

Mammoth Lakes Town Council Agenda Action Sheet

Title: Waive the second reading and adopt by title only the Ordinance making the required CEQA and Municipal Code findings, and approving District Zoning Amendment 24-001 to amend the 2021 Amended Phase One Clearwater Specific Plan

Council Meeting Date: 4/16/2025

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Recommended Motion: Waive the second reading and adopt by title only the Ordinance making the required CEQA and Municipal Code findings, and approving District Zoning Amendment 24-001 to amend the 2021 Amended Phase One Clearwater Specific Plan.

Summary: The Town Council considered 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) at a public hearing on March 19, 2025, and voted 4-0 to: (1) waive the first reading and introduce by title only the Ordinance making the required CEQA and Municipal Code findings, and approving District Zoning Amendment 24-001 as recommended by the Planning and Economic Development Commission; and (2) to adopt the Resolution making the required CEQA, Subdivision Map Act, and Municipal Code findings, and approving Tentative Tract Map 24-003 and Use Permit 24-004 contingent on the ordinance for the DZA taking effect, with conditions as recommended by the Planning and Economic Development Commission.

If the Town Council approves the ordinance for DZA 24-001, the ordinance will become effective 30 days after the approval date. Once the ordinance is effective, the resolution approving TTM 24-003 and UPA 24-004 will become effective, and the applicant could submit a final map for the approved subdivision.

The subsequent amendment to the Amended Phase One CSP consists of a District Zoning Amendment (DZA) 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 proposed amendment includes a definition for condominium hotel uses, adds development and operating standards applicable to condominium hotel uses, and removes language that previously excluded condominium hotel uses from the Amended Phase One CSP development project. Additional minor text revisions are included to provide greater clarity to the reader.