

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 Application – do not approve.

Commissioners,

I urge you, do not approve the Villas III Application as submitted. Further changes are essential to preserve the Safety and Quality of Life of Mammoth's Workforce Community.

Multiple issues remain unresolved and the Developer is getting so much more than they are giving.

Height variance for single family homes (ADJ 21-006): Why is the Planning Department not pushing back on this? It is an unnecessary and flagrant disregard of the rules and the justification is a sham. ***Deny this unnecessary request.***

Gate Use Permit (UPA 22-002): The application falsely claims turn-around space exists – by using SJV's privately owned property! A mistake?....perhaps. ***Deny the gate Use Permit.***

Gate: There is already a gate on one end of the street at Meridian, so cut through traffic is not possible. The 'safety' claim is another sham. If, as claimed, the gate is making Villas III occupants safer by adding a gate, it is by definition creating hazardous conditions for the immediately adjacent SJV neighbors. Be honest with yourselves and the public, the only purpose of a gate is to provide the illusion of exclusivity and increase the Developer's profits. ***Deny the gate Use Permit.***

Unreasonably small setback: The 25 feet setback between SJV E building and Villas III duplex units remains unreasonably small when the additional height of the new duplexes is taken into consideration. The only reason there is 5 additional feet of setback is because the developer *was required to by code*. The footprint of Units 22-33 has been reduced by 5 feet but this is not reflected in the TTM which is still dated January 17, 2022.; this error needs to be corrected. ***Require corrected building dimensions on TTM 21-001 for Units 22-33.***

Unreasonably small setback: With the reduced building footprint for Units 22-33, there is "dead space" between buildings that is not being optimized. It is entirely possible to slightly adjust the general layout to provide significant additional setback between units 22-25 and SJV E building. Make this a priority for the sake of people's Quality of Life. ***Require additional setback.***

Through Street: With Callahan Way now acknowledged as a through street, the additional existing 33 units at Obsidian I and Obsidian II will cut through Callahan to Main Street. Despite this, the staff report makes no mention of traffic generated and Average Daily Trips. ***Require an independent traffic study.***

Hazardous intersection: The hazardous intersection at Callahan/Frontage/Main Street is not addressed anywhere. This is a huge oversight that needs addressed, especially considering the significant increase in traffic volume as a result of the 66 units (Obsidian I & II and Villas III) that will use Callahan to cut through to Main Street. ***Require mitigation to improve safety at this hazardous intersection.***

Snow storage: Detailed analysis confirms that the Villas III development does not comply with Town Code for snow storage, but the Developer's 'facts' are the reality that the Planning Department is choosing to accept rather than checking the information. ***Require Villas III snow storage to fully comply with Code (see Sue Farley's comments).***

Solar Study: The lack of facts and incorrect dimensions in the solar study render this document worthless. The sole purpose is to sway the Commissioners. It is a huge conflict of interest for the Developer to provide this study. ***Require an independent Solar Study.***

Mature trees in setback: There are between 20 and 25 healthy mature trees in the setback between SJV and Units 22-25 that are planned for removal. Require all mature trees between SJV and the Units 22-25 be kept when they do not violate fire code for allowed proximity to buildings. ***Keep healthy mature trees for a natural barrier.***

Fence: The fence is still in the plans and still completely unnecessary. Another huge benefit to the Developer, and a major headache and eyesore for the surrounding community and our wildlife. Previous projects have accepted trees as mitigation. The only purpose of a fence is to provide the illusion of exclusivity and increase the Developer's profits. ***Require mitigation that uses a natural boundary, add trees.***

Fence: The existence of a fence will result in cut through foot traffic in the setback between SJV and Villas III, this will further erode the privacy and destroy the Quality of Life for SJV residents. No mitigation is included. ***Require mitigation.***

Fence: The Staff Report states that all fences on the East side multiuse path that are greater than 50-feet from the interior circulation road have been changed from solid wood to single rail fences. Neither the Staff Report Figure 2 or TTM 21-001 reflect this. Staff Report Figure 2 also indicates the fence on west side of the multiuse path as "Proposed wood fence identical to previous Obsidian Phases" when the Staff Report states that the fence is to be a "single rail wood fence". This clarification on Figure 2 is required due to the multiple types of wood fences along the obsidian perimeter. ***Require corrections to the Staff Report Figure 2 and TTM 21-001.***

Construction Traffic: Do not allow construction traffic on the existing Callahan Way. For the safety of the many children who play in our neighborhood and for the Quality of Life of residents of SJV and Joaquin Road. ***No construction traffic on Callahan Way.***

Transient rental UPA 21-001: The clash of nightly rentals and workforce community living can be avoided. The Lodestar Master Plan makes no guarantee of approval. The Staff Report findings blatantly ignore the negative impact on Workforce communities to the North and East. ***Do not approve transient rental use.***

Finally, I again urge you, do not approve the Villas III application. It is too flawed, there are simply too many unresolved issues.

As ever, thank you for your time and attention, it is appreciated.

Sincerely,
Judith Goddard
SJV #B4