

# MONO COUNTY PLANNING COMMISSION

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PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

April 17, 2025 9:00 a.m.

Bridgeport Board Chambers  
2nd floor County Courthouse  
278 Main Street  
Bridgeport, CA 93517

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means. Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

### TELECONFERENCE INFORMATION

**1. Mammoth Teleconference Location** -Dana Room, Second Floor, Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, CA 93546

**2. Joining via Zoom**

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

**To join the meeting by computer**

**Visit:** <https://monocounty.zoom.us/j/84464537336>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 844 6453 7336  
To provide public comment (at appropriate times) during the meeting, press the "Raise Hand" hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

**To join the meeting by telephone**

Dial (669) 900-6833, then enter Webinar ID: 844 6453 7336

To provide public comment (at appropriate times) during the meeting, press \*9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

*\*Agenda sequence (see note following agenda).*

**1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**

**2. PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda

**3. CONSENT AGENDA ITEMS**

A. Review and adopt minutes of March 20, 2025 (pg. 1)

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Jora Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

#### **4. PUBLIC HEARING**

- A. **No earlier than 9:00 a.m. Consider denial of Use Permit 25-002/Monte Verde Short-Term Rental.** The applicant proposes transient rental of a duplex located at 67 South Crawford Avenue in June Lake (APN #015-113-059-000), with a combined maximum occupancy of twelve persons and five vehicles per night. The 0.14-acre property has a Land Use Designation of Commercial (C). If denied, the applicant may not rent either residential unit for less than 30 consecutive days. Denied projects are exempt from the California Environmental Quality Act (CEQA). *Staff: Erin Bauer. (pg. 4)*

#### **5. WORKSHOP**

No items

#### **6. REPORTS**

- A. Director (pg. 30)  
B. Commissioners

#### **7. ADJOURN** to scheduled Special Meeting on May 15, 2025, at 9:00 am.

**NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

\*The public may participate in the meeting at the teleconference site, where attendees may address the Commission directly. Please be advised that Mono County does its best to ensure the reliability of videoconferencing but cannot guarantee that the system always works. If an agenda item is important to you, you might consider attending the meeting in Bridgeport.

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-committees/planning-commission). For inclusion on the e-mail distribution list, send request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov)

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

# MONO COUNTY PLANNING COMMISSION

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## Draft Minutes

March 20, 2025 9:00 a.m.

Bridgeport Board Chambers  
2nd floor County Courthouse  
278 Main Street  
Bridgeport, CA 93517

Zoom: <https://monocounty.zoom.us/j/84804828290>

**COMMISSIONERS:** Patricia Robertson, Roberta Lagomarsini, Chris Lizza, Scott Bush, Jora Fogg

**STAFF:** Heidi Willson, planning commission clerk; Brent Calloway; assistant director; Emily Fox, County Counsel; Erin Bauer, planning analyst; Wendy Sugimura, director, Sandra Moberly; CAO, Paul Roten, Public Works Director; Aaron Washco, planning analyst; Nick Criss; code compliances officer

**PUBLIC:** 760-937-5087, Heidi Vetter, Ed Brown, Darryl D, Bob Gatto, Brad Wilson,

### 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

- Meeting called to order at 9:01 am and the Commission lead the Pledge of Allegiances.

### 2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

- No public comment.

### 3. CONSENT AGENDA ITEMS

- Review and adopt minutes of February 20, 2025
- Find that the acquisition of 85 Kirkwood Street in Bridgeport conforms with the Mono County General Plan. *Staff: Aaron M. Washco*
- Find that the proposed Mono County Capital Improvement Program (CIP) is consistent with the General Plan, provided projects receive appropriate permit approvals.

**Motion:** Approve minutes as presented.

Motion Fogg; Bush second.

*Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza*

Motion Passes 5-0.

**Motion:** Find that the project qualifies as a Categorical Exemption under CEQA Guidelines §15301 and instruct staff to file a Notice of Exemption; find the purchase of 85 Kirkwood Street, Bridgeport, CA 93517, APN: 008-092-006-000, is in conformity with the Mono County General Plan.

DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
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COMMISSIONER  
Jora Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

Bush motion; Lagomarsini second.

*Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza*

Motion Passes 5-0.

**Motion:** Find that the draft 2025 Mono County Capital Improvement Plan is consistent with the General Plan, pursuant to Government Code Section 65403(c).

Bush motion; Fogg second.

*Roll-call vote – Ayes: Fogg, Robertson, Lagomarsini, Bush, Lizza*

Motion Passes 5-0.

#### 4. PUBLIC HEARING

##### A. **No earlier than 9:00 a.m. Consider denial of Use Permit 25-001/Sales Short-Term**

**Rental.** The applicant requests a short-term rental from April 15 to November 15 in a single-family dwelling located at 92 Leonard Avenue in June Lake (APN # 015-270-008-000). The project proposes a maximum of six persons and two vehicles per stay. The 0.62-acre property has a Land Use Designation of Single-Family Residential (SFR). If denied, the applicant may not rent the residential unit for less than 30 consecutive days. Denied projects are exempt from the California Environmental Quality Act (CEQA). *Staff: Olya Egorov*

- Egorov gave a presentation and answered questions from the Commission.
- Public Hearing opened at 10:05 am.
- Bob Gatto provided a public comment with concerns regarding vehicle speed safety, traffic, setting a precedent on future STR's, and echoed the other written public comment. Two written public comments were received and distributed prior to the hearing.
- Public Hearing Closed at 10:07 am.
- Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff and the applicant.

**Motion:** Determine that the required findings C and D cannot be made as contained in the staff report; deny Use Permit 25-001; and find that the project qualifies as an exemption under the California Environmental Quality Act §15270.

Bush motion; Robertson second.

