

June Lake Citizens Advisory Committee

October 4, 2017

The meeting was called to order at 7:02 pm. Committee member attendees were Ann Tozier, Jeff Ronci, Patti Heinrich, Julie Brown, Jora Fogg, and Dave Rosky. Bob Gardner was also in attendance.

Agenda Items:

Public Comment:

Jil Stark: Jil thanked Bob Gardner and the Board of Supervisors for their support of the June Lake trails by increasing next year's budget amount for trails to \$12,000 from this year's \$8,500.

She also added that she is concerned that the new holes SCE cut into the Agnew Dam will allow large amounts of silt to flow from Agnew Lake into Silver Lake. The Silver Lake Cabins Association paid a large sum of money, a number of years ago; to dredge upper Rush Creek as it enters into Silver Lake. Jil was hoping the need for this to be done again could be mitigated. Bob said he would talk to SCE.

Review of Minutes: The September 6th CAC minutes were approved.

Board of Supervisors Report (Bob Gardner):

SCE has completed work on the dams for this year. Next year they will return to cut holes in the Rush Meadow Dam (at Waugh Lake).

Monday, October 16th, the USFS will begin replacement of the restrooms at June Lake Beach. They received a lot of complaints about them this summer.

Caltrans' chip seal of Highway 158 has been delayed until next year. The project was postponed due to weather conditions. Bob added that he would be approaching Caltrans to better maintain their culverts this winter, in June Lake.

Chairperson/Members Reports:

Chairperson Jeff Ronci: (no comment)

Jora Fogg: The JL Trails Committee meeting is tomorrow (last one of the year) at the Double Eagle Resort, at 9 am. Public comment period is still open for the proposed Down Canyon Trail. See the Mono County website for info and survey access:

<http://www.monocounty.ca.gov/rpac-june-lake/page/june-lake-trails-committee>

Other Members: (no comments, in the interest of time)

Approve Letter of Appreciation for Community Center Funding: The Board of Supervisors approved \$4,500 in their budget for the JL Community Center fund next year. Jeff Ronci wrote them a letter of thanks, on behalf of the JL CAC. Ann moved the letter be approved, and the motion passed. Patti added that anyone can make tax-deductible donations to that fund, and it is tax-deductible.

Recommendation on June Lake Area Plan Update: Short-Term Rental Policies:

The agenda item opened with a comment from the public about how offended they were by aspects of last month's County presentation on STRs. In particular they brought up the picture included in the presentation showing a man with his head in the sand. They felt that this was a statement directed at the JL community. Scott Burns clarified that it was a "comment" directed at the County, not the Public. He said it was not meant to insult anyone, but to illustrate that the County needs to know that the issue is not going away.

Dorothy Burdette produced a petition from 37 Petersen Tract residents who signed in opposition to short-term rentals in their tract. There was one signature, also in opposition, from a Williams Tract resident.

The petitions prompted Jeff Ronci to start the agenda discussion with the Williams Tract. The process was to go around the CAC members to find out how they "vote" on Type I and Type II Short-Term Rentals for each tract.

The final tally of these "votes," as well as comments made by members, is attached at the end of these minutes.

Public comment on the agenda item followed:

Al Heinrich: Al made a comment on Ann's survey of the Clark Tract owners. He felt that if Ann had mentioned private road liability, the survey results might have been different. [Note, Ann intentionally did not want to put any bias into the survey email. See email and survey results attached to the minutes.]

Also, Al is opposed to zoning changes and thinks it would decrease property values. In the Highlands and on Nevada St. he knows folks against short-term rentals. Workforce housing would be lost, because if STR were approved some owners would evict long-term renters.

Pat Gale: 3% capacity limits on STR in the Clark Tract are too small. Most folks on Nevada St. do not want to rent short-term, but don't object to STR. In regards to single egress issues, note that there is a single egress for all of June Lake in the winter! Pat had long-term renters in his house and they trashed the house. There is only one workforce unit on Nevada. If STR were limited to summer, would ski season not be a choice?? Limiting STR density to within 200 or 300 feet is "all of Nevada."

Ian Fettes: He was told that his homeowner insurance covers him for liability. Patti Heinrich responded that her insurance agent told her to triple her umbrella policy. Dave Rosky was told to increase his insurance if he were to rent. Jora Fogg added that maybe liability insurance should be required of STR.

