Town of Mammoth Lakes Planning and Economic Development Commission

Minutes of Regular Meeting

May 11, 2022, 2:00 p.m.
437 Old Mammoth Road, Suite Z, Mammoth Lakes

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

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1. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

2. PLEDGE OF ALLEGIANCE

Vice Chair Burrows led the flag salute.

3. PUBLIC COMMENTS

Code Compliance Officer Jena Carter announced that the Town Clean Up would be happening this weekend. She gave an update regarding current code compliance activities.

4. PUBLIC HEARINGS

4.1 Public hearing and consideration of Tentative Tract Map 21-001, Use Permit 22-002, Use Permit 21-001, Design Review 21-001, and Adjustment 21-006 for the Villas III Subdivision, a proposed 33-unit residential development located at 100 Callahan Way.

An Addendum to the 1991 Lodestar at Mammoth EIR has been prepared pursuant to CEQA Guidelines §15164 (Addendum to an EIR or Negative Declaration).

Applicant/ Property Owner: Mark Rafeh for Mammoth Springs Resorts, LLC

The Chair opened the public hearing at 2:03 p.m.

Commissioner Eckert had a conflict of interest and did not participate in this item.

Assistant Planner Michael Peterka, Community and Economic Development Director Sandra Moberly, Town Counsel Alisha Winterswyk, Mark Rafeh, applicant, and Poorva Garg, applicant architect, outlined the information in the staff report. There was discussion among members of the Commission, staff, and applicant team.

PUBLIC COMMENT:

Jaime Pollack spoke in opposition to the project.

A recording from Chelsea Glende was played that outlined her opposition to the project.

Kimberly Taylor spoke in opposition to the project.

Lindsay Barksdale, resident of San Joaquin Villas, spoke in opposition to the project.

Robert Frichtel, resident of San Joaquin Villas, spoke in opposition to the project.

Judith Goddard spoke in opposition to the project.

Eric Taylor spoke in opposition to the project.

Sharon said that she could not see the areas that members of the public were referring to.

Michelle Lussier spoke in opposition to the project.

Gina Varieschi spoke in opposition to the project.

The Chair closed the public hearing at 3:25 p.m.

Town staff addressed concerns raised by the public.

There was discussion among members of the Commission.

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA, State No Net Loss Law, State Subdivision Map Act, and Municipal Code findings, and approving Tentative Tract Map 21-001, Use Permit 22-002, Use Permit 21-001, Design Review 21-001, and Adjustment 21-006 with conditions as recommended by staff, including addition of the following conditions:

Prior to issuance of grading permit, Applicant shall coordinate final gate design, including location, configuration, and any appropriate signage, to the satisfaction of the Public Works Department, in order to meet the Municipal Code operational requirements, including provision of adequate turn-around space.

Prior to issuance of a building permit, applicant shall submit a snow removal/storage management plan for the Callahan Way access parcel in accordance with Municipal Code Section 17.36.110.B(3)(a) to the Community and Economic Development Department and Public Works Department for approval. The plan shall be in the form of a recorded document mutually agreed to between the property owner and the Town and shall describe features such as, but not limited to, location of snow storage areas, the method of snow hauling, frequency of pick-ups, pick-up areas, haul routes, hours of hauling operations, and snow deposit areas. This plan shall be included in the CC&Rs prior to final map approval by Town staff.

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

Against (1): Commissioner Paul Chang

Abstain (1): Commissioner Greg Eckert

Carried (3 to 1)

The Chair called a recess at 3:52 p.m. and the Commission reconvened at 3:59 p.m.

4.2 Consideration of Tentative Tract Map (TTM) 22-002, Use Permit (UPA) 22-001, and Major Design Review (DR) 22-001, for approval of the "Limelight Hotel" development project located at the northwest corner of Canyon Boulevard and Lake Mary Road (Mammoth Hillside site) in the "Plaza Resort" and "Specialty Lodging" zone of the North Village Specific Plan Area. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the 1999 Subsequent Program Environmental Impact Report (SPEIR) was prepared for the Limelight Hotel project.

