

To: Mammoth Lakes Planning Commission

Date: March 1, 2022

Copy to: Mammoth Lakes Town Council

Regarding: Villas III Development Application

My name is Sue Farley. I first moved to Mammoth in 1981, and currently reside full-time at San Joaquin Villas #C6, where I purchased my townhouse in 2009. I am retired from a career with the Forest Service, previously working on the Mammoth Ranger District.

This is my second comment letter regarding the Villas III application. I am concerned that the Villas III development application contains elements which are inconsistent with requirements of the Lodestar Master Plan or other local and state planning specifications, and which are incompatible with the workforce housing development at San Joaquin Villas (SJV). My concerns include vehicle access, maximum building height, roof slope standards, easements, impediments to snow removal on Callahan Way, and permitting of nightly rentals.

I am asking that the Mammoth Lakes Planning Commission and civic leaders reject the current Villas III development application based on the following inconsistencies, and to adopt measures to protect the quality of life for SJV residents:

- Reject the current application because of inconsistencies for vehicle access with the Tentative Tract Map 21-001, Resolution No. 2022-03, the Staff Report, the Developer's 2/9 hearing statement, and the Planner's 2/9 hearing statement;
- Reject the current application because of inconsistencies for building height with the requirements of the Lodestar Master Plan;
- Reject the current application because of inconsistencies for roof slope standards compared to requirements of Safety Standards in Adjustment 21-006 and the project plans;
- Reject the current application because of inconsistencies in the easement compared to requirements of the State Map Act;
- Require revision to the plan to for a limited access gate on Callahan Way to prevent impedance of roadway snow removal activities and potential impact to SJV egress;
- Deny the transient use permit for units #21-25 because this is not a requirement of the Lodestar Master Plan for Development Area #2, and because this type of use is incompatible with the neighboring workforce housing at SJV and the full-time SJV residents who are the backbone of the services industry in this community.

Thank you for your consideration.

Sincerely, /s/ Sue Farley