Ian continued that he has rented long and short-term. With short-term there are no extra guests and, at his place, only one car. However, with long-term it is different, because you can't restrict long-term renters from having friends over. STR is typically only 40% occupancy, so there is more impact from long-term rentals. STR people come to enjoy June Lake.

Larry Smith (Leonard St): Leonard has a hotel and STR on either side. Patti wants to hold off on the vote for Leonard, so will my street have to wait? How long will this take? When will the BOS decide?

Ralph Lockhart: His was the first STR. He wonders what constitutes a full-timer? The end result is about enforcement. Workforce housing affects the Double Eagle and June Mountain, but he is not

worried about it; he could rent a house for employees if necessary. Will the new regulations apply to existing ones? [No, per Wendy Sugimura.]

Jil Stark: People will continue to rent illegally. How is that going to be handled?

It was decided that Ann Tozier, as secretary, will send her meeting notes of the votes to Wendy, and they will work together to get an accurate tabulation of them. Wendy will then send them out to the members. If everyone is okay with the final votes, then no further review process will be necessary and they can move on to the Planning Commission for review.

Meeting was adjourned at 9:52 pm. Next meeting will be on November 1st at 7 pm.

Minutes taken by Ann Tozier

June Lake Citizens Advisory Committee Recommendation on Short-Term Rentals (Oct. 4, 2017)

| Type I Tally | Type II Tally | Nbrhood / Member Vote | Type I | Type II | Comments |
|--------------|---------------|-----------------------|--------|---------|----------|
|--------------|---------------|-----------------------|--------|---------|----------|

(CAC Member Rob Morgan absent)

| No | No | Williams | | | |
|----|----|-----------------|------------------|---------|---|
| | | Patti | No | No | Concerns: Single egress, private roads & liability, workforce housing |
| | | Jora | Abstain | Abstain | |
| | | Ann | Yes, summer only | No | Ann was somewhat uncertain but could accept Type I in summer |
| | | David | No* | No | * No on Type I until single egress is resolved then could support Type I on larger lots |
| | | Julie | Abstain | Abstain | |
| | | Jeff | No | No | Concerns: Roads, single access point, liability |

| No | No | Petersen | | | |
|----|----|-----------------|-----|----|--|
| | | Patti | No | No | Concerns: Roads, workforce (WF) housing, Crowley STR are reducing WF housing |
| | | Jora | No | No | Lots of long-term renters in Petersen who could be displaced, single egress, lots of neighborhood opposition |
| | | Ann | No | No | Concerns: Private roads, uniform small lot size |
| | | David | No* | No | * No on Type I until single egress is resolved then could support Type I with cap on numbers, Concerns: Single egress and small lots |
| | | Julie | No | No | Type I is different, but votes "no" due to single egress |
| | | Jeff | No | No | Concerns: Small lot sizes, single access point, roads, liability |

| Postpone | Postpone | Leonard | | | |
|----------|----------|----------------|----------|----------|---|
| | | Patti | Postpone | Postpone | Patti feels the CAC should not decide until the BOS has completed their investigation into current illegal STR on Leonard |
| | | Jora | Postpone | Postpone | Agree with Patti |
| | | Ann | Postpone | Postpone | Agree with Patti |
| | | David | Yes | No* | *David might change Type II to a "yes" if the County created a Type II STR that follows the owner rather than the parcel |
| | | Julie | Yes | No* | *Agrees with David on Type II |
| | | Jeff | Postpone | Postpone | Agree with Patti |

| No Comment | No Comment | Highlands | | | |
|------------|------------|---|--|--|--|
| | | CAC defers to Tract Map Modification and Specific Plan Amendment process for Highlands. | | | |

| Type I Tally | Type II Tally | Nbrhood / Member Vote | Type I | Type II | Comments |
|--|---------------|-----------------------|--------|---------|----------|
| No Comment | No Comment | Dream Mountain | | | |
| No recommendation. This area may have CC&Rs may prohibit STRs, but this information has been unverifiable. No owners attended workshops or meetings. | | | | | |

