

Attachment 14
Public Comment Letters

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Nolan Bobroff

From: Frank Heinrich <frh100@earthlink.net>
Sent: Wednesday, June 15, 2016 11:54 AM
To: Nolan Bobroff
Subject: regarding Old Mammoth Place project hearing

In the past, I seemed to remember an avenue for providing comments via on-line or email, but that was not obvious this time around, so I'm sending this email for receipt in advance of the hearing.

Unfortunately, I am unable to attend in person.

I am an owner in the Mountain Shadows Condominium project, located on Sierra Nevada Road.

I have the following comments and objections to the proposed revisions and revised EIR amendment.

First, it is the obligation and duty of the government bodies, including the Planning and Economic Development commission and the Town of Mammoth Lakes to enforce and support maintenance of values beyond simply developer financial gains. Other values are critically important and we rely on our government entities to be the stewards and advocates for protecting these additional values. Simply increasing financial gains is not sufficient justification for changes.

1. The proposed increase in height is not justified by any substantiation of the new height increasing the the projects meeting objectives or justified on any other basis, other than developer desire. The previously approved Specific Plan limited heights to 55 feet. The previous determination should stand.
2. The determination of no significant change in view impacts is contradicted by the comparative renderings of the proposed viewpoints in Exhibits 3.x of the EIR amendment document. The newly proposed views are substantially more impactful, imposing and "crowd" the public streets, than in the previously approved EIR.
3. The finding that the reduction in parking has no significant changed impact is particularly unsubstantiated in light of the proposed increase in non-residential public uses. Increases of 100.7% for Restaurant and Retail to 37,208 sq ft, and for Restaurant, Retail, Recreation, and Conference uses of 200% to 114, 756 sq ft. surely adds to, not reduces, the parking load.

Repeated insistence that discouraging private vehicle use and restricting parking is a positive policy objective is naive and proven dramatically wrong by experiences such as the Village. Do we never learn? Additionally, if there is no prohibition of fee-based parking

for these external, "drop in" public uses, parking will inevitably spill over into the neighborhood streets and adjacent property parking areas. As a neighboring residential complex, we will be faced with increased costs for equipment, personnel and possible site re-alignment to mitigate parking impacts caused by this development. There are no appropriate mitigations addressed in the EIR amendment.

4. The EIR amendment obscurely dances around impacts of construction hours, by noting in the mitigations requiring compliance with TOML "loading" hours ordinance, but does not address actual construction hours requirements. Allowing this project to operate until 10PM 6 days a week for how ever many years it will take to complete is a substantial and significant reduction in the quality of life for all surrounding residential properties.

Respectfully

Frank Heinrich'

property owner,

Mountain Shadows Condominiums

2289 Sierra Nevada Road

Nolan Bobroff

From: Cheryl Chipman <cchipman58@gmail.com>
Sent: Thursday, June 16, 2016 6:50 AM
To: Nolan Bobroff
Subject: Clearwater Project

To the Planning Commission and Town Council,

In regards to the Clearwater project on Old Mammoth Rd: I oppose the request for a height variance to the project and think the viewshed analysis was not done comprehensively. There were only a couple of locations considered for this--very near the project, whereas if this project is allowed to reach 65 feet, it will be able to be seen and impair views from all over the area, from the Von's shopping center to Footloose. To pretend that isn't the case is absurd. Additionally, once one variance is granted, I predict it will continue to be in the future. I lived in Vail for 15 years and saw one project exceed the height limitations after another, until there was no sun on the streets in the winters! I keep hearing people in town say they don't want to be another Vail--for a number of reasons--and this is the first step to creating one monstrosity after another. Note: I do not oppose the project--just the height proposal.

Sincerely,

Cheryl Chipman
Resident

TIMBERLINE HOMEOWNERS ASSOCIATION

July 1, 2016

TO: Mammoth Lakes Town Council &
Planning & Economic Development Commission
P.O. Box 1609
Mammoth Lake, CA 93546

FM: Timberline Homeowners Association

RE: Clearwater-Mammoth Place Amendment to the Specific Plan

To Whom It May Concern:

Pursuant to my letter of June 5 on behalf of the Timberline Homeowners Association, I am again writing to express our continued concern and dismay about the Amendment referenced above and the decision process therein. I will not persist on issues inherent in the latter, but concentrate here on the proposed Amendment.

Both Mammoth Place and its previous rendering are massively inconsistent with Mammoth's long term vision as a "Village in the Trees." But if the Town actually values Mammoth resident's concerns about associated population density, traffic flows, height, impacts on natural light and views, the absolute least it can do now as a good steward of the community will be to erect Story Poles around the proposed project. This will more fully illustrate the magnitude of the proposed ten-foot height increase.

Story Poles provide a more accurate, direct impression than computer-generated drawings. People can more realistically experience impacts on light around the project's perimeter. They can also imagine as pedestrians what will be likely as they walk in the shade during most of the daylight hours and navigate as pedestrians upon shaded icy Laurel Mountain Road in winter.

Story Poles are the least the Town and the developer can do to assure the community that this Amendment to the Specific Plan will offer its declared benefits to Mammoth as proposed.

Sincerely,

Joel Fadem
President



July 6, 2016

To Mammoth Lakes City Council, Planning Commission and developers, etc regarding Clearwater Development on Old Mammoth Road, Mammoth Lakes, Ca.

To Whom it May Concern:

I would like to request storypoles be set in place to illustrate the revised plan for Clearwater. I know the visuals used in the presentation are computer generated, and though it tells part of the story, I request storypoles be used for not only those who choose not to get their information from just a computer, but also from actually visualizing the outline of the proposed project. At the site location.

