum building height would allow for the construction of two-story home that would otherwise meet all development standards within the Juniper Ridge Master Plan and the Municipal Code. The single-family home consists of four bedrooms, four bathrooms, a powder room, kitchen, living area and a loft. Covered porches are incorporated at both primary living levels and parking is provided with a two-car garage and two uncovered driveway spaces.

Finally, in adherence to the conditions of approval for DZA 92-004 of the Juniper Ridge Master Plan, the project was required to be reviewed and approved by the Valentine Reserve. Upon review of the Visual Impact Study, a representative of Valentine Reserve provided the Town with an approval letter (**Attachment D**).



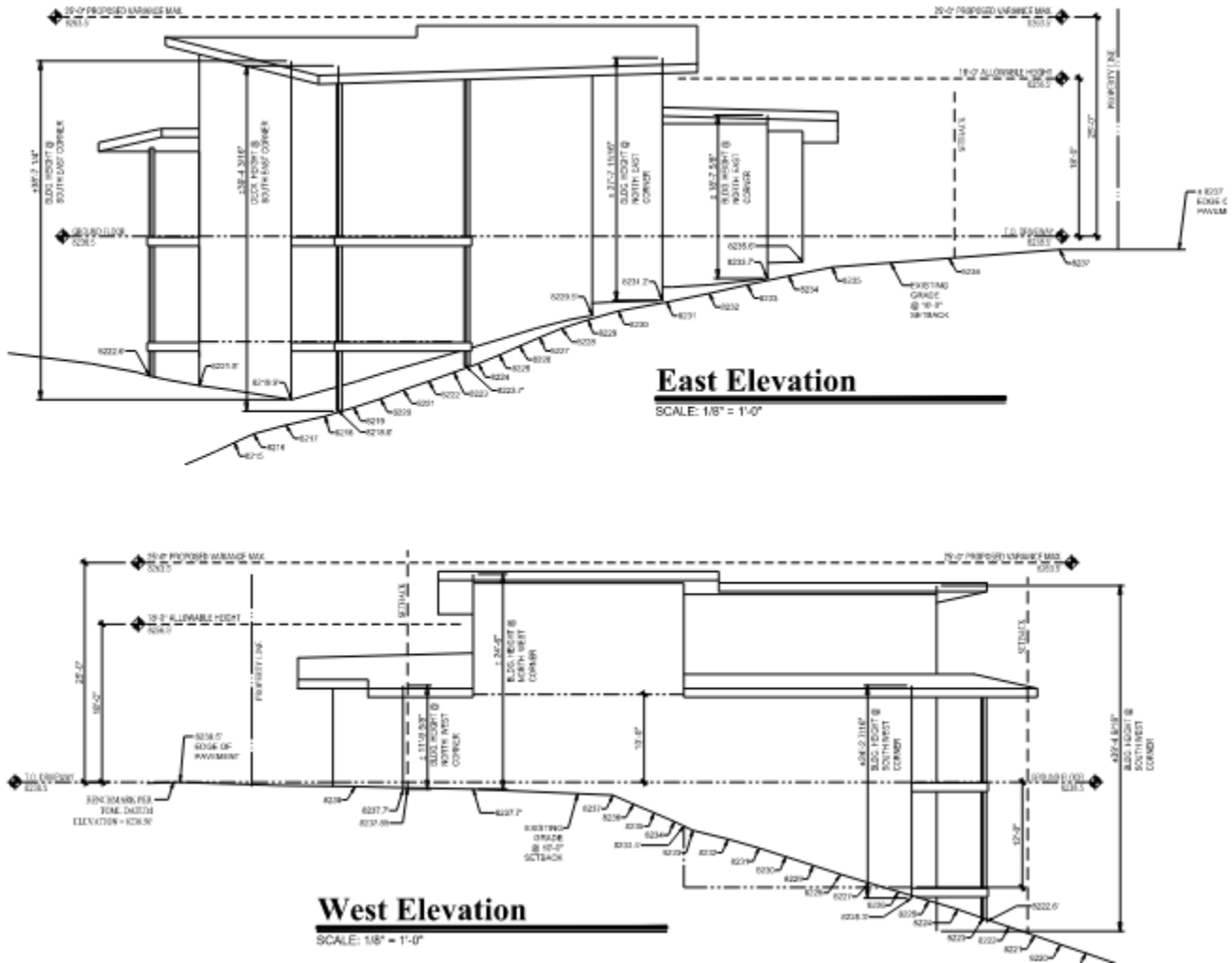


FIGURE 4: ELEVATIONS

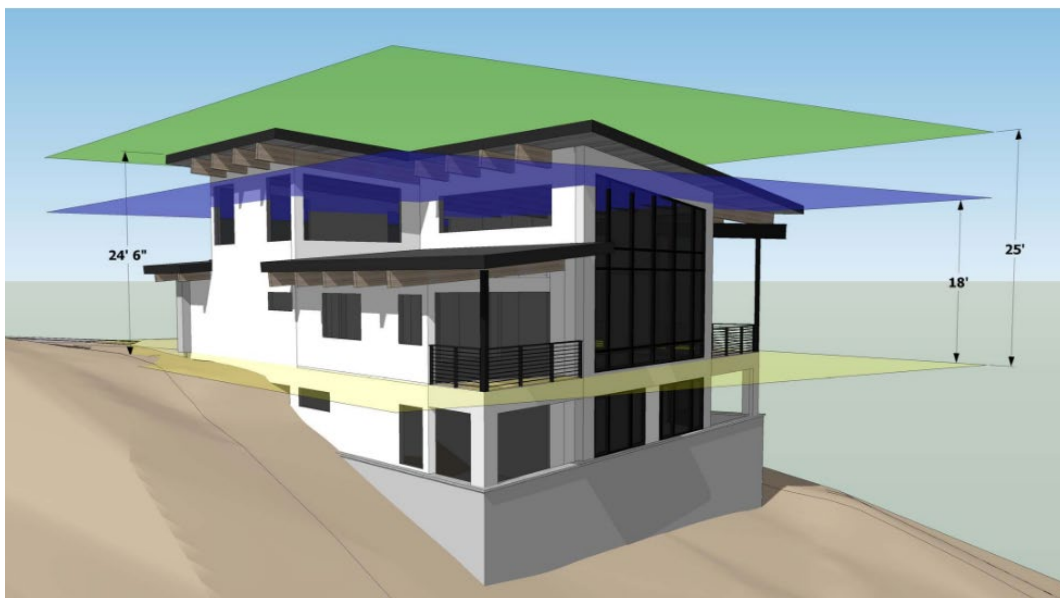


FIGURE 5: PROJECT RENDERING



FIGURE 6: VISUAL IMPACT STUDY

Existing Site and Surrounding Land Uses

The subject property is zoned Area 1 under the Juniper Ridge Master Plan. The adjacent parcels on the north, east and west sides are also zoned Area 1 under the Juniper Ridge Master Plan. The parcel on the south side is zoned as Area 5 under the Juniper Ridge Master Plan. **Table 1** further describes the surrounding land uses and zoning.

Table 1: Surrounding Land Uses and Zoning.

Location	Zoning*	Land Use	Special Considerations
North	Area 1	Single-family residence	None
South	Area 5	Open Space	Backs up to the Valentine Reserve.
East	Area 1	Single-family residence	None
West	Area 1	Single-family residence	The max building height for Lot 24 was increased to 30 feet above natural grade in accordance with DZA 92-04.

Municipal Code Consistency

The project site is zoned as Area 1 under the Juniper Ridge Master Plan. Area 1 is considered the Juniper Ridge Subdivision and allows “A maximum of 40 single family lots having minimum areas of 10,000 square feet.” The proposed project is classified as a single-family residential home, which is a permitted use in Area 1.

The project complies with all applicable development standards considered together with the proposed Variance, which are summarized in the following **Table 2**.

Table 2: Zoning Consistency.

General Information			
General Plan Land Use: Resort (R)		Specific Plan: N/A	
Zoning: Resort (R)		District: Area 1 of the Juniper Ridge Master Plan	
Existing Land Use: Vacant		Permit Required: Variance for a 7-foot height increase of the 18-foot maximum building height requirement.	
Development Standards			
Standard	Required/Allowed	Proposed/Provided	Complies?
Setbacks			
Front yard (feet)	5 feet	5-feet	Yes
East side yard (feet)	10 feet	10 feet	Yes
West side yard (feet)	10 feet	10 feet	Yes

Rear yard (feet)	No site disturbance shall be permitted on those south-facing portions of the property having slopes of 30% or more. A development setback line generally corresponding to the 30% slope line shall be designated on the Final map of Tract No. 36-168 adjacent to Lots 17 through 26.	46 feet – 97 feet	Yes
Lot Coverage	40%	23%	Yes
Building Height	18 feet above the grade of the adjacent street as measured at the midpoint of the lot frontage and centerline of the street	24 ft. 6 in.	No (Variance Requested)
Snow Storage	75% of driveway = 447 sq. ft.	447 sq. ft.	Yes
Parking Spaces	2 enclosed 1 exterior	2 enclosed 2 exterior	Yes

General Plan

The General Plan land use designation for the site is Resort (R) which *“is generally applied to large parcels capable of providing a complete resort experience as found in the master plan areas of Sierra Star, Snowcreek, and Juniper Ridge.”* (General Plan, Pg. L-5).

Specific General Plan Vision Statements with which the proposed project is consistent are described in **Table 3**:

Table 3: General Plan Vision Statement Conformance

General Plan Vision Statement	Explanation of Project Conformance
<i>“Being a great place to live and work.”</i>	The approval of the requested Variance will allow for the design of a two-story single-family home that is similar in size to other homes developed on adjacent properties and makes for a more desirable home to live and work.
<i>“Protecting the surrounding natural environment and supporting our small-town atmosphere by limiting the urbanized area.”</i>	The proposed project adheres to the significant rear setback ranging from 46 feet to 97 feet to reduce site disturbance and preserve vegetation on the rear down sloping portion of the site.

<p><i>“Exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada mountain setting and our sense of a “village in the trees” with small town charm.”</i></p>	<p>The proposed single-family residence is designed to be integrated into the neighborhood and natural surroundings by preserving mature trees on the site. The approval of the requested 7-foot height increase Variance would allow for a two-story structure, and thus a smaller building footprint than a similar sized single-story residence which will reduce unnecessary excavation and grading impacts to the adjacent open space. The design retains several large Jeffrey pines which further reduces the visual impact from the surrounding open space.</p>
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The project is consistent with the following General Plan goals, policies, and actions as described in **Table 4**:

Table 4: General Plan Conformance with Goals, Policies, and Actions

Goal, Policy, or Action	Explanation of Project Conformance with Goal, Policy, or Action
<p><i>Goal H.6. Balance the need and provision of housing in the community with its impacts on the environment.</i></p>	<p>If approved, the Variance request will result in a two-story house that avoids excessive grading, which avoids potentially compromising the steep slope leading to natural open space area. The Visual Impact Study also shows minimal impact made by a structure with a 7-foot height increase to the adjacent Valentine Reserve.</p>
<p><i>Goal H.3.: Maintain high quality, livable housing units and neighborhoods in Mammoth Lakes.</i></p>	<p>If approved, the Variance request will result in a two-story house which improves the livability of the property and allows development of the property similar to other properties on the same street.</p>
<p><i>Goal R.2. Maintain a healthy regional natural ecosystem and provide stewardship for wetlands, wet meadows and riparian areas from development-related impacts.</i></p> <p><i>Goal R.5. Minimize erosion and sedimentation.</i></p>	<p>With approval of the Variance, the proposed height increase would help to minimize the building footprint and thus reduce the need for significant grading that would otherwise occur. This would prevent potential erosion and degradation of the rear portion of the property which slopes down towards the Valentine Reserve and the fragile wetland meadows below.</p>

II. ANALYSIS OF KEY ISSUES

KEY ISSUE #1: Can the findings be made for approval of a Variance pursuant to MC Section 17.72.040?