| Tie | No | South 158 | | | |
|-----|----|------------------|------|-----|---|
| | | Patti | No | No | Patti feels that Type I rentals also impact workforce housing |
| | | Jora | Yes* | No | Jora is concerned that Type II rentals would impact existing multiple long-term rentals (WF housing) in this area, *Jora recommended a probationary period for Type I rentals |
| | | Ann | No | No | Avalanche prone area, steep roads, private road liability |
| | | David | Yes* | No* | *David had concerns about lumping all of the parcels in this area together. He could accept Type II for the larger lots. He felt workforce housing issues are primarily an issue for Type II rental. He was not so concerned about the terrain in this area as he felt that should be a consideration in the permitting process. He liked the idea of a trial period of 3-4 years for Type I rentals. |
| | | Julie | Yes | No | Julie would like more information about the larger lots to see if they might be compatible with Type II |
| | | Jeff | No | No | Not in favor of any trial periods for STR |

| Yes, summer with a 3% cap | No | Clark | | | |
|---------------------------|----|--------------|------|----|---|
| | | Patti | No | No | Concerns: Roads, road liability, safety, workforce housing |
| | | Jora | Yes* | No | *Type I in summer only, decrease maximum people to 4, limit vehicles to 2 or less, consider further mitigations listed by Wendy at September meeting, Note: Jora was against both STR types for Los Angeles St due to workforce housing there |
| | | Ann | Yes* | No | *Type I in summer only, with density and capacity (numbers) limitaions |
| | | David | Yes* | No | *Type I up to 3% of parcels as counted in entire tract (including Nevada and Silver Meadow), but NOT in winter months |
| | | Julie | Yes* | No | *Type I in summer with 3% cap |
| | | Jeff | No | No | STR people do not go to hotels/motels so his opinion is not based upon ownership of a motel, Concerns: roads, liability, limited access |

| Type I Tally | Type II Tally | Nbrhood / Member Vote | Type I | Type II | Comments |
|-----------------|---------------|-----------------------------|--------|---------|--|
| Yes, year-round | No | Nevada/Silver Meadow | | | |
| | | Patti | Yes | No | |
| | | Jora | Yes | Yes | Jora wants the Planning Commission to consider the additional rental mitigations listed by Wendy at the September meeting |
| | | Ann | Yes* | No | *Type I in summer only, with density and capacity (numbers) limitations |
| | | David | Yes* | No* | *Type I up to 3% of parcels as counted in entire tract (including Nevada and Silver Meadow). OK in winter also. Would consider Type II for Nevada area if Type II could be changed to lapse with change of ownership |
| | | Julie | Yes | Yes | Julie agrees with capacity limits as calculated tract-wide from Nevada over to Los Angeles St. |
| | | Jeff | No | No | STR people do not go to hotels/motels so his opinion is not based upon ownership of a motel |

Documents submitted at Oct. 4, 2017 June Lake CAC meeting

----- Original message -----

From: Ann Tozier <anntozier@gmail.com>

Date: 9/10/17 12:35 PM (GMT-08:00)

To:

Subject: Personal Survey on Transient Rentals in the Clark Tract

I am on the June Lake CAC and curious about how each of you (I did a blind copy) in the "Clark Tract" feel about Type I and Type II transient rentals (fewer than 30 days) in your neighborhood. I know that some of you have come to meetings and workshops and made your views clear, but I just grabbed the Silver Lake Pines Snow Removal Fund emails and thought I would do my own quick survey, so bear with me.

Type I are owner occupied, for example someone with a granny unit or an extra bedroom, but the owner must be on site. Type II are transient rentals where the owner is not on site.

The CAC is charged with coming to a recommendation regarding transient rentals in the various neighborhoods of June Lake, so I thought I would reach out to each of you. If you have a moment could you please let me know "yay" or "nay" for each of those two transient rental types.

Thanks so much!!!

Ann Tozier

Email Survey of Clark Tract Parcel Owners Type I & Type II Short-Term Rentals

180 Individual parcel owners in Clark Tract (Nevada to Los Angeles St.)

145 Developed parcel owners (excluding Los Angeles St. condos, which are, zoned commercial, but including homes accessed directly from Highway 158)

106 Developed parcel owners contacted via email/verbal, 85 responded:

59% of all parcel owners contacted
73% of all developed parcel owners contacted
80% of contacted people responded

| Area | Type | NO | NO % | YES | YES % | Undecided | Undecided% | Total |
|------------|------|----|-------|-----|-------|-----------|------------|-------|
| All | I | 37 | 43.5% | 44 | 51.8% | 4 | 4.7% | 85 |
| All | II | 53 | 62.4% | 29 | 34.1% | 3 | 3.5% | 85 |
| NV-SM* | I | 3 | 27.3% | 8 | 72.7% | 0 | - | 11 |
| NV-SM* | II | 5 | 45.5% | 6 | 54.5% | 0 | - | 11 |
| Upper-LA** | I | 34 | 46.0% | 36 | 48.6% | 4 | 5.4% | 74 |
| Upper-LA** | II | 48 | 64.9% | 23 | 31.1% | 3 | 4.0% | 74 |

