



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

April 13, 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

Commissioner Eckert 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. PUBLIC HEARINGS

4.1 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. An Addendum to the 1991

Lodestar at Mammoth EIR has been prepared pursuant to CEQA Guidelines §15164 (Addendum to an EIR or Negative Declaration). This item is being continued to the May 11, 2022 Planning and Economic Development Commission meeting.

Chair Vanderhurst opened the public hearing at 2:04 p.m. and announced that this item would be continued to May 11, 2022.

Commissioner Greg Eckert recused himself and left the meeting at 2:05 p.m.

SPEAKING FROM THE FLOOR:

Eric Taylor spoke in opposition to the proposed project.

Judith Goddard, San Joaquin Villas Board Member, voiced concern about the public hearing process for the project. She made a formal request that there be at least a one-week period for members of the public to review the documents related to the project once they were released to the public. She spoke in opposition to the project.

Commissioner Paul Chang joined the meeting at 2:15 p.m.

Eric Taylor played a recorded public comment on behalf of Donna Mercer which voiced concern about the planning process of the project. Ms. Mercer spoke in opposition to the project.

At 2:19 p.m. the Chair continued the public hearing to May 11, 2022.

4.2 Consideration of Tentative Tract Map (TTM) 21-003, Use Permit (UPA) 21-004, and Major Design Review (DR) 21-004, for approval of the “Residence Inn boutique by Marriott” development project located at 94 and 150 Berner Street, in the “Specialty Lodging”

zone of the North Village Specific Plan Area. A CEQA conformance analysis was prepared pursuant to CEQA guidelines to determine the project’s consistency with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR). Applicant/ Property Owner: Greens Berner Street, LLC

Chair Vanderhurst recused himself from this item due to a conflict of interest and left the meeting at 2:20 p.m.

Commissioner Eckert returned to the meeting at 2:20 p.m.

The Vice Chair opened the public hearing at 2:20 p.m.

Community and Economic Development Director Sandra Moberly reported that Commissioner Paul Chang was conflicted out of this item and had recused himself at 2:21 p.m.

Senior Planner Kim Cooke outlined the information in the staff report.

Atman Kadakia, Greens Development Managing Principal, spoke about the project and said that Greens would be the General Contractor and Operator in addition to being the Developer of this project and thanked Town staff, the Advisory Design Panel, members of his team, and Matthew Lehman for their work on this project.

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

SPEAKING FROM THE FLOOR:

Reinhard Albrecht spoke in opposition to the project.

Lita Miguez spoke in favor of the project, and voiced concerns about snow removal and traffic issues during the winter. She requested that her name and her husband's name be added to one of the letters regarding a review of the traffic mitigation.

Nicole Godoy spoke in favor of the project and voiced concerns regarding traffic mitigation and signage in the area of the project.

Tabby Mannerter spoke in favor of the project and voiced concerns over signage and traffic issues in the area of the project.

Judith Goddard voiced concern over parking for guests and staff and spoke about the revised color palette.

Kristy Williams spoke in favor of the project and voiced concern regarding traffic mitigation. She requested that additional traffic analysis be performed for this project.

Kirk Schaubmayer spoke in favor of the project on behalf of himself, Robert Schaubmayer, and Stacy Schaubmayer representing the Alpen Hof Lodge and voiced concerns about traffic and parking.

Sean Orlowicz spoke in favor of the project and voiced concerns over safety and traffic issues, particularly in the winter.

The Vice Chair closed the public hearing at 3:16 p.m.

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

CONSENSUS:

There was consensus to agendize a discussion regarding traffic mitigation at a future meeting.

Moved by Commissioner Jessica Kennedy

Seconded by Commissioner Greg Eckert

Adopt the attached Planning and Economic Development Commission Resolution making the required Tentative Tract Map, Use Permit, Design Review, and CEQA findings, and approving Tentative Tract Map Application #TTM 21-003, Use Permit #UPA 21-004, and Design Review #DR 21-004 with conditions as recommended by staff.

