

Nolan Bobroff

From: Gary Kesell <garyk@kesell.com>
Sent: Friday, June 10, 2016 12:31 PM
To: Nolan Bobroff
Cc: Gary Kesell
Subject: Sierra Nevada Development

Town Council,

I am very excited about the plans to further develop the site at Sierra Nevada. I frequent Rafter's all the time and really think that the rooms at the lodge are the nicest in the city.

I have a condo next door at Krystal Village East and my kitchen window looks out over the top of the motel section towards the Sherwins. If 10 ft are added to this section I will lose my Sherwin View.

This is not really acceptable to me as this will probably reduce the value of my property and I REALLY enjoy my view. I understand that the developer will be paying the City of Mammoth quite a bit for the various permits. And the Mammoth will stand to make quite a bit from this deal.

The town needs this project and many people will be employed during the building and hopefully after construction. This is all great.

If the builder would like to make an offer to KVE for the inconvenience and loss of property values caused by such a large development that would be great.

Also I would be very happy to hear from them to discuss it and see if my view will be blocked, but I'm pretty sure that is will since I'm in a loft unit at the end of the KVE property. At least

4 units at the KVE complex will lose their views. There is also the increase in traffic along Tavern Road and Laurel Mountain Road that will affect the KVE complex.

I would like to have the developer give me a call to discuss my compensation.

Why should just the city profit from such a large development. The city will profit and hopefully many people will gain employment. Needed revamp of the Sierra Nevada property.

Gary Kesell
owner
KVE 427
310 251 1126

Nolan Bobroff

From: Timothy Carty <tcarty5100@aol.com>
Sent: Sunday, June 12, 2016 8:02 AM
To: Nolan Bobroff
Subject: Re: Old Mammoth Place Public Hearing - 6/15/2016

Dear Nolan

Thanks for the Email. I read the materials.

This project is a bad idea.

As a property owner at Krystal Villa East for 30 years, I can tell you that this kind of development belongs in the Village - not in Town. Too much height, too much traffic. It will wreck the character of the Town of Mammoth Lakes.

Timothy Carty
Unit 428
Krystal Villa East

Sent from my iPhone

On Jun 11, 2016, at 3:29 PM, Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov> wrote:

Hi - The Planning and Economic Development Commission will be holding a public hearing on Wednesday June 15th at 12:30 pm to consider the Old Mammoth Place (OMP) Amendment project. The Agenda and Staff Report are available online at: http://mammothlakes.granicus.com/GeneratedAgendaViewer.php?view_id=4&event_id=354

The OMP Amendment project is a mixed-use project that proposes up to 343 residential condo-hotel units with a maximum 488 bedrooms ("hotel rooms"), restaurant and retail space, conference space, and understructure parking. The project is located at 164, 202, and 248 Old Mammoth Road. For additional information on the proposed amendment, please go to the [Project Information webpage](#).

The primary changes to the [approved project](#), which require an amendment of the [Clearwater Specific Plan](#) include: (1) an increase in the overall building height of 10 feet (1 floor) (the building height will range from 35-65 feet as measured from the podium); and (2) elimination of the on-site affordable housing requirements and instead, allow the developer to mitigate housing by applying the Town's current Housing Ordinance. The maximum number of bedrooms ("hotel rooms") remains at 488 rooms.

If you have any questions or comments, please contact me at 760-934-8989 x227 or via email at nbobroff@townofmammothlakes.ca.gov.

Sincerely,

--

Nolan Bobroff
Assistant Planner

Nolan Bobroff

From: Bart Huffman <bart@specceramics.com>
Sent: Monday, June 13, 2016 1:06 PM
To: Nolan Bobroff
Subject: Old Mammoth Place

Dear Mr. Bobroff

I am writing to express my opposition to the proposed amendments to the Clearwater Specific Plan under consideration. While I cannot attend the public hearing on June 15th I wanted to make sure my views were on file. We have enjoyed being an owner of Timberline #31 since the project was built in the 1970's and a visitor to Mammoth Lakes for 60 years. Part of the charm and enjoyment of the town is the rustic, rural environment we have come to cherish.

Your records on this project may also include letters I wrote opposing the Clearwater project since it's inception. Now I find the developer is asking the town to amend the town ordinances for an even larger and taller project. This kind of project is fully not desirable, except perhaps the revenue expected by the town, and is environmentally disturbing. The traffic in the area will be adversely affected and the "Village" atmosphere destroyed.

I certainly hope the planning authorities have taken into account the total impact of such a project and decide against any amendments in favor of expanding an already unwanted development.

Regards,
Bart Huffman

Bart Huffman

Director of Technical Services
c. 714.231.9136
d. 714.888.1913
o. 714.808.0134
www.specceramics.com



851 Enterprise way
Fullerton, CA 92831

June 13, 2016

Mammoth Lakes Planning & Economic Development Commission
437 Old Mammoth Road
Mammoth Lakes, CA 93546 *** HAND DELIVERED ***

Dear Commissioners:

RE: Old Mammoth Place Amendment - District Zoning Amendment 15-002
Use Permit 16-001 Clearwater Specific Plan

The purpose of this letter is to OPPOSE allowing an increase in height limit and the proponent/owner's desire to eliminate affordable housing onsite.