*Roll-call vote – Ayes: Robertson, Lagomarsini, Bush, Lizza. Abstain: Fogg*

Motion Passes 4-0 with one abstention.

#### 5. WORKSHOP

No items

#### 6. REPORTS

- A. Director – Director Sugimura provided a report and answered questions from the Commission. Fogg requested that the VHR item being heard in April be moved to the May meeting as she is not able to attend the April meeting. Chair Lizza requested that the applicant be consulted first before moving the item.
- B. Commissioners – No Commissioners reported.

7. **ADJOURN** at 10:28 am to scheduled Special Meeting on April 17, 2025, at 9:00 am.

# MONO COUNTY

## COMMUNITY DEVELOPMENT DEPARTMENT

PO Box 347  
Mammoth Lakes, CA 93546  
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### Planning Division

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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

April 10, 2025

To: Mono County Planning Commission

From: Erin Bauer, Planning Analyst

Re: Use Permit 25-002/VHR Monteverde

## Options

### *Project Recommendation:*

1. Determine that the required findings cannot be made as contained in the staff report;
2. Deny Use Permit 25-002 Monteverde; and
3. Find that the project qualifies as a Categorical Exemption under CEQA guideline §15301 and instruct staff to file a Notice of Exemption.

*or*

***Alternative Recommendation:*** Find that the project qualifies as a Categorical Exemption under the California Environmental Quality Act §15301 and instruct staff to file a Notice of Exemption; determine that the required findings can be made as provided in the staff report; and approve Use Permit 25-002 subject to the Conditions of Approval.

## Project Background

The applicant seeks to permit transient rental (rental for fewer than 30 consecutive days) of a duplex designated for Commercial (C) use, located at 67 South Crawford Avenue in June Lake (APN: 015-113-059-000).

Transient rentals on parcels with a Commercial LUD are typically subject to a Director Review permit. However, on April 16, 2024, the Mono County Board of Supervisors adopted Resolution R24-038 which states, in part, that “[s]hort-term rental projects are controversial, and therefore any such proposed project application that may be subject to a Director Review Permit shall be elevated to a Use Permit pursuant to General Plan Land Use Element (GP LUE) §31.010.”

This transient rental application has therefore been elevated to an application for a Use Permit. The Community Development Department is recommending that the application be denied.



The 0.14-acre parcel is designated Commercial (C), which accommodates a wide range of uses and services for residents and visitors. Retail, business, and professional uses, as well as commercial lodging and high-density housing, can be appropriate on parcels designated Commercial.

This is an aerial map of a residential neighborhood in San Jose, California. The map displays property boundaries, lot numbers, and street names. Key streets include Foster Avenue, Moff Avenue, and Lakeview Drive. A specific property is highlighted with a red rectangle and labeled with 'A' and 'B'. The map also shows various lot numbers and street names, such as Alderman S, Moff Avenue, Foster Avenue, and Lakeview Drive. The highlighted property is located near the intersection of Foster Avenue and Moff Avenue.

2

In addition to serving as the commercial hub of June Lake, the Village has the most diverse mixture of housing in the community, with single- and multi-family residences, condominiums, apartments, motels, mobile homes, and lodges. Surrounding designations, pictured in Figure 2, are a mix of Commercial Lodging, Single-Family Residential, Multi-Family Residential, and Commercial.

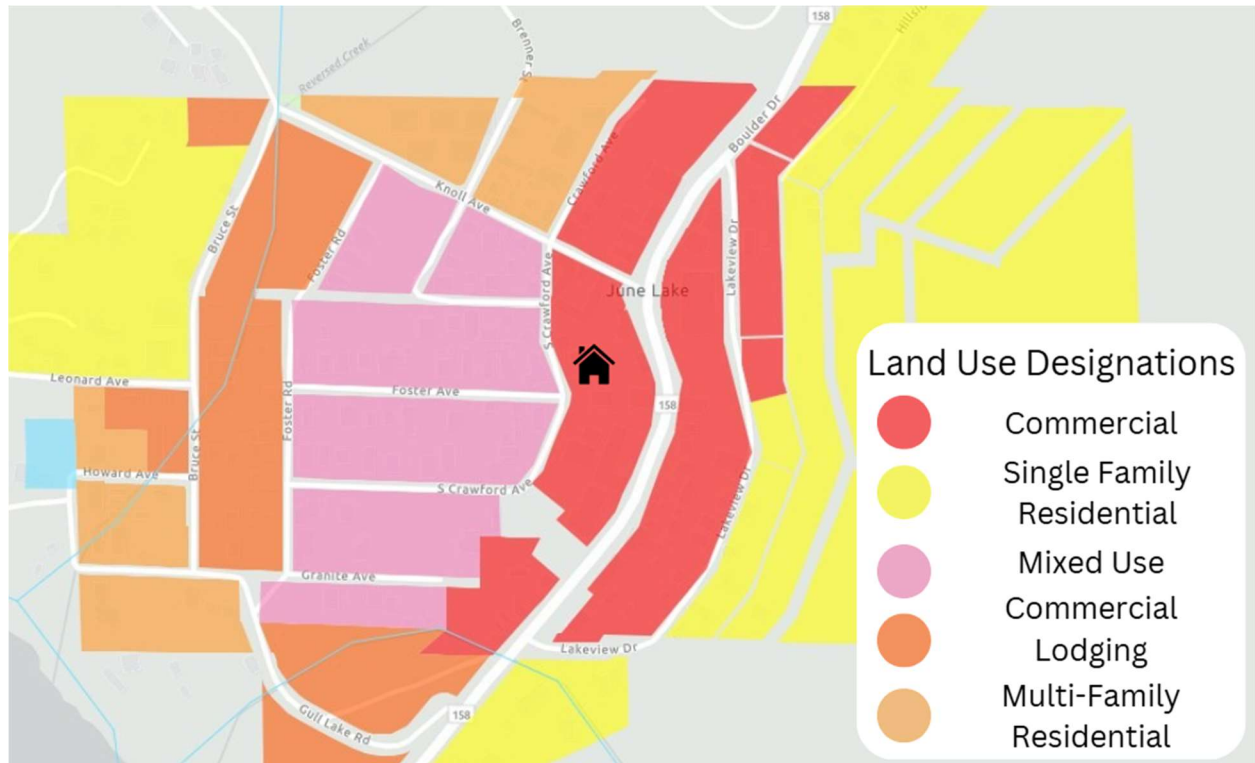


Figure 2: Surrounding Land Use Designations

The project parcel is bordered on either side by commercial lodging facilities.

