



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

February 9, 2022, 2:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Chair Michael Vanderhurst, Vice Chair Jennifer Burrows,
Commissioner Paul Chang, Commissioner Jessica Kennedy,
Commissioner Greg Eckert

1. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Haislip Hayes led the flag salute.

3. PUBLIC COMMENTS

Code Compliance Officer Jena Carter gave an update regarding current code compliance activities. There was discussion among members of the Commission and staff.

4. PRESENTATION

4.1 Presentation on 2022-23 5-year and Long-range Capital Improvement Plan (CIP) Projects

This item was continued.

5. PUBLIC HEARINGS

5.1 Public hearing and consideration of Tentative Tract Map 21-001, Use Permit 21-001, Design Review 21-001, and Adjustment 21-006 for the Villas III Subdivision, a proposed 33-unit residential development located at 100 Callahan Way.

The Chair opened the public hearing at 2:06 p.m.

Commissioner Eckert joined the meeting at 2:07 p.m. Commissioner Eckert left the meeting at 2:08 p.m. due to his conflict of interest because of his ownership of property within 500 feet of the project.

Town Attorney Andrew Morris outlined the parameters that the Commission was under to make a decision on the proposed projects.

Assistant Planner Michael Perterka gave a presentation outlining the information in the staff report. Senior Planning - Housing Coordinator Nolan Bobroff outlined the "No Net Loss" law as it related to the proposed project.

Toby Long, applicant architect, outlined the proposed project.

There was discussion among members of the Commission, staff, and the applicant.

PUBLIC COMMENT:

Eric Taylor, resident of San Joaquin Villas, spoke in opposition to the proposed project.

Kimberly Taylor, resident of San Joaquin Villas, spoke in opposition to the proposed project.

Jaime Pollack, resident of San Joaquin Villas, spoke in opposition to the proposed project.

Patricia Robertson, Executive Director of Mammoth Lakes Housing, said that they had heard from owners at San Joaquin Villas and spoke in opposition to the project.

Michelle Lussier, resident of Joaquin, spoke in opposition to the proposed project.

Tom Hodges, Vice President of Mammoth Mountain Development, asked questions about the proposed project and noted that parts of the proposed project were within the golf course flight line setbacks.

Gina Varieschi, resident of San Joaquin Villas, spoke in opposition to the proposed project.

Judith Goddard spoke in opposition to the proposed project.

The Chair closed the public hearing at 3:26 p.m.

Town staff provided response to the concerns raised by the public.

There was discussion among members of the Commission.

Moved by Chair Michael Vanderhurst

Seconded by Commissioner Jessica Kennedy

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA, State No Net Loss Law, State Subdivision Map Act, and Municipal Code findings, and approving Tentative Tract Map 21-001, Use Permit 21-001, Design Review 21-001, and Adjustment 21-006 with conditions as recommended by staff.

For (2): Chair Michael Vanderhurst, and Commissioner Jessica Kennedy

Against (2): Vice Chair Jennifer Burrows, and Commissioner Paul Chang

Absent (1): Commissioner Greg Eckert

Tied (2 to 2)

CONSENSUS:

Continue the item and re-notice it when a new public hearing date is determined.

5.2 Consideration of a Use Permit (UPA), Design Review (DR) and Adjustment (ADJ) application to permit the construction of a new 4,162 square foot single-family residence with an 874 square foot garage located within the Snow Deposition Design Overlay

Commissioner Eckert returned to the meeting at 3:51 p.m.

Associate Planner Kim Cooke gave a presentation outlining the information in the staff report.

Steve Johnson, applicant, outlined the proposed project.

There was discussion among members of the Commission, staff, and Mr. Johnson.

PUBLIC COMMENT:

Tony Taylor, resident of the Bluffs, spoke in opposition to the proposed project.

Gerald Kurland, resident of the Bluffs, spoke in opposition to the proposed project.

The Chair closed the public hearing at 4:20 p.m.

Ms. Cooke responded to the concerns raised by the public.

There was discussion among members of the Commission and staff.

Moved by Vice Chair Jennifer Burrows

Seconded by Commissioner Greg Eckert

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Use Permit #UPA 21-006, Design Review #DR 21-006 and Adjustment #ADJ 21-005 with conditions as recommended by staff.

For (4): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Against (1): Commissioner Paul Chang

Carried (4 to 1)

5.3 Public hearing and consideration of Design Review 21-005 and Use Permit 21-005 for the interim “Phase One” redevelopment of the Sierra Nevada Resort site located at 164, 202 and 248 Old Mammoth Road.

Commissioner Kennedy left the meeting at 4:28 p.m. due to a conflict of interest because of living within 500 feet of the project.

The Chair opened the public hearing at 4:28 p.m.

Assistant Planner Gina Montecallo and Associate Engineer Amy Callanan gave a presentation outlining the information in the staff report.

Vice Chair Burrows left the meeting at 4:38 p.m.

Peg Blackall and Dean Arizabal, representing the applicant, gave a presentation outlining the proposed project.

There was discussion among members of staff and the applicant team.

There was discussion among members of the Commission.

The Chair closed the public hearing at 5:17 p.m.

Moved by Commissioner Greg Eckert

Seconded by Chair Michael Vanderhurst

Adopt the attached Planning and Economic Development Commission (PEDC) Resolution, making the required CEQA and Municipal Code findings, revoking Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004, and approving Design Review 21-005 and Use Permit 21-005 with conditions as recommended by staff and with modifications as presented to the PEDC including the Parking Management Plan.

For (3): Chair Michael Vanderhurst, Commissioner Paul Chang, and Commissioner Greg Eckert

Absent (2): Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Carried (3 to 0)

5.4 Public hearing and consideration of a Use Permit (UPA) and Design Review (DR) application for a proposed six-unit, multi-family residential apartment project located at 377 Manzanita Road.

This item was continued.

6. CONSENT AGENDA

Moved by Chair Michael Vanderhurst

Seconded by Commissioner Greg Eckert

Approve the Consent Agenda.

For (3): Chair Michael Vanderhurst, Commissioner Paul Chang, and
Commissioner Greg Eckert

Absent (2): Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Carried (3 to 0)

6.1 Approve the resolution re-authorizing the PEDC to meet virtually during the COVID-19 pandemic declared emergency.

6.2 Approve the minutes of the regular meeting of January 12, 2022.

7. COMMISSIONER REPORTS

There were no reports given at this time.

8. DIRECTORS REPORT

Community and Economic Development Director Sandra Moberly noted that a new date would be set for the March meeting.

9. ADJOURNMENT

The Commission adjourned the meeting at 5:36 p.m.

Jamie Gray, Town Clerk