Applicant/ Property Owner: Aspen Skiing Company / Limelight Mammoth LLC

The Chair opened the public hearing at 4:00 p.m.

Commissioner Chang had a conflict of interest and left the meeting at 4:00 p.m.

Commissioner Eckert joined the meeting at 4:01 p.m.

Senior Planner Kim Cooke, Andy Reed, applicant, and Dan Patton, applicant architect, outlined the information in the staff report. There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

Garrett Higerd, District Engineer for the Mammoth Community Water District, spoke about the permitting authority process and outlined the District's concerns with the proposed project. There was discussion among members of the Commission and Mr. Higerd.

Mark Busby, General Manager of the Mammoth Community Water District, outlined the District's concerns and asked that the Commission's decision be delayed until they could investigate the issues further.

Jeff Kerns, owner at the Westin, outlined his concerns regarding noise.

Tom Hodges, VP of Development at Mammoth Mountain, spoke in support of the project.

Bruce Favish, owner at the Westin, spoke in opposition to the project.

Leisha Baldwin, Westin Monache, outlined the hotel and homeowners concerns with the project.

Jeff Marchioro, owner at the Westin, outlined his concerns with the project.

Deborah Ernst, owner at the Westin, asked that the Commission delay their decision so that additional mitigations could be developed to address her concerns.

Rob Chandler outlined his concerns with the project.

Steve Bernard, President of the Monache Homeowners Association, outlined his concerns with the project.

Damon Summers, owner at the Westin, outlined his concerns with the project.

Sean Xia, owner at the Westin, outlined his concerns with the project.

Susan Hoffman, owner of several units at the Westin, outlined her concerns with the project.

Michelle Sullivan, owner at the Westin, outlined her concerns with the project.

Willie Liu, owner at the Westin, outlined his concerns with the project.

Julia Aussenhofer, owner at the Westin, outlined her concerns with the project and asked the Commission to delay their decision to allow for further discussion.

Dave Saltmarsh, owner at the Westin, outlined his concerns with the project.

Mr. Chandler asked about the time allowed for construction.

Heidi Vu, owner at the Westin, outlined her concerns with the project.

An unnamed owner at the Westin outlined his concerns with the project.

The Chair closed the public hearing at 5:53 p.m.

Town staff and the applicant team addressed concerns raised by the public.

There was discussion among members of the Commission.

Moved by Commissioner Jessica Kennedy
Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Tentative Tract Map #TTM 22-002, Use Permit #UPA 22-001, and Major Design Review #DR 22-001 with conditions as recommended by staff, including the following condition:

Prior to the issuance of a building permit, the applicant shall provide evidence that the rooftop equipment meets the Town's Noise Ordinance.

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

Against (1): Commissioner Greg Eckert

Abstain (1): Commissioner Paul Chang

Carried (3 to 1)

4.3 Consideration of Tentative Tract Map (TTM) 22-001, for approval of the creation of 14 lots for future affordable housing uses, 3 lots for open space and parks, and public street dedications to complete the westerly extension of Tavern Road, the creation

of Inyo Street connecting Center Street and Tavern Rd and the northerly extension of Chaparral Road. Pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, an Infill Environmental Checklist was approved. The Infill Environmental Checklist determined that potential direct, indirect, and cumulative environmental effects associated with the project were previously and adequately analyzed.

Applicant/ Property Owner: Pacific West Communities, Inc./Town of Mammoth Lakes

The Chair opened the public hearing at 6:19 p.m.

Commissioner Eckert had a conflict of interest and left the meeting at 6:19 p.m.

Commissioner Chang returned to the meeting at 6:19 p.m.

Assistant Planner Gina Montecallo outlined the information in the staff report. There was discussion among members of the Commission and staff.

PUBLIC COMMENT:

Michelle Morison outlined her concerns with the project.