## Project Description

The single-story duplex at 67 South Crawford Avenue consists of two, two-bedroom dwelling units of 569 square feet (sf) each, with mirrored layouts. As seen in Figure 3, the layout for each unit includes two bedrooms, a living room, a kitchen with a built-in pantry, a laundry area, and a bathroom.





Figure 3: Floor Plan

The large, unpaved yard has room for five uncovered parking spaces, as diagrammed in Figure 4.

Two bedrooms would allow each unit a maximum of six overnight guests, for a combined total of twelve guests. The project is subject to all standards set forth by Chapter 26, Transient Rentals, and will also require a Vacation Home Rental Permit, business license, Transient Occupancy Tax (TOT) certificate, and Housing Mitigation Ordinance (HMO) fee payment, if approved by the Planning Commission.

The present owner and applicant, Lynn Monteverde, has owned the duplex since the 1990s. Since acquiring the property, she has made both units available for long-term rent.

In late 2024, both leases were terminated early. The applicant subsequently listed the duplex for sale and is pursuing a transient rental permit as part of a contingent sale agreement. A statement from the prospective buyers is attached to this staff report (Attachment 1).

According to the personal narrative submitted along with her application (Attachment 2), relocating to Big Pine, advancing age, and the increasing difficulty of hiring qualified contractors contributed to the owner's decision to sell the duplex.

## Mono County General Plan Consistency

### Development Standards

#### *Land Use Designation*

The parcel's Commercial (C) designation allows for a wide range of retail and professional uses suited to a shopping and business district, supplemented by commercial lodging and high-density housing.

## Parking & Access

MCGP LUE §26.030.B.4. requires transient rentals to comply with parking requirements set forth in the General Plan.

**§26.030.B.4.** *The property must be certified by the Community Development Department as complying with parking requirements and any applicable land use regulations set forth in the Mono County General Plan;*

Table 06.010 sets parking requirements based on use and requires two spaces per residential unit. As the duplex includes two units, the total number of required spaces is four. As seen in Figure 4, the large yard at 67 South Crawford Avenue allows for five parking spaces, one of which would be accessible.

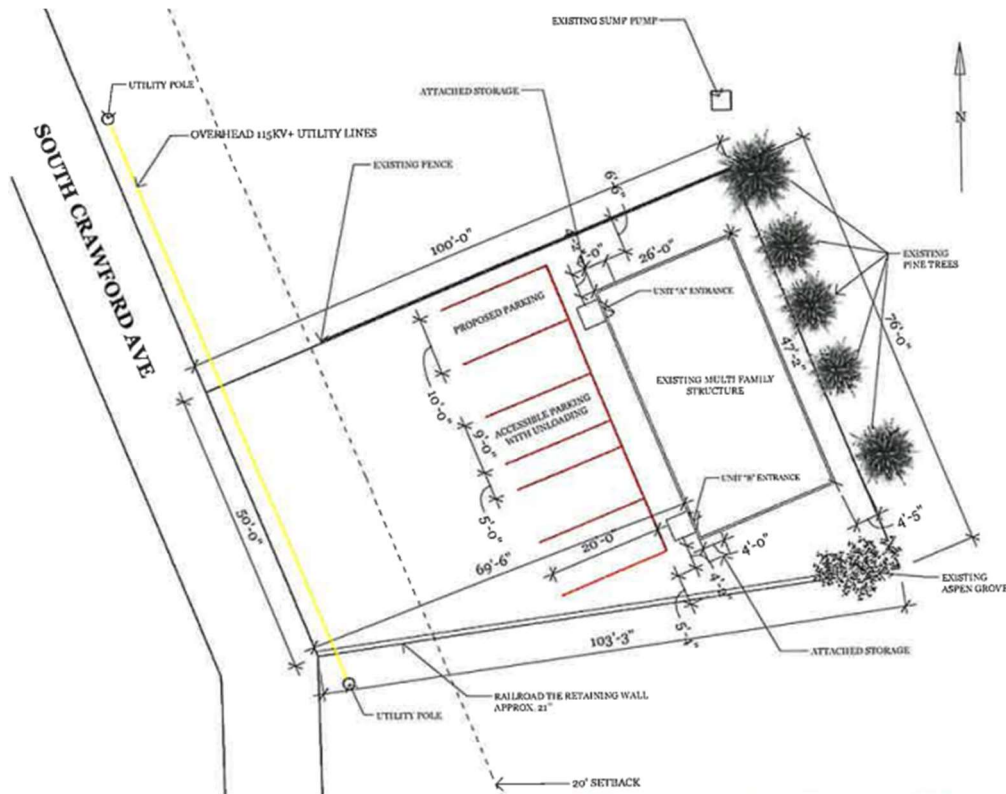


Figure 4: Site Plan

Section 06.010 specifies that the standards for providing parking shall apply at the time of erection of any building or establishment of any use. As this use permit would establish a new use on the parcel, all applicable parking standards must be met.

