



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

February 12, 2025, 9:00 a.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

Members Present: Commissioner Greg Eckert, Commissioner Cynthia Fleming,
Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair
Michael Vanderhurst

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

Public Works Director Haislip Hayes gave an update regarding Town operations during upcoming snowstorms. There was discussion among members of the Commission and staff.

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. A public hearing for this application was held on December 11, 2024, and concluded in a 2-1 vote, which was determined to be a “no action vote.” A new public hearing on the item is required to reach a decision on the application.

The Chair opened the public hearing at 9:05 a.m.

Town Attorney Andrew Morris outlined the voting impacts for this item.

Commissioner Fleming recused herself due to a conflict and left the meeting at 9:08 a.m.

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

Matt Merin, applicant, offered to answer questions from the Commission.

There was discussion among members of the Commission and staff.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Lana Grand

Adopt the Planning and Economic Development Commission 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 as recommended by staff.

For (3): Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Against (1): Commissioner Greg Eckert

Conflict (1): Commissioner Cynthia Fleming

Carried (3 to 1)

Commissioner Fleming returned to the meeting at 9:33 a.m.

- 4.2 Consideration of the First Amendment to the Snowcreek Development Agreement for property located within the Snowcreek VII and VIII project sites within the Snowcreek Master Plan area. The project was previously analyzed pursuant to the California Environmental Quality Act (CEQA) in the certified Snowcreek VIII, Snowcreek Master Plan Update – 2007 Project Final Environmental Impact Report and the Snowcreek VII Mitigated Negative Declaration. This item is being continued to the March 12, 2025 meeting.**

This item was continued to March 12, 2025.

5. BUSINESS MATTERS

- 5.1 Consideration of Time Extension Request 24-003 for a three-year time extension of the Terra Blanca project entitlement (TTM 22-003 & DR 22-002) located at 3789 Main Street.**

Assistant Planner Gina Montecallo gave a presentation outlining the information in the staff report. There was discussion among members of the Commission and staff.

Peter Diebitsch, applicant, outlined his reasons for the time extension request.

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

Moved by Commissioner Greg Eckert
Seconded by Commissioner Lana Grand

Adopt the resolution making the required Municipal Code findings, and approving Time Extension Request 24-003 for a three-year extension of the Terra Blanca Development entitlement (TER 22-003 and DR 22-002) with modifications for a one-year extension instead of three years.

For (2): Commissioner Greg Eckert, and Commissioner Lana Grand

Against (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Defeated (2 to 3)

Moved by Vice Chair Dawn Vereuck
Seconded by Commissioner Cynthia Fleming

Adopt the resolution making the required Municipal Code findings, and approving Time Extension Request 24-003 for a three-year extension of the Terra Blanca Development entitlement (TER 22-003 and DR 22-002) with conditions as recommended by staff.

For (3): Commissioner Cynthia Fleming, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Against (2): Commissioner Greg Eckert, and Commissioner Lana Grand

Carried (3 to 2)

6. CONSENT AGENDA

Moved by Commissioner Greg Eckert
Seconded by Vice Chair Dawn Vereuck

Approve the Consent Agenda.

For (5): Commissioner Greg Eckert, Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Carried (5 to 0)

6.1 Approve the minutes of the regular meeting of December 11, 2024.

6.2 Consider approval of Final Tract Map 22-002 for the “Limelight Hotel” development project.

6.3 Approve Final Tract Map 21-003 for the new 4-story, 101-room “Residence Inn boutique hotel by Marriott” development project located at 94 and 150 Berner Street.

7. COMMISSIONER REPORTS

Commissioner Eckert announced his resignation from the Planning and Economic Development Commission as soon as a replacement could be found,

and thanked staff and his fellow Commissioners. Chair Vanderhurst thanked Commissioner Eckert for his service.

8. DIRECTORS REPORT

Community and Economic Development Director Nolan Bobroff thanked Commissioner Eckert for his years of service. Mr. Bobroff announced that the Parcel Phase 1 was one hundred percent full. He gave an update regarding the Mammoth Creek Inn project. There was discussion among members of the Commission and staff.

9. ADJOURNMENT

The Commission adjourned the meeting at 9:52 a.m.

Jamie Gray, Town Clerk