

**PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
OF MAMMOTH LAKES
SPECIAL MEETING
APRIL 29, 2015
COUNCIL CHAMBERS, SUITE Z
MINARET VILLAGE SHOPPING CENTER
2:00 P.M.**

NOTE: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Pam Kobylarz at (760) 934-8989, ext. 223. 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 to the Planning and Economic Development Commission after distribution of the agenda packet are available for public inspection in the Community and Economic Development Department 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 by the Chair to a speaking time of five minutes.

ROLL CALL: Commissioners Amy Grahek, Elizabeth Tenney, Michael Vanderhurst, Vice Chair David Harvey, Chair Madeleine "Mickey" Brown.

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.

30 minutes

1. Consider approval of the Mountainside project (Tentative Tract Map 15-001, Variance 15-001, Use Permit 15-001, Design Review 15-001, and Adjustment 15-

001), located at 413 Rainbow Lane, including finding the project categorically exempt from CEQA pursuant to Section 15332, In-Fill Development. Staff contact: Jen Daugherty, Senior Planner, x260.

- 1 hour
2. Consider recommending to the Town Council approval of General Plan Amendment 15-001 and Zoning Code Amendment 15-001, adopting the Housing Ordinance Update, Municipal Code Chapter 17.136. Staff contact: Jen Daugherty, Senior Planner, x260.

BUSINESS MATTERS

- 10 minutes
3. Discuss letter from the Planning and Economic Development Commission to Town Council regarding Workforce Housing. Staff contact: Sandra Moberly, Planning Manager, x251.

CONSENT AGENDA

4. Minutes of April 8, 2015 Special Meeting.
5. Minutes of April 8, 2015 Regular Meeting.

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 - Elizabeth Tenney, Amy Grahek
- Economic Development and Community Messaging Committee – Dave Harvey and Michael Vanderhurst

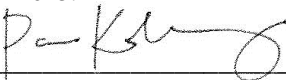
DIRECTOR'S REPORT

The Director's Report portion of the agenda provides the Director with an opportunity to address the Planning and Economic Development Commission on the Work Program Status.

ADJOURNMENT

To a regular meeting to be held on May 13, 2015, at 2:00 p.m. in the Council Chambers/Suite Z, Old Mammoth Road.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted on the Town Offices bulletin board not less than 72 hours prior to the meeting. Dated this 24th day of April 2015.



Pam Kobylarz,
Planning and Economic Development Commission Secretary