Section 06.020.B requires that all parking spaces be paved, and Table 06.020 specifies that the driveway for all commercial land uses with a paved access road shall also be paved. A condition of use therefore requires that all parking spaces, and the driveway accessing them, be paved before a transient rental permit is granted.

Section 06.020.C requires that all paved parking spaces shall be striped in accordance with the approved parking layouts shown in Figure 06.010. A condition of use therefore requires compliant striping.

Additional conditions of use require that the driveway comply with applicable provisions of the Fire Safe Standards in Chapter 22, the State Minimum Fire Safe Regulations, and the County Roadway Standards, without exceeding the 60% Maximum Lot Coverage for residential uses on parcels with a Commercial land use designation.

### *Lot Coverage*

The existing duplex covers approximately 21% of the property in impervious surfaces, well below the 60% maximum allowed for residential uses on parcels designated for commercial use. The addition of a paved driveway and parking area isn't expected to exceed the maximum allowed lot coverage.

### *Setbacks*

The duplex is set approximately 70' back from South Crawford Road, meeting all front setback requirements. Side setbacks are narrow and uneven, 6'6" on one side and 4'3" on the other, but Commercial parcels have no side setback requirements. The existing 4'5" rear setback falls short of the required 5'. The property is therefore existing non-conforming for the rear yard setback.

## Dark Sky Regulations

Exterior lighting fixtures are not currently in compliance with the dark sky regulations found in Chapter 23 of the Land Use Element of the MCGP. Replacing existing fixtures with compliant exterior fixtures is included as a condition of approval for this Use Permit.

## Countywide Land Use Policies

**Goal 1.** *Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.*

**Objective 1.C.** *Provide a balanced and functional mix of land uses.*

**Objective 1.D.** *Provide for the housing needs of all resident income groups, and of part-time residents and visitors.*

Countywide land use policies in the General Plan's Land Use Element emphasize the importance of finding a balance between the competing interests of residents and visitors.

Policies addressing short-term rentals focus on limiting short-term rentals in residential land use designations. The parcel under consideration is designated for commercial use, bordered on one side by a multi-family dwelling and on the other by a motel.

## June Lake Area Plan

Area Plan policies that favor short-term rentals in the Village:

**Objective 20.B.** *Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.*

**Objective 20.D.** *Increase visitation to June Lake.*

**Objective 13.I.** *Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.*

**Action 13.I.1.a.** *Limit the amount of commercial square footage outside the June Lake Village.*

Area Plan policies that discourage short-term rentals in the Village:

**Goal 15.** *Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.*

**Objective 15.C.** *Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy).*

**Policy 15.C.1.** *Locate community-serving commercial land uses in the June Lake Village.*

**Goal 14.** *Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.*

Area Plan policies that favor case-by-case analysis:

**Objective 13.M.** *To balance the character of single-family residential neighborhoods and the tourist economy, utilize a mix of best practices, creative solutions, and regulatory mechanisms, as guided by public input and engagement, to address the complexity of short-term rentals.*

**Objective 13.B.** *Promote well-planned and functional community development that retains June Lake's mountain-community character and tourist-oriented economy.*

**Objective 13.H.** *Balance the development of recreational facilities with the adequate provision of public amenities, employee and visitor housing, infrastructure, and circulation facilities.*

The policies contained in the June Lake Area Plan acknowledge the complexity of transient rental permits in a community with limited housing and a strong reliance on tourism. Some policies favor short-term rentals, some policies discourage them (especially in areas designated for residential use), but most favor case-by-case analysis. The most pertinent objective in the area plan, 13.M., simply urges decision-makers to use their best judgment. Others, such as Objectives 13.B. and 13.H., emphasize balance.

The duplex at 67 South Crawford Avenue is situated in the Village, the densest and most commercial of June Lake's neighborhoods. Many policies within the June Lake Area Plan, including Objective 13.I. and its associated policies and actions, encourage and concentrate commercial development within the Village area.

Transient rentals do have benefits for the community. The Issues, Opportunities, and Constraints section of the area plan cites several of them: they meet a tourism market need, propel economic growth, provide tax revenue, and assist homeowners in keeping and upgrading their properties.

This same section of the area plan also makes clear the link between attracting tourists and maintaining a stable economy for local residents:

*Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.*

Synthesizing these goals and policies favors the concentration of commerce, and especially commercial activity that attracts tourists, within the Village.

However, as implied by Goal 14 above, lodging for visitors and lodging for residents are not mutually exclusive categories—they overlap in the form of short-term rentals. The majority of June Lake's rental and affordable units are located in the Village. So are more than a third of *all* short-term rentals in unincorporated Mono County.

The County has permitted 100 short-term rentals in total, of which 85 are in June Lake. Thirty-seven of those 85, as seen in Figure 5, are located within the general area of the Village.

