

May 10, 2022

To: The Planning & Economic Development Commission, Town of Mammoth Lakes
Chairman Vanderhurst, Vice Chair Burrows,
Commissioner Chang, Commissioner Kennedy,
cc: Director Moberly, Mayor Salcido, Council Members.

SUBJECT: Villas III Resolution PEDC 2022-03 Approving Use Permit 22-002

Use Permit application 22-002 to allow a gate on a private street cannot be approved as submitted.

The application is not in compliance with:

Municipal Code 17.52.130 Gates on Private Streets, paragraph (C) Operational requirements

The gate shall adequately operate for emergency response vehicles, snow removal equipment operators, utility service providers, deliveries, and guests, including adequate turn-around space and vehicle queuing.

The drawing submitted with the Use Permit application ***deliberately omits the property line running north/south.*** Attached is the drawing as submitted and a corrected drawing showing the property line.

The Applicant's drawing is ***grossly misleading***, it shows turn-around space on property that is ***not owned by the Applicant***. Consequently, the Public Works and Fire District have erroneously determined that there is adequate turn-around space.

The turn-around space shown is on ***San Joaquin Villas private property*** and must be removed from the application. For compliance with code, turn-around space must be provided wholly within the Applicant's property.

This information must prevent Use Permit 22-002 from being approved.

Sincerely,

Judith Goddard

