

**Attachment 4**  
Planning and Economic  
Development Commission minutes,  
October 27, 2021

Case No. DZA 21-001



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

**October 27, 2021, 2:00 p.m.  
437 Old Mammoth Road, Suite Z, Mammoth Lakes**

Members Present: Chair Michael Vanderhurst, Vice Chair Jen 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 2:01 p.m. in the Council Chamber, 437 Old Mammoth Road, Suite Z, Mammoth Lakes.

**2. PLEDGE OF ALLEGIANCE**

Community and Economic Development Director Sandra Moberly led the flag salute.

**3. PUBLIC COMMENTS**

Code Compliance Officer Jena Carter gave an update regarding current code compliance activities. There was discussion among members of the Commission and staff.

**4. ASSEMBLY BILL (AB) 361 FINDINGS**

**4.1 Resolution making findings to allow the PEDC to meet virtually during the COVID-19 pandemic declared emergency.**

Community and Economic Development Director Sandra Moberly outlined the information in the staff report.

Commissioner Greg Eckert joined the meeting at 2:06 p.m.

Moved by Vice Chair Jen Burrows

Seconded by Commissioner Greg Eckert

Adopt the attached resolution making findings to allow the Planning and Economic Development Commission to meet virtually during the COVID-19 pandemic declared emergency.

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

Carried (5 to 0)

## 5. **PUBLIC HEARINGS**

### 5.1 **Public hearing and consideration of a District Zoning Amendment application (DZA 21-001) to amend the Clearwater Specific Plan (CSP) at 164, 202 and 248 Old Mammoth Road. The application request also includes consideration of an Addendum to the Clearwater**

Commissioner Kennedy recused herself and left the meeting at 2:08 p.m. due to living within 500 feet of the project.

The Chair opened the public hearing at 2:08 p.m.

Assistant Planner Gina Montecallo gave a presentation outlining the information in the staff report.

Members of the applicant team introduced themselves and their company to the Commission and outlined the proposed project.

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

#### **SPEAKING FROM THE FLOOR:**

Margaret Clevenger outlined her concerns regarding parking. Associate Civil Engineer Amy Callanan addressed Ms. Clevenger's concerns.

The Chair closed the public hearing at 3:07 p.m.

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

Moved by Vice Chair Jen Burrows

Seconded by Commissioner Greg Eckert

Adopt the attached Planning and Economic Development Commission Resolution, making the required CEQA and Municipal Code findings, and recommend to the Town Council approval of District Zoning Amendment 21-001 subject to the following additional modifications as proposed by staff:

1. Amend the Development Standards Table in Section V of the "Amended Phase One of the Clearwater Specific Plan," included as Attachment A, Exhibit B, to remove reference to 182 parking spaces and state: "Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040."
2. Amend the "Proposed Modifications to CSP Standards" Table in Section VI of the "Amended Phase One of the Clearwater Specific Plan," included as Attachment A, Exhibit B, to remove the proposed modifications to Section 5.2.8, Parking, and state: "Parking shall meet the requirements set forth in the 2016 Clearwater Specific Plan unless a Parking Reduction is approved pursuant to MC Section 17.44.040. Underground parking shall not be required."

For (4): Chair Michael Vanderhurst, Vice Chair Jen Burrows, Commissioner Paul Chang, and Commissioner Greg Eckert

Abstain (1): Commissioner Jessica Kennedy

Carried (4 to 0)

**6. CONSENT AGENDA**

Moved by Commissioner Greg Eckert

Seconded by Vice Chair Jen Burrows

Approve the Consent Agenda.

For (4): Chair Michael Vanderhurst, Vice Chair Jen Burrows, Commissioner Paul Chang, and Commissioner Greg Eckert

Abstain (1): Commissioner Jessica Kennedy

Carried (4 to 0)

6.1 **Approve the minutes of the regular meeting of September 8, 2021.**

6.2 **Consider approval of Final Tract Map 19-001 for the construction of a six-unit multi-family residential Planned Unit Development (PUD) located at 125 Lakeview Blvd.**

7. **COMMISSIONER REPORTS**

Vice Chair Burrows gave an update regarding vaccination efforts in the County.

Chair Vanderhurst announced that Mammoth Mountain Ski Area (MMSA) would open on Friday. He announced that President Biden was set to open the country for international travel on November 8th for fully vaccinated travelers.

8. **DIRECTORS REPORT**

Community and Economic Development Director Sandra Moberly announced that The Parcel Groundbreaking Ceremony would be held on November 3rd at 2:45 p.m. She noted that the next Commission meeting would be held on November 10th at 2:00 p.m.

9. **ADJOURNMENT**

The Commission adjourned the meeting at 3:28 p.m.

  
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Jamie Gray, Town Clerk