Variances are intended to allow modifications to the development standards of the Zoning Code only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the Zoning Code deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning district. The following represents staff’s analysis of the required findings pursuant to MC §17.72.040:

Variance Findings:

- A. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district.**

There are special circumstances applicable to the property including the steep topography of the site, which slopes downward from the street towards the Valentine Reserve. The slope of the property averages 24.9%. Also, approximately half of the south-facing portion of the lot has a slope greater than 30% and therefore deemed undevelopable per Section 7.1 Vegetation Preservation under the Juniper Ridge Master Plan. In addition to the steep topography of the property, the shape of the lot is irregular and features a width of 58-feet at the front of the property, with the widest portion of the lot being located at the rear of the site, which is unfortunately prohibited from being developed. These combined limitations—steep terrain, setback restrictions, irregular lot shape, and additional height restrictions— create a hardship to development of Lot 23 and due to these special circumstances, the strict application of the zoning code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district since the buildable area is significantly smaller than the other nearby properties. .

- B. The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.**

The Variance is necessary to provide the property with land use privileges enjoyed by other properties in the vicinity and under the identical zoning classification since the variance will allow for construction of a two-story plus loft single-family structure, in a similar manner to the existing single-family structures located on Juniper Court and Juniper Road. The proposed design of the residence includes an estimated 4,323 square feet of conditioned living area, which is smaller than most of the neighboring houses when analyzing the total livable space. Additionally, the proposed single-family structure meets all other development requirements set forth by the Juniper Ridge Master Plan, including lot coverage and setbacks.

Allowing the proposed height increase eliminates a hardship for the property owner because the owner is currently burdened with what is estimated to be 460 cubic yards of excavated soil, or 57 truckloads of soil, in order to achieve a two-story plus loft design without exceeding the current height limit. Therefore, allowing the proposed height increase does not constitute a grant of special privilege for the subject property.

- C. Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made.**

The use authorized by this variance consists of a new single-family residence with an attached two-car garage, which is a permitted use in Area 1 of the Juniper Ridge Master Plan and is consistent with neighboring properties and uses in the site vicinity. The ability to request a height variance was authorized by Ordinance 92-04, which implemented the 1992 District Zoning Amendment for the Juniper Ridge Master Plan, and is therefore consistent with the zoning laws. Additionally, after analyzing the provided Visual Impact Study, representatives for the Valentine Reserve reviewed and approved the height variance request, in adherence to the applicable condition of approval under the Ordinance 92-04 of the 1992 District Zoning Amendment.

D. Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

Granting the requested variance would not be detrimental to public health, safety, or welfare because the proposed height increase does not result in any hazardous uses or impacts and is consistent with what would be permitted on similar single-family residential lots in areas not adjacent to the Valentine Reserve. The variance would also respect the ecological health of the surrounding environment by preventing potential erosion from unnecessary grading which could otherwise result in sediment leaving the property and affecting the fragile watershed below, or due to the steep topography, excessive erosion posing threats to the future structure and soil stability.

E. The variance is consistent with the General Plan and any applicable Specific Plan.

The variance is consistent with the Town's General Plan, as the land use designation for the subject property is Resort (R), which is a land use designation that encompasses large parcels capable of providing a complete resort experience as found in the master plan area of Juniper Ridge. The Juniper Ridge Master Plan divides the land use into four areas, all of which combine to achieve the complete resort experience described in the General Plan, including single-family residential housing, condominium units, hotels and lodging, and mixed-use. The lot pertaining to the requested variance is designated under Area 1, which restricts allowable land uses to single-family detached residential lots with a minimum of 10,000 square feet, and therefore the use is consistent since it is a detached single-family residence on a 13,082 square foot lot.

Additionally, the variance is consistent with the General Plan because the height increase will maintain high quality design and livable housing units and neighborhoods in Mammoth Lakes by allowing for a two-story home (*Goal H.6*) while also minimizing erosion and sedimentation by reducing the need for excessive grading (*Goal R.5*).

The project adheres to the intent of the Juniper Ridge Master Plan that regulates all development within the Juniper Ridge subdivision.

There is no specific plan applicable to the property.

F. The variance is the minimum departure from the requirements of this Zoning Code necessary to grant relief to the applicant, consistent with Subsections A and B, above.

The proposed height increase is designed to provide the minimum roof height needed to accommodate two stories and a loft, and is the minimum departure from the zoning code necessary to provide relief to the property owner.

G. The approval of the variance is in compliance with the requirements of the California Environmental Quality Act.

The project is in compliance with the requirements of the California Environmental Quality Act (CEQA) because it is categorically exempt from CEQA pursuant to CEQA Guidelines §15303, *New construction or conversion of small structures*. The Project qualifies for this exemption because the exemption allows for the construction of small new structures, including a single-family residence in a residential zone, to not be subject to additional environmental review. The proposed project consists of the construction of one single-family residence located within a residential zone and is therefore consistent with the types of projects that qualify for this exemption.

KEY ISSUE #2: Is the proposed project consistent with the California Environmental Quality Act (CEQA)?

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15303, New construction or conversion of small structures. The Project qualifies for this exemption because the project is consistent with the example specified in subsection (a), which identifies the construction of one single-family residence located within a residential zone as being eligible for use of this exemption.

None of the exceptions set forth in CEQA Guidelines Section 15300.2 are present, which would disqualify the project from using a categorical exemption.

Therefore, since the project meets all the criteria to qualify for the Class 3 exemption pursuant to CEQA Guidelines Section 15303, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

Agency/Public Comments

Staff routed the application to the following local agencies for review: Mammoth Lakes Fire Protection District (MLFPD), Mammoth Community Water District (MCWD), and the Valentine Reserve. No comments were received from MLFPD or MCWD that result in any additional conditions of approval for the project. An approval letter was received from Valentine Reserve acknowledging that they were ok with the height increase and that the project would not result in visual impacts to their property.

Notice of the public hearing, including a project description, was mailed to property owners within 300 feet of the subject property on May 28, 2025. The notice was also posted in The Sheet newspaper on May 31, 2025 and June 7, 2025. No public comments had been received as of the time this report was published.

III. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the proposed project meets the applicable requirements and recommends that the Planning and Economic Development Commission adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 24-002 with conditions as recommended by staff or with modifications.

Attachments

Attachment A: Planning and Economic Development Commission Resolution

Attachment B: Project Plans

Attachment C: Project Narrative and Visual Impact Study

Attachment D: Valentine Reserve Approval Letter

Recording Requested by and
When Recorded Mail To:

Town of Mammoth Lakes
Community & Economic Development Department
P.O. Box 1609
Mammoth Lakes, CA 93546

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Recordation fee exempt per Government Code §27383
Space Above for Recorder's Use

RESOLUTION NO. PEDC 2025-09

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION APPROVING VARIANCE 24-002
TO ALLOW A 7-FOOT HEIGHT INCREASE OF THE APPLICABLE 18-FOOT
MAXIMUM BUILDING HEIGHT REQUIREMENT FOR CONSTRUCTION OF A 4,323-
SQUARE FOOT SINGLE-FAMILY RESIDENCE LOCATED WITHIN AREA 1 OF THE
JUNIPER RIDGE MASTER PLAN AT 65 JUNIPER COURT (LOT 23)
(APN: 032-150-023-000)**

WHEREAS, a request for consideration of a Variance (VAR 24-002) was filed by the architect, Elliott Brainard, on behalf of the property owners, Elsa and Stan Megerdichian, to allow a 7-foot height increase of the applicable 18-foot maximum building height requirement for construction of a 25-foot, 4,323-square foot single-family residence, in accordance with Chapter 17.72 (Variances) of the Town of Mammoth Lakes Municipal Code, for property located at 65 Juniper Court; and

WHEREAS, the Planning and Economic Development Commission conducted a duly noticed public hearing on the application request June 11, 2025, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with attachments;
2. The General Plan, Juniper Ridge Master Plan, Municipal Code, and associated Land Use Maps;
3. The analysis and rationale to allow for height increase variances within Area 1 of the Juniper Ridge Master Plan outlined in District Zoning Amendment 92-04;
4. Oral evidence submitted at the hearing;
5. Written evidence submitted at the hearing; and
6. Project plans consisting of: six (6) sheets, dated November 2024, and dated received by the Town on May 10, 2025.
7. Project Narrative and Visual Impact Study dated received by the Town on May 10, 2025.
8. Valentine Eastern Sierra Reserve approval letter dated received by the Town on May 10, 2025

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

SECTION 1. FINDINGS.

I. CEQA.

The project was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15303 applies to the construction of new, small facilities or structures, such as the construction of one single-family residence in a residential zone, which the State has determined to be a class of projects that will not have significant environmental impacts. The project consists of the construction of one (1) new single-family residence in a residential zone and therefore is eligible for use of the Class 3 Categorical Exemption. In addition, none of the exceptions set forth in CEQA Guidelines Section 15300.2 are present.

Therefore, because the project meets the criteria for use of the above-described categorical exemption, and the application of that categorical exemptions is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(2).

II. MUNICIPAL CODE FINDINGS.

A. FINDINGS FOR VARIANCE (Municipal Code Section 17.72.040)

- 1. There are special circumstances applicable to the property , including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Code deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;**

There are special circumstances applicable to the property including the steep topography of the site, which slopes downward from the street towards the Eastern Sierra Valentine Reserve. The slope of the property averages 24.9%. Also, approximately half of the south-facing portion of the lot has a slope greater than 30% and therefore deemed undevelopable per Section 7.1 Vegetation Preservation under the Juniper Ridge Master Plan. In addition to the steep topography of the property, the shape of the lot is irregular and features a width of 58-feet at the front of the property, with the widest portion of the lot being located at the rear of the site, which is unfortunately prohibited from being developed. These combined limitations – steep terrain, setback restrictions, irregular lot shape, and additional height restrictions- create a hardship to development of Lot 23 and due to these special circumstances, the strict application of the applicable development standards deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district since the buildable area is significantly smaller than other nearby properties.

- 2. The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone;**

The Variance is necessary to provide the property with land use privileges enjoyed by other properties in the vicinity and under identical zoning classification since the variance will allow for construction of a two-story plus loft single-family structure, in

a similar manner to the existing single-family structures located on Juniper Court and Juniper Road. The proposed design of the residence includes an estimated 4,323 square feet of conditioned living area, which is smaller than most of the neighboring houses when analyzing the total livable space. Additionally, the proposed single-family structure meets all other development requirements set forth by the Juniper Ridge Master Plan, including lot coverage and setbacks.

Allowing the proposed height increase eliminates hardship for the property owner because the owner is currently burdened with what is estimated to be 460 cubic yards of excavated soil, or 57 truckloads of soil, in order to achieve a two-story and loft design without exceeding the current height limit. Therefore, allowing the proposed height increase does not constitute a grant of special privilege for the subject property.

3. Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made;

The use authorized by this variance consists of a new single-family residence with an attached two-car garage, which is a permitted use in Area 1 of the Juniper Ridge Master Plan and is consistent with neighboring properties and uses in the site vicinity. The request for a height variance is allowed under the Ordinance 92-04 of the 1992 District Zoning Amendment for the Juniper Ridge Master Plan and is therefore consistent with the zoning laws. Additionally, after analyzing the provided Visual Impact Study, representatives for the Valentine Reserve reviewed and approved the height variance request, in adherence with the applicable condition of approval under the Ordinance 92-04 of the 1992 District Zoning Amendment.

4. Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;

Granting the requested variance would not be detrimental to public health, safety, or welfare because the proposed height increase does not result in any hazardous uses or impacts and is consistent with what would be permitted on similar single-family residential lots in areas not adjacent to the Valentine Reserve. The variance would also respect the ecological health of the surrounding environment by preventing potential erosion from unnecessary grading which could otherwise result in sediment run off that could affect the fragile watershed below, or due to the steep topography, excessive erosion posing threats to the future structure and soil stability.

5. The variance is consistent with the General Plan and any applicable Specific Plan;

The variance is consistent with the Town's General Plan, as the land use designation for the subject property is Resort (R), which is a land use designation that encompasses large parcels capable of providing a complete resort experience as found in the master plan area of Juniper Ridge. The Juniper Ridge Master Plan divides the land use into four areas, all of which combine to achieve the complete resort experience described in the General Plan, including single family residential housing, condominium units, hotels and lodging, and mixed-use. The lot pertaining to the requested variance is designated under Area 1, which restricts allowable land uses to single-family detached residential lots with a minimum of 10,000 square feet, and therefore the use is consistent since it is a detached single-family residence on a 13,082 square foot lot.

Additionally, the variance is consistent with the General Plan because the height increase will maintain high quality design and, livable housing units and neighborhoods in Mammoth Lakes by allowing for a two-story home (Goal H.6) while also minimizing erosion and sedimentation by reducing the need for excessive grading (Goal R.5).

The project adheres to the intent of the Juniper Ridge Master Plan that regulates all development within the Juniper Ridge subdivision.

There is no specific plan applicable to the property.

6. The variance is the minimum departure from the requirements of this Zoning Code necessary to grant relief to the applicant, consistent with Subsections A and B, above; and

The proposed height increase is designed to provide the minimum roof height needed to accommodate two stories and a loft and is the minimum departure from the zoning code necessary to provide relief to the property owner.

7. The approval of the variance is in compliance with the requirements of the California Environmental Quality Act.

The project is in compliance with the requirements of the California Environmental Quality Act (CEQA) because it is categorically exempt from CEQA pursuant to CEQA Guidelines §15303, New construction or conversion of small structures. The Project qualifies for this exemption because the exemption allows for the construction of small new structures, including a single-family residence in a residential zone, to not be subject to additional environmental review. The proposed project consists of the construction of one single-family residence located within a residential zone and is therefore consistent with the types of projects that qualify for this exemption.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that this project is categorically exempt pursuant to Section 15303, New Construction or Conversion of Small Structures pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. Approves Variance 24-002 subject to the following conditions:
(SEE EXHIBIT “A”); and
3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 11th day of June 2025, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff,
Community and Economic Development
Director

Michael Vanderhurst
Chair of the Mammoth Lakes Planning
and Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

OWNER/APPLICANT:

We, Elsa and Stan Megerdichian, are the property owners and we do hereby attest that we have read, and agree to, the conditions of approval stipulated within this Resolution.

Elsa Megerdichian
Property Owner (Notary Required)

Date: _____

Stan Megerdichian
Property Owner (Notary Required)

Date: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT “A”
Resolution No. PEDC 2025-09
Case No. VAR 24-002
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: A 7-foot height increase of the applicable 18-foot maximum building height requirement for construction of a 4,323-square foot single-family residence located within Area 1 of the Juniper Ridge Master Plan at 65 Juniper Court (Lot 23).
2. The approved site and building plans, consisting of Project plans consisting of: six (6) sheets, dated November 2024, and dated received by the Town on May 10, 2025, shall be maintained for the duration of the permit.
3. This permit and all rights hereunder shall automatically terminate unless the site preparation or construction has been commenced within two years after the issuance of this approval and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.60.060.B.
4. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin 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 under Chapter 17.128 of the Mammoth Lakes Municipal Code.
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 and Economic 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. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business hours and shall, upon request make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
11. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on the project processing account.
12. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. The applicant shall defend, with counsel selected by the Town, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall be entitled to control the defense of any action.
15. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output 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. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
16. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building can begin on-site.
17. If necessary, water and sewer connections require a Connection Permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
18. All conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.

SPECIAL PLANNING CONDITIONS

19. An approved Design Review shall be required prior to building permit submittal, per Section 2.1 – Permitted Uses of the Juniper Ridge Master Plan.
20. A building height certificate completed by a licensed land surveyor will be required prior to 1st floor joist inspection and roof framing inspection.

21. Pursuant to Municipal Code §17.64.040, the approval of the Variance shall run with the land through any change of ownership of the subject site, from the effective date of the permit. All applicable conditions of approval, as specified in this resolution of approval, shall continue to apply after a change in property ownership.

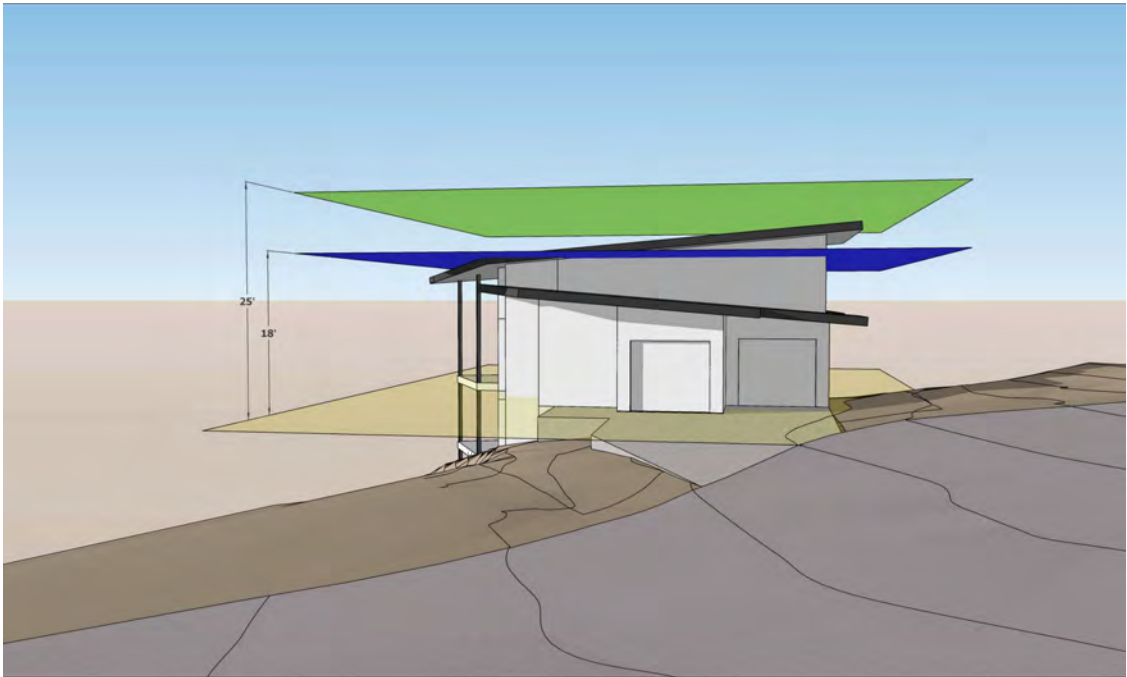


Image #1 Height Review

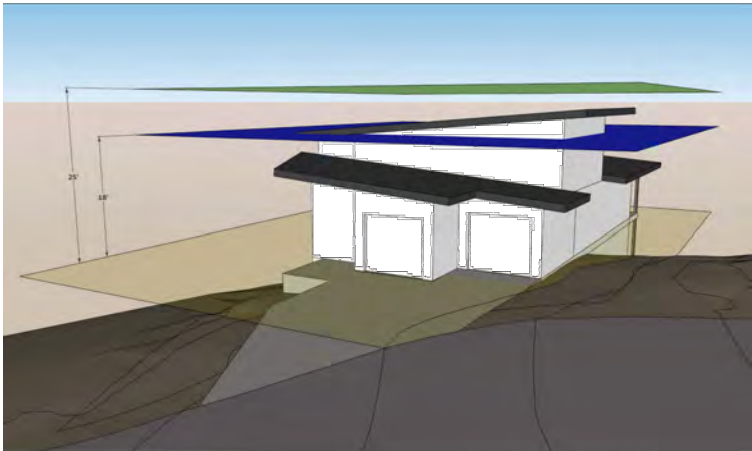
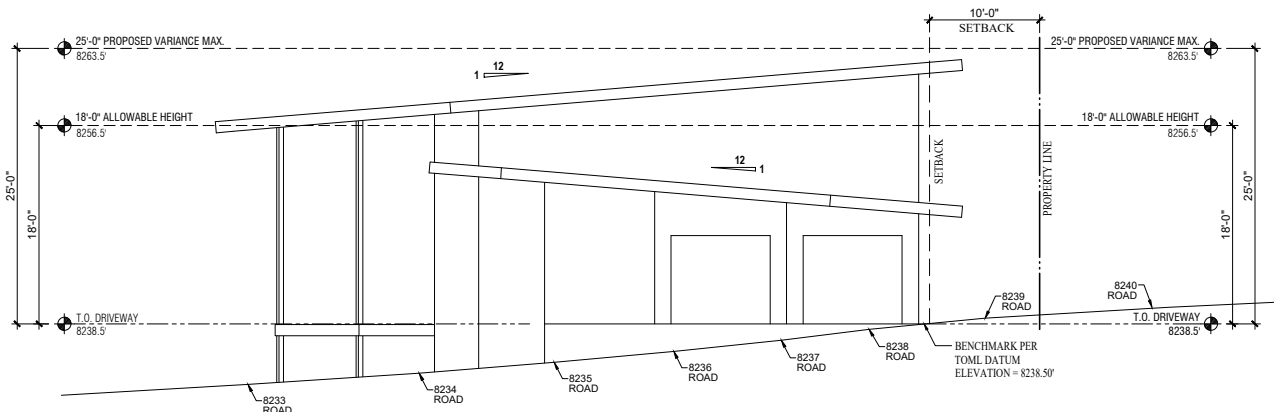


