



Planning and Economic Development Commission Agenda

Wednesday, May 10, 2017 - 1:00 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.

Letter from commercial property owners along Main Street and Old Mammoth Road.

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[Letter from commercial property owners along Main Street and Old Mammoth Road.pdf](#)

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 applicant.*
- * 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 recommending to the Town Council approval of the Mammoth Hillside Project Density and Lot Coverage Increase (General Plan Amendment 16-001 and District Zoning Amendment 16-002). Staff Contact: Sandra Moberly, Community and Economic Development Manager, x3633 and Jennifer Daugherty, Planning Consultant, (805) 595-1345.**

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[Staff Report](#)

[Attachment 1](#)

[Attachment 2](#)

[Attachment 3](#)

[Attachment 4](#)

[Attachment 5](#)

[Attachment 6](#)

[Attachment 7](#)

[Attachment 8](#)

BUSINESS MATTERS

2. **Consider recommending to the Town Council certification of the Environmental Impact Report for the Mammoth Creek Park West New Community Multi-Use Facilities Project.**

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[Staff Report](#)

[Attachment 1: Planning and Economic Development Commission Resolution](#)

[Attachment 2: General Plan Consistency Analysis](#)

[Attachment 3: Public Comments Received After February 13, 2017](#)

3. **Workshop to discuss potential changes to Municipal Code requirements regarding residential lofts. Staff Contact: Tom Perry, Building Official, x3635.**

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[Loft Flowchart](#)

4. **Consider approval of Time Extension Request 17-001 for the Tihana Townhomes Entitlement. Staff Contact: Nolan Bobroff, Assistant Planner, x3631.**

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[Staff Report Item 4.pdf](#)

[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)

5. **Consider approval of Time Extension Request 17-002 for Vesting Tentative Parcel Map 10-001 and Use Permit 10-001. Staff Contact: Nolan Bobroff, Assistant Planner, x3631.**

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[Staff Report Item 5.pdf](#)
[Attachment 1.pdf](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)
[Attachment 5](#)

CONSENT AGENDA

6. **Approve the minutes of the regular meeting of April 12, 2017.**
[Cover Page](#)
[April 12, 2017 Minutes](#)
7. **Approve the minutes of the regular meeting of November 9, 2016.**
[Cover Page](#)
[November 9, 2016 Minutes.pdf](#)
8. **Approve Final Tract Map 16-002 (Gray Bear III)**
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[Staff Report](#)
[Attachment 1: PEDC Resolution 2017-01](#)
[Attachment 2: Final Tract Map 16-002](#)

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 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 Community and Economic Development Department work items.

ADJOURNMENT

To a regular meeting to be held on June 14, 2017 at 2:00 p.m. in the Council Chambers/Suite Z, Old Mammoth Road.