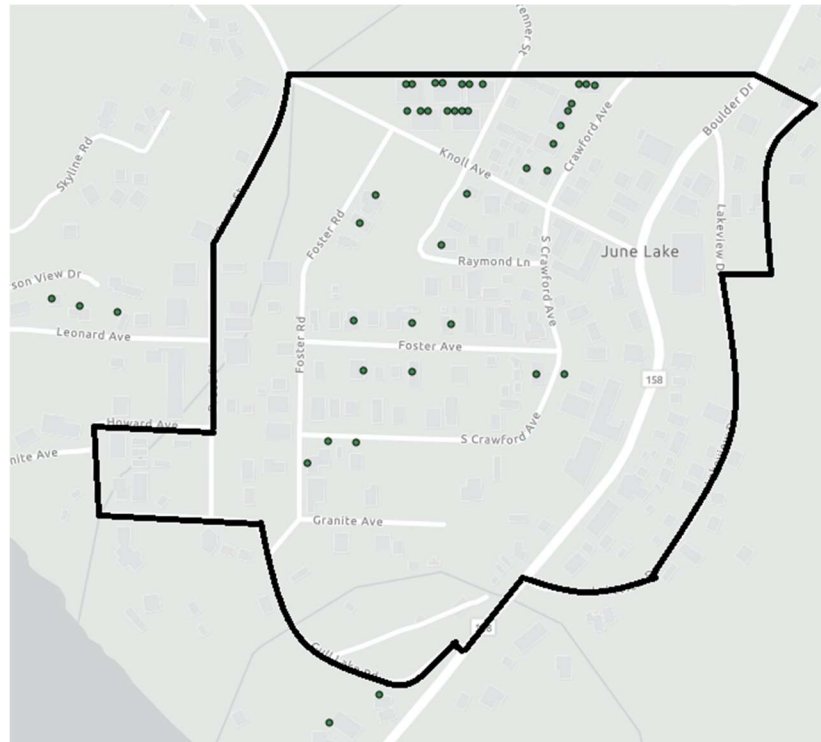


Figure 5: Transient Rentals in the Village

A key goal for local residents is that “June Lake ultimately develop into a moderately sized, self-contained, year-round community.” This goal (Goal 13) is developed and reiterated throughout the area plan.

This section of the Area Plan on Issues, Opportunities, and Constraints identifies the key obstacle to self-sufficiency:

*The relatively small resident population, an estimated 630 persons (2010 Census), does not constitute a viable economic foundation. Studies have indicated that a population of 1,500 to 2,000 persons is needed to create a self-supporting consumer economy. Presently, most residents conduct their shopping in Mammoth Lakes or, when major purchases are involved, in Bishop or Reno.*

Any reduction of the available housing stock, and especially the availability of affordable housing, negatively impacts progress toward the goal of self-sufficiency and improved amenities identified in the June Lake area plan.

## Review of Previous Decisions

Recent decisions on STR applications for parcels located in non-residential Land Use Designations are summarized below.

**UP 24-009 Poe** – This application to allow transient rental of a newly constructed 1,698-square-foot (sf) single-family residence on a parcel designated for Commercial Lodging-Moderate in June Lake’s Down Canyon neighborhood was denied by the Planning Commission in December of 2024. The Planning Commission determined that finding 32.010.C., that the proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is

located, could not be made, and their denial was upheld on appeal to the Board of Supervisors in February 2025.

UP 24-004 Morgan – This application to allow transient rental of an existing 2,308-sf single-family residence on a parcel designated Commercial in the June Lake Village was approved by the Planning Commission in October of 2024. This property was in escrow with the sale contingent on obtaining approval for transient rentals.

UP 22-004 Valetta – This application to allow transient rental of two units in a fourplex on a parcel designated for Mixed Use (MU) and located in the June Lake Village was denied by the Planning Commission in June of 2022. Each two-bedroom unit is approximately 768 sf. The Planning Commission determined that findings 32.010.C. and 32.010.D. could not be made due to housing needs and the removal of two units from the long-term rental pool. The decision was appealed and the denial was upheld by the Board of Supervisors in August of 2022.

## Land Development Technical Advisory Committee (LDTAC)

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The application was accepted at LDTAC on February 3, 2025.

Conditions of approval were reviewed and approved at LDTAC on April 7, 2025.

## Noticing

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The project was noticed in The Sheet on April 5, 2025. (Attachment 3)

Notices were mailed on April 2, 2025, to owners of property within 300' of the site. (Attachment 4)

Note that this project is subject to a 10-day public hearing notice, not the 30-day noticing required for projects on residential LUDs.

## Public Comment

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On 3/27/2025, after learning that the CDD would recommend a denial of their application for a transient rental permit, the applicant, prospective buyers, and their realtor proposed to alter the project by requesting one short-term rental permit instead of two, leaving one unit in the duplex available for long term rent. The hybrid proposal is attached to this staff report (Attachment 5).

The applicants opted against updating the existing staff report, notices, and conditions of approval to reflect the changed project proposal. When making this decision, the applicant considered the expense, the possibility of a delay, and a determination by the CDD that the changed proposal would not significantly impact the analysis presented in the staff report.

## CEQA Compliance

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Note: In accordance with §15270, projects which a public agency rejects or disapproves are statutorily exempt from CEQA.



If approved, the proposed project is consistent with a Class 1 Categorical Exemption under §15301 of the California Environmental Quality Act (CEQA). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples include but are not limited to:

- interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Conversion of a single-family residence to office use.

The transient rental unit will be used in a manner not substantially different from occupancy by full-time residents, whether owners or long-term renters. In addition, transient rentals must comply with Chapter 26 of the MCGP LUE, which addresses aesthetics, noise, parking, utilities, and other concerns.

The shift from long-term to short-term use of the residence does not change or expand the residential activities occurring on the property, which includes sleeping and eating. Thus, the continued residential use on a short-term basis is not more intensive than the conversion of a single-family residence to office use.

Additionally, because the project does not propose any new structures or amenities that would alter current residential activities, it is unlikely that the project will result in significant impacts to the Village neighborhood.

The project is subject to Chapter 5.65 of the MCC which specifies health and safety standards and other requirements such as quiet hours and owner or property manager response time (e.g., owner or property manager must be able to respond within a reasonable timeframe, preferably within an hour). The requirements set forth by Chapter 5.65 are intended to minimize potential impacts to the neighborhood as a result of short-term, residential use.

## Use Permit Findings

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Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative:

*A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.*

The “C” designation is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions.

Conditions of use ensure that, with the exception of the existing non-conforming rear setback, the site would meet all residential design requirements before a transient rental permit is issued.

This finding can be made.