Image #2 Height Review

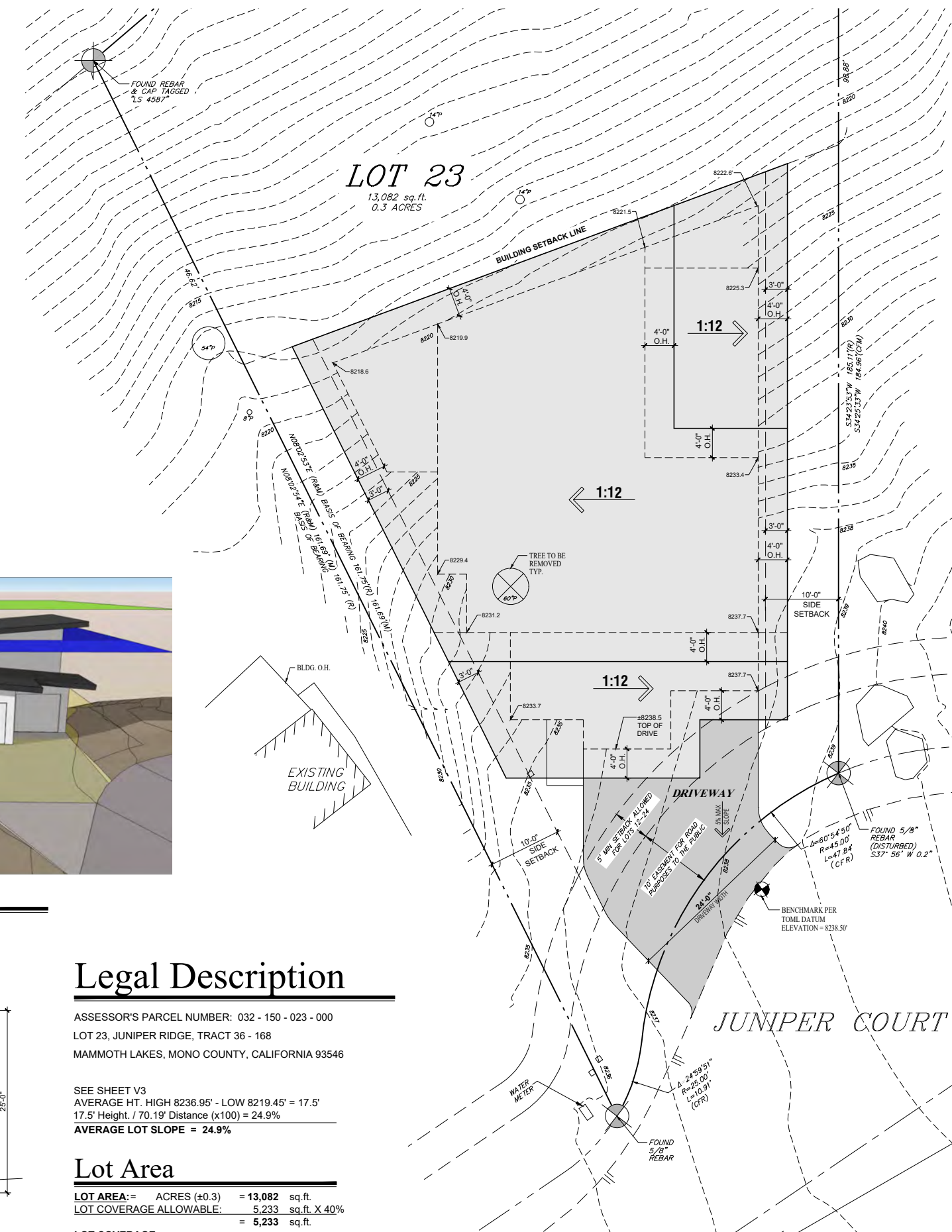


Image #3 Height Review



Allowable Heights

SCALE: 1/8" = 1'-0"



Legal Description

ASSESSOR'S PARCEL NUMBER: 032 - 150 - 023 - 000
LOT 23, JUNIPER RIDGE, TRACT 36 - 168
MAMMOTH LAKES, MONO COUNTY, CALIFORNIA 93546

SEE SHEET V3
AVERAGE HT. HIGH 8236.95' - LOW 8219.45' = 17.5'
17.5' Height / 70.19' Distance (x100) = 24.9%
AVERAGE LOT SLOPE = 24.9%

Lot Area

LOT AREA: =	ACRES (±0.3)	= 13,082	sq.ft.
LOT COVERAGE ALLOWABLE: =		5,233	sq.ft. X 40%
		= 5,233	sq.ft.
LOT COVERAGE:			
BUILDING FOOTPRINT	=	2,507	sq.ft.
W/ COVERED ENTRY & DECKS	=	332	sq.ft.
DRIVEWAY	=	596	sq.ft.
TOTAL	~ 26.2%	= 3,435	sq.ft.

Site/Roof Plan

SITE INFORMATION PROVIDED BY OWNER
PREPARED BY TRIAD / HOLMES ASSOCIATES, INC.



Revisions	By

design
elliott f. brainerd ARCHITECT
P.O. Box 441
mammoth lakes, ca 93546
(760) 934-9708

HEIGHT VARIANCE

Megerdichian Residence

Project Address:
65 Juniper Court
Mammoth Lakes, CA 93546

The Megerdichian Residence
P.O. Box 260981
Encino, CA 91436
(818) 522 - 1994

Drawn SH
Checked EB
Date Nov. 2024
Scale 1/8" = 1'-0"
Job No. 2024 - 03
Sheet

V1

of Sheets

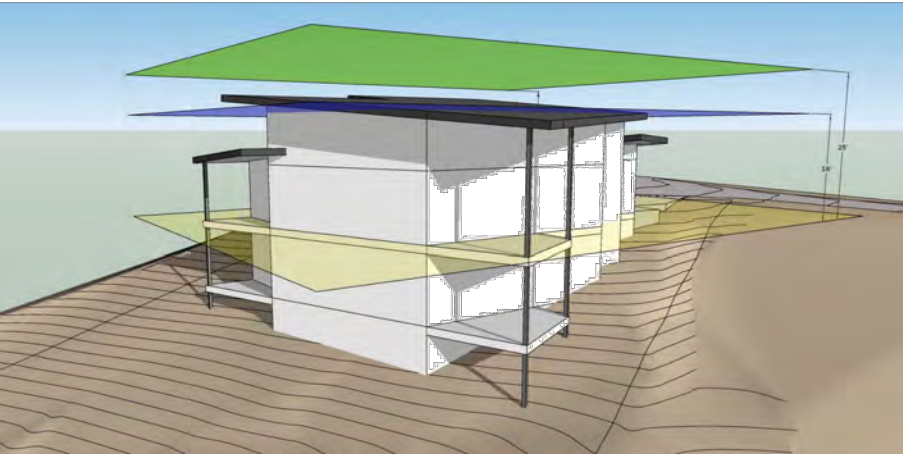
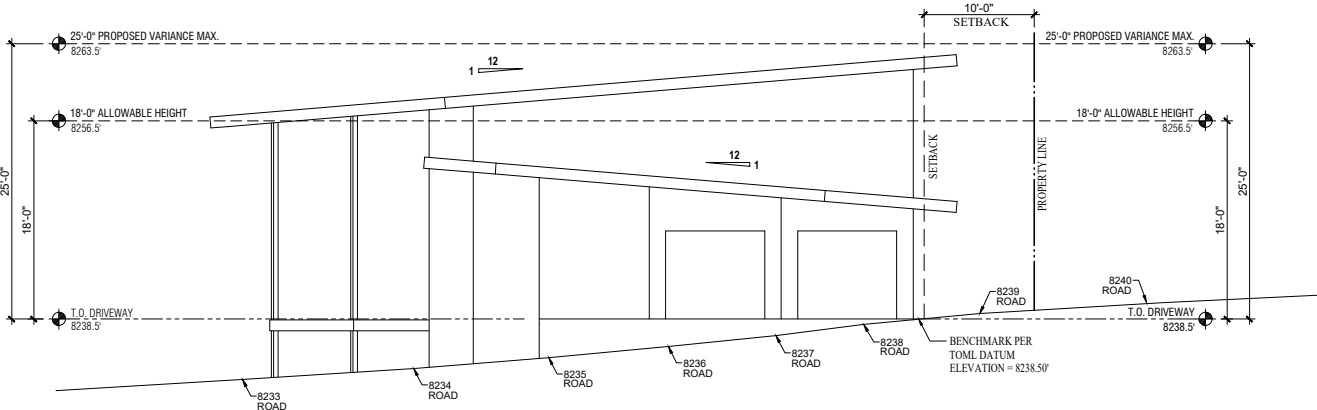
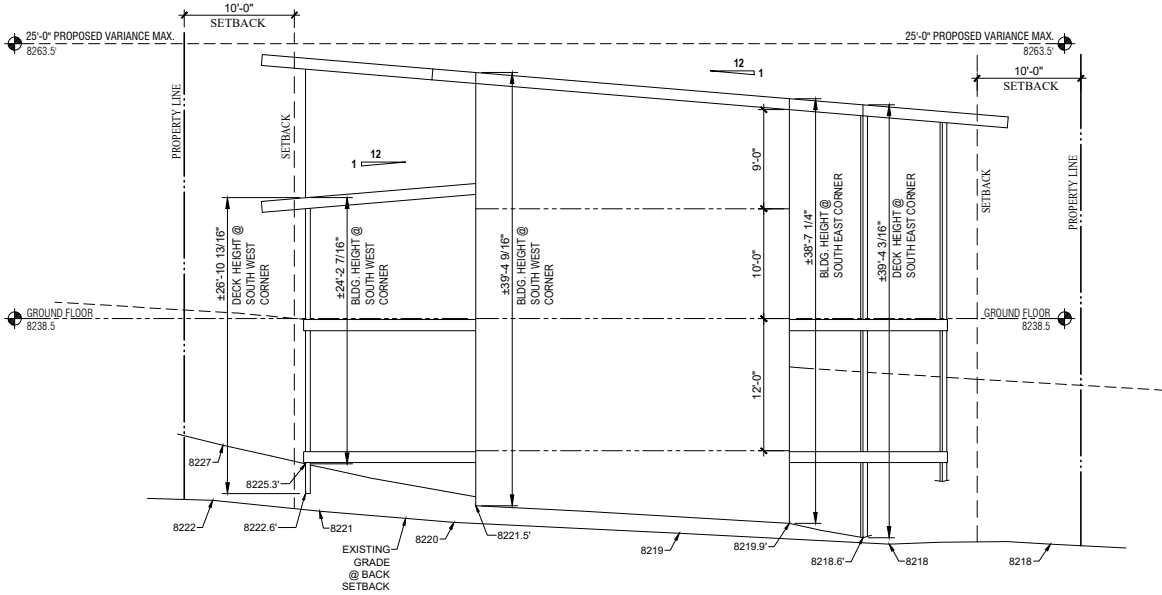


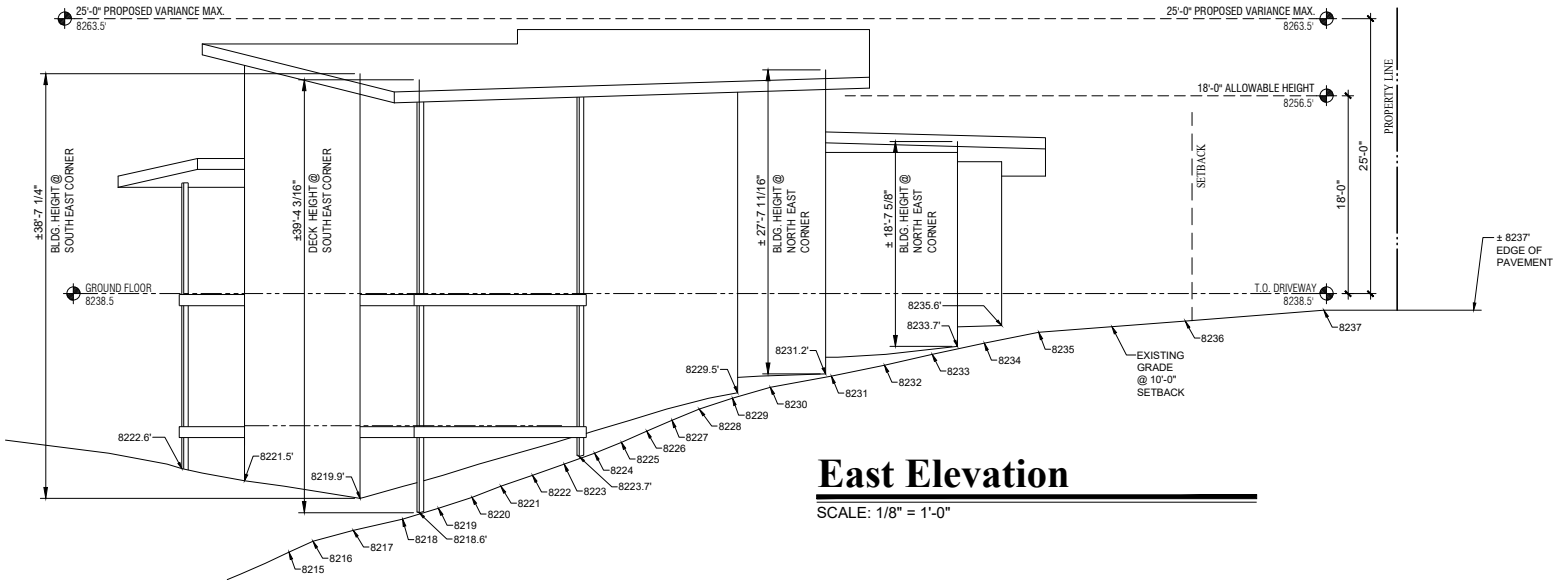
Image #4 Height Review



North Elevation
SCALE: 1/8" = 1'-0"



