

ATTACHMENT D

DR 22-002, TTM 22-003 - PUBLIC COMMENTS

Gina Montecallos

From: Kim Cooke
Sent: Wednesday, November 2, 2022 1:58 PM
To: Gina Montecallos
Subject: FW: Comments on 3789 development

-----Original Message-----

From: Julie Dorio <juliedorio56@gmail.com>
Sent: Wednesday, November 2, 2022 1:43 PM
To: Kim Cooke <kcooke@townofmammothlakes.ca.gov>
Cc: Jamie Gray <jgray@townofmammothlakes.ca.gov>
Subject: Comments on 3789 development

[Some people who received this message don't often get email from juliedorio56@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Hello. My name is Julie Dorio and I live at 61 Callahan Way building A unit 5. We are the building at San Joaquin that will be most impacted by this development.

I will not be able to attend the public meeting, as I will be out of the country. My biggest concerns are as follows:

If I read the plans correctly...The plans do not appear to be accurate where they list the San Joaquin property in relation to the buildout. They show our property as being behind the build out of the units, where as our building will actually be next to the side of the back building. I think before any decisions should be made an accurate layout is important

Garbage placement needs to be considered so as not to impact our units, and be facing 203 or bear valley road.

Lighting needs to be considered, as we are lower than those units, and will be affected by building lights and cars entering the facility.

Privacy needs to be considered in how windows are placed so they do not look directly into our units, and that no decks or hot tubs be placed in the direction of the San Joaquin Villas.

Thanks for considering. Julie

Sent from my iPad

Gina Montecallo

From: Jeremiah Mann <jeremiahmann@gmail.com>
Sent: Wednesday, November 2, 2022 10:52 AM
To: Kim Cooke; Paul Chang; Jamie Gray; Sandra Moberly; Gina Montecallo; eckertinmmth@verizon.net; mvanderhurst@visitmammoth.com; jenb2374@gmail.com; jessicarskennedy@gmail.com
Subject: Re: Proposed New Complex at 3789 Main Street

[Some people who received this message don't often get email from jeremiahmann@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Mammoth Planning Committee,

I reviewed the plans online. They were really helpful! I have a client meeting during the committee meeting this week, and cannot participate. Here are some comments. Do you mind sharing them in the meeting? As a reminder, I am the owner and resident of the unit in San Joaquin Villas A building right next to the new development.

-It appears that the new development is putting their dumpster / trash collection on the side of the property closest to San Joaquin Villas A building and Mammoth Gateway Village, instead of putting it in between their new triplex buildings. They should position the dumpster between their buildings 1 and 3, or buildings 3 and 4, or where the new tree is proposed next to build 4 facing building 3, or in the middle of their complex where buildings 1, 2 and 3 come together, or right off Main Street, or right of East Bear Lake. The currently proposed location is not fair or reasonable as it shifts the noise pollution of the dumpster squeaking, slamming and stinking onto the occupants of San Joaquin Villas A building and Mammoth Gateway Village. This is a major issue for us.

-The renderings appear to be inaccurate and do not show San Joaquin Villas A building, which is impacted by this design much more than the renderings imply. Please update the renderings so we can see what the real impact is and how close the buildings are together. The current renderings show a lot of trees between San Joaquin Villas A building and the new development. These do not actually exist in the quantity, density or area shown in the renderings, providing less privacy than needed. This speaks to the need for full setbacks to be maintained.

-I see no hot tubs in the renderings. I ask that no hot tubs be permitted to reduce exterior noise. If hot tubs are to be permitted, I ask that they are only permitted in yards and decks that face Main Street or East Bear Lake.

-The plan description notes that exterior lights and light posts will be partially shaded from the top. We will need them to be shaded on the sides as well since San Joaquin Villas A building is 6' to 10' below the street level grade of the new buildings, so even a top shaded light / dark sky light will shine directly into our windows.

-It looks like the side of one of the triplexes is what faces San Joaquin Villas A building. There appears to be huge picture windows / glass walls on the side of this triplex. This should be eliminated or blocked with large quantities of mature trees to eliminate direct view into the windows of San Joaquin Villas A building for both privacy and light pollution.

