

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **June 14, 2023**, beginning at 9:00 a.m. and continuing until finished, at the **Town Council Chambers, Suite Z, within the Minaret Village Shopping Center, 437 Old Mammoth Road**, the **Mammoth Lakes Planning & Economic Development Commission** will hear an application request for the following:

Application Request: 60 Joaquin Road Affordable Housing Project - Tentative Tract Map (TTM) 23-001, Use Permit (UPA) 23-001, Design Review (DR) 23-001, and Adjustment (ADJ) 23-001. The 60 Joaquin Road Affordable Housing project is located on a 0.20-acre site within the Residential Multi Family 1 (RMF-1) Zoning District. The proposed Town of Mammoth Lakes sponsored project consists of a four-unit planned unit development (PUD) in two duplex buildings. Each 1,250 square foot unit will have two bedrooms, two bathrooms, and a two-car garage with tandem parking. In order to achieve four units, the project will utilize the Town's Density Bonus Program. The future sale of the units will be targeted to households earning up to 150% of the area median income (AMI). The Use Permit is required to allow the project to utilize the Town's Density Bonus Program, and the Adjustment is requested to allow two outside parking spaces in the front setback that are not in front of a garage.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines this project is exempt from further review pursuant to Categorical Exemption Section 15332 – In-Fill Development Projects.

Location: 60 Joaquin Road (APN: 033-121-005-000)

Zoning: Residential Multi-Family 1 (RMF-1)

Applicant: Mark Rafeh / MMI Consulting, LLC

Owner: Town of Mammoth Lakes

All persons having an interest in the proposed application request may appear before the Planning & 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 June 9, 2023, contact Michael Peterka, Associate Planner, at (760) 965-3669. Public comments may be sent via fax to (760) 934-8608 or email: mpeterka@townofmammothlakes.ca.gov The project website is located at: <https://www.townofmammothlakes.ca.gov/1194>

ZOOM WEBINAR INFORMATION: 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
P.O. Box 1609, Mammoth Lakes, CA 93546