South Elevation
SCALE: 1/8" = 1'-0"



East Elevation
SCALE: 1/8" = 1'-0"

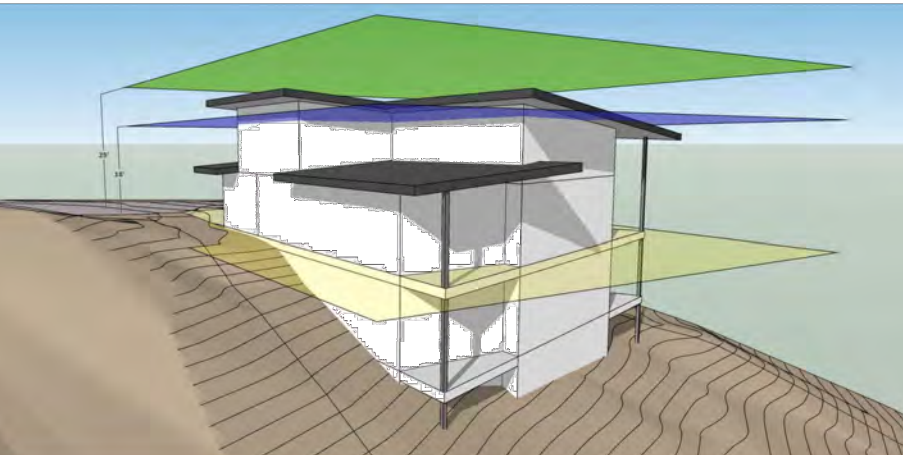
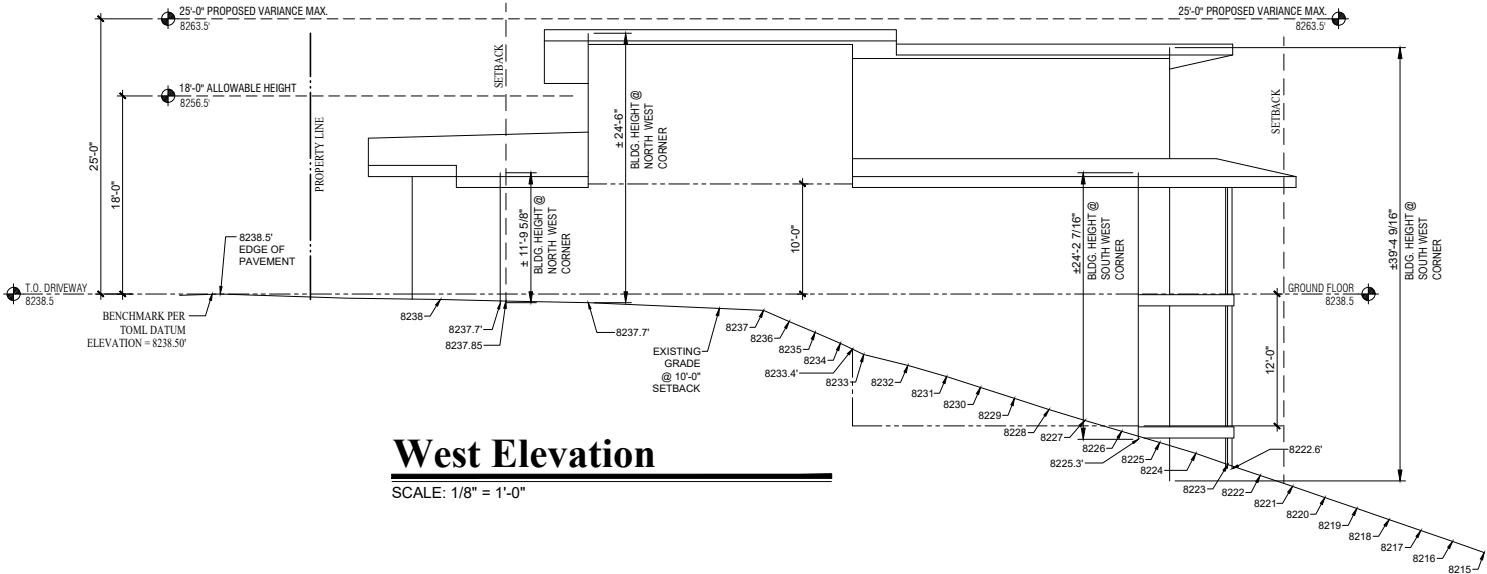


Image #5 Height Review



West Elevation
SCALE: 1/8" = 1'-0"

Revisions	By

design

elliott f. brainerd architect
p.o. box 441
mammoth lakes, ca
93546
(760) 934-9708

Megerdichian Residence

Project Address:
65 Juniper Court
Mammoth Lakes, CA 93546

HEIGHT VARIANCE

Drawn	SH
Checked	EB
Date	Nov. 2024
Scale	1/8" = 1'-0"
Job No.	2024 - 03
Sheet	

V2

of Sheets

Legal Description

ASSESSOR'S PARCEL NUMBER: 032 - 150 - 023 - 000
LOT 23, JUNIPER RIDGE, TRACT 36 - 168
MAMMOTH LAKES, MONO COUNTY, CALIFORNIA 93546

Lot Area

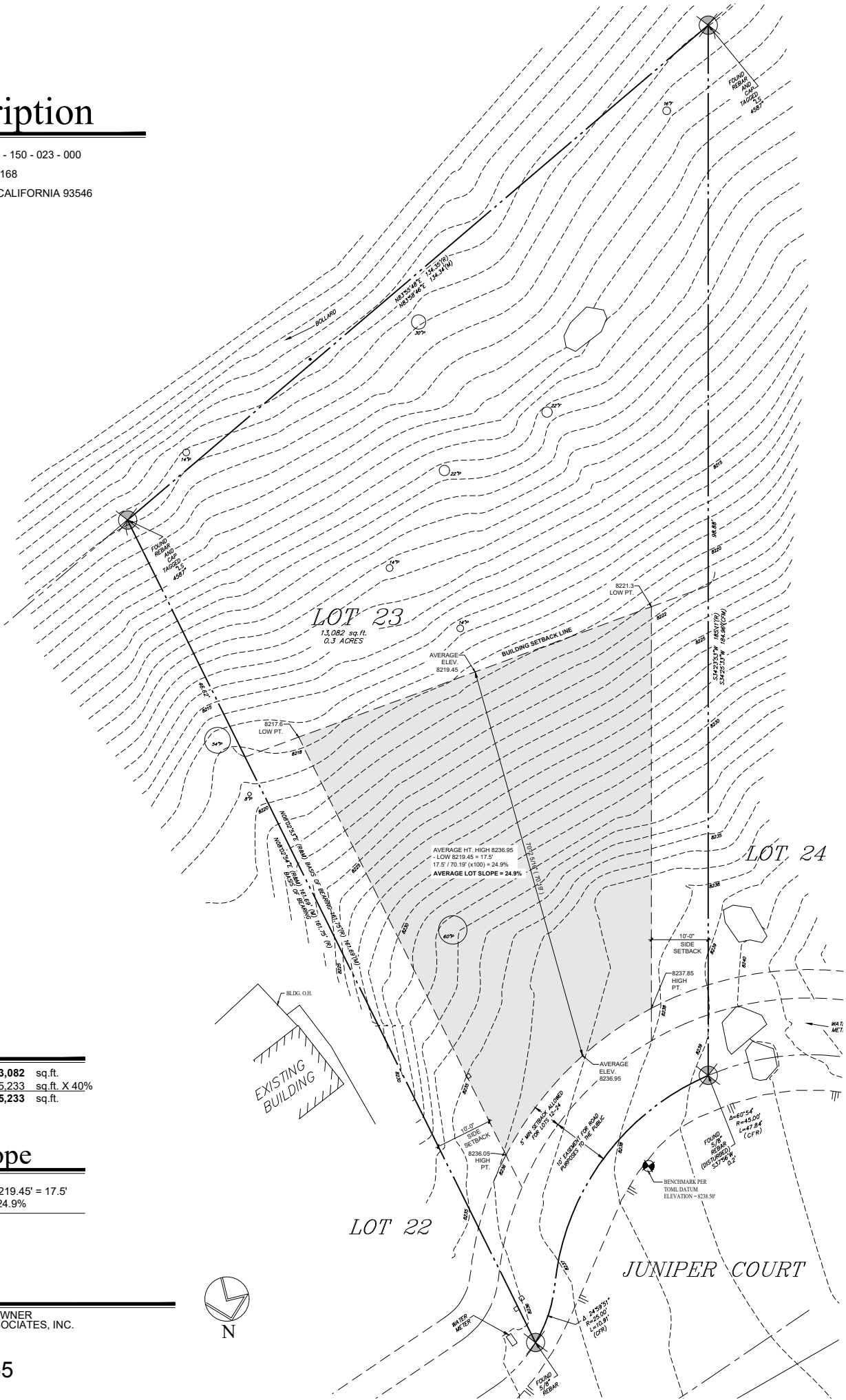
LOT AREA:= ACRES (±0.3) = 13,082 sq.ft.
LOT COVERAGE ALLOWABLE: 5,233 sq.ft. X 40%
= 5,233 sq.ft.

