

**6 September 2016**

**RECEIVED**  
**SEP 06 2016**  
MONO COUNTY  
Community Development

**MEMO**

**To: Nick Criss, Scott Burns**  
**Mono County Planning Division**

**Subject: Advanced copy: DRAFT forwarding letter for the**  
**JUNE LAKE Leonard/Carson View Home Owner Group (LCVHOG)**  
**for Transient Occupancy Rental Overlay (TORO) Permit Request**  
**Package**

**Dear Sirs:**

**I am handcarrying to you a draft of the forwarding letter that will**  
**transmit a package of several Vacation Home Rental Permit**  
**requests to you on or about 30 September this month.**

**The property owners represented in this package strongly**  
**support your success in working through a Transient**  
**Occupancy Rental Overlay process and the implementation of**  
**Chapter 25 of the Mono County Code.**

**We would like to be helpful in any way. Please contact us if we**  
**can assist.**

**FYI one owner in this package, i.e., Jeri Philbrick, 43 Leonard,**  
**(Phone 805-701-5054) is declining to submit an application at**  
**this time, but is very supportive of this Overlay Package going**  
**forward and being approved.**

**Thank You**

  
**Lary Smith**  
**Owner, 70 Leonard Avenue**  
**Cell: 202-251-0021**

# **DRAFT**

30 September 2016

Mono County Planning Division  
PO Box 347  
437 Old Mammoth Rd STE P  
Mammoth Lakes, CA 93546  
Attn: Mr. Nick Criss, Mr. Scott Burns,

Subject: Transmittal of Leonard Avenue/Carson View Property Owner Vacation Rental Permit Applications for your consideration of a Transient Occupancy Rental Overlay

**Dear Sirs:**

Via this letter and enclosures, Eight property owners on Leonard Avenue and Carson View Drive in June Lake, are submitting for your consideration their collective request/s with fees for Vacation Home Rental Permits under the provisions of Mono County Code Chapter 25:Transient Rental Overlay District.

These property owners are each identified in Appendix A to this letter and in their Vacation Home Rental permit requests. These property owners have collectively identified themselves as the JUNE LAKE Leonard/Carson View Home Owner Group (LCVHOG) for Transient Occupancy Rental Overlay (TORO) and by submission of the permit request package herewith, are urging Mono County Planning Division and the Mono County Board of Supervisors to process this Group request and provide them Vacation Home Rental Permits.

Our Group unanimously concurs that Vacation Home Rental in June Lake needs to be regulated and needs to be permitted for many property owners who desire that their properties be made available to the tourist and recreational industry use in June Lake. In the case of our Group request, the County has permitted Transient Occupancy at both the North and South ends of Leonard Avenue. The LCVHOG-TORO group constitute eight (8) properties between the currently permitted properties.

In signature for all the LCVHOG-TORO property owners and  
Most Sincerely Yours,

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Lary D. Smith for All Property Owners Listed in Appendix A

CC: Homeowners in Appendix A to this letter.

# DRAFT

## Appendix A: JUNE LAKE - Leonard Avenue /Carson View Drive Home Owner Group (LCVHOG) for Transient Occupancy Rental Overlay (TORO)

LYNN STEPANIAN (323) 309-4130  
4130 Dundee Drive lynn\_stepanian@hotmail.com  
Los Angeles CA 90027

27 CARSON VIEW DRIVE  
APN: 015-270-005-000

BRETT A AMES (858) 945-6777  
A3 VENTURES LLC Brett@amescontracting.net  
10531 4S Commons Dr. STE 700  
San Diego CA 92127

LEONARD AVENUE Parcel#1  
APN: 015-300-01-0000

JOHNSON FAMILY TRUST (???) ??? ????  
1786 Ocean Oaks Road  
Carpinteria CA 93013

38 LEONARD AVENUE  
APN: 015-101-011-000

JERI P. PHILBRICK (???) ??? ????  
84 No. Evergreen Drive  
Ventura CA 93003

43 LEONARD AVENUE  
APN: 015-102-023-000

DAVE AND BARBARA PRINCE (661) 345-6603  
7908 Calle Torcido Bprince@princefinancial.com  
Bakersfield, CA 93309

46 LEONARD AVENUE  
APN: 015-101-004-000

LARY AND MARYANN SMITH (202) 251-0021  
1706 Sunny Crest Drive Larydsforell@aol.com  
Fullerton, CA 92835

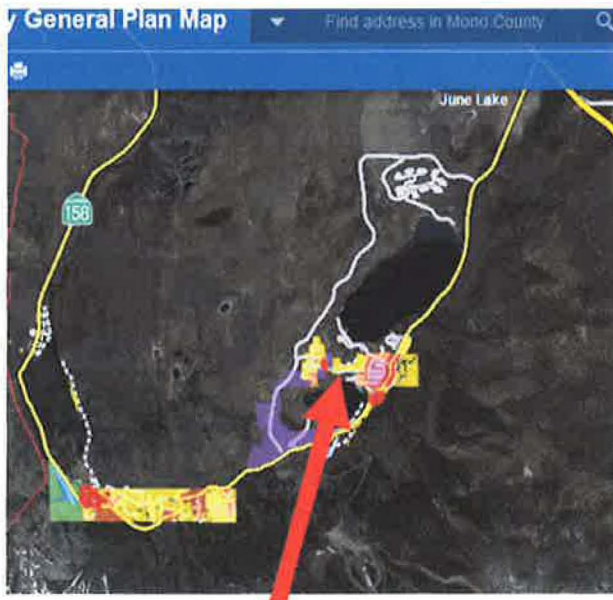
70 LEONARD AVENUE  
APN: 015-270-011-000

