



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

**May 14, 2025, 9:00 a.m.**  
**437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: Commissioner Billy Deaver, Commissioner Cynthia Fleming,  
Commissioner Lana Grand, Vice Chair Dawn Vereuck, Chair  
Michael Vanderhurst

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**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**

Commissioner Deaver led the flag salute.

**3. PUBLIC COMMENTS**

Chair Vanderhurst welcomed Billy Deaver to the Commission.

David Eichman, Interim Director of the Mammoth Lakes Chamber of Commerce, gave an update regarding current Chamber activities. There was discussion among members of the Commission and Mr. Eichman.

Community and Economic Development Director Nolan Bobroff announced this weekend's 2025 Defensible Space, Community Cleanup, and Sustainability Fair.

**4. CORRESPONDENCE**

**4.1 Annual Planning Reports**

There was discussion among members of the Commission and staff.

**4.2 Town of Mammoth Lakes Year in Review**

**5. PRESENTATION**

**5.1 Receive a presentation from the MLFPD on the updates to the State Fire Hazard Severity Maps**

Mike McCarthy, Mammoth Lakes Fire Protection District Division Chief, gave a presentation regarding the State Fire Hazard Severity Maps. There was discussion among members of the Commission and Mr. McCarthy.

**6. PUBLIC HEARINGS**

**6.1 Consideration of Variance 25-001 for a reduction of one required exterior parking space and a 20% reduction of the 5-foot front setback and the 10-foot south side yard setback requirement, for the construction of a new single-family residence with attached two-car garage and covered access stairway located at 307 John Muir Road. The project is categorically exempt pursuant to CEQA Guidelines §15303, New Construction or conversion of Small Structures.**

The Chair opened the public hearing at 9:50 a.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of the Commission and staff.

Craig Tapley, project designer, answered questions about and outlined the proposed project.

PUBLIC COMMENT:

Steven Dahl outlined his concerns with the proposed project.

Bruce Woodward outlined the difficulties with building on the site and the lot.

Karen and Mike Gutt, owners, spoke about wanting to return and live in Mammoth. There was discussion among members of the Commission and Mr. and Mrs. Gutt.

Chad Phillips, construction manager, cautioned the owners about running over budget on their project.

The Chair closed the public hearing at 10:35 a.m.

There was discussion among members of the Commission and staff.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required CEQA and Municipal Code findings, and approving Variance 25-001 with conditions as recommended by staff.

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

Carried (5 to 0)

## **7. BUSINESS MATTERS**

- 7.1 Consideration of Design Review 24-004 for the revised Mammoth Arts and Cultural Center (MACC) project located in the Public/Quasi-Public zoning district. The project consists of the addition of an approximately 7,482 square foot performing arts theatre attached to the east side of the existing Edison Hall building located at 100 College Parkway. Pursuant to the California Environmental Quality Act (CEQA), the project was found to be consistent with the scope of development analyzed in the November 2023, Addendum to the Mammoth Arts and Cultural Center Initial Study/Mitigated Negative Declaration (State Clearinghouse No. 2019012023) which determined the revised project design would not result in any new environmental impacts that were not previously analyzed in the approved IS/MND.**

Senior Planner Kim Cooke outlined the information in the staff report.

There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

Jo Bacon, Secretary of the Mammoth Lakes Performing Arts Foundation, said that they would be fundraising for the operations and maintenance of the theater.

Bruce Woodward, architect, spoke about not having enough time to provide comments on the project or design. Engineering Manager Amy Callanan responded to Mr. Woodward's concerns.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required Design Review and CEQA findings and approving Major Design Review Application 24-004 as recommended by staff.

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

Carried (5 to 0)

**7.2 Consideration of an amendment to the approved Major Design Review 24-001 for the “Rockspring” resort condominium development project located in the “Resort General” zone of the North Village Specific Plan at the northeast corner of Main Street and Minaret Road. The proposed amendment is to allow for revised building design and site design elements that that were not previously considered by the PEDC on April 10, 2024. A CEQA conformance analysis was prepared for the “Rockspring” project which finds the project to be in conformance with the certified 1999 North Village Specific Plan Subsequent Program Environmental Impact Report.**

The Chair called a recess at 11:16 a.m. and the Commission reconvened at 11:22 a.m.

Commissioner Deaver recused himself due to a conflict of interest and left the meeting at 11:22 a.m.

Senior Planner Kim Cooke outlined the information in the staff report. There was discussion among members of the Commission and staff.

**PUBLIC COMMENT:**

Chris Durkin, project sponsor team, said that the proposed changes were due to structural needs.

Kirk Schaubmayer, owner of Alpenhof Lodge, asked about parking. Mr. Mark Rafeh responded to Mr. Schaubmayer's concerns.

There was discussion among members of the Commission.

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Cynthia Fleming

Adopt the Planning and Economic Development Commission Resolution making the required Design Review and CEQA findings, and approving Design Review Amendment Application #DR 24-001A with conditions as recommended by staff.

For (4): Commissioner Cynthia Fleming, Commissioner Lana Grand, Vice Chair Dawn Vereuck, and Chair Michael Vanderhurst

Conflict (1): Commissioner Billy Deaver

Carried (4 to 0)

Commissioner Deaver returned to the meeting at 11:42 a.m.

## **8. CONSENT AGENDA**

Moved by Vice Chair Dawn Vereuck

Seconded by Commissioner Lana Grand

Approve the Consent Agenda.

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

Carried (5 to 0)

### **8.1 Approve the minutes of the regular meeting of April 9, 2025.**

## **9. COMMISSIONER REPORTS**

Chair Vanderhurst reported that the Mountain was still open, and the morning skiing was still fantastic.

**10. DIRECTORS REPORT**

Community and Economic Development Director Nolan Bobroff gave an update regarding the Town Civic Center Project, the Parcel Phase 2, the Mammoth Creek Inn, the 540 Commercial Project, and working with the Chamber of Commerce on the new Business Guide.

**11. ADJOURNMENT**

The Commission adjourned the meeting at 11:46 a.m.

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Jamie Gray, Town Clerk