Average Lot Slope

AVERAGE HT. HIGH 8236.95' - LOW 8219.45' = 17.5'
17.5' Height / 70.19' Distance (x100) = 24.9%
AVERAGE LOT SLOPE = 24.9%

Site Plan

SITE INFORMATION PROVIDED BY OWNER
PREPARED BY TRIAD / HOLMES ASSOCIATES, INC.
SCALE: 3/32" = 1'-0"



Revisions	By

Elliott F. Brainerd
ARCHITECT

P.O. Box 441
Mammoth Lakes, CA 93546
(760) 934-9708

Megerdichian Residence

The Megerdichian Residence
P.O. Box 260981
Encino, CA 91436
(818) 522 - 1994

Project Address:
65 Juniper Court
Mammoth Lakes, CA 93546

HEIGHT VARIANCE

Drawn SH

Checked EB

Date Nov. 2024

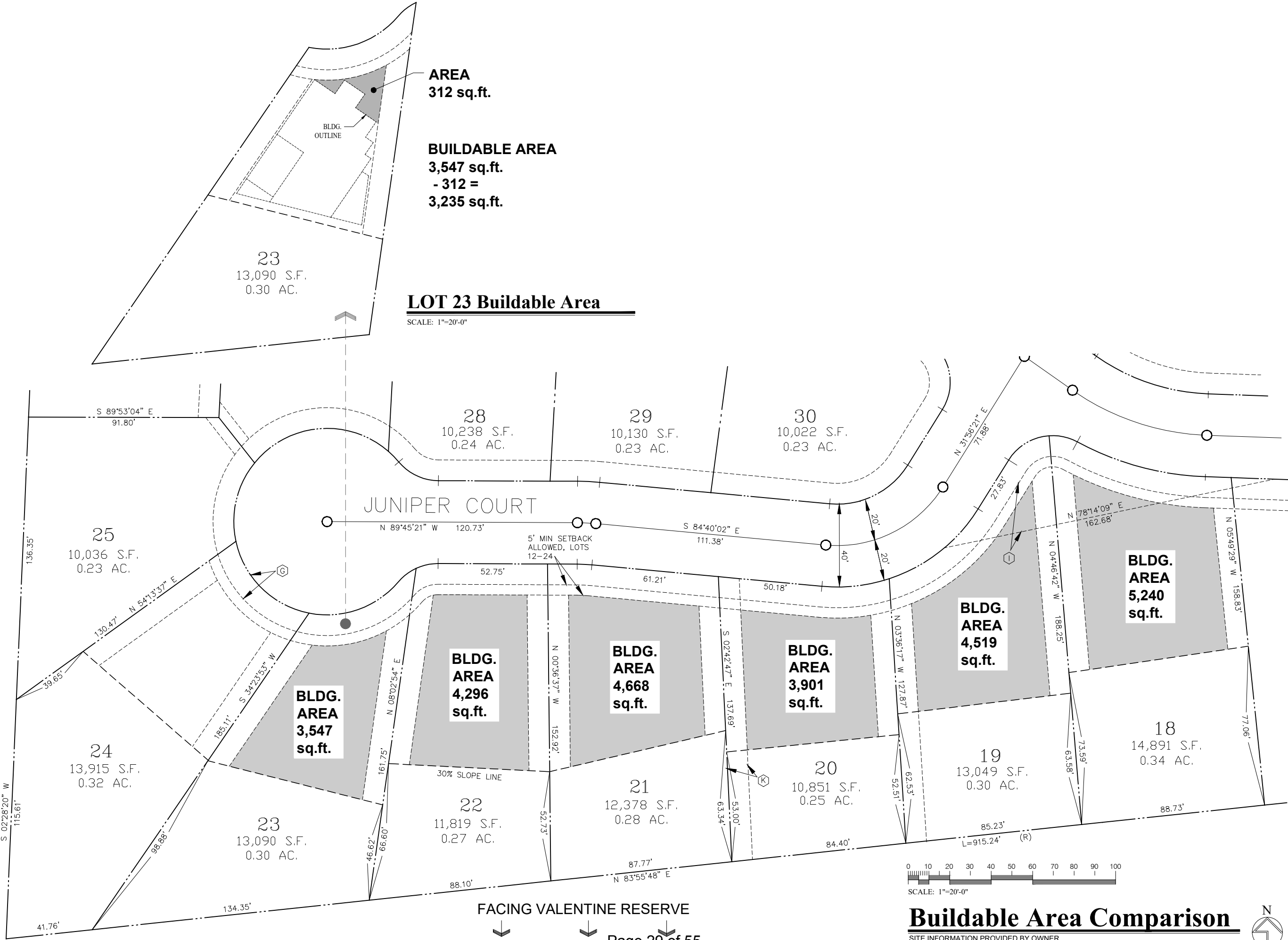
Scale 3/32" = 1'-0"

Job No. 2024 - 03

Sheet

V3

of Sheets

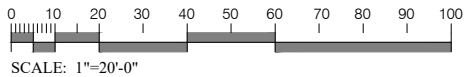


AREA
312 sq.ft.

BUILDABLE AREA
3,547 sq.ft.
- 312 =
3,235 sq.ft.

LOT 23 Buildable Area

SCALE: 1"=20'-0"



Revisions	By

designer

elliott f. brainerd ARCHITECT
P.C. Box 441
mammoth lakes, ca.
93246
(760) 934-9708

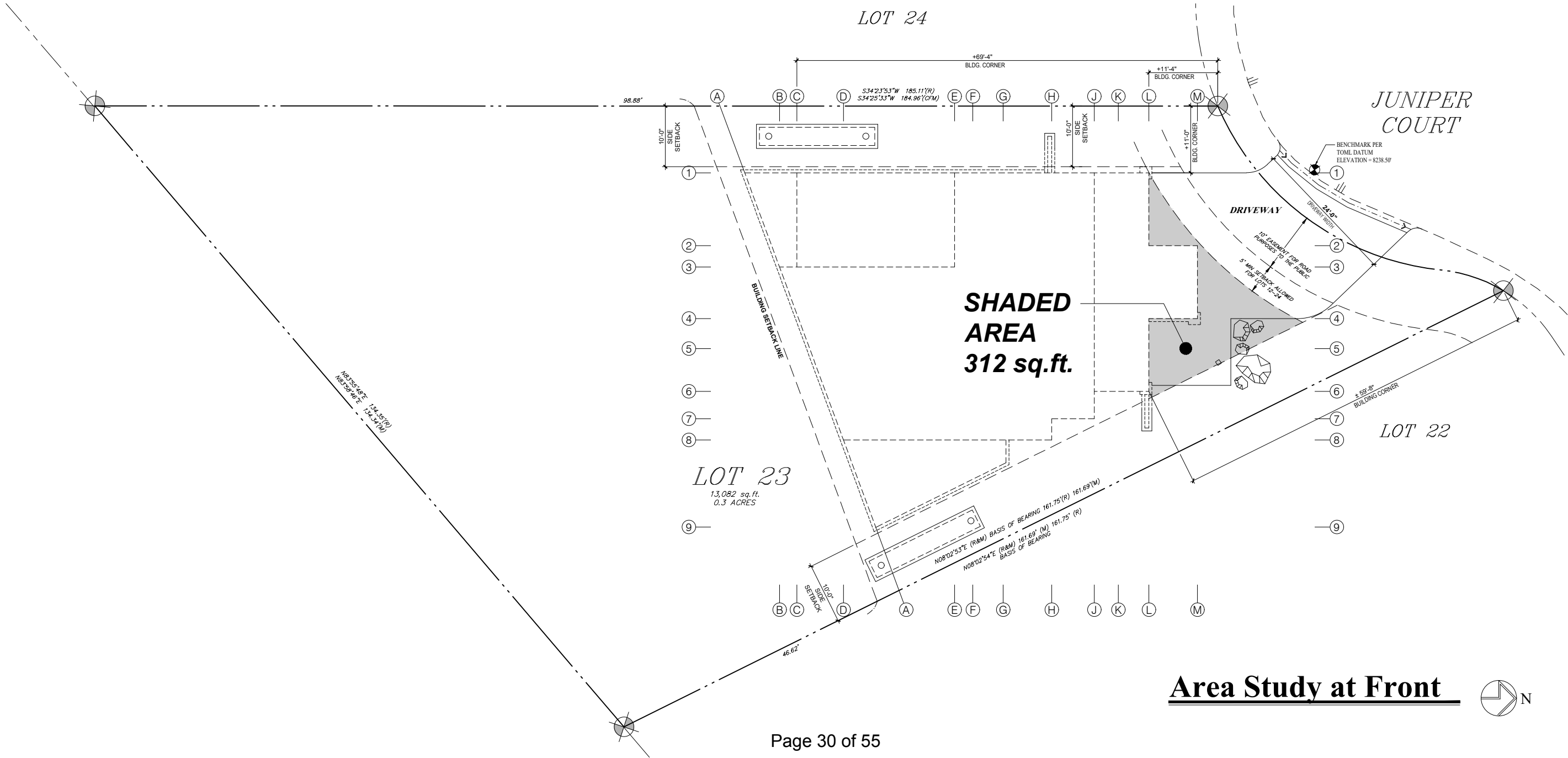
Megerdichian Residence

Project Address:
65 Juniper Court
Mammoth Lakes, CA 93546

HEIGHT VARIANCE

Drawn	SH
Checked	EB
Date	Nov. 2024
Scale	1" = 20'-0"
Job No.	2024 - 03
Sheet	

of Sheets



Area Study at Front



Revisions	By

design

elliott f. brainerd

ARCHITECT

p.o. box 441

mammoth lakes, ca. 93546

(760) 934-9708

Megerdichian Residence

The Megerdichian Residence

P.O. Box 260981

Encino, CA 91436

(818) 522 - 1994

Project Address:

65 Juniper Court

Mammoth Lakes, CA. 93546

HEIGHT VARIANCE

Drawn	SH
Checked	EB
Date	Nov. 2024
Scale	1/8" = 1'-0"
Job No.	2024 - 03
Sheet	
of	Sheets

MEGERDCHIAN VARIANCE NARRATIVE
LOT 23 JUNIPER RIDGE SUBDIVISION

This Variance request to increase the allowable building height on Lot 23 in the Juniper Ridge Subdivision from 18 feet to 24'-6" as measured from the centerline of the street. (Juniper Court) The Variance meets the intent of the Subdivision CC&R's recorded on April 8, 1991, the intent of environmental impact reduction as noted in the staff report analysis dated April 22, 1992 and the approved Juniper Ridge Master Plan Zoning Code Amendment 92-4 adoption that rewords condition 3E.

In addition, it meets the Variance findings per MC Section 17.72.040 as outlined and is supported by the Valentine Eastern Sierra Reserve environmental goals.

To summarize, the height request is for 6 feet 6 inches at the highest part of the roof and slopes down to slightly above the current 18 foot height limit making a proposed maximum height of 24 feet 6 inches above the centerline of the street. Also, this can reduce the amount of the building excavation by approximately 450 cu yards that equals almost 60 truck loads of soil to be removed. (see the supporting documentation and visual information below)

