

April 13, 2022

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

CC: Director Moberly, Mayor Salcido, Town Councilmembers, Jamie Gray, Angela Plaisted

SUBJECT: Public Comment for Villas III PEDC 4.13.2022

Commissioners,

I oppose the Villas III plan, and specifically the 2 duplex buildings pressed against San Joaquin Villas. **Units 22-25 are unreasonably close and will severely degrade Quality of Life** for my neighbors and my family.

- They'll stare directly into our windows and onto our deck stealing our Privacy.
- They will **Block our Sunlight**, chill our homes, increase heating costs, and delay snow melt.
- Their huge shadows on us become that much larger when rooftop snow piles up.
- Then that Roof Snow will blow and be shoveled onto our property and block our back Emergency Exit. Most of you visited SJV in March and witnessed the wall of snow that forms beside our buildings and doesn't melt until summer.

Their Units, *so close* to SJV, will create a similar wall of snow behind our building that **blocks our emergency exit** and is a **safety hazard**.

- Then there is the **NOISE problem**. The NOISE at night keeping us awake. Their balconies and open windows will project and amplify sounds directly at us.

Do Not approve Use Permit

The sound problems becomes significantly worse if you approve an Overnight Rental Use Permit. Don't doom us and Joaquin Road neighbors with loud, inconsiderate renters every night. These parties will be just feet from our bedrooms when we need to sleep and rise early for work.

The Lodestar Master Plan does not guaranty rentals and they will harm our community.

The Planning Commission and Mammoth Lakes Housing approved our subdivision on the Condition of no overnight rentals. INTRAWEST built SJV as its Housing Mitigation commitment, and that allowed them to build the Westin.

The Planning Commission needs to honor the spirit of that agreement and NOT DESTROY our Quality of Life.

Buffer Zone

There's another very critical point not yet discussed. Our neighborhood has been given the impression that there is a buffer zone, south of SJV property, that prevents buildings this close.

- The Town's 2008 Sierra Star Neighborhood Plan shows it is impossible to build within 60 feet of SJV. (See attached)
- Also, in 2011 Town Planners wanted to build a Multi-Use Path 50 feet south of SJV, and Town Council discussed it right here in Suite Z. **That path was planned to be exactly where units 22-25 are now planned.**
- There is also the fact that Town realtors have been selling SJV units by saying our decks have views of dense trees and great south-facing weather for the past decade. (See attached).

For years the Town communicated that a buffer zone exists south of us. Now, without warning, the Planners are eager to approve this subdivision jammed up onto us.

This isn't right and these units need to be removed.

We've all seen how Mammoth's real estate prices have increased 25 to 35% over the last year, and that directly benefits the developer.

Don't get me wrong. I am good with the developer making a huge profit on Villas III. That's an American Dream, and I support it, **if achieved fairly**.

Please DO NOT FORGET the **hundreds of RESIDENTS who have their own AMERICAN DREAM**, here in Mammoth, living next to this development.

Do not crush Our Dreams simply so 1 individual can accumulate more wealth at our expense.

Thank you,

Eric Taylor

SJV Owner & Resident since 2009

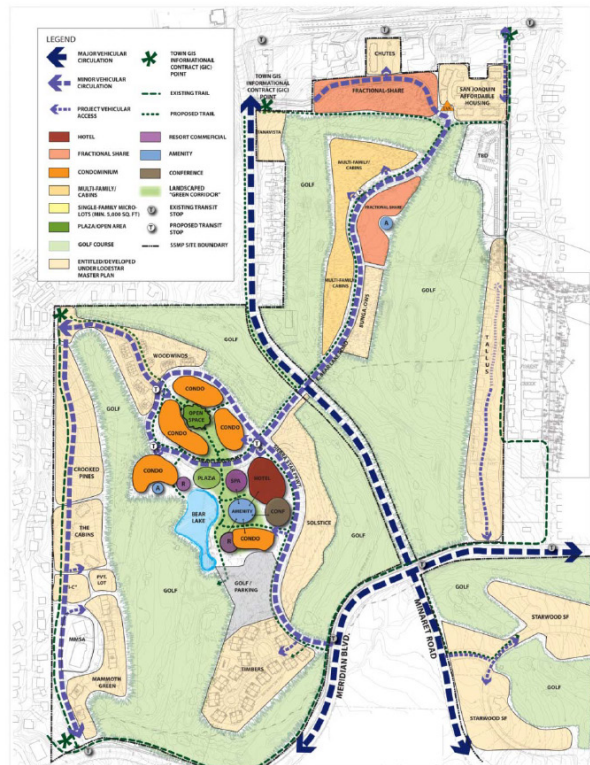
Sierra Star Neighborhood District Planning Study

