

Attachment 9

Draft Planning and Economic Development Commission (PEDC)

Minutes, June 15, 2016

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TOWN OF MAMMOTH LAKES

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION

SPECIAL MEETING

June 15, 2016

The meeting was called to order at 12:30 p.m. Commissioners Michael Vanderhurst, Dawn Vereuck, Vice Chair Amy Callanan, and Chair Madeleine Brown were all present.

PLEDGE OF ALLEGIANCE

Chair Brown led the pledge.

PUBLIC HEARINGS

1. Consider recommending approval to the Town Council of the Old Mammoth Place Amendment project (District Zoning Amendment 15-002, Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004) located at 164, 202, and 248 Old Mammoth Road, including the consideration of an Addendum to the Clearwater Specific Plan Environmental Impact Report.

Nolan Bobroff, Assistant Planner, provided a Staff Report on the Old Mammoth Place Amendment project and the Addendum to the Clearwater Specific Plan Environmental Impact Report.

SPEAKING FROM THE FLOOR

John Ashworth, Principal, Bull Stockwell Allen, provided a report on the architectural design of the project, emphasizing design practices and major features of the project. Mr. Ashworth presented the major updates to the project.

Vice Chair Callanan asked staff for clarification on units, keys, and rooms; effects on the Affordable Housing Ordinance; and the standards and maintenance of the road.

Haislip Hayes, Engineering Manager, provided information on the responsibilities of Town and the property developer in terms of road maintenance.

John Ashworth, Architect for the project, provided information on road heating.

Commissioner Vereuck asked Brent Truax, applicant, questions on the pitching of roof lines.

Mr. Ashworth provided clarification on glazing, energy usage, snow storage, and detailing.

Commissioner Vanderhurst asked staff for elaboration on the sidewalk along Old Mammoth Place.

Mr. Bobroff provided clarification on proposed street improvements.

Commissioner Vanderhurst asked Mr. Truax questions regarding provisions for electric vehicles in the parking lot.

Mr. Ashworth agreed there should be a provision for that.

Commission asked Mr. Truax for clarification on the proposed meeting space, suggesting it will be the largest meeting space in Town with the ability to accommodate groups that we cannot currently accommodate.

Mr. Truax provided clarification on the proposed meeting space, stating it will be able to accommodate up to 400 people.

Chair Brown asked staff questions on protection of private views and for clarification on the shadow analysis.

Andy Morris, Town Attorney, provided clarification on the protection of private views and Mr. Bobroff provided information on the shadow analysis.

Vice Chair Callanan asked Mr. Truax questions on the current laundry facilities and the logistical issues.

Mr. Truax stated they are looking at how they can utilize the current structure rather than tearing it down.

Chair Brown asked the applicant if the property owner is in agreement with the conditions of approval associated with the project.

Mr. Truax responded yes.

Grady Dutton, Public Works Director, elaborated on the parking requirements associated with the project. He suggested there are ways that the developer can meet parking requirements and he appreciates efforts so far and will be willing to work with the applicant further. Mr. Dutton clarified that the short-fall of parking will require in-lieu fees, which would be determined at the time of building permit issuance.

PUBLIC COMMENTS

Pat Eckert, neighbor on Sierra Nevada Road, expressed opposition to the proposed development with regards to the change of the character of the area that the proposed development would create.

Sally Gessford, neighbor on Laurel Mountain Road, expressed support for the positive aspects of the project but suggests the need for some refinement with regards to shadowing. She expressed concerns around the height of the proposed project and how it will affect her sun light. Ms. Gessford questioned the need for the proposed changes, specifically, the removal of workforce housing. She spoke about the need for workforce housing in the community. Ms. Gessford provided support for the original plan and requested that Commission consider those who live close to the project.

Rene Duran, Timberline Condos Manager, expressed concern for nearby restaurants and how the proposed project will affect the existing local businesses. Mr. Duran asked, given the closure of many local businesses, why do we need more commercial space? He also asked for clarification on the location of Old Mammoth Place.

Mr. Bobroff and Mr. Ashworth provided clarification on the proposed road and public easement rights.

Dave Harvey, resident, provided comment on the vibrancy and growth that the proposed project will create and commented on the need for growth in Mammoth Lakes. Mr. Harvey expressed appreciation to staff and architects for the work that has been put forward thus far. Mr. Harvey suggested that Mammoth

Lakes has had very little growth in the past ten years and agrees we need a catalyst and that's what he sees in this project. He agrees that the applicant has done an admiral job and that development needs to come at a measured pace. Mr. Harvey asked Commission, when reviewing the project, to remember that development needs to be kick-started.

Sandy Hogan, resident, provided comments on the original specific plan. She expressed general concern over the proposed height increase and the resulting decrease in benefits to the surrounding community. Ms. Hogan stated that she likes the proposed open community spaces and agrees the affordable housing proposal is a reasonable request.