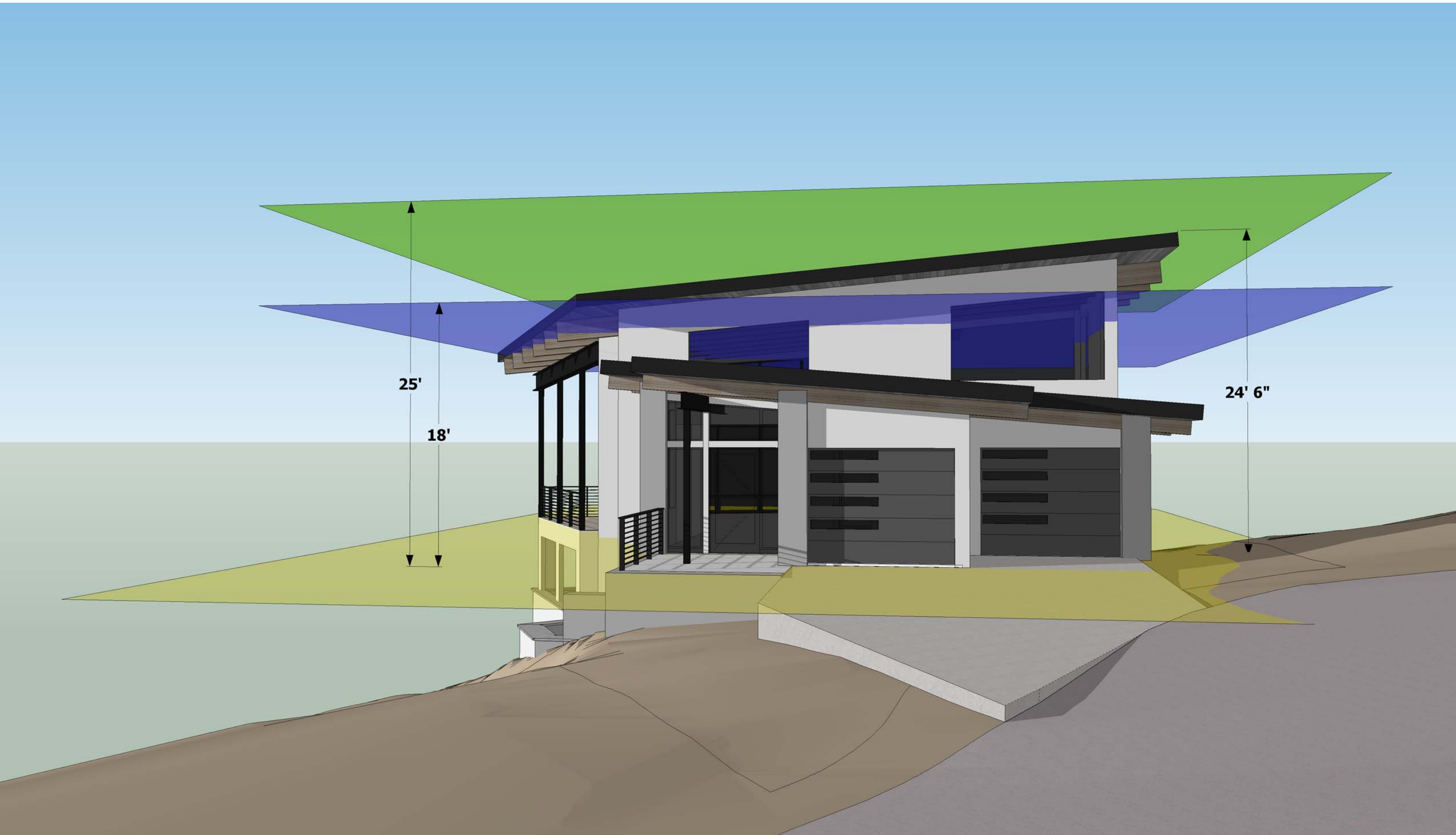
The consideration of this Variance approval is appreciated.

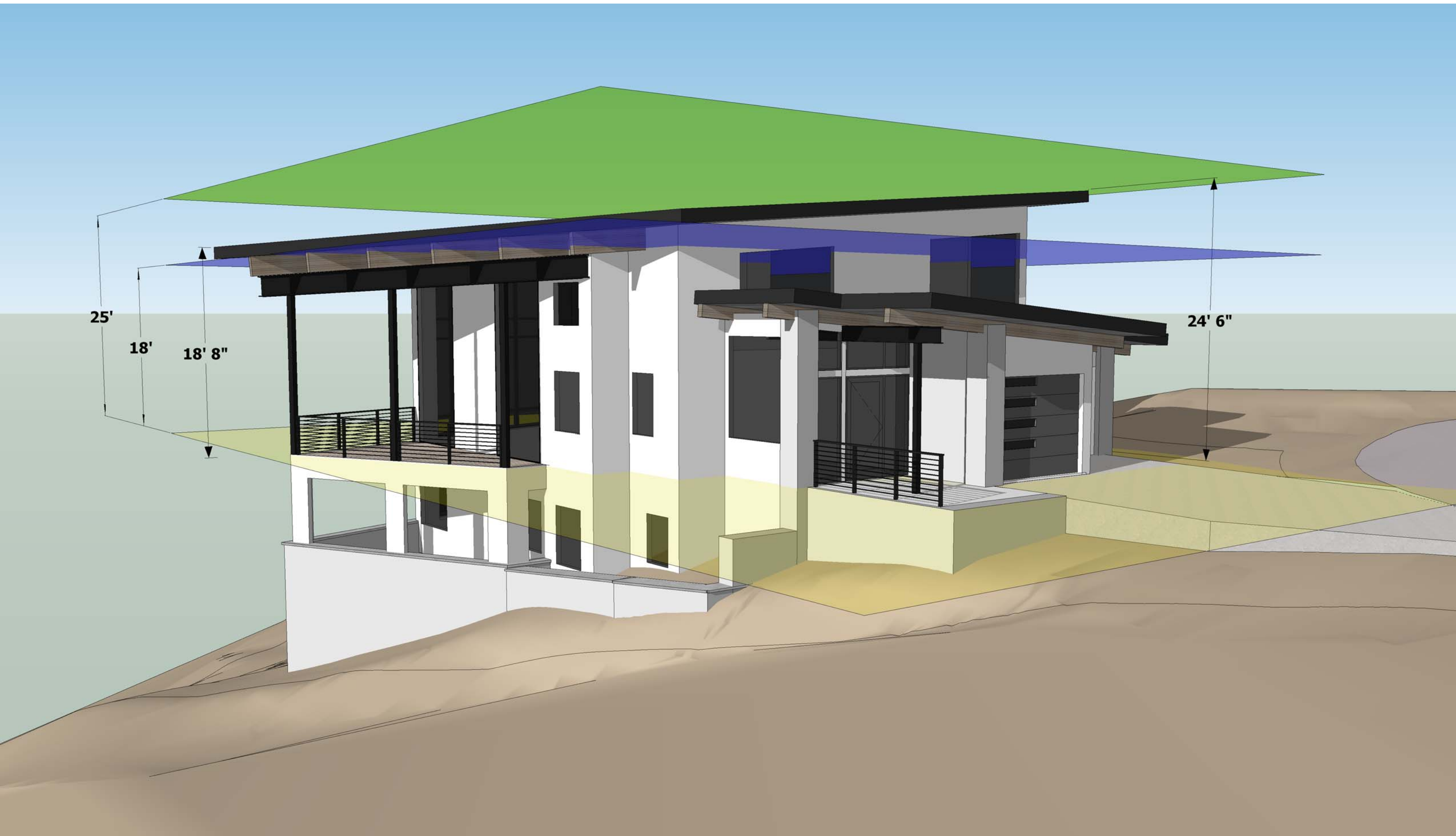
HEIGHT COMPARISON ANALYSIS

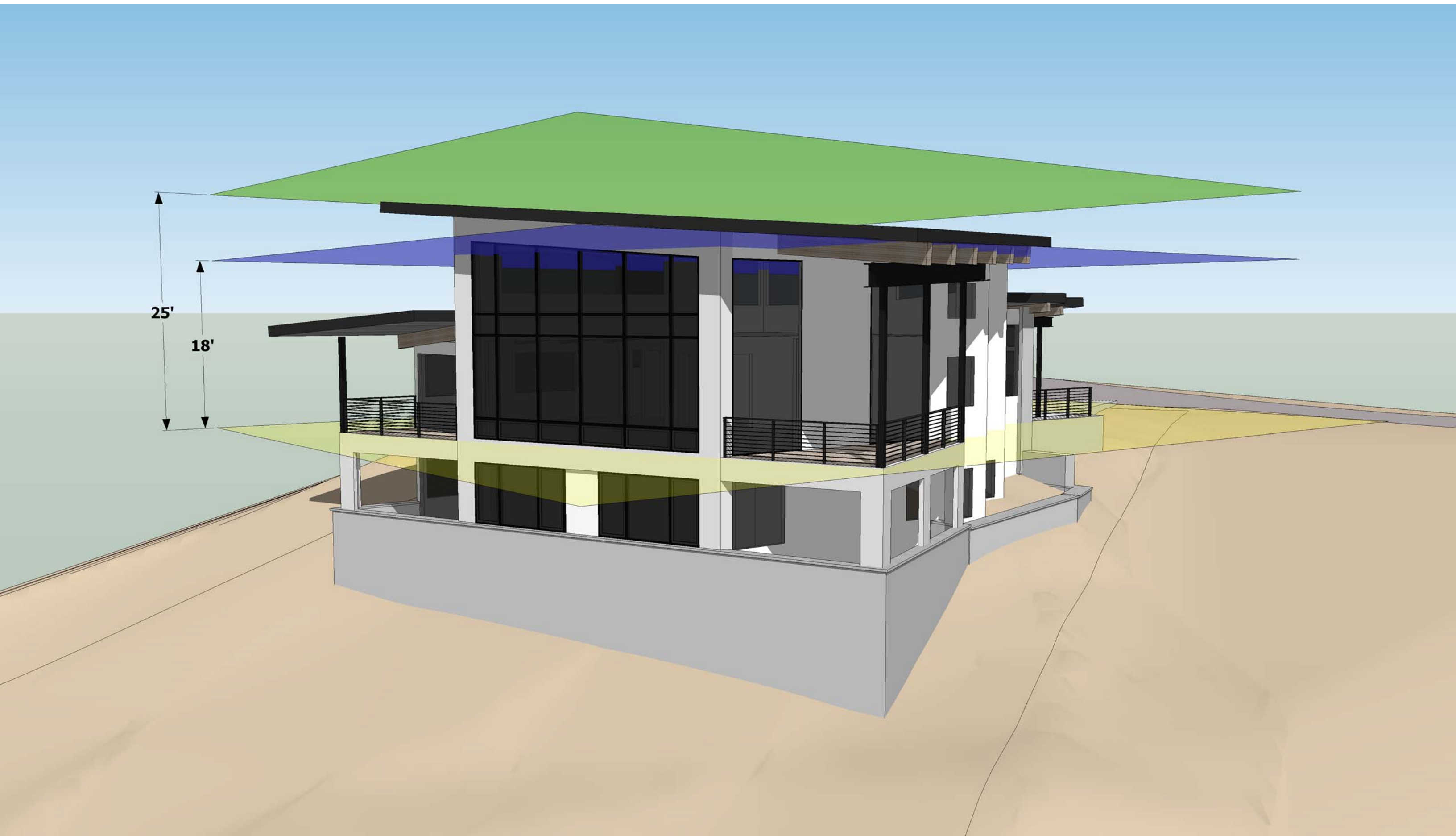
Lot 23 is the last property in the development that could utilize this height option. The adjacent property to the east has merged two lots and build one house that meets the 18 foot height requirement. The adjacent Lot 24, to the west, does not have this height restriction.