A major concern for this request is to see directly how the height impacts our sidewalks regarding shade, and also how the height fits in to our cityscape, and how it affects neighbors, residents, etc. in Mammoth. Storypoles help people envision the development. Storypoles help communicate what the development will actually look like. Storypoles help people envision what the extent of the development will be in terms of height and shade. They give notice to people driving by and alert people to notice the changes proposed. Lower levels also have a shadow impact. Especially along Laurel Mountain Road. The street is steep in some areas, and the walkway can be slippery due to ice in the winter. The computer graphic shows Laurel Mountain road completely shaded in the winter. This has a significant impact to the many people who walk in Mammoth. The storypoles will give accuracy and "flesh and bones" to the printups and visualizations used by the architect.

Clearwater will be Mammoth's tallest building. It is vitally important the Town Council, Planning Commission, developers and other decisions-making entities respect this request. Generally, from my research, storypoles are used in communities to inform the public about big developments and in our case, development in the middle of town. Clearwater will have a significant impact in Mammoth, visually, culturally, artistically, and economically. It is very important to be clear and communicative about its size, etc. This establishes trust and gives needed information regarding the proposed site to the townspeople.

I look forward to a response from you. My name is the first one, along with my address and phone number. Many people join me in this request.

Sally Gessford P.O. Box 2056 Mammoth Lakes, CA 218 0083

Pat Eckart

Mtn Shadows, Sierra H.V. Rd-64
Mammoth Lakes, CA

Lynne Foster
Swall Meadows
Mono County

Marshall Wells
100 Ski Trail #6
Mammoth Lakes, CA

Wilma Wheeler
80 Larkspur, ML
POB 3208, 93546

Virginia Foster Chadwick
406 Monterey Place
Mammoth Lakes, CA 93546

Town Council Public Comment; Old Mammoth Place Amendment 7/20/2016

The Old Mammoth Place project was approved in 2009 after more than 56 meetings where public comments were taken. The developer wants even more changes to their 'Specific Plan' that were already at odds with local zoning variances or code changes that many in the public vigorously protested. The following was approved in 2009:

- 488 bedrooms.
- 346 residential units.
- 17,000 sf of restaurant space.
- 9,500 sf of conference space.
- 597 (of 619 needed) "Underground" parking spaces.
- Buildings no higher than 5 stories or 55 ft.
- Building footprint 48% of overall site

This is already a massive project, yet the following are even more requested changes:

- Raise the building height to 65 ft (6 stories).
- Increase conference space from 9,500 to 14,500.
- Town attorney Andrew Morris stated: "There is nothing in the law that compels us to protect private views"- (MAPOA Comment – View Protection is wisely left to local jurisdictions to establish by the State of California).

We request Town Council reject the new Specific Plan "amendments" or, as a minimum, erect Story Poles to illustrate the massiveness of this project, which is clearly in conflict with the Mammoth General Plan of a "village in the trees", and then listen to public comments. This demonstration is especially necessary because of the unclear way height is measured, for example underground parking does not mean underground, rather a podium above ground from which height is measured and the ground has an 18 ft slope across it.

Story Poles should be erected on site to illustrate massiveness and height in addition to, BUT NOT replacement for engineering drawings, actual models, artist renderings, graphics, 3 - D simulations, and animated "fly-bys".

What happens with Old Mammoth Place will likely set the standard for what developers will try to do in the future. The town can either enforce its own rules or placate the desires of developers. Increasing financial gains is not sufficient justification for changes. We hope Town Council will consider the above.

Andy Ott

Mammoth Alliance of Property Owner Associations (MAPOA)

7-8-16

To City Council/Planning Commission

I have talked to many people in Mammoth about story poles. Everyone wants them.

The names on this letter, as well as the previous letter I sent to Nolan all are requesting story poles be used before Clearwater is built and/or voted to be built.

Sally Sanford
760 218 0083

SG

Joann Hihn PO Box 915 ML 760-709-5058
 Richard H. Hihn PO Box 915 ML 760-709-5058
 Jennifer Green 2345 N. Main St. #252
 July 6, 2016

To Mammoth Lakes City Council, Planning Commission and developers, etc regarding Clearwater Development on Old Mammoth Road, Mammoth Lakes, Ca.

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Sally Gessford
 Sally Gessford P.O. Box 2056 Mammoth Lakes, CA 218 0083

Malcolm Clark. POB 3328, ML. 760-924-5639

Mary Ann Dunigan, PO Box 3071, ML 760 924 5982

Don Corson PO Box 7540 ML. 760 967-2197

Cathy Foy PO Box 7537, ML. 960 934 3266

Richard Foy PO Box 7537, ML 760 934 3266

Vivian Barron 983 Fairway Circle ML 570 414 9988

MKP POB 411 ML 93546

Sharon R. Clark POB 3328 ML 93546

Don H. Clark POB 3328 ML 93546

Nolan Bobroff

From: Annette East <aeast@roadrunner.com>
Sent: Wednesday, July 13, 2016 10:03 PM
To: Nolan Bobroff
Cc: Kim Cooke
Subject: Public Hearing July 20th 2016

Town of Mammoth Lakes

We are condo owners at Krystal Villa East (KVE) & are unable to attend the public hearing on July 20th regarding the Old Mammoth Place Amendment.

We strongly OPPOSE the amendment.

We do NOT agree with this extremely large project having another 10 feet added to the height. We are already going to feel encroached upon by this massive project and we are no doubt going to lose our view of the Sherwin Range by the 55ft height that has already been approved.

We also OPPOSE the project trying to eliminate the on-site affordable housing requirements. We feel this could be classed as discrimination against the on-site workforce! 8 units for this huge project & big company is surely not going to harm the profit they will make!

As we are unable to attend this meeting how will this email be recorded as an opposition during the meeting?

Thank you

Dave & Annette East
KVE #311