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When Recorded Mail To:

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

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RESOLUTION NO. PEDC 2024-02

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION
APPROVING MASTER SIGN PROGRAM 23-001
FOR THE OUTBOUND HOTEL PROPERTY
LOCATED AT 164 OLD MAMMOTH ROAD
(APNs: 035-230-005-000, 035-230-006-000, 035-230-007-000)**

WHEREAS, a request for consideration of a Master Sign Program was filed by WH SN Mammoth, LLC, the property owner, to allow for a Master Sign Program to be implemented for the Outbound Hotel Project, in accordance with Chapters 17.48.050 (Master Sign Program) of the Town of Mammoth Lakes Municipal Code, for property located within the Clearwater Specific Plan (CSP) zoning district at 164 Old Mammoth Road; and

WHEREAS, the Planning and Economic Development Commission conducted an administrative hearing on the application request on April 10, 2024, 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 exhibits;
2. The Clearwater Specific Plan, General Plan, Municipal Code and Town of Mammoth Lakes Design Guidelines;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Sign renderings submitted on January 31, 2024; and
6. Master Sign Program application submitted on January 31, 2024.

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.

1. The Master Sign Program application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15301, Existing Facilities. The Project qualifies for this exemption because the project complies with subsection (g), which exempts the installation and alteration of on- and off-premise signs.

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 pursuant to CEQA Guidelines Section 15301, no additional environmental review is warranted or necessary and the CEQA exemption is appropriate.

II. MUNICIPAL CODE FINDINGS.

MASTER SIGN PROGRAM 23-001

A. FINDINGS FOR MASTER SIGN PROGRAM (Municipal Code Section 17.48.050)

1. **The Master Sign Program complies with the standards of Chapter 17.40 and any applicable specific plan or master plan;**

The Outbound Hotel Master Sign Program regulates the size, number, location, and general design of new signs per the regulations stated in Chapter 17.48 (Signs), and thus, conforms to the Municipal Code. New signs will consist of individual letters or aluminum panels with powder coated letters attached to a stone or wood structure. Signs will be located on the business frontages and vehicular entries and will be located outside of the minimum five-foot setback from the Town right-of-way. Sign lighting is designed to minimize light and avoid glare on surrounding Town right-of-way areas with the use of shielded accent lighting.

The three monument signs are appropriate in the proposed locations because they identify two vehicular access points which are located on two separate street frontages, and the third monument sign identifies the existing restaurant building.

The arrival monument sign is 200.8 square feet, which exceeds the maximum permitted square footage of 30 square feet. However, because the sign is an existing nonconforming sign, and there are no alterations to the physical structure or support elements of the sign, per M.C. Code 17.48.120 – Nonconforming Signs, the arrival monument sign is permitted to remain on the property.

2. The Master Sign Program is in substantial compliance with the Town's Design Guidelines; and

The Master Sign Plan for the Outbound Hotel redevelopment project conforms to the Town Design Guidelines, and is appropriate in the context of a mountain resort community. The proposed Master Sign Plan provides for a cohesive appearance and brand image for the Outbound Hotel grounds, which is essential in Mammoth Lake's tourist-based economy. The plan incorporates a combination of materials for each sign to provide a 3-dimensional finish as well as ensuring the materials are durable and easy to maintain. The use of natural materials such as wood and stone are appropriate in that the use of these materials reflect the local setting and resort character of Mammoth Lakes while powder-coated aluminum letters stand out to effectively advertise the businesses.

3. The signs within the Master Sign Program are visually related to each other and to the structure and/or developments they identify.

The Master Sign Program ensures the signs within the Outbound Hotel development share a common theme and help to reinforce the identity of the development. The sign designs incorporate consistent fonts and materials for both the arrival monument sign and the secondary monument sign. The restaurant sign is supported by a stone base to create a cohesive appearance with the other proposed signs, however the font and frame of this sign is unique to distinguish the restaurant business from the rest of the hotel property, and is inviting to the general public.

SECTION 2: PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

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

1. Approves Master Sign Program 23-001 subject to the conditions:
(SEE EXHIBIT “A”); AND
2. Directs staff to file a Notice of Exemption within five (5) working days of the project approval.

PASSED AND ADOPTED this 10th day of April 2024, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

RECUSED:

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.

APPLICANT:

I, Peg Blackall, on behalf of WH SN Mammoth, LLC, the property owner, do hereby attest that I have read, and agree to, the conditions stipulated within this Determination of Approval.

Peg Blackall
(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 2024-02
Case No. MSP 23-001

CONDITIONS OF APPROVAL

PLANNING DIVISION CONDITIONS

STANDARD PLANNING CONDITIONS

1. This approval authorizes the following: The Master Sign Program for the Outbound Hotel property dated January 31, 2024.
2. The approved Master Sign Program dated January 31, 2024, shall be adhered to and 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 permit 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. 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.
9. 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.

10. 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.
11. The applicant shall defend, 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 cooperate fully in the defense.
12. 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.
13. All new signs are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to the requirements of the California Building Code where applicable.
14. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
15. 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.
16. All new signs shall conform to the Master Sign Program for the Outbound Hotel, dated January 31, 2024.
17. The Master Sign Plan sample color palette demonstrates earth tones but does not limit signs to these colors. Brighter tones shall generally be limited to accent colors. Town staff and/or Planning and Economic Development Commission shall review and approve final sign design and colors during the individual sign application process.