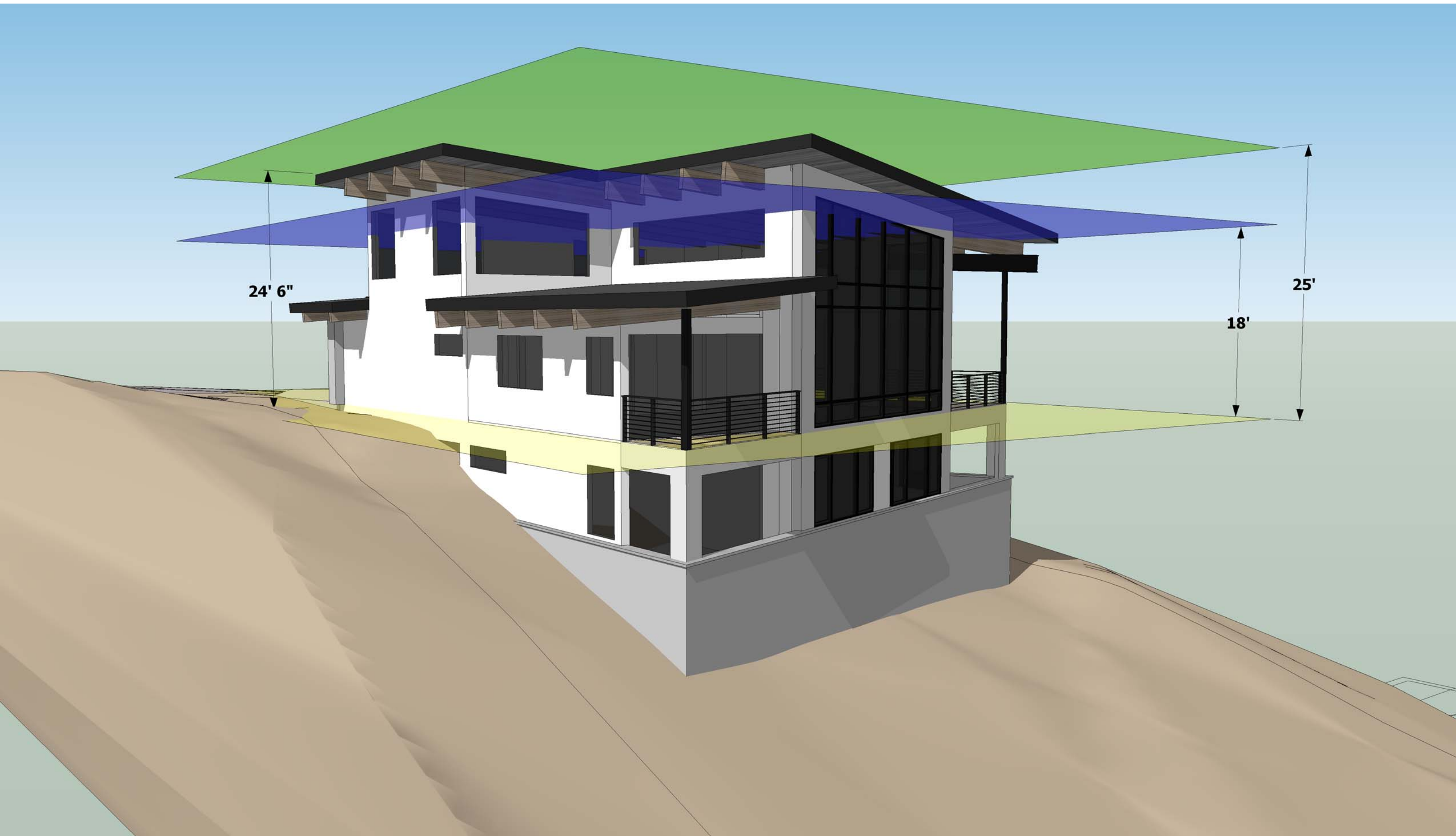
(see attached height comparison analysis and 3d model height diagrams)











MEGERDCHIAN VISUAL IMPACT ANALYSIS LOT 23 JUNIPER RIDGE SUBDIVISION

The Visual Analysis was produced using a drone to photograph the images attached below and were shot last month, March 2025. The details are described below. The proposed house image model is placed into the context of the pictures as scaled with the existing buildings. All the pictures show the actual vegetation including the trees. The large tree on the project property has been removed where the house is to be located but the adjacent tree on the property next door will remain as shown.

1. The first picture shows the context of the existing houses next to our project. Starting from east to west (right to left) The house that is a grayish tone and then the larger house that is built on two lots is next. Our proposed house is to the west or left of this.

This picture is from 800 feet away from the houses shown. The trees shown in front of our proposed residence are outside of the property and outside of the building disturbance line so they will remain as shown.



PROPOSED
RESIDENCE
LOT 23

2. The second picture (and remaining pictures) are taken from 300 feet from the property and show a similar viewpoint as the first photo but in more detail. Again, the trees shown remain as they cannot be removed.



PROPOSED
RESIDENCE
LOT 23

3. The third picture shows the proposed house from a different angle that is mostly south facing. Again, the trees shown are outside the disturbance line and cannot be removed.



PROPOSED
RESIDENCE
LOT 23

4. The fourth picture shows the proposed house from the southwest in line with the west property line angle. This view also shows the superimposed allowable height for the property directly west (or left) of our project. The allowable height for that property is 30 feet above the natural grade of the property and has no review requirement from the Valentine Reserve. This is a significant height increase from our proposed 23'-6" dimension from the centerline of the street measurement requirements.



ADJACENT
LOT 24

PROPOSED
RESIDENCE
LOT 23

VARIANCE FINDINGS

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of this chapter deprives the property of the privileges enjoyed by other property in the vicinity and under the identical zoning district.

This property has the smallest buildable area of the lots fronting the Valentine Reserve on Juniper Court. In addition, it loses an almost additional 30% of the building area due to the narrow width of the lot and the angular shape that prohibits a useable building area. This shape also limits the vehicle access and parking options that forces the parking to consume on third of the buildable area.

The buildable area of lots 18-22 average 4,525 sq ft. They have much wider street frontages and are more conventionally shaped as rectangles. The buildable area of lot 23 is 3,547 sq ft and loses at least another 312 sq ft due to the shape of the lot as well as the narrow width at the street. The net usable area is 3,235 sq ft which equals 1,290 sq ft or almost 30% smaller than the adjacent lots with the same height limitation.
(see attached lot area comparisons and lot area calculation)

2. The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

In fact, this meets the intent of the Master Plan, it's environmental impact goals of reducing excess excavation as directed Planning Commission in 1992. For example, if the height variance was not approved, the floor levels of the house would be lowered into the grade the additional 6'-6" being requested. The additional excavated soil volume would be approximately 457 cu yd that would be approximately 57 additional truck loads. ($1,900 \text{ sq ft} \times 6'-6" \text{ depth} = 12,350 \text{ cu ft}$ divided by $27 = 457 \text{ cu yd}$. An average dump truck is 8 cu yd. 457 cu yd divided by $8 \text{ cu yd} = 57 \text{ trucks}$)

3. Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made.

The use remains the same-SFR- Single Family Residential zoning

4. Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

In fact, granting the variance would help to maintain public health, and safety by reducing the amount of equipment and construction traffic needed to remove the excess soil as a result of the approving the variance.

5. The variance is consistent with the general plan and any applicable specific plan. It follows the intent of the Juniper Ridge Master Plan that is the overriding document for the subdivision that was approved by Planning Commission.

6. The variance is the minimum departure from the requirements of this chapter necessary to grant relief to the applicant, consistent with Subsections (1) and (2) of this section.

7. The approval of the variance is in compliance with the requirements of the California Environmental Quality Act (CEQA), Public Resources Code 21000 et seq., the Master Plan guidelines and the environmental goals for the subdivision.

From: [Carol Blanchette](#)
To: [Gina Montecallo](#)
Cc: [Steve Morando](#)
Subject: Megerdchian Variance Lot 23 Juniper Ridge Subdivision
Date: Saturday, May 10, 2025 10:48:10 AM

You don't often get email from blanchet@ucsb.edu. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi Gina

Thank you for including The Valentine Reserve in the variance proceedings. The impact of development on our boundary's is very important to us. We have received and reviewed drawings from Elliot Brainard and we find them very helpful in understanding the scale of the project. We are aware of the hardship the 18' height requirement put on this specific lot and the efforts by Elliot and his clients to minimize the grading is a very significant design feature. According to Elliot this will save 60 truck loads of soils and reduces the potential for any negative environmental effects to Valentine reserve. The drone study provided by Elliot further illustrates the size bulk and scale of the building. The lower retaining wall blends the natural setting with the architecture and the overall height from the reserves perspective is in line or less tall than other buildings on the street. The variance height request of 6 feet six inches additional height keeps the size bulk and scale with the context of the Ridgeline and neighboring properties.

We support the project as it is drawn and feel that it meets the intent of the initial variance discussions created back in 1992.

Please let us know if you need anything further,

Thank you,
Carol

Carol Anne Blanchette, Director
UCSB Valentine Eastern Sierra Reserves
Valentine Camp Reserve &
SNARL - Sierra Nevada Aquatic Research Laboratory
1016 Mount Morrison Rd | Mammoth Lakes, CA 93546
Email: carol.blanchette@ucsb.edu
Mobile Phone [805-403-9561](tel:805-403-9561)
SNARL Website: <https://snarl.nrs.ucsb.edu>
Valentine Website: <https://valentine.nrs.ucsb.edu>



Town of Mammoth Lakes Planning and Economic Development Commission
Minutes of Regular Meeting

May 14, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Commissioner Deaver led the flag salute.

3. PUBLIC COMMENTS

Chair Vanderhurst welcomed Billy Deaver to the Commission.

David Eichman, Interim Director of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities. There was discussion among members of the Commission and Mr. Eichman.

Community and Economic Development Director Nolan Bobroff announced this weekend's 2025 Defensible Space, Community Cleanup, and Sustainability Fair.

4. CORRESPONDENCE

4.1 Annual Planning Reports

There was discussion among members of the Commission and staff.

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

Mike McCarthy, Mammoth Lakes Fire Protection District Division Chief, gave a presentation regarding the State Fire Hazard Severity Maps. There was discussion among members of the Commission and Mr. McCarthy.

6. PUBLIC HEARINGS

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 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.

The Chair opened the public hearing at 9:50 a.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of the Commission and staff.

Craig Tapley, project designer, answered questions about and outlined the proposed project.

PUBLIC COMMENT:

Steven Dahl outlined his concerns with the proposed project.

Bruce Woodward outlined the difficulties with building on the site and the lot.

Karen and Mike Gutt, owners, spoke about wanting to return and live in Mammoth. There was discussion among members of the Commission and Mr. and Mrs. Gutt.

Chad Phillips, construction manager, cautioned the owners about running over budget on their project.

The Chair closed the public hearing at 10:35 a.m.

There was discussion among members of the Commission and staff.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Variance 25-001 with conditions as recommended by staff.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

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.**

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

Jo Bacon, Secretary of the Mammoth Lakes Performing Arts Foundation, said that they would be fundraising for the operations and maintenance of the theater.

Bruce Woodward, architect, spoke about not having enough time to provide comments on the project or design. Engineering Manager Amy Callanan responded to Mr. Woodward's concerns.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required Design Review and CEQA findings and approving Major Design Review Application 24-004 as recommended by staff.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

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.

The Chair called a recess at 11:16 a.m. and the Commission reconvened at 11:22 a.m.

Commissioner Deaver recused himself due to a conflict of interest and left the meeting at 11:22 a.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

Chris Durkin, project sponsor team, said that the proposed changes were due to structural needs.

Kirk Schaubmayer, owner of Alpenhof Lodge, asked about parking. Mr. Mark Rafeh responded to Mr. Schaubmayer's concerns.

There was discussion among members of the Commission.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required Design Review and CEQA findings, and approving Design Review Amendment Application #DR 24-001A with conditions as recommended by staff.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Conflict (1): Commissioner Billy Deaver

Carried (4 to 0)

Commissioner Deaver returned to the meeting at 11:42 a.m.

8. CONSENT AGENDA

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

For (5): Commissioner Billy Deaver, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

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

9. COMMISSIONER REPORTS

Chair Vanderhurst reported that the Mountain was still open, and the morning skiing was still fantastic.

10. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff gave an update regarding the Town Civic Center Project, the Parcel Phase 2, the Mammoth Creek Inn, the 540 Commercial Project, and working with the Chamber of Commerce on the new Business Guide.

11. ADJOURNMENT

The Commission adjourned the meeting at 11:46 a.m.

Jamie Gray, Town Clerk