

ATTACHMENT 7  
PUBLIC COMMENT LETTERS

**From:** [Nolan Bobroff](#)  
**To:** [Kimberly Cooke](#)  
**Subject:** Fw: district zoning amendment 24-001  
**Date:** Wednesday, December 11, 2024 8:43:41 AM

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Nolan Bobroff  
CED Director  
Town of Mammoth Lakes  
(760) 965-3631

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**From:** Michael Vanderhurst <MVanderhurst@VisitMammoth.com>  
**Sent:** Wednesday, December 11, 2024 8:02:58 AM  
**To:** Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>  
**Subject:** FW: district zoning amendment 24-001

**[EXTERNAL EMAIL]**

Just making sure you got this

**Michael Vanderhurst**  
Vice President, Global Tourism  
Mammoth Lakes Tourism  
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[www.VisitMammoth.com](http://www.VisitMammoth.com)



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**From:** tom <tom@kittredge.net>  
**Sent:** Tuesday, December 10, 2024 9:08 PM  
**To:** Michael Vanderhurst <MVanderhurst@VisitMammoth.com>;  
dvereuck@townofmammothlakes.ca.gov; cfleming@townofmammothlakes.ca.gov;  
eckertimmth@verizon.net; lgrand@townofmammothlakes.ca.gov  
**Cc:** kcooke@townofmammothlakes.ca.gov  
**Subject:** district zoning amendment 24-001

To all:

This concerns the request of Clearwater Specific Plan, Zoning Amendment (DZA) 24-001, Tentative Tract Map (TTM) 24-003 and Use Permit (UPA) 24-004 for the Outbound Hotel Villas Project. These are not Hotel Villas, these are market rate condo's that should not be carved out of the DA.

To start off with a summary of my thoughts that this is a typical money grab by a developer that is asking for forgiveness instead of preparing up front for permission in the development of these 20 units and the amendments, tract map and use permit described above.

I will highlight my concerns for your consideration and I am sorry that I can not attend this meeting in person. I will attempt to keep this as brief as possible.

To begin please look at the ariel map provided in your packet and you will see some of the issues such as set back on the north side of these units that would have never been approved if requested to build as such. This map also shows the difficulty in the egress through this property to access the other units that are rentals and commercial food service plus the special events that have already been scheduled on this property on the old mammoth rd. side. All of this would have had issues with planning had it been proposed in this manner.

Technical merits for discussion:

SB7 – have these units meet the Required Plumbing Code that a standalone condo project would have to comply with?

Are the proper Water Bill Metering and sub meters in place

Has this complied with a private unit development?

Snow Management Plan – has this been established and that land been taken away from the Outbound Hotel as snow storage. These properties next to each other can only share so much in this re configuration of land use. Has this been presented?

Set backs on the North side of this property to other rental units seem much closer that required and will this set a new precedent for other developers?

Has there been a White paper to the Dept of Real Estate, along with a new sub div. map?

How will this affect the Clearwater DA. We have seen issues with other DA agreements in town when there is no time limit and changes are brought to the planning commission. In this original DA a carved out build of 20 units was never on the table.

How will an HOA of a 20-unit complex share in egress, costs of repairs, snow removal and storage.

Were there not supposed to be covering on the H-VAC units that face south and at best are un sightly?

The Tavern Rd. access was planned by the town for access to the entire property, can this condo complex now gate the access to other parts of this property closing off the old

mammoth parking and access to the restaurant and food truck located on old mammoth? If the property line is drawn to exclude this parking, then it cannot be allowed for the balance of the property.

Finally, I am reminded that these units were going to be developed as temporary units while the new owner of the property and DA were going to figure out highest and best use.

Don't let the town be hood winked by this proposal, this is a DA that was to stay whole and not get divided into small pieces that will create a big problem while a developer leaves with pile of profit from asking for forgiveness instead of permission.

Please deny this request and at least address some of these issues along with the future rules of this existing DA with the Clearwater Specific Plan.

Thank you  
Tom Cage  
Concerned Citizen

I have no property ownership within 1000 feet, on old mammoth and no business interest with any businesses that are connected with this project or affected by this project.

**From:** [Garry Oye](#)  
**To:** [Kimberly Cooke](#)  
**Subject:** Outbound Hotel Villas Project  
**Date:** Sunday, February 9, 2025 10:45:17 AM

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You don't often get email from garry.oye@gmail.com. [Learn why this is important](#)

**[EXTERNAL EMAIL]**

Proposal: subdivide 5 four-plexes into 20 condominium hotel units that may be sold individually.

Currently the operation, upkeep & maintenance rests with one owner. Much easier to ensure compliance. When you create 20 ownerships, it will become much more difficult to ensure compliance.

Old Mammoth Lakes Road is a gateway and the scenic integrity should be maintained. Strict occupancy & use requirements must go along with this transfer of ownership. How will the 20 units be managed to maintain the current look & feel of the development. One person buys a unit, then rents the unit, and the requirements drift away.

Also concerned about added traffic to Old Mammoth Rd. The addition of Grocery Outlet driveways has really made that end of Old Mammoth Rd. congested & dangerous. Access & parking should be ONLY on Laurel Mountain Road.

Garry Oye  
Owner: Sierra Manors Condo, 165 Old Mammoth Rd.

*Garry Oye*  
Bishop, California