-I see chimneys on the new complex. I assume these are for pellet stoves, not wood burning fireplaces, correct?

-The snow storage looks inadequate.

-I don't see any drainage plans, but this is important since San Joaquin Villas is downhill from the new development.

-It appears that the normal setbacks from property lines are not being adhered to. Please confirm there are no setback variances.

-It appears that headlights from cars entering the newly proposed driveway will shine directly into Mammoth Gateway Village and San Joaquin Villas A building. There should be a fence or trees planted to keep the headlights from shining into bedrooms at night.

Thanks!
Jeremiah Mann
3107097613

On Sun, Oct 30, 2022 at 2:59 PM Jeremiah Mann <jeremiahmann@gmail.com> wrote:

>
> Mammoth Planning Commission,
>
> I am writing regarding the proposed new complex at 3789 Main Street. I
> am the owner and resident of 61 Callahan Way Unit A6 (San Joaquin
> Villas). I saw the renderings for the project on Zillow, but have not
> yet received information from the city on the details on the project.
> My unit is directly adjacent to the proposed development (on the end
> closest to Gateway Village), and will be one of the most impacted
> units in San Joaquin Villas by the new complex at 3789 Main Street.
>
> As you likely know, our complex, San Joaquin Villas, was built as
> workforce housing, and almost all of the residents work full time in
> Mammoth Lakes. Our complex does not allow nightly rentals (only
> monthly or annually), which keeps the noise levels down so that
> residents can relax and sleep (often going to bed early) to prepare
> for their work days. The complex next to us (Gateway Village) does
> allow nightly rentals, and we have noise (and parking) issues with
> renters drinking, smoking, grilling, playing loud outdoor music and
> talking outside late into the night on the balconies / patios and hot
> tubs of that complex (which face San Joaquin Villas). We also have
> issues with light pollution from exterior lighting and trash / beer
> cans / bottles being thrown off patios onto our property. It would be
> horrible if the new complex at 3789 Main Street brought more of the
> same issues to San Joaquin Villas.
>
> As you work through the design and planning process for the new
> complex at 3789 Main Street, I ask the following:
> -Ensure all patios / decks, hot tubs and large windows face inward
> toward the complex or outward toward Main Street or outward toward
> East Bear Lake Drive, NOT outward toward San Joaquin Villas. Since the
> new complex at 3789 Main Street will be 6+ feet above San Joaquin
> Villas, any outdoor noise pollution from the new complex at 3789 Main
> Street will go directly into our living and sleeping space windows.
> There is no AC in our complex, so windows and sliding doors remain
> open during much of the late Spring, Summer and Fall to allow
> ventilation. In addition, any large windows facing San Joaquin Villas
> will result in direct sightlines into our living areas and bedrooms
> and significant light pollution. Since the new complex at 3789 Main
> Street is zoned for nightly rentals, the potential for renters
> partying late into the night is high, and in my experience, many
> nightly renters have little regard for neighbors or desire to keep the
> community peaceful, quiet and clean, often throwing beer cans /
> bottles off patios / decks, and refusing to quiet down when asked.
> -Ensure there are no lights on the exterior of the new complex at 3789
> Main Street that face San Joaquin Villas. As noted above, these lights
> will shine directly into our living and sleeping areas, resulting in a

