



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

February 14, 2024, 9:00 a.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 9:01 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Community and Economic Development Director Nolan Bobroff led the flag salute.

3. PUBLIC COMMENTS

There were no public comments given at this time.

4. PUBLIC HEARINGS

4.1 Continued from the November 8, 2023 meeting. Public hearing and consideration of Use Permit Application 23-002 for the construction of an 80-foot tall “stealth monopine” cell tower located at 1574 Old Mammoth Road, Mammoth Lakes Fire Protection District Station #2. The project is categorically exempt from CEQA pursuant to CEQA

Guidelines §15303, New Construction or Conversion of Small Structures.

The Chair opened the public hearing at 9:02 a.m.

Commissioner Chang arrived at 9:03 a.m.

Town Attorney Andrew Morris outlined the role of the Commission in considering this application.

Bennet Givens, Best Best & Krieger (BBK), gave a presentation outlining the Town's authority on siting wireless facilities. There was discussion among members of the Commission and Mr. Givens.

Alisha Winterswyk, BBK, outlined the Town's CEQA authority on this application.

Associate Planner Michael Peterka gave a presentation outlining the information in the staff report.

Sonal Thakur, Yukon Group representing AT&T, gave a presentation outlining the wireless communication facility proposal. There was discussion among members of the Commission and applicant representatives.

Ales Tomaier, Mammoth Lakes Fire Protection District Fire Chief, outlined the District's involvement with the proposed project. There was discussion among members of the Commission and Chief Tomaier.

Jeff Hensen, Operations Section Chief on California Incident Management Team, spoke about the need for better cell service in Old Mammoth.

PUBLIC COMMENT:

Chuck Lande, Snowcreek, spoke in opposition to the proposed project.

John Eastman spoke in support of the proposed project.

John Mendel, Chair of the Mammoth Lakes Fire Protection Board, spoke in support of the proposed project.

David Jordan, speaking on behalf of the Creekhouse Homeowners Association, spoke in opposition to the proposed project.

John Heidelbergman outlined his concerns and proposed solutions for his concerns.

Eric Larsen asked about the audible impacts of the proposed project.

Greg Newbry spoke in support of the proposed project.

The Chair closed the public hearing at 11:52 a.m.

Mr. Givens and staff responded to public comments.

There was discussion among members of the Commission and staff.

Moved by Commissioner Jessica Kennedy

Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings approving Use Permit Application 23-002 with conditions as recommended by staff.

Additional conditions for UPA 23-002:

1. The branch density, color, and final design of the faux monopine shall be reviewed by the Community and Economic Development Design Committee prior to building permit issuance, provided that the location, height, and mass of the monopine does not change from the plans dated January 12, 2024. The permittee shall install and maintain during the entire duration of the use permit, a sufficient density of faux branches to completely conceal all transmission equipment, antennas, conduits, and wires installed on the monopine. Final approval of the design shall be made by the Community and Economic Development Director, based on the recommendations of the Design Committee.
2. The Permittee may not maintain lighting on the wireless facility, except as required by state or federal law.
3. The owner, and any future owner, of the monopine tower shall conduct an annual inspection of the tower to ensure that the tower's appearance is maintained in substantial conformance with the appearance of the tower as originally installed. Any deterioration of the tower's physical appearance that substantially changes the appearance from what was originally installed shall be remedied by the owner of the tower within 90 days of the annual inspection of the tower.

4. The installation of the facility and the ongoing operation of the facility shall adhere to all Town Noise regulations pursuant to Municipal Code Chapter 8.16.

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

Carried (5 to 0)

The Chair called a recess at 12:21 p.m. and the Commission reconvened at 12:28 p.m.

4.2 Continued from the January 10, 2024 meeting. Consider approval of Variance 23-001 for a 40% reduction of the front setback and a 34% reduction of the rear setback to allow for a new single-family residence at 13 Davison Road. The proposed action includes finding the project categorically exempt from CEQA pursuant to Guidelines Section 15303, New Construction of Small Structures.

The Chair opened the public hearing at 12:29 p.m.

Associate Planner Michael Peterka outlined the information in the staff report. There was discussion among members of the Commission, staff, and Matthew Smith, architect for the project.

With no members of the public coming forward to speak, the Chair closed the public hearing at 12:37 p.m.

Moved by Commissioner Paul Chang
Seconded by Commissioner Greg Eckert

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 23-001 with conditions as recommended by staff.

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

Carried (5 to 0)

5. BUSINESS MATTERS

5.1 Consider approval of Time Extension Request (TER) 24-001 for a one-year time extension of the Residence Inn Boutique Hotel by Marriott project entitlement (TTM 21-003, DR 21-004 & UPA 21-004) located at 94 and 150 Berner Street.

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

Atman Kadakia, applicant, thanked Town staff.

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

PUBLIC COMMENT:

Town Clerk Jamie Gray read an email from Matthew Lehman in support of the extension.

Moved by Commissioner Jessica Kennedy

Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution (the Resolution), making the required Municipal Code findings, and approving Time Extension Request 24-001.

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

Carried (5 to 0)

6. CONSENT AGENDA

Moved by Vice Chair Jennifer Burrows

Seconded by Commissioner Jessica Kennedy

Approve the Consent Agenda.

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

Abstain (1): Commissioner Greg Eckert

Carried (4 to 0)

6.1 Approve the minutes of the regular meeting of January 10, 2024.

7. COMMISSIONER REPORTS

There were no commissioner reports given at this time.

8. DIRECTORS REPORT

There was no report given at this time.

9. ADJOURNMENT

The Commission adjourned the meeting at 12:51 p.m.

Jamie Gray, Town Clerk