WALT AND VICTORIA STREETON (760) 648-7967  
P.O.Box 55  
June Lake, CA 93529

80 LEONARD AVENUE  
APN: 015-270-010-000

WILLIAM "CHET" SCHREIBER (979) 330-1061  
Schreiber Family Trust bill@Smartsonic.com  
31301 Glenbridge Road  
Westlake Village CA 91361

184 LEONARD AVENUE  
APN: 015-270-003-000



### LCVHOG – TORO PROPERTIES

27 Carson View Dr.  
Leonard Ave Parcel1  
38 Leonard Ave  
43 Leonard Ave  
46 Leonard Ave  
70 Leonard Ave  
80 Leonard Ave  
184 Leonard Ave

JUNE LAKE PROPERTIES OF THE - Leonard Ave/Carson View Home  
Owner Group (LCVHOG) for Transient Occupancy Rental Overlay (TORO)

If you don't mind, I'd like to give you my perspective on the question of Type 1's v. Type 2's.

For those who are negative towards short-term rentals, the Type 2 category represents all that they are most concerned about.

They visualize a multi-bedroom home, belonging to a second-home owner living in So Cal, which would be rented to a large family or families and would be subject to token property management.

They therefore assume, probably correctly, that if they can block such rentals, then the property will not be rented at all - on the basis that longer-term rentals would exclude the owner from having

his/her property available for their own use.

Type 1 rentals are an *entirely* different animal.

Firstly, by definition, they limit the occupancy to one or two people - a Type 1 rental being defined as "a spare bedroom, Granny Flat, etc."

Secondly, as Type 1's only apply to Owner-occupied properties, where the Owner is a full-time resident, they will, in all likelihood, be rented one way or the other - as the Owner has no need of the Rental for personal use.

So, with Type 1 rentals, we have to consider which type of renter is more likely to create an impact on the immediate neighborhood - a short-term renter or a long-term renter.

In my case, the answer is, without a doubt, the long-term renter.

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Why?

1. The short-term occupancy runs at about 40%. The long-term occupancy is essentially 100%. In terms of vehicular impact, that equates to 1 vehicle for short-term 40% of the time, as opposed to 2+ vehicles 100% of the time for longer-term.

2. It's easy to put limitations on short-term renters regarding their use of the property, and not so easy with long-term renters who have friend and family who want to visit.

My immediate neighbors are supportive of my short-term renting, and less enthusiastic about the long-term option.

I think that there should be a *very clear* definition drawn between Type 1's and Type 2's - they are *entirely* different animals.

If we are seriously moving towards excluding short-term rentals from certain areas, then we should limit the exclusions to Type 2 rentals.

Otherwise, the County would be subjecting neighborhoods to the potential of more impact. Remember, if you have a bad long-term renter, you're stuck with the situation for the duration of the lease.

I'd just like to add that the small group that have vigorously expressed their negativity to the CAC are purporting to represent the larger community, and have done a good job of influencing the Committee.

They do not, I believe, represent the community as a whole.

Thanks for your time, Scott,

Ian Fettes

Scott Burns, Mono County Community Develop  
Planning Division

September 13, 2016

Subject: Comments Regarding Transient Rentals Chapter 25



Scott,

The following are my comments about Chapter 25:

1. 25.010

Provide a County definition of "reasonable opposition by neighbors".

2. Current ... and that are consistent with the applicable area Plan.

Revise to ...and that are consistent with the "scheduled to be amended, in the near term, area plan.

3. Remove the first eleven (11) words of paragraph 25.010. There is no evidence that this is a true or majority supported option.

4. Revise 25.020 first sentence ...residence "add at time of rental.

5. Revise 25.040, the 20 days' notice to 60 days.

6. Revise 25.040 paragraph B, to read 1,500 foot.

7. Revise 25.040 paragraph B, second sentence from "may" to "will".

8. Revise 25.040 paragraph B, last sentence, from 20 days to 60 days in advance...

9. Revise 25.060 to add, "...and CAC approval" after director review.

The area plan must be amended and approved before Chapter 25 can be approved by the CAC. I do not support any zoning change of SFR areas in the June Lake area.

