

Attachment 4
Public Hearing Notice

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **May 11, 2022**, beginning at 2:00 p.m. and continuing until finished, at the **Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road**, or by teleconference due to the **COVID-19 Pandemic**, the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following:

Application Request: Villas III Subdivision - Tentative Tract Map (TTM) 21-001, Use Permit (UPA) 22-002, Use Permit (UPA) 21-001, Design Review (DR) 21-001, and Adjustment (ADJ) 21-006. The project consists of three single-family residences and 15 duplex structures to be subdivided as a 33 unit Planned Unit Development (PUD), to be sold as wholly owned townhome units. The 4.07-acre site is located at 100 Callahan Way. UPA 22-002 is requested to allow a gate on a private road (Callahan Way). UPA 21-001 is requested to allow transient occupancies as required by the Lodestar at Mammoth Master Plan. ADJ 21-006 is requested to permit a two and a half-foot building height increase (increase to 37'6") for the three single-family residences to accommodate building infrastructure.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the 1991 Lodestar at Mammoth Environmental Impact Report (SCH No. 1991105212) has been prepared. The addendum concludes that no new or increased environmental impacts would result from the proposed project.

Location: 100 Callahan Way (APN: 033-330-087-000)

Zoning: Resort (R) - Lodestar at Mammoth Master Plan - Development Area 2

Applicant: Mark Rafeh / Mammoth Springs Resorts, LLC

All persons having an interest in the proposed application request may appear before the Planning & Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, or to obtain a copy of the staff report which will be published no later than May 6, 2022, contact Michael Peterka, Assistant Planner, at (760) 965-3669. Public comments may be sent via fax to (760) 934-8608 or email: mpeterka@townofmammothlakes.ca.gov The project website is located at: <https://www.townofmammothlakes.ca.gov/1073>

ZOOM WEBINAR INFORMATION: As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast:

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

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

Webinar ID: **944 6788 4456**, Or join by phone: (669) 900-6833 Callers - To Raise your hand press *9, To Unmute/Mute press *6

Mammoth Lakes Planning & Economic Development Commission
P.O. Box 1609, Mammoth Lakes, CA 93546