Leigh Gaasch, resident, expressed concerns with workforce housing and parking issues associated with the project. Ms. Gaasch wants to see affordable housing on-site. She stated her concerns over the increase in public transport costs that will hurt low-income members of the community and asked if the developer is going to help mitigate the costs associated with transport and street maintenance. Ms. Gaasch explained the need for "feet-first" to be the number one priority for the Town.

Mr. Bobroff confirmed that staff had received approximately 16 written public comments. Four of which were included with the agenda packet and 12 that were provided later.

REBUTTAL FROM APPLICANT

Mr. Truax provided rebuttal to public comments. He explained that the role of the project has changed since the original application. He stated the need for more amenities downtown for residents and visitors and explained that the project would provide small commercial spaces for local businesses to utilize. Mr. Truax expressed the need for the project to provide open and common space for community use and the need for conference space due to the lack of current services in Town. Mr. Truax agreed that workforce housing is a need for the Town and explained that he will work within Town requirements and look for long-term solutions.

Commission asked the applicant questions on the proposed restaurants and retail provisions.

Mr. Truax commented on the need for branded restaurants in Town. He stated the project would look at converting existing restaurants on site to perhaps national, commercially branded restaurants. He discussed the proposed smaller retail spaces rather than "big-box" style retail spaces. Mr. Truax highlighted the popularity of an open-space market place and the significant potential for revenue generation as a result of the project.

Mr. Bobroff provided clarification on how public transport is funded and what the developer's contribution to the costs will be.

Haislip Hayes, Engineering Manager, explained that all units are required to contribute and that the project will be subject to an annual assessment.

Chair Brown, asked for further discussion on the shading/shadow impacts.

Mr. Bobroff provided clarification on what the shadowing would look like at different times throughout the day and explained that the EIR found there would not be substantial increases in shadowing of the surrounding areas as compared to the approved project and the proposed changes would result in similar shadowing to what was previously approved.

DELIBERATIONS

Findings:

Proposed project goals are consistent with General Plan. Commissioners Callanan and Vanderhurst see it as consistent and agree that it is a development that will be an anchor for Old Mammoth Road to bring in other development and revitalize the Old Mammoth area. Vice Chair Callanan found the project consistent as well, and believes the project maintains public views. Chair Brown agrees that the proposed project is consistent and feels strongly about "feet first" and the need for significant developments both on Old Mammoth Road and in the Village corridors.

Proposed project is in conformance with the Clearwater Specific Plan. Commissioners Vanderhurst, Vereuck, and Vice Chair Callanan agree that the proposed project is in conformance with the Clearwater Specific Plan. Chair Brown stated that Town Council did go through an extensive process to write a new workforce housing ordinance and that the applicant has the right to conform to the new ordinance; not the old ordinance that was in place when the original Specific Plan was approved. Chair Brown commented on height and the 48% lot coverage, which she indicated is important to the functionality of the project. Vice Chair Callanan agreed that the height increase seems contentious, but that the lower footprint promotes better architectural design. Vice Chair Callanan agrees that the community benefits gained by keeping a low footprint far outweigh the height increase. Commissioners Vereuck and Vanderhurst both agreed.

Proposed project conforms to the Mammoth Lakes Municipal Code. Commission agrees.

Conformity with State Subdivision Map Act. Commission agrees.

Project is consistent with Town Design Guidelines. Commission agrees. Commissioner Vereuck suggested that the architect has gone above and beyond the guidelines.

Project is consistent with CEQA. Commission agrees.

Vice Chair Callanan commented on the existing laundry facility explaining that she believes the laundry facility should be located somewhere within the proposed building. She does not believe the existing structure is consistent with the project goals. Commissioner Vereuck agrees that aesthetically, it would be better to not have housekeepers walking across the driveway to get to the existing structure and agrees that a better solution is needed.

Commissioner Vanderhurst provided support for the applicant and agreed there is a need for the development and its amenities in the Town. Commissioner Vanderhurst explained that he has been approached by many organizations that would utilize the large meeting spaces and that we cannot currently accommodate them. Chair Brown agreed the community would benefit from a large conference center.

ACTION:

It was moved by Commissioner Dawn Vereuck, seconded by Commissioner Michael Vanderhurst, and carried by a 4-0 voice vote to Adopt the Planning and Economic Development Commission Resolution recommending to the Town Council adoption of the Addendum to the Clearwater Specific Plan Environmental Impact Report (State Clearinghouse No. 2006062154) including the Mitigation Monitoring and Reporting Program, and making the required CEQA findings, Municipal Code findings, and Subdivision Map Act findings, and approving District Zoning Amendment 15-002, Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004, subject to all conditions of approval.

COMMISSIONER REPORTS

There were no commissioner reports.

DIRECTORS REPORT

Sandra Moberly provided an update on a new employee, Kimberly Cooke, Assistant Planner.

Chair Brown requested the presence of the Public Works Director at the next regular meeting to speak on the Landscaping on Main Street and the plans for the summer.

ADJOURNMENT

The meeting ended at 2:21 p.m. and adjourned to the regular meeting on July 13, 2016.

Respectfully submitted,

Cassandra Mance
Planning and Economic Development Commission Secretary