

To: Mammoth Lakes Planning and Economic Development Commission:

Feb. 9, 2022

Subject: Opposition to proposed development plans for Villas-III at 100 Callahan Way

My name is Kimberly Taylor. I own unit E6 at San Joaquin Villas townhomes (SVJ) and have been an SVJ resident for over 12 years. The proposed Villas-III plan would be a direct negative impact on quality of life for the residents of **28 two-story San Joaquin Villas townhomes** and their residents, **over 70% are occupied by full-time** Mammoth workforce and their families.

As a San Joaquin Resident since 2009, we chose SVJ due to its natural setting and quiet, stable community. The proposed Villas-III development is the **antithesis** of the quiet and stable San Joaquin Villas and the surrounding residential neighborhoods.

I am requesting that PEDC **do not approve** the Villas-III development proposal due to inaccuracies in the Staff Report and its bias toward the developer. The proposed plans do not take into consideration the residents and owners of properties adjacent to the planned project.

Design Review Criteria:

The Staff Report **only addresses concerns about the Obsidian property to the south with no consideration for SVJ even though Villas-III will be closer to SVJ** than any other neighboring property. The report completely ignores the SVJ property immediately to the north. **This selective approach shows a clear bias for the developer and disregards the negative impact** upon the community including 28 two-story SVJ townhomes which are physically closer. If there had been comparison with San Joaquin Villas townhomes the Staff Report would have reached a negative conclusion.

The design is not appropriate; it does not blend with the height, architecture, building materials and color of the adjacent SVJ property.

- **Size:** The proposed 3-story duplex design is significantly taller than the two-story SVJ townhomes immediately adjacent. Villas-III Duplex units 22-25, just 35-feet to the south, will **tower over** and **block** sun to SVJ E-building resulting in permanent shadow during the winter/fall/spring months.
- **Scale:** In addition, the overall **scale** of the duplex design is also vastly incongruous with the adjacent SVJ townhomes. One Villas-III duplex building has more square footage than the *entire* 6-unit SVJ townhouse building. The two behemoth duplex structures will **dwarf** the immediately adjacent SVJ (E-building) with this massive scale.
- **Architectural Style:** The duplex design is essentially a gigantic square block and clearly not cohesive with the adjacent SVJ townhomes. Nor are they cohesive with the Tallus/Obsidian units which utilize varied roof heights to add visual interest and break up the vertical line. The Villas-III duplexes appear industrial.
- **Color / Building Materials:** The duplex colors are not visually cohesive or harmonious with the adjacent SVJ property, nor are they cohesive with the existing Tallus/Obsidian

development. Specifically, the significant use of black metal panels / black finishes gives the duplexes a strong *industrial warehouse vibe* which is inconsistent with the mountain aesthetic claimed. Furthermore, the duplex rear-sides use >50% black panels/trim, resulting in 3-stories of black wall towering over the SJV E-building and will cause an even greater cave-like/shadowing effect during winter months. When the sun is finally overhead in summer months, these same black metal panels will absorb heat and radiate heat out onto SJV E-building, again due to the very close proximity.

- **Setback:** The setback distance is not cohesive with the rest of the Tallus / Obsidian development, again failing to recognize the SJV homes. Nowhere in the Tallus/Obsidian development do the Obsidian structure anywhere close to other residences except for the San Joaquin Villas townhomes. The report specifically mentioned the larger setbacks at the south end of development and highlights the buffer of trees between the Site and the homes on Joaquin Road. In contrast, Villas-III duplex units 22-25, directly adjacent to SJV, are just 35 feet from SJV building and the bedroom windows of hardworking residents and their children. With the buildings so close to one another, the duplex design should refrain from windows and decks that peer into existing SJV residences as the current Villas-III design proposes.

I request the following mitigations to address the Size / Scale / Style / Color / Setback discrepancies that close-proximity enormous duplexes will have on the immediately adjacent SJV (E-building):

1. Duplex Units 22-25:
 - a. I request that **Duplex units 22-25 be eliminated** from the design plan.
 - b. **At a minimum**, if those units were to remain included, I request that **units 22-25 be limited to two-stories and require an increased setback of 50 feet**
 - c. **Do not allow transient rentals for duplex units and deny use permit.**
2. All duplex units: **Do not allow exterior hot tubs on any duplex unit.**

Use Permit Criteria: Staff Report incorrectly states that “the proposed use will not be detrimental to the public health and safety nor materially injurious to properties or improvements in the vicinity”. The review gives no consideration to **disturbances from transient occupancy adjacent to a workforce community** and the **negative impact resulting from inclusion of an exterior hot tub at every duplex unit**. The proposed plans will severely impact quality of life and mental health for everyone at SJV.

I request the following mitigations to address the noise and loss of privacy that close-proximity transient overnight rentals will undoubtedly cause:

1. Hot Tubs: **Do not allow exterior hot tubs on any duplex unit**
2. Transient Rentals (22-25): **Do not allow transient overnight rentals in units 22-25**

3. Privacy / green natural barrier: Require developer / Villas-III be held responsible for install *and maintain a significant “green” natural barrier* between the Villas-III development and neighboring residences, specifically between duplexes 22-25 and San Joaquin Villas units E1 to E6.

4. Proposed “Limited” Access Gate on Callahan Way at current terminus: **Require that Villas-III property entrance is only through Obsidian from the south**, and that Callahan Way is used only as an emergency entrance/exit. An entry gate at Callahan Way would negatively impact SJV residents, especially with transient renters arriving in late night / wee-hours of the morning. Absolutely do not allow any call box / speaker box / communications system to be based at the gate for communication into the development for same reasons.

5. Construction Access: **Do not allow any construction vehicle access via Callahan Way** as it would have significant negative impact on the adjacent SJV residential community.

6. Construction Sequence: Due to the proximity of SJV townhomes to the north end of proposed Villas-III units, request that developer be **required to begin construction on the south half** of development (units 1-15) prior to initiating development on those units 16-26 which are most closely impacting SJV residents.

Solid 6-foot Fence: Do not allow employment of solid six-foot fencing along the bike path / Villas-III property border, *except where mandated by code*. Staff Report page 10 incorrectly states “the project consists of a six-foot solid fence along all portions of the road that are within 50 feet of the residential zone to the east”. The plans (Appendix A-3 page 1) show the 6-foot solid fence runs along the entire length of the foot trail. At units 26-33 the road is clearly further than 50-ft from both the trail and property line. **The plans require update to provide a 6-foot solid fence ONLY where mandated. Or simply eliminate the fence.**

TOML Planning Process: I’m very disappointed in the Planning process for this development project and how it’s been “rushed through” in hopes no one notices or comments.

CONCLUSION

I request the Planning Commission to **REJECT** the Villas-III development plans submitted by Mammoth Spring Resorts, LLC, for 100 Callahan Way. **Require modifications** detailed within this statement and **require real solutions to mitigate** the negative impact of the proposed development on neighboring SJV residences. **Please consider the quality of life of the local resident community and what is best for all Mammoth residents, not solely developer profit.**

Thank you for your consideration.

Kimberly Taylor
San Joaquin Villas, Unit E6