

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 10, 2024, 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: The “Rockspring” development application includes a Tentative Tract Map (TTM) 24-002, Use Permit (UPA) 24-001, and Design Review (DR) 24-001 for a proposed five-story, resort condominium development comprised of 118 resort condominium units with a total of 198 bedrooms. The 2.6-acre project site is located in the Resort General (RG) zone of the North Village Specific Plan area. The proposed development includes one level of understructure parking for 127 vehicles and 14 exterior vehicle parking spaces. Site amenities are oriented to condominium owners and guests, and include approximately 2,200 sq. ft. of restaurant space, convenience retail, ski lockers, fitness center, pool, spa, sauna, and flex space. The project is consistent with all applicable development standards of the North Village Specific Plan and no deviations from the standards are requested.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project has been found to be in conformance with the existing 1999 Subsequent Program Environmental Impact Report (SPEIR) for the North Village Specific Plan (State Clearing House #99-092082).

Location: 6040, 6042, and 6060 Minaret Road (APNs: 033-043-002-000, 033-043-001-000, and 033-043-003-000)

Zoning: North Village Specific Plan (NVSP) – Resort General (RG)

Proponent: Mark Rafeh (Applicant) / 6060 Minaret, LLC (Property Owner)

Project Information Webpage: <https://ca-mammothlakes.civicplus.com/1285/>

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 April 4, 2024, contact Kimberly Cooke, Senior Planner, at (760) 965-3638 or email: kcooke@townofmammothlakes.ca.gov.

Mammoth Lakes Planning & Economic Development Commission
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