

Feb. 8, 2022

Mammoth Lakes Planning & Economic Development Commission:

My name is Eric Taylor and I have owned and lived in San Joaquin Villas (SJV) since 2009, and Villas-III development is planned for 35 feet from our home. SJV was built as Workforce Housing by the Town and overnight rentals are not allowed. The noise and problems by transient occupancy seriously conflicts with the needs of our residents.

SJV residents go to bed early and wake early for work at the hospital, local schools, Mammoth Mountain, golf course, plumbing, housekeeping, work from home, etc. We are a community that is majority full-time occupants, primarily workforce residents and their families.

Problems. I support responsible development, but this is **NOT responsible, and I cannot imagine a worse Plan.** The Staff Report confirms that the Design Review has NOT considered the impact on SJV to the north. Specifically, the 2 duplexes (units 22 to 25) 3-stories high and just 35 feet to the south of our two-story homes (20' setback from SJV property line).

The planned 8 balconies and 30 windows would stare directly into our building's bedroom windows, living room patio glass doors, and deck. How is that desirable for either SJV or the new owners? Only the developers benefit from this without having to endure the consequences. **We will all be on display like fish in a fishbowl with their noise disturbance inescapable.**

If approved, units 22 to 25 will block every ray of sunlight from reaching our condos in Winter, Spring, and Fall. These massive duplexes will put us in permanent shadow, causing our homes to be much colder, driving up heating bills, and creating mental depression.

Whether we're relaxing or eating or sleeping **we'll hear the noise from every balcony** because Villas-III units are only 35 feet away and directly facing us.

The Staff Report falsely claims that Transient Occupancy will NOT be detrimental to public health in the vicinity. It's obvious nightly rentals in these 2 duplexes will be **absolutely horrible for the health of SJV residents.** The requirements for a Use Permit are absolutely NOT met. By allowing transient occupancy, **you guaranty misery for San Joaquin Villa's residents.**

The proposed plan has 4 hot-tubs just 35' from E building bedroom windows. If approved these will inevitably result in loud late-night behavior and sleep deprivation for SJV residents. Currently 1 nearby condo has a hot-tub and it's been a nightmare for residents. Please see the written Comments from SJV A6 previously submitted and in the staff report.

Please **think of the long-term negative impact to our quality of life** over 5, 10, 20 years; the calls to Mammoth Lakes Police to complain about noise, and the hours of nuisance patrols and reports that can be avoided; think of the thousands of hours of **disturbed sleep and lost work**

**productivity and school learning;** think of the added hours shoveling our back space; think of all the **stress it will cause residents and the physical and mental health impacts.**

Flawed Public Hearing Process. Since receiving the Hearing Notice we've been researching in an effort to provide comments. I've been disappointed with the Town's process. The Assistant Planner has been extremely slow to respond to requests for info. It's clear that **San Joaquin Villas were not considered at any stage of planning for this development**, even though the process requires it. The link to information on the website wasn't provided as part of the hearing notice, that's a major oversight. A neighbor who expressed concerns and comments to the planner last week was told that the Villas-III development is already approved and, essentially, that public comments and this Hearing is simply a formality. Really??? The process is discouraging public comments and the Staff Report reads like this is a *Done Deal*.

I'd like to offer Solutions. My very strong preference is to drop units #21-25 from the Plans and build 29 instead of 33. Period, hard stop.

However, if you must build units 21-25, then **Change them:**

- 1) **To 2 stories and maximum of 25 feet tall without rear balconies**, and
- 2) **Set them back an additional 50 feet.** Surely this change would actually be better for the owners of the new units too!
- 3) **Don't allow these units to have hot tubs under any circumstances!!!!** Same for units 18-21 near SJV's E Building and units 26-33 that face Joaquin Rd.
- 4) **Deny the transient Use Permit** for these 4 units.
- 5) **Quadruple the number of new landscaping trees** between these units and SJV to make a natural tree buffer.
- 6) Ensure that **Callahan Way is an Emergency Exit only** and that the property entrance is only through Obsidian at the south.
- 7) During construction, do not allow construction traffic to enter on Callahan Way.
- 8) Require the developer to start construction on the South half of the property, units #1-15, before cutting down the trees on the North half of the property.

Please do not approve this development application and destroy the quality of our lives.

Sincerely,

A handwritten signature in blue ink that reads "Eric H. Taylor". The signature is stylized with a cursive-like flow.

Eric H. Taylor  
SJV #E6  
Mammoth Lakes