Thank you for the opportunity for public comments,

Al Heinrich, June Lake Resident

RECEIVED

SEP 14 2016

YACON COUNTY  
Community Development

**To: Members of the June Lake CAC**

**From: Rod Goodson and Jill Malone**

**Date: September 14, 2016**

**Re: Concerns about TROD as requested in the September 6 CAC meeting**

As was requested at the September 6, 2016 CAC meeting I am taking this opportunity to send my concerns about the Transient Rental Occupancy District (TROD) in the Clark tract. This measure has been a topic at CAC meetings over several years, and attempts at obtaining this overlay in my immediate area (Mountain View Lane and Wyoming Street) have met with stiff resistance and been ultimately rejected. Although I believe these concerns have been well expressed in the past, I would like to reiterate them below. These concerns include the following:

1. The continuing issue of a TROD has caused much discord in the neighborhood. It has pitted neighbor against neighbor, breeding dishonesty and intimidation on the part of its proponents. Sadly this has, in my opinion, degraded the harmony and welfare of the neighborhood as the issue drags on without resolution. Homeowners in the neighborhood are overwhelmingly against this overlay and are continuously on the defensive with respect to their rights. A final resolution in the matter would be a welcome relief to this situation.
2. We have a serious bear intrusion problem in the Clark tract. Houses on either side of our home have been ransacked, and there are extensive invasions throughout the neighborhood. Much care and a diligent defense against this threat are needed at all times. Residents have a unique knowledge of this problem from seeing damage and hearing reports of the break-ins. They are conscientious in their behavior to prevent this problem. However, transient rentals would bring in people who do not have knowledge of and experience with this bear break-in problem and who are not conditioned to act accordingly. The likely and unfortunate outcome of transient rentals in our area would be an increase in bear break-ins, ultimately teaching these bears to be even bolder in their actions.



3. General opinion in the neighborhood is against the TROD. Repeatedly it has been shown that the overwhelming majority of people who have taken the time to attend CAC meetings in the past few years are against short-term rentals and the introduction of the TROD. I believe this is a good

indication of the opinion of the involved citizens in the neighborhood. At one TROD workshop meeting that approximately 40 people attended, 30 people signed a statement in opposition to the TROD. This was forwarded to the CAC committee at the end of the meeting.

4. Access in the Clark tract is limited. This is a remote, difficult-to-reach area. Services that are customary for a visiting tourist are not located in the tract. One must leave the tract for shopping, restaurants, food, or entertainment. This increases traffic and road problems in the tract.
5. The roads are hazardous in the tract. The roads are narrow, and they lack parking and turnaround space. These conditions are intensified in the winter months with snow and ice. However, even in the summer there have been problems with turnarounds, accidents, and emergencies. The photo below documents such a situation in summer when emergency services were called to the scene.



6. Since the roads are privately maintained for both maintenance and snow removal, there is a legal risk of lawsuits against homeowners of these private roads. Opening up these private roads to tourism leaves the homeowners liable to litigation from individuals who drive into the area unaware of the inherent hazardous conditions.
7. Allowing private short-term rentals detracts from the legitimate hotel businesses in the area that meet all hotel standards and legal requirements (e.g., the Americans with Disabilities Act). These legitimate businesses can be trusted to keep accurate records of all their rentals and pay their required taxes.
8. We and many of our neighbors built or bought into this area because of the unique character of the neighborhood. This character is one of quiet mountain living where one knows one's neighbors, where there is a common interest in maintaining the beauty and serenity of the area, and where the residents understand the hazards of the region and the proper conduct required. All of this is threatened by a TROD or any special permit that allows short-term rentals in this area. It seems clear that the people in favor of the TROD are not doing so to maintain the serenity of the region and ensure its safety, but who will benefit financially from renting short term to out-of-town tourists.

Please take these points into consideration when dealing with the TROD issue.



**From:** [rdermody@suddenlink.net](mailto:rdermody@suddenlink.net) [mailto:[rdermody@suddenlink.net](mailto:rdermody@suddenlink.net)]  
**Sent:** Sunday, October 09, 2016 4:56 PM  
**To:** Scott Burns <[sburns@mono.ca.gov](mailto:sburns@mono.ca.gov)>  
**Subject:** Transient Rental Comment - June Lake

RECEIVED  
OCT 10 2016  
MONO COUNTY  
Community Development

Hi Scott,

Please note our personal email address for this correspondence.

As you know, we are second homeowners in the Petersen Tract Subdivision in June Lake (Aspen Grove Section). At first we were neutral with regard to the Transient Rental issue in Mono County, however after this summer, we are very much opposed to Transient Rentals in the Petersen Tract. This summer some of our neighbors allowed friends to stay at their second homes. What we found is that the houses were well over capacity, comments were made about burning trash, up to 8 cars were parked at times, multiple tents were placed on decks because sleeping areas were over capacity, music was loud, people were loud, and everything else you would think of if someone was on vacation having a party. Essentially, the SFR was turned into a Hotel. Not to mention that the Petersen Tract has only one ingress/egress, and to complicate matters more, the roads are private with a ZOB.

We are in agreement with Supervisor Johnston's approach to map specific areas/neighborhoods where Transient Rentals can be allowed. This prevents us from constantly being in a defensive state, and helps us to maintain good relationships with our neighbors.

There are places where Transient Rentals may be appropriate, however, with a mix of year round and second homeowners, we do not feel that the Petersen Tract that place.

We may not be able to make it to the June Lake CAC meeting where this will be discussed as a part of the Area Plan update, so could you please make sure that our comments are noted.

Thanks,

Ryan and Lori Dermody