

To: The Mammoth Lakes Planning and Economic Development Commission

Re: Proposed Project at 365 Fir St. - UPA 210006, DR 21-006 and ADJ 21-

005

We live at 340 Fir St. in the Bluffs. We are familiar with some of the other houses built by Mr. Johnson, and we do know that he is an experienced contractor with many successful past projects in the Bluffs and elsewhere in Mammoth. In Item 3 below however, we comment on characteristics of concern of Mr. Johnson's projects here on the Bluffs. In addition, we have other significant concerns about the proposed project.

We note that the Staff Report is focused on the rear of the proposed house being safely situated away from the back slope, which seems to be the primary reason for favoring the requested front setback reduction. This focus, however, results in no consideration for density and the excessive size of the project, which, due in large part to the front setback reduction, will make this house the largest of the homes having similar slopes on that side of Fir St.

1. We are opposed to the requested reduction to the required 25' front setback (or to any reduction to the required setback).

1. As noted above, this home will be the largest of those on comparable lots on that side of Fir St.
2. We also note that two other homes on Fir St. have been permitted to have encroachments on, or reductions to, the rear setback. This option for a reduced rear setback should be considered for 365 Fir St. in lieu of a reduction of the front setback.

2. If you do grant the requested reduction to the required setback, the square footage of the proposed house should be reduced.

1. In addition to the home being too large, we note that many, many trees will likely be cut down. The Planning Commission should ensure that the size of the home, and its placement on the lot, are such that the minimum number of trees will be removed. We urge the Planning Commission members to visit the site to see the very large number of trees that are likely to be cut down, particularly if the required front setback is reduced. Further, appropriate plantings should be required to replace the trees that will be removed.

3. We are concerned about some of the design choices made by Mr. Johnson and the architect. While we realize that there are few design guidelines and requirements here on the Bluffs, we offer the following 2 suggestions.

1. A home at the intersection of Fir Street and the westerly entrance to Pine Street (I believe Mr. Johnson was the owner-builder of this home) features a series of rock pillars with wood posts on top, the structural purpose of

which is to support the decks and other features of the home. However, it has always seemed to me and to others that these pillars and posts are aesthetically under-sized in relation to the other features of the home. From the North and South elevations included with the project plans, it appears that similar pillars and posts are a part of this project.

2. Most of the homes on the Bluffs are designed with interesting and relatively unique exterior features including a variety of styles, positioning on the lot, creation of living space which the size of this project seems to preclude. From reviewing the project plans this home would seem to incorporate features and facades that echo other Bluffs projects by Mr. Johnson in the past.

4. We ask that you identify and strictly enforce rules and regulations regarding parking, material storage and trash collection. Several of the homes recently built in the Bluffs have disregarded both the Town's rules and common sense and courtesy, causing damage and hardship to various homeowners and properties in the Bluffs.

1. All construction vehicles and construction equipment and machinery should be required to park only on the street (when street parking is allowed) or at 365 Fir St. or on the adjacent lot (385 Fir St.) owned by Mr. Johnson. Several recent construction projects have had parking on other vacant lots and even on the softscape portions of developed lots, causing a nuisance and destroying the natural vegetation.
2. Similarly, all construction materials should be stored either offsite or only at 365 Fir St. or on the adjacent lot (385 Fir St.) owned by Mr. Johnson. Several recent construction projects have had materials stored on other lots.
3. With respect to trash collection, all trash should be contained within the construction trash dumpster, which should be kept closed and locked at all times. Ideally, no food waste should be put in the construction dumpster or left onsite. Past construction projects have disregarded this rule, resulting in bears lingering in the Bluffs, jumping into the dumpsters, and scattering trash everywhere.
4. Workers' dogs should be leashed and under control at all times. Prior (and current) projects have dogs off leash, running loose and not under the owner's control.

Thank you in advance for your time and consideration of our concerns.

Sincerely,

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