*B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.*

A fully occupied residence generates traffic, and converting these residential units from their established use as long-term rentals to a transient rental use will not generate additional traffic.

South Crawford Avenue is a County-maintained road. The site meets the residential parking requirement of two spaces per unit, all vehicles will be required to park on-site as a condition of use, and no off-street parking will be allowed.

This finding can be made.

*C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.*

Approval would convert two historically long-term rentals into visitor accommodations. Due to the lack of housing availability for local residents and employees, the use of residential housing stock for short-term rental is detrimental to the public welfare and results in, for example, persons residing in non-compliant facilities such as recreational vehicles and trailers.

The size of the units is appropriate for workforce rentals or starter homes. The applicant intends to sell the units and has factored the value of an overnight rental entitlement into the sale price. Likewise, the prospective buyers have factored the income derived from overnight rental into their decision to make an offer. This price inflation is detrimental to locals trying to compete in the housing market for local units.

Until housing availability increases, allowing the rental of residential property to visitors rather than use as a traditional residence by the owner or rental to persons in need of housing to live in the area is detrimental to the public welfare.

Visitor accommodations should be provided intentionally through facilities built for that purpose, such as hotels and motels.

This finding cannot be made.

## **OR**

- i. The proposed use is not expected to cause significant environmental impacts.
- ii. The property is designated for commercial use, and the proposed use is consistent with its designation.
- iii. The applicant shall comply with requirements established in Mono County General Plan Chapter 26, Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODs. The standards and requirements minimize fire hazards, noise, traffic, parking conflicts, and disturbance to the peace and quiet.
- iv. The use permit process provides decision makers and the public the opportunity to balance competing priorities.

This finding can be made.

*D. The proposed use is consistent with the map and text of the Mono County General Plan because:*

- a. The project is inconsistent with the following June Lake Area Policies:
  - **Goal 15.** *Provide residents and visitors with a level of community facilities that improves the self-sufficiency of June Lake by reducing the demand on community facilities located in outlying areas.*

- **Objective 15.C.** Support broad-based community development, such as community-serving commercial activities (e.g., pharmacy).
- b. The project is inconsistent with the following June Lake Issues/Opportunities/Constraints:
- *The majority of the June Lake Loop's rental and affordable units exists in the Village.*
  - *The relatively small resident population, an estimated 630 persons (2010 Census), does not constitute a viable economic foundation. Studies have indicated that a population of 1,500 to 2,000 persons is needed to create a self-supporting consumer economy. Presently, most residents conduct their shopping in Mammoth Lakes or, when major purchases are involved, in Bishop or Reno.*
  - *Housing or lodging facilities are oriented primarily to second-home owners and tourists, not to local housing needs.*

Allowing two units to be converted to transient rental will remove units from the long-term rental market available to the local workforce.

This finding cannot be made.

## **OR**

- a. The Commercial designation allows the use of a property as a transient rental, consistent with Chapter 26 of the MCGP and area plan policies, subject to a Director Review (later elevated to a Use Permit via R24-038). The designation also permits lodging, subject to a Use Permit.
- b. The project is consistent with the following June Lake Area Policies:
- **Objective 13.I.** *Maintain the June Lake Village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.*
  - **Objective 20.B.** *Diversify and stabilize the local economy by attracting and retaining tourist- and community-oriented businesses, particularly those that provide new jobs for local residents.*
  - **Objective 20.D.** *Increase visitation to June Lake.*
- c. The project is consistent with the following June Lake Area Issues/Opportunities/Constraints
- *Enhancing the Loop's economic foundation will depend on expanding and improving tourist-oriented recreational facilities and accommodations. Public and private campgrounds during the summer months operate at near-full capacity, while in the winter, overnight accommodations fall short of demand.*
  - *Opportunities expressed about short-term rentals include meeting a tourism market need, economic development for June Lake, tax revenue for the County, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals, accountability and enforcement through regulation, protecting property rights, and educating, socializing with, and serving as ambassadors to visitors.*

This finding can be made.

This staff report has been reviewed by the Community Development Director.

## Attachments

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1. Letter from prospective buyers Mike and Kristy Aragon.
2. Personal narrative from applicant, Lynn Monteverde.
3. Notice for April 5, 2025 edition of *The Sheet*.
4. Public notice to neighboring property owners.
5. Correspondence with Heidi Vetter, realtor, proposing a hybrid solution of one short-term and one long-term rental, and opting not to update staff report or related materials to reflect the altered project proposal.

# MONO COUNTY

## Planning Commission

### NOTICE OF DECISION & USE PERMIT

**USE PERMIT:** UP 25-002

**APPLICANT:** Lynn Monteverde

**ASSESSOR PARCEL NUMBER:** 015-113-059-000

**PROJECT TITLE:** UP 25-002 Monteverde

**PROJECT LOCATION:** 67 South Crawford Avenue, June Lake, CA

On April 17, 2025 a duly advertised and noticed public hearing was held and the necessary findings, pursuant to Section 32.010 of the Mono County General Plan, were made by the Mono County Planning Commission [Insert Planning Commission Decision Here]. In accordance with those findings, a Notice of Decision is hereby rendered for Use Permit 25-002 subject to the following conditions, at the conclusion of the appeal period.

#### CONDITIONS OF APPROVAL

See attached Conditions of Approval

Any affected person, including the applicant, not satisfied with the decision of the Commission, may within ten (10) days of the effective date of the decision, submit an appeal in writing to the Mono County Board of Supervisors.

The appeal shall include the appellant's interest in the subject property, the decision or action appealed, specific reasons why the appellant believes the decision appealed should not be upheld and shall be accompanied by the appropriate filing fee.

