

Staff is recommending the Planning Commission take the following actions:

1. Hold the public hearing, receive public testimony, deliberate the project, and make any desired changes.
 2. Find that the project does not meet the required findings and deny Use Permit 22-001.
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Alternative Action

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15301 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 22-001 subject to Conditions of Approval.

CONDITIONS OF APPROVAL
Conditional Use Permit 22-001/Sullivan

1. Occupancy shall not exceed ten renters and five vehicles total.
2. Vehicle parking shall occur only on the property. Off-site and on-street parking are prohibited.
3. The property may not be rented from November 1 to April 15, in compliance with Mono County Safety Element Action 4.A.2.a.
4. All short-term rental customers must sleep within the dwelling; customers are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
5. The project shall comply with provisions of the Mono County General Plan (including Chapter 25, Short-Term Rentals), Mono County Code (including but not limited to 10.16.060(A)), and project description and conditions.
6. The project shall comply with provisions of Mono County Code Chapter 5.65, Short-Term Rental Activity in Residential Land Use Designations, by obtaining the STR Activity permit, TOT certificate, and business license prior to commencing operation.
7. The project shall comply with any requirements of the Bridgeport Fire Department.
8. The project shall comply with provisions of the Mono County General, Mono County Code, and project conditions.

9. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Mono County Building Division, Public Works, and Environmental Health requirements, and any California state health orders.
10. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.