

May 11, 2022

TO: **The Planning & Economic Development Commission, Town of Mammoth Lakes**  
SUBJECT: **Villas III – DENY Units 22-25, Proposed Gate, & Overnight Rentals**

Dear Commissioners:

My request is brief and critically important. Please see attached photos for today's Hearing.

**1. Units 22-25.**

- a. Deny approval to build these units within 80' of the property line with SJV workforce housing. Less than this is unreasonably close and would seriously diminish our Quality of Life. Please review the 3 dozen+ public comments detailing this.
- b. At the very minimum, require the 13' additional setback as requested in letters from Lindsay Barksdale, Robert Frichtel, and Donna Mercer. See Attached.

**2. Gate.**

- a. Deny Use Permit 22-002 for a Limited Access Gate on Callahan Way.
- b. There is no turn-around area on this 26' wide road and no place for their "keypad." This is ridiculous and incredibly dangerous for SJV residents.
- c. Please re-read Judith Goddard's and Kimberly Taylor's public comments discussing all of problems. I completely agree with them.
- d. **Please see attached photos near the proposed gate on Callahan Way.**

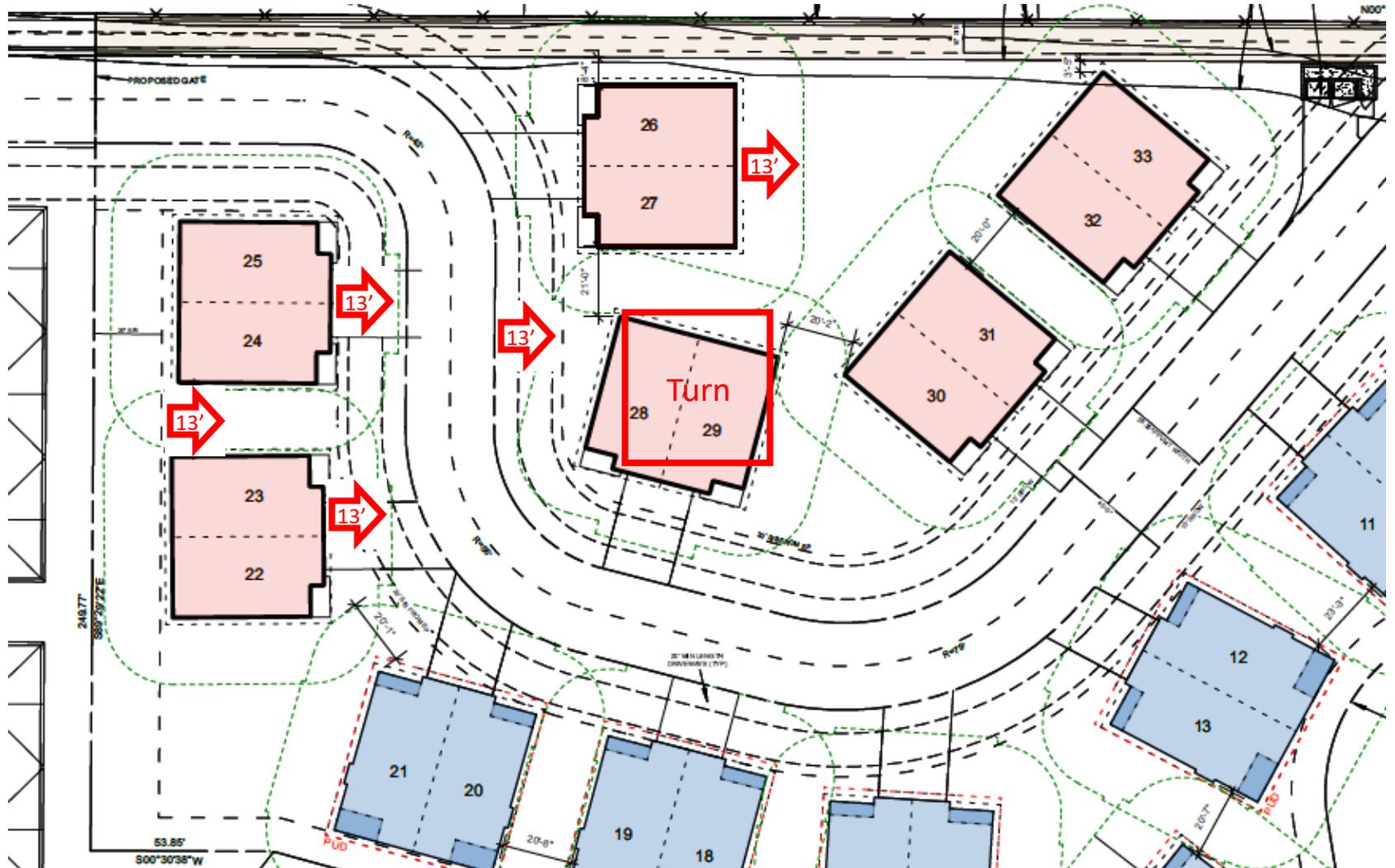
**3. Overnight Rentals.**

- a. Deny Use Permit UPA 21-001 to permit transient rentals.
- b. Please re-read the 3-dozen letters citing all the reasons that allowing overnight rentals next to Workforce Housing is a terrible idea and will significantly degrade our Quality of Life for Town residents.