Notice is hereby given pursuant to Code of Civil Procedure Section 1094.6 that the time within which to bring an action challenging the County's decision is 90 days from the date the decision becomes final. If no appeal is made to the Board of Supervisors, the Planning Commission decision shall become final on the expiration of the time to bring an appeal (10 days). Notice is also hereby given that the failure to exhaust administrative remedies by filing an appeal to the Board of Supervisors may bar any action challenging the Planning Commission's decision.

**DATE OF DECISION/USE PERMIT APPROVAL:** April 17, 2025

**EFFECTIVE DATE USE PERMIT:** DATE

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

**MONO COUNTY PLANNING COMMISSION**

█

**DATED:**

DATE

cc:

☒ Applicant

☒ Public Works

☒ Building

☒ Compliance

## **CONDITIONS OF APPROVAL**

### **Use Permit 25-002/Monte Verde VHR**

1. In order to qualify as a transient rental the building cannot be substandard as defined by the California Health and Safety code.
2. All parking spaces must be paved, including the driveway, in compliance with Chapter 6 of the MCGP Land Use Element, before a transient rental permit may be issued.
3. All paved parking spaces shall be striped in accordance with the approved parking layouts shown in figure 06.010 of the MCGP LUE before a transient rental permit can be issued.
4. The driveway shall comply with applicable provisions of the Fire Safe Standards in Chapter 22, the State Minimum Fire Safe Regulations, and the County Roadway Standards.
5. The addition of paved parking spaces and a driveway shall not exceed the 60% maximum lot coverage allowed by the Commercial Land Use Designation, as set forth in the Mono County General Plan Land Use Element.
6. Prior to conducting business, the property owner(s) shall receive a Vacation Home Rental Permit and comply with Mono County General Plan Chapter 26 "Transient Rental Standards & Enforcement in Nonresidential and MFR-H Land Use Designations and TRODS," a Mono County Transient Occupancy Tax Certificate, and a Mono County business license.
7. Future development shall meet all requirements of Mono County including, but not limited to, the General Plan, Mono County Code, and project conditions and site plan.
8. Off-site parking is prohibited.
9. All transient rental customers must sleep within the dwelling; customers are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
10. All exterior lighting shall be replaced to comply with Chapter 23, Dark Sky Regulations.
11. Project is required to comply with any requirements of the June Lake Fire Protection District.
12. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
13. Transient rentals shall be limited to a maximum of six guests per unit, and a maximum of twelve guests total.
14. A maximum of five vehicles are allowed to park on the property during transient rental. At no time shall the number of vehicles present exceed the number of parking spaces.
15. 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.

16. 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.
17. 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.
18. 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.

March 27, 2025

Mike & Kristy Aragon  
7174 Everglades Ave  
San Diego, CA 92119  
mikedaragon@gmail.com  
858-925-4755

Mono County Planning Division  
1290 Tavern Rd, PO Box 347  
Mammoth Lakes, CA 93546  
RE: Short Term Rental Application for 67 S Crawford Ave, June Lake, UP 25-002

Dear Members of the Review Board:

I hope this letter finds you well. I am writing to respectfully request your consideration and approval for the use of our prospective home as a short-term rental. My family and I have been fortunate enough to visit June Lake annually for the past seven years, and over this time, we've felt an incredible connection with the community. Our children learned to ski here, and the town has become more than just a vacation spot—it feels like a second home to us. We made our annual visit in February, and have had to limit the number of other families joining us due to a shortage of short-term rentals.

As a disabled veteran, and my wife a career public school teacher and principal, we've committed ourselves to serving others and contributing to the communities I've been a part of. We're not investment property moguls – this is our first pursuit outside of our primary home, and our hope is to make it into something attractive for ourselves and the friends, family, and other visitors looking to explore the well-kept secret that is June Lake. This is a home and community we see ourselves retiring in someday; to afford this dream, however, we would need to be able to rent the home on a short-term basis until then. In addition, there is a substantial amount of work and cost required to get the existing state of the property up to quality standards - something that should be accounted for when comparing to its own history as a long-term rental or viability for a first-time home buyer.

Our intention is not to disrupt the local community, but rather to become part of it, contributing positively and supporting local businesses as we have during our annual visits. We are committed to maintaining the home with care and responsibility, ensuring it aligns with community standards and contributes to the area's reputation.

Thank you for your time and consideration. We truly hope you will support us in making our dreams a reality in your town. If you have any questions or require additional information, I would be happy to provide it.

Sincerely,  
Mike & Kristy Aragon

**Mono County  
Community Development Department**

PO Box 347  
Mammoth Lakes CA, 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

**Planning Division**

PO Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

**PREAPPLICATION  
REVIEW REQUEST**

DATE 1/30/2025

**PROJECT NAME** 67 S. Crawford Ave. June Lake, Ca. 93529

**ANTICIPATED PERMIT OR APPLICATION:**

- ☐ General Plan Amendment   ☐ Specific Plan   ☐ Conditional Use Permit   ☐ Director Review
- ☒ Other Use Permit, STR

**REPRESENTATIVE** Self - Lynn Monteverde- Heidi Vetter Broker Associate Destination Real Estate

**ADDRESS** Post Office Box 106 324 Walnut St. CITY/STATE/ZIP Big Pine, Ca 93513

**TELEPHONE** (760) 914-1574

**FAX** ( )

**E-MAIL** lmonterverde304@gmail.com

**ASSESSOR PARCEL #** 015-113-059-000

**REVIEW REQUEST:** A preapplication review by the Mono County Land Development Technical Advisory Committee (LDTAC) is requested for the following project. Briefly describe below the type of project, units, square footage, etc. Please attach expanded narrative if available.

I believe that the project information has already been described and submitted in the application for Use Permit. However, I will expand the narrative here.

