

Town of Mammoth Lakes
Planning and Economic Development Commission
RE: Villas III Development

Dear Sir/Madam,

I visited Mammoth Lakes for the first time in 2000 and thought it was incredible. I love the mountain, the people, and the small town that was away from the mainstream. I started renting a room for 3 months in the winter starting in 2001. In 2005, I bought the house at 74 Joaquin Road and that started my time of living and working in Mammoth Lakes. My friend and I had narrowed our choices down to the one bedroom/loft on Joaquin and a 4-bedroom house behind the post office. The prices were similar, and investment wise, the house on Pinecrest would have been the better choice, but an investment was not my motive. A place I could love, and call home was my motive. My house on Joaquin is part of the original town, the Ghetto, the historical district. This was so endearing to me. All the old A-frames and a embracing community of people who love Mammoth Lakes for the same reasons that I do. I love the process of living Mammoth, removing snow, chopping wood, lighting fires, and raking pine needles. Directly behind my house are lots of trees and the town bike path. I run quite often on that path.

Regarding this proposed development, I do want to state that, this is as far from responsible development as you can get. Adding more luxury dwellings for vacation rental capabilities is not serving the Mammoth Lakes community. I work at the Mogul Restaurant and the owner cannot stay open 7 days a week because of lack of staff. This is a problem all businesses face in Mammoth Lakes. People who work here and love it here, cannot afford to live here because of the excess of vacation rental properties.

I respectfully ask that you please consider my suggestions in the layout of the buildings. As I mentioned, I run on the bike path, and I see that the original Obsidian buildings are quite a distance away from the houses on Joaquin, more than 100 yards. There is the bike path, many trees, a road, and a fence that separates them. My concern is how dense and how close buildings 26/27 and 32/33 are to the houses on Joaquin. They are right on top of the bike path and intrusively close to the homes on Joaquin. Please consider reducing those 4 buildings to 3 and keep them a more reasonable distance away from the homes of the fulltime residents of Mammoth Lakes, especially building 26/27 which is in my back yard. I never wanted to live next to a hotel, which, in true reality, is what is being developed Please, please, please give me a little bit of space.

I am a fulltime resident and have been since 2005. I work in Mammoth Lakes and contribute the community. Please allow me to continue to love where I worked extremely hard for to live. Please allow me to continue to love my home and augment the layout so there is not an upscale hotel in my backyard.

Also, please consider removing the gate and access from Callahan Way and leave it where it already is off Meridian Blvd. This too, is very intrusive and noisy to the nearby residents. The entrance on Meridian is not.

Thank you very much,



Michelle Lussier
74 Joaquin Road
Mammoth Lakes, CA