



COMMUNITY & ECONOMIC DEVELOPMENT
P.O. Box 1609, Mammoth Lakes, CA 93546
(760) 965-3630 planning@townofmammothlakes.ca.gov
www.townofmammothlakes.ca.gov

NOTICE AND CALL OF MEETING OF THE TOWN OF MAMMOTH LAKES ADVISORY DESIGN PANEL

NOTICE IS HEREBY GIVEN that a meeting of the Town of Mammoth Lakes Advisory Design Panel has been called for Wednesday, October 15, 2025, commencing at 11:00 a.m. at 437 Old Mammoth Road, Suite 230 (Town Offices – Main Conference Room), Mammoth Lakes, California, 93546.

The meeting will be an in-person meeting.

Members of the public may attend in person or via Zoom.

Join Zoom Meeting: <https://monocounty.zoom.us/j/82982526053>

Meeting ID: 829 8252 6053

Said meeting shall be for the following purposes:

1. Review ADP Meeting Minutes
 - March 5, 2025
2. 474 Joaquin Road Project – Major Design Review (DR 25-002)
3. 5699 and 5781 Minaret Road “Woodsite” Project– Major Design Review (DR 25-004)

Dated: October 10, 2025

Michael Peterka

Michael Peterka
Associate Planner



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TOWN OF MAMMOTH LAKES ADVISORY DESIGN PANEL

Wednesday, October 15, 2025, 11:00 a.m.

Town Offices (Main Conference Room), 437 Old Mammoth Rd, Suite 230, Mammoth Lakes

AGENDA

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (760) 934-8989, ext. 267. 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 are available for public inspection in the Community & Economic Development Department at 437 Old Mammoth Road, Suite 230 during normal business hours.

NOTE: All comments will be limited by the Committee to a speaking time of three minutes.

NOTE: Members of the public may attend the meeting in person or may participate by telephone or video conference via Zoom.

Zoom Information

Join from a PC, Mac, iPad, iPhone, or Android device: <https://monocounty.zoom.us/j/82982526053>

Join by phone: Dial +1 669 900 6833

Meeting ID: 829 8252 6053

CALL TO ORDER

ROLL CALL: Elliott Brainard, Mike Britton, Greg Enright, Cynthia Fleming, Dawn Vereuck

PUBLIC COMMENTS

The Public Comment portion of the agenda provides the public with an opportunity to address the Committee on matters not otherwise listed on the agenda. Under California law the Committee is prohibited from generally discussing or taking action on items not included in the agenda; however the Committee may briefly respond to comments or questions from members of the public. Therefore, the Committee 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 Committee for the opportunity to be heard when the item comes up for the Committee consideration.

BUSINESS MATTERS

5 Min.

1. Approval of the minutes of the March 5, 2025, meeting.

DESIGN REVIEW

Review Procedure:

- (i) Introduction of staff and applicant
- (ii) Staff presentation
- (iii) Applicant presentation

- (iv) Panel and application questions and discussion
- (v) Public comment
- (vi) Panel discussion and consensus comments

35 Min.

2. 474 Joaquin Road Multi-Family Residential Development – Major Design Review (DR 25-002). Staff contact: Michael Peterka, Associate Planner, (760) 965-3669.

35 Min.

3. 5699 and 5781 Minaret Road “Woodsite” Project – Major Design Review (DR 25-004). The proposed Woodsite Project entails the development of 69 new housing units, totaling 279 rooms, across approximately 7.27 acres, within the North Village Specific Plan (NVSP) area. The resort residential mix includes 24 duplexes, 6 triplexes, and 3 single-family homes, with all buildings designed to be three stories tall. Staff contact: Kim Cooke, Senior Planner, (760) 965-3638

FUTURE AGENDA ITEMS AND PANEL MEETINGS

ADJOURNMENT