

May 9, 2022

TO: **The Planning & Economic Development Commission (PEDC)**, Town of Mammoth Lakes Chairman Vanderhurst, Vice Chair Burrows, Commission Chang, Commissioner Kennedy

CC: Mayor Salcido, Council Member Rea, Council Member Wentworth, Council Member Sauser, Council Member Stapp, Director Moberly

FROM: Robert Frichtel, San Joaquin Villas, E2

SUBJECT: Villas III Development – Quality of Life

Commissioners Vanderhurst, Burrows, Chang, & Kennedy,

I understand the developer was required to increase the setback for units 22-25 by 5'. But a 25' setback is still unreasonably close for the reasons discussed below. The increased setback is possible because of the Duplex "B" design that is 6'-7" shorter than the "A" model. Villas III units 26-33 will also have the "B" design, and this creates 13'-2" in unbuilt space behind units 26-27.

Help resolve the problems by utilizing the extra 13'-2" of unbuilt space for additional setback between units 22-25 and SJV. (SEE ATTACHED). Shifting the road and turning units 28-29 and 22-23 is all that is needed.

Without increasing the distance setback, the same **Quality of Life** problems created by Villas III will still exist for us:

- **Noise from open back windows**, especially at night will negatively impact our sleep. My wife and I work at Mammoth Hospital, and we go to bed early to work early. Our 2 children need their sleep for learning.
- **Use Permit.** Overnight rentals must be denied without additional setback. Renters come and go at all hours of the night and are loud and unthoughtful.
- **Privacy.** We will lose all sense of Privacy in our own homes. These Villas III units will have windows that face directly into our bedrooms and living room. As permanent full-time residents we need our privacy at home to rest and "recharge."
- **Sunlight.** If built so close, these duplexes will block sunshine on our decks and homes.
- **Shade.** Snow piled up on their roofs will block more sunlight and cast larger shadows. The Villas III duplex roofs have little pitch and snow will accumulate 4 feet or more.
- **Heating Expenses.** Our home will become much colder, and our heating expenses will rise significantly.
- **Snow.** These 2 duplexes, if built so close, will run parallel to our building for 100+' and stand only 25' from our property. Our backyard will be buried in snow all winter and spring.
- **Ice & Safety.** This snow will in the shade and will not melt all winter and spring. Our backyards will be icy and dangerous for my family and neighbors many months and into summer.

Callahan Way. Additionally, I am also very concerned about adding more traffic on Callahan Way. If you allow Villas III to be a through lot that connects their new road to Callahan, then vehicles from all of the Villas and Obsidian developments south of SJV to Meridian Blvd will drive Callahan Way to get to and from their units.

Callahan Way is the only vehicle entrance and exit for SJV residents, and an accident, stalled car or road delay will block essential workers from getting to their work and serving the community. Callahan is the only route to drive to our workplaces and more congestion creates a problem for services throughout Town.

Dangerous. Callahan Way already poses a dangerous situation to drivers, pedestrians, and bicyclists. To get to it from Main Street there is a downhill sharp right turn onto the Frontage Road and then an immediate left onto Callahan Way. This corner is busy with vehicles and people who are coming and going from the Loco Frijole restaurant on the corner.

Callahan Way is a long downhill road with homes close on one side and a fence on the other. **There is no place to stop or to turn around except in SJV's parking lot, and there are many children that play in and around our community.**

This road should not be used by out-of-towners trying to navigate and find their rental, especially in the dark or when it is snowing. Callahan gets icy in winter thru early spring. Strangers driving on Callahan will pose a significant safety risk to both our children and adult residents. Callahan should only be used as an emergency exit for Villas III.

PROPOSED GATE – Use Permit (UPA 22-001). This proposed gate next to SJV's E building will be incredibly dangerous for SJV residents. As shown in the Staff Report and plans, it will be on Callahan Way with only 26' width. It is very common for vehicles to get up to a gate, but the gate does not open for a variety of reasons. There is no place to turn around.

Vehicles will have to drive in reverse and back into SJV's parking lot to turn around. This will be chaotic and treacherous, especially when it is icy, storming, and at night. Do not allow a gate unless Villas III has a safe area for vehicles to turn around on their property.

I respectfully request, **do not approve Villas III Tentative Tract Map or either of their Use Permits.**

- **Require between 13'-2" and 100' of additional setback for units 22-25 or do not build units 22-25**
- **Do not allow Callahan Way to be used as an entrance and exit.**
- **Do not allow the proposed gate.**

Sincerely,

Robert Frichtel
SJV, Resident and Homeowner