Thank you in advance for making these changes. Please contact me with questions or for discussion.

Eric Taylor  
SJV Owner & Resident since 2009

Units 22-25 can be set back additional 13' from SJV.  
Villas III shorter Model "B" allows room for shift of units & road.



# Duplex Model "A"

Units 4-21

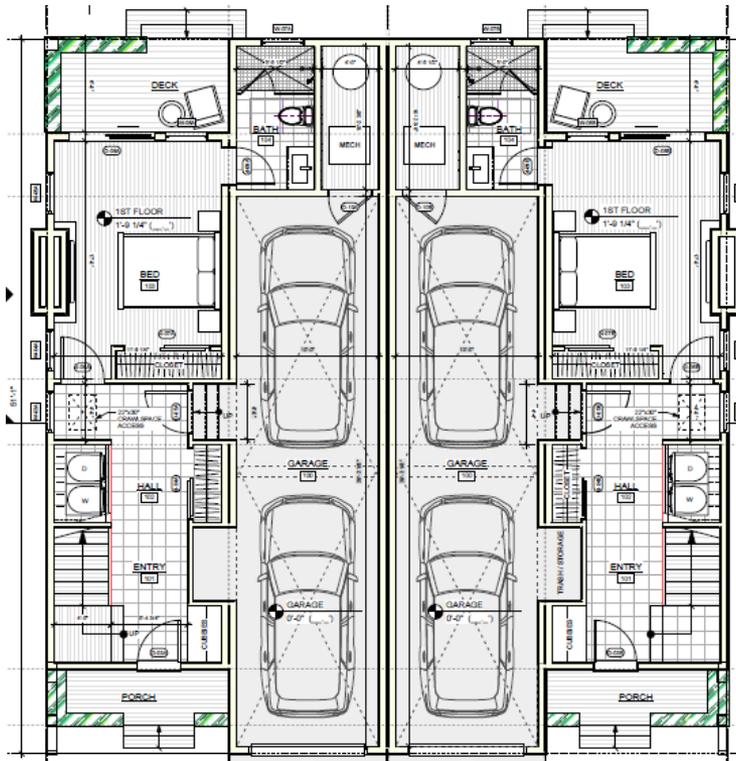
51'-1" Long

# Duplex Model "B"

Units 22-33

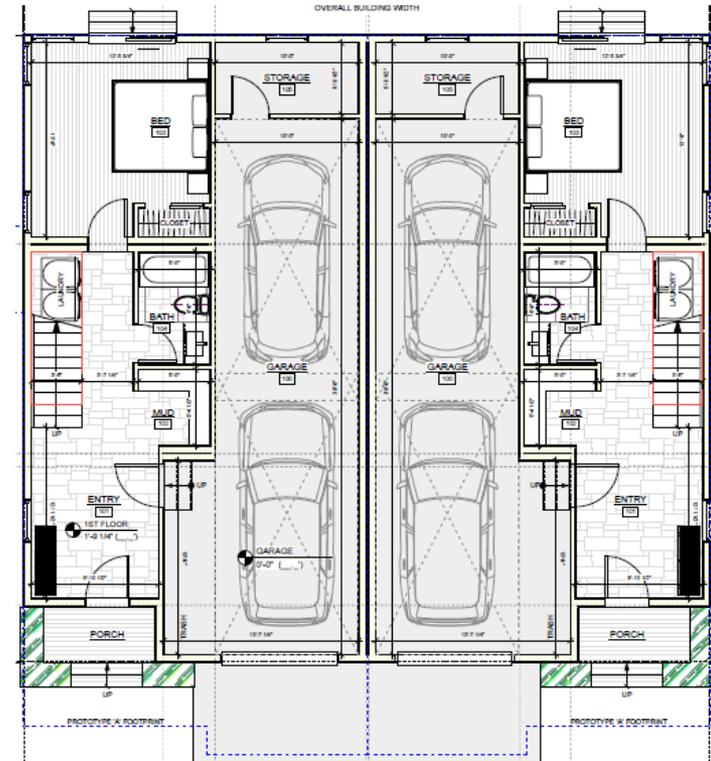
44'-6" Long

51'-1"



44'-6"

