



Planning and Economic Development Commission Agenda

Tuesday, March 14, 2017 - 2:00 PM

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town of Mammoth lakes at (760) 965-3600. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 13.102-35.104 ADA Title II)

NOTE: Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection in the Town Offices located at 437 Old Mammoth Road, Suite R during normal business hours. Such documents are also available on the Town of Mammoth Lakes website at www.townofmammothlakes.ca.gov subject to staff's ability to post the documents before the meeting.

NOTE: All comments will be limited to a speaking time of five minutes.

ROLL CALL

Commissioners Jennifer Burrows, Paul Chang, Greg Eckert, Vice Chair Michael Vanderhurst, Chair Amy Callanan

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Planning and Economic Development Commission on matters not otherwise listed on the agenda. Under California law the Planning and Economic Development Commission is prohibited from generally discussing or taking action on items not included in the agenda; however the Commission may briefly respond to comments or questions from members of the public. Therefore, the Commission will listen to all public comment, but will not generally discuss the matter or take action on it. Requests for service from the Town may also be made at the Town offices during regular business hours. Members of the public desiring to speak on a matter appearing on the agenda should ask the Chair for the opportunity to be heard when the item comes up for the Commission consideration.

PUBLIC HEARINGS

Public Hearing Procedure

The Chair will open the public hearing and then: Statement and presentation by staff. Statement and presentation by property owner or appellant. Questions from the Planning and Economic Development Commission. Call for testimony from those persons wishing to speak. Rebuttal to previous testimony by property owner or appellant. Close the public hearing, terminating public testimony. The Commission will deliberate the matter and arrive at a decision.

- 1. Consider approval of Variance 17-001 and Adjustment 17-001 to allow a five-foot setback for a garage addition and to allow vehicle parking in a setback area not leading to a garage at an existing single-family residence located at 2068 Forest Trail. Staff Contact: Nolan Bobroff, Assistant Planner, x 3631.**

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[Staff Report.pdf](#)

[Attachment 1 - Resolution.pdf](#)

[Attachment 2a - Project Narrative.pdf](#)

[Attachment 2b - Project Plans.pdf](#)

[Attachment 3 - Relevant Municipal Code Sections.pdf](#)

BUSINESS MATTERS

- 2. Discussion of a minimum Floor Area Ratio (FAR) for the commercial zoning districts. Staff Contact: Sandra Moberly, Community and Economic Development Manager, x3633.**

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[Staff Report](#)

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

[Attachment 4](#)

[Attachment 5](#)

- 3. Consider approval of Design Review 17-001 for exterior façade modifications to a commercial unit within the Village at Mammoth for Shelter Distilling. Staff Contact: Nolan Bobroff, Assistant Planner, x 3631.**

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[Staff Report.pdf](#)

[Attachment 1 - Resolution.pdf](#)

[Attachment 2 - Shelter Distilling Facade Proposal.pdf](#)

[Attachment 3 - Village at Mammoth HOA Approval.pdf](#)

- 4. Update on the Walk, Bike, Ride: Draft 1.0 to allow the Planning and Economic Development Commission to review the document and discuss in preparation for the joint Town Council/Planning and Economic Development Commission workshop on Wednesday, March 15th from 4:00 p.m. to 6:00 p.m. Staff Contact: Sandra Moberly, Community and Economic Development Manager, x3633.**

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[Walk, Bike, Ride: Draft 1.0](#)

CONSENT AGENDA

5. **Approve the minutes of the regular meeting of February 8, 2017.**

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[February 8, 2017 Minutes.pdf](#)

6. **Approve the minutes of the regular meeting of July 13, 2016.**

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[PEDC Minutes 7-13-16.pdf](#)

7. **Approve the minutes of the regular meeting of August 10, 2016**

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[PEDC Minutes 8-10-16.pdf](#)

COMMISSIONER REPORTS

Informational reports from Commission representatives on committees, commissions and organizations; general reports on Commission activities. Opportunity to add urgency items pursuant to Government Code Section 54954.2(b) 2, if necessary; and to remove items from consent for separate discussion.

Design Committee - Amy Callanan, Jennifer Burrows

DIRECTORS REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on Department work items.

ADJOURNMENT

To a regular meeting to be held on April 12, 2017 at 2:00 p.m. in the Council Chambers/Suite Z, Old Mammoth Road.