

ADVOCATES FOR MAMMOTH

P. O. Box 2005, Mammoth Lakes, CA 93546

www.advocatesformammoth.org

First of all – Thanks! – for your support, your feedback, your good wishes, your contributions. We could not have accomplished what we have without you.

Here’s a brief recap of what we’ve been doing.

Advocates for Mammoth was formed in the summer of 2004 when, in the midst of an uncompleted attempt to update the 1987 General Plan, the public became aware of plans for a ten story building on each of three corners at the crossroads of Main and Minaret Streets. Although the acceleration of development around town was obvious, ten story buildings in this mountain setting was an eye-opener. A group of residents met to take a look at what other projects were “on the books,” and what this meant for the Town. What was Mammoth going to look like when it was “done”?

We were amazed to find out that no one knew:

What the final population was expected to be

If we had enough water to accommodate all the new development

What the traffic would be like

Where the parking would be and how much we needed

How much affordable housing we needed

What would be the impact on our schools, our police, our parks and trails, and air quality

We are amazed to find out they still don’t know!

The Town continues to approve zoning amendments, density bonuses and variances that are not consistent with either our existing General Plan or with our former General Plan and are not part of any orderly or encompassing plan for growth. The last questionnaire we distributed “What do you want Mammoth to be?” resulted in over 1000 responses, 70 to 80% wanting Mammoth to remain a small mountain resort town. We relayed this information to the Town Council and Planning Commission. It appears this has fallen on mostly deaf ears. **AGAIN WE NEED YOUR FEEDBACK!**

QUESTIONNAIRE

We feel it is essential that the Planning Commission and Town Council clearly understand the direction that residents and property owners wish to take. Therefore, we are urging that you complete the following survey at your earliest convenience, and return this to us at the above address.

(1) Our new General Plan specifies a peak population of 52,000. Future planned projects, if built according to code, will bring the peak population to 54,000. The Planning Commission has just awarded a new project double its allotted density. Do you think the Town should permit any density above code at this time?

Yes _____ No _____

Comments _____

(2) The Town already has a substantial surplus of available rental condos. Units available for rental are fully rented about 37 days per year and average rental rates are approximately 40%. In the absence of increased demand under what circumstances, if any, should the Town consider increasing condo units beyond that specified in the General Plan?

Comment _____

(3) The Town believes in “incentive zoning” whereby developers are awarded up to double density in return for providing plazas, pools, bike stands, conference rooms, etc. Do you believe these benefit the project, or the Town? Please rank your priority on which, if any, of the following “benefits” density and height bonuses should be given.

- | | |
|--|--------------------------------------|
| ____Public transit | ____Police Station |
| ____Recreation center/Ice rink/Swim center | ____Street and Intersection Upgrades |
| ____Hotel Convention facilities | ____Parks and Trails |
| ____Plazas | ____Public parking |
| ____Retail | ____Other _____ |

(4) Current zoning has a 35 ft. maximum building height. Development project applicants are routinely proposing buildings 65 to 100 feet and higher. Do you think current height limits should be enforced?

____Yes ____No

Comments _____

(6) Please name three things that you think would most increase the appeal of Mammoth to visitors and residents.

(7) Please name three things that you think would most negatively impact the appeal of Mammoth to visitors and residents.

(8) Should Amendments to the General Plan require a vote of the citizens of Mammoth Lakes?

Yes No

(9) If the Town Council and Planning Commission again ignore the stated preferences of the majority of residents and second homeowners, would you support legal action to force their compliance?

Yes No

We're encouraged by progress being made to keep our Town the livable place you have said you want. BUT, past experience has shown that good legal advice and the ability to take legal action, if necessary, is essential when overbuilding threatens. So PLEASE help to replenish our legal fund with your generous donation.

WE HOPE THESE ISSUES CONCERN YOU. WE NEED YOUR SUPPORT TO CONTINUE OUR EFFORTS. Please return this questionnaire to: Advocates for Mammoth, P. O. Box 2005, Mammoth Lakes, CA 93546

Name _____

Check all that apply

Address _____

Homeowners__ # of yrs _____

E-mail _____

Renters__ USFS Lessee __

I have enclosed a donation in the amount of _____ to help in the fight for a Livable Community. If I included my email address (please print clearly), I will be updated electronically. Learn more at the Advocates website, **advocatesformammoth.org** which links to information about Town Council and Commission meetings, location of important documents, and other resources.

FURTHER COMMENTS: