



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

**April 10, 2024, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes**

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

Members Absent: Commissioner Paul Chang

1. CALL TO ORDER

The Chair called the meeting to order at 9:00 a.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Public Works Director Haislip Hayes led the flag salute.

3. PUBLIC COMMENTS

Community and Economic Development Director Nolan Bobroff announced that Agenda Item 6.1 would be moved to the end of business matters.

4. PRESENTATION

4.1 Receive Mammoth Main Base Redevelopment Project (“Evolving Main”) Update (Mammoth Mountain Main Lodge Area)

Community and Economic Development Director Nolan Bobroff noted that Chair Vanderhurst had a conflict with this item so he could not participate on this matter but was able to hear the update.

Jen Murillo, Lisa Wise Consulting, gave an update regarding the Mammoth Main Base Redevelopment Project. There was discussion among members of the Commission and staff.

5. **PUBLIC HEARINGS**

5.1 **Consideration of Unmet Transit Needs within the Town of Mammoth Lakes**

Public Works Director Haislip Hayes and Executive Director of the Eastern Sierra Transit Authority Phil Moores outlined the information in the staff report. There was discussion among members of the Commission and staff.

The Chair opened the public hearing at 9:22 a.m.

With no members of the public coming forward to speak, the Chair closed the public hearing at 9:23 a.m.

5.2 **Consideration of Tentative Tract Map 24-002, Use Permit 24-001, and Major Design Review 24-001 for approval of the “Rockspring” resort condominium development project located in the “Resort General” zone of the North Village Specific Plan (NVSP) at the northeast corner of Main Street and Minaret Road. A CEQA conformance analysis was prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines, which finds the project to be in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report (SPEIR). Applicant/ Property Owner: Mark Rafeh / 6060 Minaret LL**

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

Neil Kaye, applicant architect, gave a presentation outlining the proposed project. Mark Rafeh, applicant, thanked Town staff for their efforts on this project.

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

The Chair opened the public hearing at 10:05 a.m.

PUBLIC COMMENT:

Andy Ott, representing Viewpoint Condominiums, spoke in support of his collaboration on the development process with Mr. Rafeh. He outlined his concerns with the proposed project.

Craig Gibson, resident of Viewpoint Condominiums, asked questions about the proposed project.

Robert Schaubmayer, representing the Alpenhof Lodge, outlined his concerns with the proposed project. There was discussion among members of the Commission and Mr. Schaubmayer.

Kirk Schaubmayer, Alpenhof Lodge, said that he was in support of the development and outlined his concerns with the proposed project.

The Chair closed the public hearing at 10:34 a.m.

Town staff and the applicant responded to the questions raised during public comment.

There was discussion among members of the Commission.

Moved by Commissioner Jessica Kennedy

Seconded by Commissioner Greg Eckert

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map 24-002, Use Permit 24-001, and Major Design Review 24-001 with conditions as recommended by staff. The Commission approval of the conditions of approval specified in Exhibit "A" includes a modification of Condition of Approval #3 which was added at the public hearing for the project:

1. Exhibit "A" – Condition of Approval #3:

Prior to issuance of a building permit, the applicant shall incorporate larger windows or a transparent design for the pedestrian corridors between buildings for approval by the Community Development Director.

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

Absent (1): Commissioner Paul Chang

Carried (4 to 0)

6. BUSINESS MATTERS

- 6.1 Consideration of Design Review (DR) 23-006 for the Town of Mammoth Lakes Civic Center project located at 1344 Tavern Road in the Public and Quasi-Public Zone. The project was determined to be exempt from further environmental review under CEQA pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines §15183.**
Applicant/ Property Owner: Town of Mammoth Lakes

This item was taken out of order.

Commissioner Eckert recused himself and left the meeting at 11:43 a.m.

Community and Economic Development Director Nolan Bobroff noted minor adjustments to the site design.

Associate Planner Michael Peterka outlined the information in the staff report. Jeffrey Lennox, HMC Architects, gave a presentation outlining the design of the project. There was discussion among members of the Commission and staff.

Moved by Vice Chair Jennifer Burrows

Seconded by Commissioner Jessica Kennedy

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Design Review 23-006 with conditions as recommended by staff.

For (3): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Abstain (1): Commissioner Greg Eckert

Absent (1): Commissioner Paul Chang

Carried (3 to 0)

- 6.2 Consideration of Design Review 23-005 and Administrative Permit 23-004 to allow for the renovation of the existing Mammoth Mall property located within the Downtown (D) zoning district at 126 Old Mammoth Road. The project was found to be categorically exempt**

from CEQA pursuant to CEQA Guidelines §15301, Existing Facilities.
Applicant/ Property Owner: Philip Voorhees (Bison Partners) /
Mammoth Mall Owners, LLC

Assistant Planner Gina Montecallo gave a presentation outlining the information in the staff report.

Phil Voorhees, applicant, thanked Town staff for their efforts on this project.

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

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Adopt the Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Design Review 23-005 and Administrative Permit 23-004 with conditions as recommended by staff.

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

Absent (1): Commissioner Paul Chang

Carried (4 to 0)

6.3 Consideration of Master Sign Program 23-001 for the Outbound Mammoth signage located at 164 Old Mammoth Road in the Clearwater Specific Plan zoning district. The proposed action includes finding the project categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.
Applicant/ Property Owner: WH SN Mammoth, L.L.C.

The Chair called a recess at 11:28 a.m. and the Commission reconvened at 11:31 a.m.

Commissioner Kennedy recused herself and left the meeting at 11:31 a.m. due to her ownership of property near the project.

Assistant Planner Gina Montecallo gave a presentation outlining the information in the staff report.

John Daly, applicant's head of design and construction, and Brent Truax, representing applicant, outlined the proposed project.

Moved by Vice Chair Jennifer Burrows
Seconded by Commissioner Greg Eckert

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

For (3): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, and Commissioner Greg Eckert

Abstain (1): Commissioner Jessica Kennedy

Absent (1): Commissioner Paul Chang

Carried (3 to 0)

Commissioner Kennedy returned to the meeting at 11:43 a.m.

7. CONSENT AGENDA

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Approve the Consent Agenda.

For (3): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, and Commissioner Jessica Kennedy

Absent (2): Commissioner Paul Chang, and Commissioner Greg Eckert

Carried (3 to 0)

7.1 Approve the minutes of the regular meeting of February 14, 2024.

8. COMMISSIONER REPORTS

Chair Vanderhurst requested a tour of the inside of a Parcel unit. There was discussion regarding expiring terms occurring on the Commission this year.

9. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff reported on the status of The Parcel, announced the upcoming Town Clean Up Days on May 17 and 18, and reported that the Town Council denied the cell tower appeal and affirmed the Commission's approval.

10. ADJOURNMENT

The Commission adjourned the meeting at 12:25 p.m.

Jamie Gray, Town Clerk