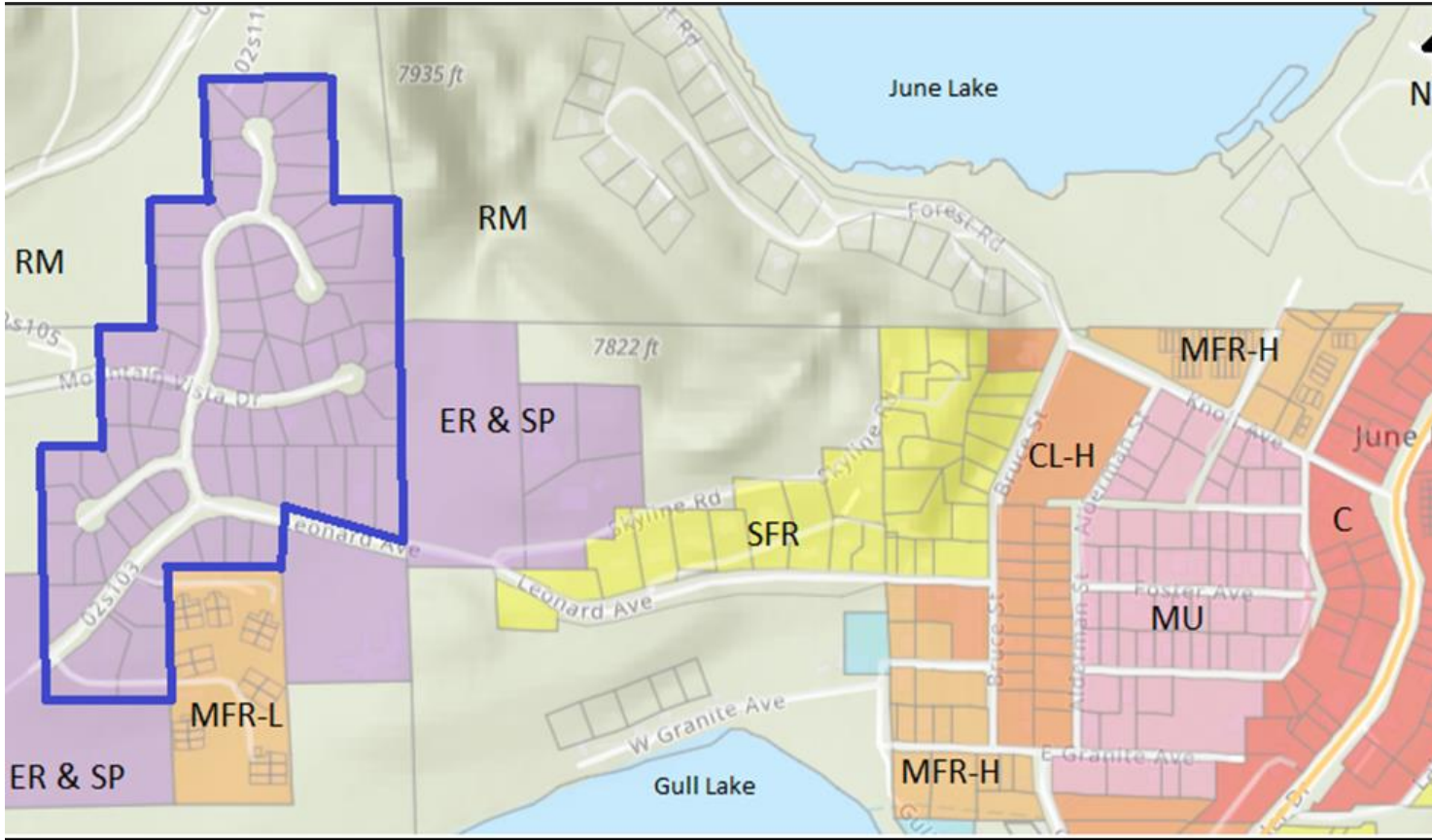


June Lake Highlands
Specific Plan Amendment #2
&
Tract Map #34-24, 34-26 Modification
September 1, 2020



