

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **February 9, 2022**, beginning at 2:00 p.m. and continuing until finished, at the **Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road, or by teleconference due to the COVID-19 Pandemic**, the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following:

Application Request:

Major Design Review (DR) 21-005, Use Permit (UP) 21-005, and Lot Line Adjustment (LLA) 21-006, Sierra Nevada Resort Redevelopment. The Applicant is requesting a redevelopment project per the Amended Phase One of the Clearwater Specific Plan. The project proposal includes interior and exterior improvements to the existing 149-unit hotel and Rafters restaurant, the construction of 30 new resort cabin units, an expanded event/meeting space and added amenities for both guests and the community. Additionally, the project proposes a Parking Management Plan, Affordable Housing Mitigation Plan and Events Management Plan as part of the Use Permit and proposes the merging of three lots, 64, 202 and 248 Old Mammoth Place, as part of the Lot Line Adjustment.

CEQA Determination:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the approved Environmental Clearance Documentation adopted for the Clearwater Specific Plan (SCH# 2006062154) has been prepared. The addendum describes the proposed changes to the approved project and concludes that no new or increased significant environmental impacts would result from the proposed project.

Location: 164, 202 and 248 Old Mammoth Place (APN: 035-230-005-000;035-230-006-000;035-230-007-000)

Zoning: Clearwater Specific Plan (CSP)

Applicant: Matt Mering / WH SN Mammoth, L.L.C.

All persons having an interest in the proposed application request may appear before the Planning and Economic Development Commission either in person or represented by counsel and present testimony or may, prior to said hearing, file with the Executive Secretary written correspondence pertaining thereto. Pursuant to Government Code Section 65009(b), if this matter is subsequently challenged in court, the challenge may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Town of Mammoth Lakes at, or prior to, the public hearing. For additional information, or to obtain a copy of the staff report which will be published no later than February 4, 2022, contact Gina Montecallo, Assistant Planner, at (760) 965-3641. Public comments may be sent via fax to (760) 934-7493 or email: gmontecallo@townofmammothlakes.ca.gov

ZOOM WEBINAR INFORMATION: As authorized by Gov. Newsom's Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast:

Join from a PC, Mac, iPad, iPhone or Android device:

Please visit this URL to join. <https://monocounty.zoom.us/j/94467884456>

*Webinar ID: 944 6788 4456, Or join by phone: (669) 900-6833 Callers - To Raise your hand press *9, To Unmute/Mute press *6*

Mammoth Lakes Planning & Economic Development Commission
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