



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

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APPLICATION FOR APPEAL HEARING

Before the ~~Board of Appeals~~ of the Town of Mammoth Lakes
Town Council (JD 5/14/15)

Name of appellant(s) Ronald and Joan Plander, 1114 El Monte Drive, Thousand Oaks, CA 91362, 805-551-3077.

Legal interest of appellant(s) Owner of adjacent property, Unit 60 Courchevel Complex

Briefly state the order or action being protested and any material facts claimed to support the appellant's contentions. The development violates Town requirements regarding setbacks, traffic, building height, and trash storage. Inadequate notice was given regarding design, grading and impact on adjacent properties. Granting of variances was improper.

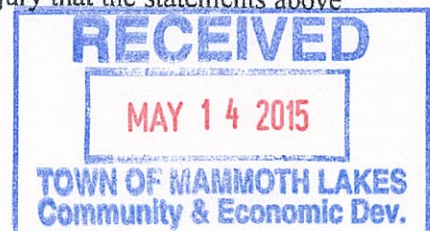
TTM-15-001
(JD 5/14/15)

There was inadequate consideration of cumulative impacts and inadequate consideration under CEQA. See copy of letter to the Commission dated April 19, 2015. Other owners may join in this appeal.

Briefly state the relief sought and reason why it is claimed the protested order or action should be reversed, modified, or otherwise set aside. Mitigation measures should be required to address the above concerns, or approval should be denied.

Signature of appellant

Signature of at least one appellant verifies under penalty of perjury that the statements above are true.



April 19, 2015

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

Re: Mountainside Development Public Hearing

Dear Planning Commission:

My wife and I own Unit 60 in the Courchevel complex. Our unit is on the west end of the building next to the proposed Mountainside Development, so our unit would see the most impact from this development.

When we bought the unit, we realized someday the parcel next to our unit would likely be developed and we would have no problem with that. With one of the best locations in all of Mammoth, right across from Canyon Lodge, we always figured it would be an upscale and tastefully designed project, maintaining the natural slope of the land and retaining many native trees while respecting the neighboring properties.

Instead what is proposed is a bunch of tall boxes facing each other that will tower over the neighboring complexes while literally showing their massive backside to the street.

The Mountainside property slopes uphill quickly from the east property line. We cannot tell from the elevations how the land will be graded. Will the east end of the site be raised to level the building site?

To make matters worse, the developers are requesting variances from setbacks and building heights that will increase the impact on the neighboring properties and neighborhood. The tallest of the four building designs is the C design. These are the buildings that would be built along Rainbow Lane and right next to our unit. The staff report says if the project is considered a corner lot, the required east setback would be 20 feet not the 10 feet proposed, requiring an additional variance. The project is bordered on the west side by Warming Hut 2 Road and Rainbow Lane on the north side. How anyone could argue that the lot is not a corner lot is beyond comprehension.

In other words, the developer wants to put buildings that are taller than code, closer to the street than code allows, as well as closer to other buildings than code allows. Why bother having codes if they will not be enforced?

The Courchevel driveway area and Rainbow Lane are already notoriously hazardous in the morning and afternoon because of ice buildup. The Mountainside project, as designed, will definitely make this hazard worse.

Our other concern is that the plan calls for putting the trash on the east property line in the setback area right next to our master bedroom window. In addition to ruining the view, we are concerned about the smell and noise that comes with trash storage and disposal.

There is plenty of unused land in the back of the project, so it appears that the only reason they want the setback variances is to save money due to less grading needed if the variances are granted. I don't feel developer profit is a valid reason to grant a variance especially when it will harm others.

Therefore, we are urging you to decline the requested variances and move the trash area to the other side of the project.

Sincerely,

Joan and Ronald Plander
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Thousand Oaks, CA 91362
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