

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, **June 15, 2016**, beginning at 12:30 p.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: Old Mammoth Place Amendment (District Zoning Amendment 15-002, Vesting Tentative Tract Map 16-001, Use Permit 16-001, and Design Review 16-004) – a request to amend the approved Old Mammoth Place project, and allow a condominium hotel, mixed-use project with up to 488 hotel rooms. The following amendments to the Clearwater Specific Plan are requested:

1. Height – An increase in overall building height of 10-feet (one floor). The building heights would range from 35-65 feet as measured from the parking podium. The current maximum building height is 55-feet as measured from the parking podium.
2. Affordable Housing – Eliminate the on-site affordable housing requirements and instead, allow the developer to mitigate housing impacts by applying the Town's current Housing Ordinance, which allows payment of Housing Impact Mitigation Fees.
3. Non-substantive edits to the Clearwater Specific Plan text to provide consistency with the current conditions on the site.

For additional project information, please go to <http://tinyurl.com/OMP-Amendment>

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an Addendum to the Clearwater Specific Plan Environmental Impact Report (EIR) (SCH No. 2006062154) has been prepared describing that no new or increased environmental impacts would result from the proposed project amendments.

Location: 164, 202, and 248 Old Mammoth Road (APNs: 035-230-005-000, 035-230-006-000, and 035-230-007-000).

Zoning: Clearwater Specific Plan (CSP)

Proponent/Owner: Brent Truax / Metric Mammoth, LLC

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 10, 2016, contact Nolan Bobroff, Assistant Planner, at (760) 934-8989 Ext. 227. Facsimiles may be sent to (760) 934-8608, or e-mail at: nbobroff@townofmammothlakes.ca.gov.

Mammoth Lakes Planning & Economic Development Commission
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