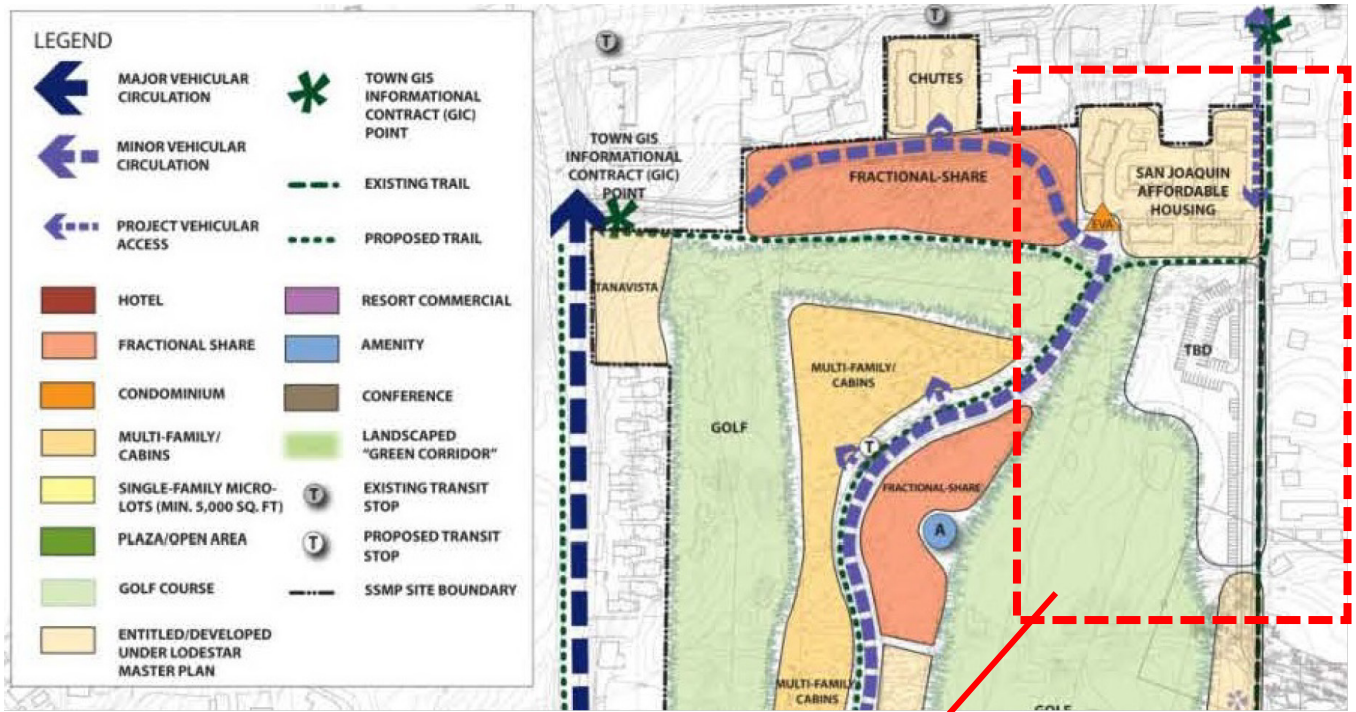
Town of Mammoth Lakes, CA



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Next Steps





Enlarged area



Over 60' between SJV and potential building.



Home / Communities / San Joaquin Villas

61 Callahan Way Mammoth Lakes, CA 93546

San Joaquin Villas

The San Joaquin Villas are located adjacent to the Sierra Star Golf Course and close to restaurants, shopping, and more. This complex was built in 2007 with 40 units as a workforce housing developed by Intrawest. The floor plans consist of three and four-bedroom townhome-style units. Scroll down to learn more!



San Joaquin Villas Condos For Sale in Mammoth Lakes

The San Joaquin Villas are located adjacent to the Sierra Star Golf Course and close to restaurants, shopping, and more. This complex was built in 2007 with 40 units as a workforce housing developed by Intrawest. The floor plans consist of three and four-bedroom townhome-style units.

This complex sits on Callahan Way right on the Sierra Star Golf Course. Callahan Way is a road off of Main Street (Highway 203), so you're close to some of the best Mammoth has to offer!

The units are approximately 1,200 square feet and some have a bonus room. Some of the decks face dense trees perfect for BBQing and enjoying the weather. The living space is open and has doors that lead to the outside. San Joaquin Villas are perfect for locals due to the historically low HOA fees and deed restrictions. Be sure to ask your local real estate agent about the most current restrictions on this condominium complex.

To learn more about the San Joaquin Villas, please contact us!

The amenities include:

- Open Parking



mammothrealtygroup.com/san-joaquin-villas.php



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Realtors sold SJV E condos as having dense trees off deck & nice weather.

SJV E Building



Looking south from SJV E building deck towards Villas III

