

CONDITIONS OF APPROVAL
Conditional Use Permit 24-005 (Mann STR)

1. Occupancy shall not exceed six renters and two vehicles during short-term rentals.
2. Two parking spaces within the driveway shall be available to short-term rental guests.
3. Vehicle parking shall occur only on the property and as designated in the existing driveway. Off-site and on-street parking are prohibited. Vehicle(s) shall not obstruct the flow of traffic on Nevada Street.
4. The project is required to comply with any requirements of the June Lake Fire Department.
5. All short-term rental customers must sleep within the primary dwelling; customers are not allowed to reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property. Neither the owner nor any guests may sleep in the storage shed that has been converted into a guesthouse during short-term rentals.
6. 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. The project shall also comply with all provisions of Mono County Code Chapter 5.65, Short-Term Rental Activity in Residential Land Use Designations, and Chapter 25 of the Mono County General Plan Land Use Element. The applicant must also obtain an STR Activity Permit, transient occupancy tax certificate, and business license, as well as pay housing mitigation ordinance fees prior to commencing operation as a short-term rental.
7. 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.
8. All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations prior to issuance of a Short-Term Rental Activity Permit.
9. Prior to issuance of a Short-Term Rental Activity Permit, the applicant shall either (a) obtain express permission for snow storage from the owner of 93 Nevada Street, or (b) instruct the plow driver that is under contract to plow Nevada Street and the applicant's driveway to store the snow from the applicant's driveway in the applicant's front yard.
10. Appeal. Appeals of any decision of the Planning Commission may be made to the Board of Supervisors by filing a written notice of appeal, on a form provided by the division, with the Community Development director within ten calendar days following the Commission action. The Director will determine if the notice is timely and if so, will transmit it to the clerk of the Board of Supervisors to be set for public hearing as specified in Section 47.030.
11. Termination. A use permit 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 use permit.
 - 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 32.070.
12. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. 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 and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits 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.
13. Revocation: The Planning Commission may revoke the rights granted by a use permit, 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 use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before revocation of any permit, the commission shall hold a hearing thereon after giving written notice thereof to the permitted at least ten 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.