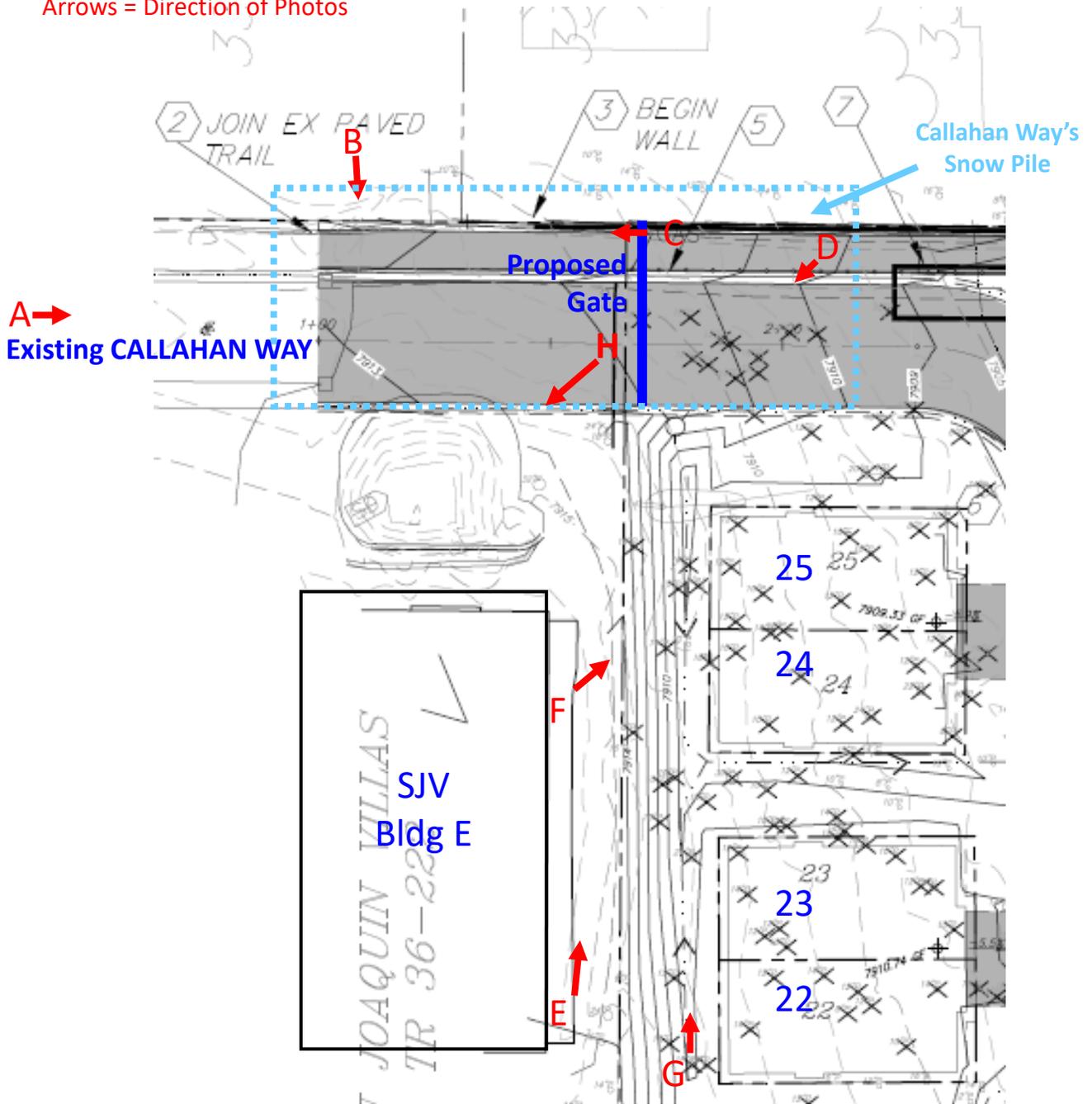
OVERALL BUILDING LENGTH



Model "B" is 6'-7" shorter than "A"

# Locations of Photos Taken Near Callahan Way Proposed Gate See Attached Lettered Photos

Match Letters to Photos  
Arrows = Direction of Photos



A



B

**EAST Side View:** Photo taken from EAST Side facing SJV Building E (top of E bldg. in background)



C



D



E



F

**SJV E2. Back deck, facing south-southeast.**  
 30' tall pile of snow storage at end of  
 Callahan Way / behind E building.



F

**SJV E2 from 2<sup>nd</sup> Floor bedroom.** Facing south-southeast at 30' tall  
 pile of snow storage at south end of Callahan Way / behind SJV. (2  
 clips below are from 1 video I took of Loader moving snow further  
 behind SJV E building). This snow storage for Callahan Way is  
 about 100 feet long, 30 feet high, and 35 feet wide.



# G

Backside of SJV E Building conditioned for Snow Storage of Callahan Way. Facing current snow pile at end of Callahan Way.



**H**

**SJV's E Bldg.'s 2nd Story (left) & F Bldg. (background)**

**Photo taken from top of 20-foot-tall snow storage area at the end of Callahan Way  
(directly above planned Villas III entrance & gate).**



East Access / Callahan Way  
C.S.S.