* Nevada & Silver Meadow St., Note: 2 non-responders have legal TRODs

** Upper Clark (from California St.) over to Los Angeles St., Note: 2 non-responders had signed past petitions against TRODs

Submitted by Dorothy Burdette
Oct 4, 2017

PROTECT SINGLE FAMILY RESIDENCE AREA (PETERSEN TRACT)

Please support us in the effort to inform the county the actual consensus of opinion. The county desires to change our Single Family Residence (SFR) area to Short-Term Rental (STR) area. Our June Lake Area Plan (JLAP) at this time states, "retain the Down Canyon's single-family residential character while providing for additional commercial development along State Route 158 and pockets of higher-density residential uses." This does not say change SFR to commercial use. If you do not voice your opinion the county may change our land use from SFR to STR. When you purchase or build a home in an SFR area you go in knowing there are no night-to-night rentals allowed.

Here are some pros/cons:


- Income for properties sitting vacant part of the year.
- Substandard Private Roads-maintained through Zone of Benefit with County. Paid by homeowners thru property taxes only.
- Income for County (None of TOT that would be generated would come back to the Petersen Tract road maintenance.)
- Our roads are narrow. All property owners – YOU are Responsible for the road in front of YOUR property. With possible increase in traffic you may want to check into YOUR liability insurance.
- Our emergency access is a single point, limited ingress/egress
- Steep topography in the southern section with a few dead-end roads and only one way out. Drivers unfamiliar with driving in snow and ice could end up stuck in the road thereby blocking any entry or outlet.
- There are snow storage issues
- Loss of workforce housing-inventory is already low
- A 2or 3 bedroom house normally accommodating approximately 4 to 6 would be allowed to have 10 guests per short-term rental reservation.
- Improper trash disposal
- Excessive noise after 10 pm
- Possible increase in crime.
- Income for property manager and other business in town and ski area.


By signing this petition we are reminding the county that our voice counts!

The JUNE LAKE CITIZENS ADVISORY COMMITTEE is charged with coming to a recommendation regarding transient rentals in the various neighborhoods of June Lake.


This meeting is scheduled for October 4, 2017 at 7pm in the JL Community Center


Name (print) Address Signature Pro STR/Con STR

Veronica Share 692 Palisades  CON

Mark Stead 181 Rainbow  CON

Nicole Stead 181 Rainbow  CON

Adam Southwick 692 Palisades  CON

Tom Helvie 890 Piute  CON

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| Name (print) | Address | Signature | Pro STR/Con STR |
|-------------------|------------------------------|---------------------------------------|-----------------|
| Steve Martire | 842 Piute Dr | Steve Martire | CON STR |
| JIM BORTOLOTTI | 885 PIUTE | Jim Bortolotti | CON |
| RONN B. KAUFMANN | 830 Piute | Ronn B Kaufmann | CON STR PRO |
| Reek Freeman | Richard Fre 688 Garnet Dr | (CON) | |
| TODD KIDLWELL | (CON 11) | 674 MINARET RD JUNE LAKE, CA 93529 | |
| Andrew Cook | (Con) | 656 Minaret | |
| Steve Joyce | 705 Garnet Dr. | Steve Joyce | (CON) |
| NIKI & Matt Meyer | 682 Garnet Dr. | Meyer | (CON) |
| Beverly Blum | 775 GARNET DR | (CON) | |
| Jeffrey R YANEZ | 827 PIUTE DR | (CON) | |
| John Stickle | 869 PALISADES | (CON) | |
| John Wedderburn | 74 GARDNER ST | John Wedderburn | (CON) |