At the Annual Homeowners Association Meeting on June 11, 2016, owners of eleven (11) units expressed their opposition and signed the attached position in opposition to allowing an increase of height limit and the elimination of affordable housing. The increase in height limit would contribute to visible density of the project. The elimination of affordable housing, with a "buy out", also sets a dangerous precedence. The project, and the Town, must consider the consequences of not providing for housing for those who contribute to our economic and social well-being.

We are in favor of the project in general, but desire an improvement and compliance with all town ordinances and safety requirements. Does the Fire Department have a hook and ladder truck that can handle a 65 foot height? Does the project include a plan for waste management and snow removal that supports the size of the project?

Please send me information as your deliberation of the project continues and is sent to Town Council: mandreani09@gmail.com

Respectfully,



Martha L. Andreani
President, Sierra Manors HOA

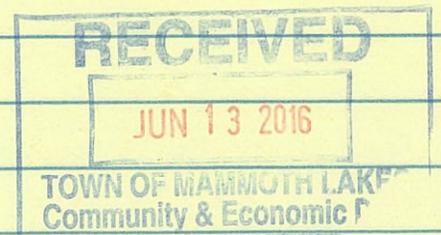
Home Address: 117 Tenth Street, Manhattan Beach, CA 90266



Old Mammoth Place Amendment
 District Zoning Amendment 15-002
 Use Permit 16-001
 Clearwater Specific Plan

I/we oppose allowing an increase in overall height of project. Additionally, I/we oppose the proponent/owner's desire to eliminate affordable housing on-site.

<u>Name (print & sign)</u>	<u>Owner Unit at Sierra Manor</u>
Stanley Levine <i>Stanley Levine</i>	56
Cheryl Chipman <i>Cheryl Chipman</i>	81
SAM EDWARDS <i>Sam Edwards</i>	51
Annette Edwards <i>Annette Edwards</i>	51
Kathy Myers <i>Kathy Myers</i>	77
Dennis Myers <i>Dan Myers</i>	77
Lourdes and Vicente Solorio	146
<i>Lourdes Solorio</i>	63
<i>Josely Solorio</i>	96
<i>Lourdes Solorio</i>	103
Elana Eutin <i>Elana Eutin</i>	110
MIGUEL SOLOZIO	94
John Wilson	61



Nolan Bobroff

From: Fadem, Joel <joel.fadem@anderson.ucla.edu>
Sent: Monday, June 13, 2016 2:38 PM
To: Nolan Bobroff
Subject: Upcoming Public Meeting on Old Mammoth Place
Attachments: Timberline HOA - June 13, 2016.pdf

Hi Nolan:

Please include the attached in your submissions to the Town at the meeting Wednesday. Many thanks.

Regards,
Joel Fadem

TIMBERLINE HOMEOWNERS ASSOCIATION

June 13, 2016

Mammoth Lakes Planning & Economic
Development Commission
P.O. Box 1609
Mammoth Lakes, CA 93546

Re: Clearwater Old Mammoth Place Amendment to Specific Plan

TO WHOM IT MAY CONCERN,

On behalf of the Timberline Homeowners Association, I wish to follow-up on our recent June 5 submission to the Town regarding the above matter.

In deliberating on the proposed amendment, we wish the Town, as a matter of emphasis, to adequately address the following pivotal question:

What has materially changed in the circumstances of this project for the Town to now increase the height limit to 65-feet when it had previously restricted it to 55-feet in the Clearwater Old Mammoth Place Specific Plan?

We submit that the logical answer to this question is "Nothing", apart from the singular desire of the developer to elevate a return on his investment.

As our June 5 letter indicated, Timberline has individually and by legal representation, vigorously opposed this project since its inception based on height, density and traffic impacts. It was joined in these objections by several neighboring HOA's

We expect the Town will hold fast to Mammoth's long term Vision as a "village in the trees."

Sincerely,


Joel A Fadem
President

June 9, 2016

Mammoth Lakes Planning & Economic Development Commission
P.O. Box 1609
Mammoth Lakes, Ca. 93546

Re. Clearwater Old Mammoth Place Amendment to Specific Plan

To Planning Committee Members,

I am a past President of the Wildflower Homeowners Association and I am still on the Board serving as the Vice-President. During my 9 years as President of the Board I was deeply involved with the opposition to the original Clearwater project as it was defined at that time, some 8 years ago. Our opposition at that time and today was based on the projects high density (which results in traffic problems) and the height of the project. The original plans were modified somewhat to reduce heights at the street and to stairstep the height up toward the middle of the project. The modified design was an improvement over the original plan when you consider how the project would fit into the neighborhood. It still had heights that would have gone above the tree line of the neighborhood. It looks like the current developer is looking for code relief to go even higher in height and possibly density. This would result in a project that does not blend into the neighborhood and will be an eyesore for the town.

Some 8 years ago I briefed the Town Counsel several times on this issue and one of the things I talked about was how other western resort towns had handled large development projects that were suitable for use as conference facilities. I thought that was important to the town of Mammoth Lakes at that time and I think it should be important today. These other towns, such as Big Sky in Montana and Telluride in Colorado have tried to concentrate their conference facilities close together in an area where the tall facilities blend into hills, tall trees and mountains. It looks nice as compared to putting tall facilities all around town in locations where they stand out as singular eyesores. I thought a few years ago when a master plan for development for the town of Mammoth Lakes was being put together the idea was to try to locate large, tall buildings in the area of the village where heights would tend to blend into the hills and tall trees behind the village.

That being said we are still opposed to the Clearwater Project being developed with ever increasing densities and higher buildings. The property should be developed but it should be done in a way that blends into the area and does not stand out as an eyesore and a source of greater traffic congestion.

Sincerely, 

Ronald Thompson
Past President/Current Vice President
Wildflower Homeowners Association



Nolan Bobroff

From: Tim Sanford <tbsanford@earthlink.net>
Sent: Tuesday, June 14, 2016 3:21 PM
To: Nolan Bobroff
Subject: Old Mammoth Place / Clearwater Specific Plan
Attachments: mlpedc061416.pdf

Attached please find a letter for the Planning and Economic Development Commission regarding the proposed Old Mammoth Place / Clearwater Amendment.

Please let us know if you have any questions.

Law Office of Timothy B. Sanford
6 Oaktree Place
P.O. Box 8081
Mammoth Lakes, CA 93546
Tel: (760) 934-4529
Fax: (760) 934-5087

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LAW OFFICE OF TIMOTHY B. SANFORD

6 OAKTREE PLACE
POST OFFICE BOX 8081
MAMMOTH LAKES, CALIFORNIA 93546-8081
(760) 934-4529
FAX (760) 934-5087
tbsanford@earthlink.net

TIMOTHY B. SANFORD
STEPHEN N. KAPPOS
PATRICIA M. CORTO, C.P.

June 14, 2016

Mammoth Lakes Planning & Economic Development Commission
P. O. Box 1609
Mammoth Lakes, CA 93546

Re: Old Mammoth Place / Clearwater Specific Plan

Dear Commissioners:

Please note this office represents the Board of Directors of the Sierra Park Villas Owners' Association, Inc. As you know, my client's project is located in close proximity to the proposed Old Mammoth Place project.

Sierra Park Villas, along with other nearby residential projects and numerous other businesses and individuals, objected strenuously to certain aspects of the Old Mammoth Place project when it was first proposed. My client's concerns included height and density, as well as the appropriateness and feasibility of such a project in its location (as opposed to similar projects in more suitable locations). The Town approved the project only after a lengthy and contentious process. The Town approved the maximum 55 foot height for a certain element of the project reluctantly, and only after much debate. The project's proponent was fortunate enough to obtain approval for the height.

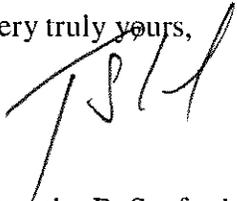
Apparently the proponent now wants to revisit this process. With regard to several elements of the prior approval, including the height allowance, the proponent seemingly wishes to start over. If that be the case, then why not reduce the height of the project back to where it should be, so that it is consistent with the "Village in the Trees" concept of the General Plan? My client would support such a change.

In any event, no reasons of which we are aware has been given to explain why the circumstances of the Old Mammoth Place project have changed to warrant an increase in the height limitation that was so thoroughly vetted when this project was originally approved. Sierra Park Villas strongly opposes any increase in the height of the Old Mammoth Place project.

Mammoth Lakes Planning & Economic Development Commission
Mammoth Lakes, CA
June 14, 2016
Page 2

Thank you for your consideration of their views.

Very truly yours,

A handwritten signature in black ink, appearing to read 'TBS', written over the text 'Very truly yours,'.

Timothy B. Sanford

TBS:srs

cc: Client

(sierraparkvillas\trs\plancommis061416)

Nolan Bobroff

From: Cyndi Sladics <cwsladics@gmail.com>
Sent: Tuesday, June 14, 2016 5:34 PM
To: Nolan Bobroff
Subject: "Clearwater Project" height issues

To whom it may concern:

Many of us who live at Krystal Villa East are in favor of the property owners of the Sierra Nevada Resort redeveloping the parcel to offer something special to visitors. With the decreased value of our homes in recent years we are very sensitive to making sure that what is developed brings value to all concerned.

½ of the KVE complex faces Old Mammoth Road and the only mountain view we get is the Sierras—above the roofline of the Sierra Nevada Resort.

If the roofline were to be allowed to go higher, our view will be negatively impacted and most units may have no views left at all.

This development should be allowed to proceed if it doesn't hurt the quality of life and property values of the neighboring complexes.

Please keep the height restrictions of the new development to the current maximum height of the existing structure.

Thanks for your consideration.

Cynthia Sladics