

**** Policy 1-D. Short-term rental (less than 30 days) is permitted on the following properties when a ministerial Vacation Home Rental Permit is obtained in compliance with Mono County General Plan Chapter 26; APN 015-290-001, -011, -012, -014, -018, -027, -031, -032, -033; 015-300-001, -002, -003, -004; and 015-310-011, -012, -013, -020, -021, -022, -023, -024, -025, -026, -028, -029.**

June Lake and the County of Mono as a whole. Additionally, existing development in the June Lake Loop does not appear to meet modern resort standards, primarily due to the age of structures and lack of integrated amenities. Although the June Lake Highlands project will not offer solutions to every resort development opportunity, it is intended to provide a quality residential area complete with on-site amenities for both permanent and transient occupancy. Objectives and development policies are outlined below:

Land Use Objectives and Policies

Objective 1.

Provide a mix of quality residential uses with an integrated design format to serve the needs of both local and transient users.

Policy 1-A.

Designate 11.8± acre single family area as **SFR** - Single-Family Residential and designate the 9.4± acre condominium area as **MFR-M** - Multi-Family Residential, Moderate.

Policy 1-B.

~~Designate the project site as **S-F-R** - Single-Family Residential (11.8± acres) and **M-F-R** - Multiple Family Residential (9.4± acres) per Chapters 19.08 and 19.09 of the Mono County Code. Parking requirements will be adjusted as discussed in the Project Description (enforced through CC&Rs).~~

Policy 1-C.

Allow up to 39 single family lots of 7,500 square feet minimum each. With a use permit and/or tentative tract map, allow up to 114 units in a phased condominium development (subject to meeting density bonus requirements) or other combination of single family, duplex or triplex units, depending on demand.

Objective 2.

Create an alpine style development which complements the surrounding high mountain environment.

Policy 2-A.

Provide a development which reflects mountain home architecture with environmentally sensitive design features and amenities.

Policy 2-B.

Utilize colors, textures and design amenities that blend with the surrounding environment.

Policy 2-C.

Screen condominium/multifamily parking areas, utilities and other unsightly accessory uses from view. Provide a high ratio of garage parking; design parking areas to be on the interior of the condominium/multifamily units rather than along street frontages.

Policy 2-D.

Place all utilities underground.