The Chair closed the public hearing at 6:36 p.m.

Town staff addressed concerns made by the public.

Moved by Vice Chair Jennifer Burrows
Seconded by Commissioner Jessica Kennedy

Adopt the attached Planning and Economic Development Commission Resolution, making the required Subdivision Map Act and Municipal Code findings, and approving Tentative Tract Map #TTM 22-001 with conditions as recommended by staff.

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

Abstain (1): Commissioner Greg Eckert

Carried (4 to 0)

4.4 Consider approval of Variance 21-001 for a 47.5% reduction of the rear setback to allow for a 10-foot 6-inch setback for a proposed new single-family residence and attached garage at 182 Davison Road. The proposed action includes finding the project

categorically exempt from CEQA pursuant to Guidelines Section 15303, New Construction of Small Structures.

Applicant: Elliott Brainard

Property Owner: Dauernheim Family Trust

The Chair opened the public hearing at 6:41 p.m.

Commissioner Eckert returned to the meeting at 6:41 p.m.

Assistant Planner Michael Peterka outlined the information in the staff report.

Elliott Brainard, applicant, outlined his project.

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

The Chair closed the public hearing at 6:50 p.m.

Moved by Commissioner Greg Eckert
Seconded by Vice Chair Jennifer Burrows

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 21-001 with conditions as recommended by staff**.**

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

4.5 Public hearing and consideration of a Variance (VAR) request to permit a 0-foot front yard setback, a 100% reduction of the 20-foot front setback requirement, for the construction of a detached single-car garage located in front of an existing single-

family residence at 31 Mala Ulice. The project is reviewed under Application no. VAR 22-001 and is categorically exempt from CEQA pursuant to Guidelines §15301(e), Existing Facilities.

Applicant/ Property Owner: Dotan Saguy

The Chair opened the public hearing at 6:52 p.m.

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

Mike Britton, applicant, outlined his project.

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

The Chair closed the public hearing at 7:06 p.m.

Moved by Vice Chair Jennifer Burrows
Seconded by Commissioner Jessica Kennedy

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance #VAR 22-001 with conditions as recommended by staff.

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

Against (1): Commissioner Greg Eckert

Carried (4 to 1)

4.6 Public hearing and consideration of a Variance (VAR) 22-002 request to permit an 65% reduction of the required 20-foot front yard setback to allow for a 7-foot setback and an Adjustment (ADJ) 22-002 request a 9.3% building height increase to allow for a

building height of 38 feet and 3 inches for the reconstruction of an attached garage and single-family residence located at 751 Majestic Pines Drive. The project is categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures).

Applicant/ Property Owner: John L and Cheryl C Gabele

The Chair opened the public hearing at 7:07 p.m.

Assistant Planner Gina Montecallo outlined the information in the staff report.

Larry Gabele, applicant, outlined the project.

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

Moved by Commissioner Jessica Kennedy
Seconded by Commissioner Greg Eckert

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and approving Variance 22-002 and Adjustment 22-002.

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

5. CONSENT AGENDA

Moved by Chair Michael Vanderhurst
Seconded by Commissioner Jessica Kennedy

Approve the Consent Agenda.

For (5): Chair Michael Vanderhurst, Vice Chair Jennifer Burrows, Commissioner Paul Chang, Commissioner Jessica Kennedy, and Commissioner Greg Eckert

Carried (5 to 0)

5.1 Approve the minutes of the regular meeting of April 13, 2022.

5.2 Resolution making findings to allow the PEDC to meet virtually during theCOVID-19 pandemic emergency

6. COMMISSIONER REPORTS

There were no reports given at this time.

7. DIRECTORS REPORT

Community and Economic Development Director Sandra Moberly reported that the Commission would be having a special meeting on May 25, 2022 with the Town Council regarding The Parcel.

8. ADJOURNMENT

The Commission adjourned the meeting at 7:24 p.m.

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Jamie Gray, Town Clerk