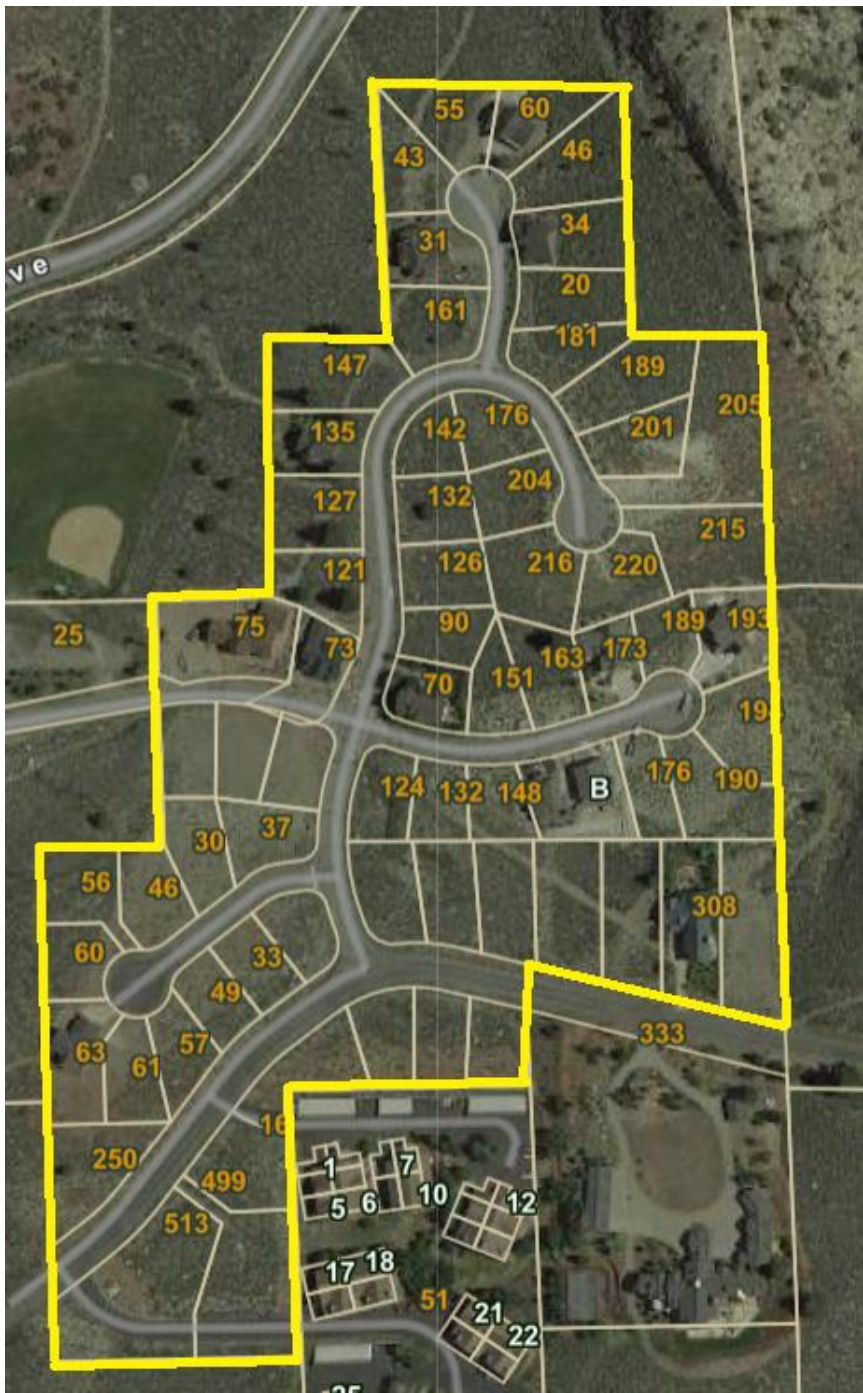
- Amend the June Lake Highlands' Specific Plan and modify the Tract Maps to allow short-term rental
- Specific Plan adopted in 2001
- 22.75 acres
- 69 parcels, 18 built upon

The Project

History

- 2001
 - TM 34-24
 - SP contained 35 conditions
- 2004
- 2006
 - TM 34-26





The Project

- Permit owner-occupied and/or non-owner-occupied transient rentals
- Specific Plan Amendment #2 would amend the June Lake Highlands Specific Plan to allow transient rental
- Tract Map #34-24 Modification adds a Condition of Approval #36 specifying that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan
- Tract Map #34-26 Modification would delete a section of Condition #44 of the Tract Map Conditions of Approval and specify that transient rental (rental less than 30 days) is permitted in compliance with the June Lake Highlands Specific Plan