For (3): Vice Chair Jennifer Burrows, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Abstain (2): Chair Michael Vanderhurst, and Commissioner Paul Chang

Carried (3 to 0)

4.3 Consideration of Unmet Transit Needs within the Town of Mammoth Lakes.

Chair Vanderhurst and Commissioner Chang returned to the meeting at 3:31 p.m.

The Chair opened the public hearing at 3:32 p.m.

Public Works Director Haislip Hayes outlined the information in the staff report.

Eastern Sierra Transit Authority (ESTA) Executive Director Phil Moores asked if anyone participating or viewing the meeting had any unmet public transit transportation needs to present at this time.

Vice Chair Burrows noted that the Town needed to continue providing transportation to the Aspen Village Project on Old Mammoth Road. There was discussion among members of the Commission and Mr. Moores.

Commissioner Kennedy asked about service from Rovana to Mammoth. Mr. Moores responded. There was discussion among members of the Commission and Mr. Moores.

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

Chair Vanderhurst closed the public hearing at 3:57 p.m.

Chad Phillips emailed a public comment voicing his concern regarding inconsistency with the Red Line at Chateau Road end of day service.

5. BUSINESS MATTERS

5.1 Consideration of approval for the Parking Management Plan for Use Permit 21-005 Sierra Nevada Resort “Phase One” Redevelopment.

Commissioner Kennedy had a conflict of interest and left the meeting at 3:58 p.m.

Assistant Planner Gina Montecallo outlined the information in the staff report.

Brent Truax, Sierra Nevada Resort and Spa Managing Director, thanked staff for their work on this project.

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

SPEAKING FROM THE FLOOR:

Linda Scott from Sierra Park Villas spoke in support of the project, and voiced her concerns related to staffing valet workers and parking issues during the winter.

There was discussion between staff, Mr. Truax, and members of the Commission.

Moved by Vice Chair Jennifer Burrows
Seconded by Commissioner Greg Eckert

Approve the Parking Management Plan of Use Permit 21-005 with conditions as recommended by staff.

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

Abstain (1): Commissioner Jessica Kennedy

Carried (4 to 0)

5.2 Discussion regarding returning to in-person PEDC meetings.

Commissioner Kennedy returned to the meeting at 4:20 p.m.

Planning and Economic Development Director Sandra Moberly outlined the information in the staff report. There was discussion among members of the Commission and staff.

CONSENSUS:

There was consensus from members of the Commission to continue with the option to hold hybrid meetings as needed.

6. CONSENT AGENDA

Moved by Vice Chair Jennifer Burrows

Seconded by Commissioner Jessica Kennedy

Approve the Consent Agenda.

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

6.1 Approve the minutes of the regular meeting of March 2, 2022.

6.2 Resolution making findings to allow the PEDC to meet virtually during the COVID-19 pandemic emergency.

6.3 Consider approval of Final Tract Map 21-002 for the four-parcel subdivision parcel, located at 2610 Meridian Boulevard in the Obsidian II Subdivision.

7. COMMISSIONER REPORTS

Commissioner Eckert said that the Commission did a lot of planning, but, with the exception of housing, very little economic development. He asked if any of the other Commissioners had any ideas as to how they may promote more economic

development projects. There was discussion among members of the Commission.

Commissioner Kennedy discussed the possibility of changing the Commission meeting times and asked staff to provide the history of how the current time was selected. There was discussion among members of the Commission and staff.

8. DIRECTORS REPORT

Community and Economic Development Director Sandra Moberly reported that the updated Institute for Local Government Planning Commissioner book had been sent out to the Commissioners via email and said that the Regional Planning Commission training would be held in Suite Z on August 12th. Ms. Moberly said that the May 11th agenda would be full and that they may need to change the start time. There was discussion among members of the Commission and staff.

9. ADJOURNMENT

The Commission adjourned the meeting at 4:47 p.m.

Jamie Gray, Town Clerk