



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

**December 11, 2024, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: Commissioner Greg Eckert, Vice Chair Dawn Vereuck, Chair Michael Vanderhurst

Members Absent: Commissioner Cynthia Fleming, Commissioner Lana Grand

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

Senior Planner Kim Cooke led the flag salute.

3. PUBLIC COMMENTS

Community and Economic Development Director Nolan Brown gave an update from Parks and Recreation Director Stuart Brown regarding the Town's Tree Lighting event.

4. PUBLIC HEARINGS

4.1 Consideration of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003 for a subsequent amendment to the Amended Phase One Clearwater Specific Plan (CSP) located at 164 Old Mammoth Road to modify the permitted uses for the

Amended Phase One CSP by adding Condominium Hotel uses subject to a use permit and subdivision map approval. The application includes a Tentative Tract Map for the subdivision of the twenty (20) units within the five four-plex structures (“Villas”) into condominium hotel units that may be sold individually. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the 2021 Addendum to the Clearwater Specific Plan Environmental Impact Report. This item was continued from the November 13, 2024, meeting.

The Chair opened the public hearing at 9:03 a.m.

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

Daniel O'Berry, representing the applicant, introduced the applicant team. Mark Carney and Matthew Mering outlined the history of the project site and the current proposal.

With no members of the public coming forward to speak, the Chair closed the public hearing at 9:48 a.m.

There was discussion among members of the Commission, staff, and the applicant team.

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Greg Eckert

Adopt the Resolution, making the required CEQA and Municipal Code findings, and recommending to the Town Council approval of District Zoning Amendment 24-001, Use Permit 24-004, and Tentative Tract Map 24-003, with conditions as recommended by staff, as amended to include having the units apply to the existing Parking Management Plan and subject to getting the documents finalized to the mutual benefit of the applicants and the Town.

For (2): Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Against (1): Commissioner Greg Eckert

Absent (2): Commissioner Cynthia Fleming, and Commissioner Lana Grand

Failed (2 to 1)

Motion failed due to a lack of affirmative votes from a majority of the Commission. The item will be reconsidered at a future meeting.

5. CONSENT AGENDA

Moved by Commissioner Greg Eckert
Seconded by Vice Chair Dawn Vereuck

Approve the Consent Agenda.

For (3): Commissioner Greg Eckert, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Absent (2): Commissioner Cynthia Fleming, and Commissioner Lana Grand

Carried (3 to 0)

5.1 Approve the minutes of the regular meeting of October 9, 2024.

5.2 Approve the minutes of the regular meeting of November 13, 2024.

6. COMMISSIONER REPORTS

Chair Vanderhurst announced that this Saturday was the Night of Lights event at Mammoth Mountain.

7. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff reported on the Town's Skate with Santa event, and gave updates regarding the Town Civic Center Project, the Parcel Phase 1, the 60 Joaquin Project, the Innsbruck Lodge Project, the Access Apartments Project, and the Mammoth Creek Inn Project.

8. ADJOURNMENT

The Commission adjourned the meeting at 10:40 a.m.