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| Name (print) | Address | Signature | Pro STR/Con STR |
|------------------|----------------|------------------|-----------------|
| Nancy Light | 903 Mono Drive | Nancy Light | Con STR |
| Chris Fichtel | 903 Mono Drive | Chris Fichtel | Con STR |
| Dorothy Burdette | 891 Mono Dr. | Dorothy Burdette | Con STR |
| David C Burdette | 891 Mono Dr | D.C. Burdette | Con STR |
| Loke Connaughton | 904 Mono Dr | | Con |
| Gina Connaughton | 904 Mono Dr. | | Con |
| Rita Powers | 714 Piote Dr. | | Con STR |
| Ralph Oberberg | 865 Mono Dr | | Con STR |
| Herbert Cook | 882 Mono Dr | | Con STR |
| Sarah Cook | 882 Mono Dr | | Con STR |
| Leo Jankowski | 850 Mono Dr | | Con STR |
| CAROLE JANKOWSKI | 850 Mono Dr. | | Con STR |
| WILSON | 761 Steelhead | | Con |

Submitted by Dorothy Burdette
Oct. 4, 2017

PROTECT SINGLE FAMILY RESIDENCE AREA (WILLIAMS TRACT)

Please support us in the effort to inform the county the actual consensus of opinion. The county desires to change our Single Family Residence (SFR) area to Short-Term Rental (STR) area. Our June Lake Area Plan (JLAP) at this time states, "retain the Down Canyon's single-family residential character while providing for additional commercial development along State Route 158 and pockets of higher-density residential uses." This does not say change SFR to commercial use. If you do not voice your opinion the county may change our land use from SFR to STR. When you purchase or build a home in an SFR area you go in knowing there are no night-to-night rentals allowed.

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Name (print)

Address

Signature

Pro STR/Con STR

EDWARD G. LANOPHER

75 Pinecrest Ave

P.O. Box 316 - June Lake

3801 Warren St NW

Washington, DC 20016

- Con STR

| General mitigations / regulations / restrictions for Type I and Type II |
|---|
| |
| |
| |
| |
| |
| |

B. Type I General Policy

Allow type I applications in all areas subject to limitations shown in the area sections below.

C. Type II General Policy

Propose that Type II be generally disallowed area-wide as it is currently structured. Currently, a Type II designation stays with the property, even if it is sold. There is a concern that Type II properties would then become investment targets, resulting in undesirable effects.

Nevertheless, acknowledge that some Type II may be appropriate in some areas IF the county redefines Type II in such a way that the designation lapses with transfer of ownership of the property. At that point, applications in appropriate areas could be allowed based on area limitations.

D. Variations for individual areas (as defined by staff)

June Lake Highlands

No Proposal. Policies defined in Highlands Specific Plan (preliminary map plan)

Leonard Ave. Area

1. Type I applications allowed.
2. Type II applications allowed subject to section C above and any additional county restrictions.

Petersen / Williams Area

1. Type II applications not allowed
2. Type I applications not allowed until there is a second ingress / egress road.
3. After additional ingress / egress becomes available, allow type I applications on lots which are large enough to be appropriate for such activity. Do not allow applications on the smaller lots comprising most of the tract.

Clark Tract

- 1. Allow Type I applications up to a cap of 8 total STR properties in the Clark Tract (3% of total lot count).
- 2. For "upper Clark Tract" only (areas served by California St. and W. Steelhead St.), STR activity will be disallowed during the mid-winter months (exact limits to be determined by a statistical historical weather analysis).
- 3. For Nevada St. only, Type II applications are allowed subject to section C above and any additional county restrictions.

Dream Mountain Area

Propose a "no decision" at this point. The status of short-term rentals in Dream Mountain is unclear from the available documentation at this point. Propose revisiting Dream Mountain when more definitive information is available.

June Lake Village

No specific proposal. The village is a mix of things but is mostly MU anyway. We probably don't have enough details to form a specific proposal.

Southern 158

There has been no response. Propose defaulting to what the county is doing county-wide, which would be to allow Type I applications, and allow Type II applications subject to section C above and any other restrictions the county applies.

E. Additional provisions not specific to individual properties.

Wendy's proposals contain a number of items that would be general provisions, mostly incumbent on the county, and not individual mitigations or regulations that homeowners are responsible for implementing. These are listed here (my comments in blue):

| General Policies incumbent on county, not homeowners |
|---|
| 1. Implement an education campaign on short-term rentals, which may include a flyer in property tax bills or other County mailings/communications, posting regulations on hosting websites (e.g., Airbnb's "Responsible Hosting" webpage), refocus the County's related webpage, information via Mono County tourism marketing and the Chamber of Commerce, and local media articles. |
| 2. Provide for a private right of action for property owners within 100' of a short-term rental, similar to the City and County of San Francisco, which may be resolved in small claims court and does not provide for attorneys' fees recovery. |