Planning
Commission
Recommendation

1. Specific Plan Policy 1-D. Transient rental (less than 30 days) is permitted within the June Lake Highlands subject to permitting consistent with the Mono County General Plan Land Use Element and the following restrictions:
 - A. Any person who rents a residential structure within the June Lake Highlands shall comply with the provisions of Mono County General Plan Chapter 26, and shall obtain a Vacation Home Rental Permit prior to conducting the activity.
 - B. The number of Vacation Home Rental Permits issued within the June Lake Highlands shall be limited to twenty-seven (27) parcels, on a first-come first-served basis.
 - C. Vacation Home Rental permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, a Vacation Home Rental permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing Vacation Home Rental permit on another property within the Highlands Specific Plan.



1. TM 34-24

- 36. *Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.*

2. TM 34-26

- 44. *Lots 4-10 and 14-16 may allow duplex development. No transient rental (less than 30 days) shall be permitted. Transient rental (less than 30 days) shall be permitted according to the June Lake Highlands Specific Plan Land Use Objectives and Policies, Policy 1-D.*

CEQA Class 1, 15301 exemption.

LDTAC Review, SB 18 & Public Comment

- LDTAC 2.18.20 & 5.4.20
- SB 18 notice for tribal consultation
- Public notice
 - The Sheet, June 6 edition
 - Mailer sent June 10 to all Highlands owners + 500' buffer
- Public comment received
 - Will increase property values
 - Help pay the cost of ownership
 - June Lake needs more lodging
 - Concern of noise
 - Same rights for all property owners
 - Properties were purchased with the understanding STR would not be allowed
 - Change to neighborhood character
 - Full time residents will feel the impact the most
 - Difficult to enforce

General Plan Chapter 26: Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS

- Applicant must be the owner or authorized representative and obtain a business license and TOT Certificate.
- Applicant must designate a licensed property manager or company for the unit who will be available 24-hours a day to address problems.
- Health and Safety Standards.
- Sign and Notification requirements.
- Occupancy is limited to two persons per bedroom plus two, maximum of 10 persons.
- Parking – number of vehicles is limited to the number of on-site parking spaces (street parking and off-site parking is prohibited)
- Trash and Solid Waste removal promptly to a designated site.
- Snow removal from driveways, walkways, stairs, decks and all exits, and entrances shall be performed prior to each occupancy.
- Violations incur a \$1,000 fine for the first violation, \$2,000 for a second within three years. Failure to comply may result in the suspension or revocation of the permit

Specific Plan Amendment Findings

- A. *The proposed changes in the specific plan are consistent with the text and maps of the General Plan because:*
- B. *The proposed changes in the specific plan are consistent with the goals and policies contained within any applicable area plan because:*
- C. *The site of proposed change in the specific plan is suitable for any of the land uses permitted within the proposed specific plan because:*
- D. *The proposed changes to the specific plan are reasonable and beneficial at this time because:*
- E. *The proposed changes to the specific plan will not have a substantial adverse effect on surrounding properties because:*

Tract Map Modification Findings

1. *That there are changes in circumstances which make any or all of the conditions or the design of a recorded final map no longer appropriate or necessary:*
2. *That the proposed modification(s) do not impose any additional burdens on the present owners of the property:*
3. *That such modification(s) would not alter any right, title or interest in the real property:*
4. *That the proposed modification(s) are consistent with applicable general and specific plans:*
5. *That the proposed modification(s) do not result in an increased number of dwelling units or a greater density than set forth in the recorded map:*
6. *That the site is physically suitable for the type and proposed density of the development:*
7. *That the design of the subdivision or proposed improvements, as modified, will not be likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*
8. *That the design of the subdivision or type of improvements will not be likely to cause serious public health problems, or conflict with public easements, or requirements related to drainage, snow storage, or other requirements set forth in the recorded map deemed necessary and appropriate by the public works department:*

Original properties, **yellow** (25)

Requests to join from May meeting, **blue** (12)

