

## **Director Review 23-007 / Nichols Transient Rental**

**APPLICANT:** Chris Nichols

**SUBJECT PROPERTY:** 171 Aurora Canyon Road, Bridgeport, APN 008-210-003

**PROPOSAL:** To allow the use of a property at 171 Aurora Canyon Rd, Bridgeport as a non-owner occupied Transient Rental (a rental for fewer than 30 consecutive days).

### **DRAFT CONDITIONS OF APPROVAL**

DR 23-007 is issued with the following conditions:

1. The project shall comply with provisions of Chapter 26 – Transient Rental Standards and Enforcement prior to conducting transient short-term rental.
2. The dwelling unit will be limited to a total maximum occupancy of six people in the dwelling and six vehicles. The 2BD/1BA unit will be limited to a total maximum occupancy of four people and the 1BD/1BA unit is limited to an occupancy of two people. All required parking shall be maintained on-site. Consistent with Chapter 26, there shall be no off-site or on-street parking allowed and parking on property owned by other persons shall be considered a trespass.
3. Snow storage and removal shall be managed to ensure no impacts to parking availability and circulation, including walkways.
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. Property shall be maintained in a neat and orderly manner.
6. Project shall comply with all Mono County requirements including, but not limited to, Building Division, Public Works, and Environmental Health requirements.
7. Future development shall meet Mono County requirements including, but not limited to, the Mono County Code, Mono County General Plan, and Mono County Community Development Department.
8. Appeal. The Director Review permit shall become effective 10 days following the issuance of the Director's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section.31.060)

9. Termination. A Director Review shall terminate, and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
  - A. There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the Director Review.
  - B. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted.
  - C. No extension is granted as provided in Section 31.080.
9. Extension: If there is a failure to exercise the rights of the Director Review within two years of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. Conditions of Approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases, the approval period(s) shall be the same as for the tentative map.
10. Revocation: The Planning Commission may revoke the rights granted by a Director Review, and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the Director Review or the violation by the owner or tenant of any provision pertaining to the premises for which such Director Review was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least 10 days in advance of such hearing. The decision of the commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.