> loss of ability to have curtains open and likely difficulty in keeping
> light out with windows open at night since blackout curtains would
> block air exchange.
> -Ensure trees between the properties and along the border of the new
> complex at 3789 Main Street remain intact to provide some visual
> separation between the new complex at 3789 Main Street and San Joaquin
> Villas.
> -Ensure the new complex at 3789 Main Street adheres to all setback and
> height limits, without giving any variances, setback reductions or
> height increases, as the new complex at 3789 Main Street is very close
> to San Joaquin Villas and is already situated 6+ feet above San
> Joaquin Villas.
> -Ensure the drainage and snow removal / storage plan for the new
> complex at 3789 Main Street does not flow onto the San Joaquin Villas
> property, since I live directly downhill from the new complex and any
> drainage / snow spillover comes directly toward my living room and
> small patio.
>
> If you have questions, please feel free to call or email me. Please
> also keep me in the loop on any public hearings or other opportunities
> for me to review plans and provide input.
>
> I look forward to working with you to ensure the new complex at 3789
> Main Street does not negatively impact the hard working full time
> residents of San Joaquin Villas with noise and light pollution,
> drainage and snow issues, and general problems from nightly renters.
>
> Thank you!
> Jeremiah Mann
> 3107097613

Gina Montecallo

From: Jeremiah Mann <jeremiahmann@gmail.com>
Sent: Sunday, October 30, 2022 3:00 PM
To: Kim Cooke; Paul Chang; Jamie Gray; Sandra Moberly; Gina Montecallo; eckertinnmth@verizon.net; mvanderhurst@visitmammoth.com; jenb2374@gmail.com; jessicarskennedy@gmail.com
Subject: Proposed New Complex at 3789 Main Street

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[EXTERNAL EMAIL]

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- Ensure the new complex at 3789 Main Street adheres to all setback and height limits, without giving any variances, setback reductions or height increases, as the new complex at 3789 Main Street is very close to San Joaquin Villas and is already situated 6+ feet above San Joaquin Villas.

-Ensure the drainage and snow removal / storage plan for the new complex at 3789 Main Street does not flow onto the San Joaquin Villas property, since I live directly downhill from the new complex and any drainage / snow spillover comes directly toward my living room and small patio.

If you have questions, please feel free to call or email me. Please also keep me in the loop on any public hearings or other opportunities for me to review plans and provide input.

I look forward to working with you to ensure the new complex at 3789 Main Street does not negatively impact the hard working full time residents of San Joaquin Villas with noise and light pollution, drainage and snow issues, and general problems from nightly renters.

Thank you!
Jeremiah Mann
3107097613

Gina Montecallo

From: Judith Goddard <judegoddard@aol.com>
Sent: Sunday, October 30, 2022 9:48 AM
To: Kim Cooke; Jamie Gray; jenb2374@gmail.com; Paul Chang
Cc: Gina Montecallo; Sandra Moberly
Subject: Design Committee meeting 10/31 at 1pm / TTM 22-003 and DR 22-002

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

[EXTERNAL EMAIL]

Dear Kim,

I am concerned at the lack of notice for the Design Committee meeting on 10/31 at 1pm.

Please reply with confirmation of when and where the notice was posted.

This meeting is not on the town website "Upcoming Meetings" as of 10/30 9:30am nor is it listed in "Town Stuff" in this weeks Sheet News. I only discovered it by doing a lot of digging having received the 11/08 Public Hearing notice for the TerraBlanca application.

I would have participated in the meeting had adequate notice to the public been made. Unfortunately I am out of town with limited internet access from now until the afternoon of 11/1.

Additionally it is frustrating that the documents of interest are not easily available to the public without a visit to the Planning Department office, specifically TTM 22-003 and DR 22-002. Especially when there are renderings for the TerraBlanca project available on Zillow!

I do not want to have to wait until the 11/08 Public Hearing to share any comments on the proposed plans but am now forced into that position due to the lack of notice.

Dear Commissioners Burrows and Chang,

As ever, thank you for your time and work in support of the planning applications.

Without having had the opportunity to review either the TTM or the DR for TerraBlanca's application for 3789 Main Street, I ask you to please keep the following in mind during your review:

Request that the architecture is in keeping with surrounding buildings e.g. Gateway Village, Grey Bear, The Chutes and San Joaquin Villas.

Minimize noise and light pollution for neighboring properties by requiring balconies and picture windows face towards Main Street.

Require mature trees along the property boundary to be maintained.

Do not allow any height variance.

Do not allow any reduced setback.

Ensure snow storage is in compliance with code.

Sincerely,
Judith Goddard
San Joaquin Villas #B4