I am not just an investor, looking to make money on June Lake Real Estate. I am a longterm resident of June Lake and Mammoth. I first moved to June Lake after college in the 70s for a gap year. I had already experienced the overwhelming beauty of June Lake when my father bought the log cabin at 31 Lyle Terrace. I grew up in San Fernando California, and I had never seen stars like that before! Our family still owns this classic cabin and it is rented by a local couple who have been members of the June Lake community since 2020. We have NO plans to sell or alter the rental status of that June Lake residence.

Anyway, back to the 70s.. My first residence in June Lake was at the June Lake Trailer Park. I worked at June Mountain and various restaurants, Silver Lake resort in the Summer. I had to leave June Lake in 1980 after the earthquakes, drought and recession. But I always wanted to come back. (see attached)

**PLEASE PROVIDE:** Maps, drawings, illustrations and narrative that may be useful for staff review.

In the late 1980s, I was able to return to June Lake . Having lived in San Diego and worked for Time-Warner Cable, I had gained significant knowledge of the rapidly growing cable TV industry. I obtained employment with the local June Lake Cable Company owned by Dan Roberts. I lived with my husband and eventually, 3 children in a home we bought on Hideaway Lane Down Canyon ( I named the street - no really!) I bought the Crawford Ave. Duplex as an investment in the 1990s as my husband was a contractor and we were able to upgrade it and rent it for additional income. Unfortunately, we later got divorced but I retained the duplex and moved to Mammoth in 1990 and worked for King Video owned by the Warta family ( it has changed names several times and I believe it is now Suddenlink or Optima !)

After my retirement from the cable company, I worked at Mammoth Elementary, Middle and High Schools as a classroom Aide and eventually full time at Mammoth High in Special Education. After my youngest child went off to UCLA, I moved to Big Pine where I currently reside.....  
Who cares???

I just want to let the Planning Department know that - yes, I am selling this property and stand to make a substantial amount of money, But I am not just zooming in for a quick profit. As I get older and contractors, painters, plumbers, and general home maintenance workers become harder to access in June Lake. I have been doing most of the repairs and maintenance myself . It gets a little harder now that I have a 1 ½ commute to June Lake - not to mention I am 70 years old and it's harder on the body than it used to be! I have fallen behind on the challenges of maintaining the property as well as I would like to. I did call all the local business owners and neighbors before I put the house on the market to see if any of the local businesses would like employee housing or to expand their businesses in the Commercially owned area or South Crawford Street ( ie June Lake General Store, June Lake Brewery, June Lake Motel, Villager Motel, The Ross family, June Mountain, ..) No one seemed interested at the time.

I absolutely understand Mono County's efforts to keep affordable housing in June Lake. I have done my best to keep my rents reasonable for local workers. Unfortunately, at this point in my life, my ability to do that and maintain the property has become overwhelming. I would like to sell and enjoy life with my three grandchildren in Bishop, ski Mammoth and June Mountains and hike the beautiful High Sierra I have come to love. Im sure the new owners (prospective buyers) will be able to upgrade this property and therefore enhance the commercial area of June Lake Village.

Thank You for your consideration,  
Lynn Monteverde  
760-914-1574  
lmontere304@gmail.com

# Mono County

## Planning Commission

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PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

Date: April 1, 2025  
To: The Sheet  
From: Heidi Willson  
Re: Legal Notice for the April 5, 2025, issue.  
Invoice: Deanna Tuetken, PO Box 347, Mammoth Lakes, CA 93546

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### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **April 17, 2025**, in the Board Chambers on the 2<sup>nd</sup> floor of the County Courthouse, 278 Main Street, Bridgeport, 93517. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/84464537336>, or via teleconference at the Dana Room on the 2<sup>nd</sup> floor of the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, 93546, where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:05 a.m. Use Permit 25-002/Monteverde Vacation Home Rental.** The proposal is to allow vacation home rental of a duplex located at 67 South Crawford Avenue (APN: 015-113-059-000) in the June Lake Village. The 0.14-acre property is designated Commercial (C). If permitted, the vacation home rental will have a maximum overnight occupancy of twelve persons and five vehicles. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available after April 10 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments by mail or at the office to the Secretary of the Planning Commission, PO Box 347, 1290 Tavern Road Suite 138, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, April 16, 2025, to ensure timely receipt, or by email at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.



# PUBLIC NOTICES

## Notice of Resolution

RESOLUTION NO. 25-16

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MAMMOTH LAKES, STATE OF CALIFORNIA, APPROVING THE ANNUAL REPORT FOR PROCEEDINGS FOR THE LEVY OF ASSESSMENTS WITHIN THE SPECIAL MAINTENANCE DISTRICT BENEFIT ASSESSMENT DISTRICT NO. 2014-1 (MAMMOTH VIEW) FOR FISCAL YEAR 2025/26

The Town Council of the Town of Mammoth Lakes (the "Town") does resolve as follows:

WHEREAS, the Town Council of the Town of Mammoth Lakes (the "Town Council"), California, pursuant to the terms of the Benefit Assessment Act of 1982, Title 5 Division 2, of the California Government Code (commencing with Section 54703), Article XIII D of the Constitution of the State and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (collectively, hereafter referred to as the "Assessment Law") did, by previous resolution, establish the Benefit Assessment District designated as: Benefit Assessment District No. 2014-1 (Mammoth View) (hereinafter referred to as the "Maintenance District"); and

WHEREAS, the Town has retained NBS for the purpose of assisting with the annual levy of the Maintenance District, and the preparation and filing of an annual report for the levy of assessments for the fiscal year commencing July 1, 2025 and ending June 30, 2026 within such Maintenance District; and

WHEREAS, there has now been presented to this Town Council the Fiscal Year 2025/26 Annual Report (the "Report") as required by the Assessment Law; and

WHEREAS, this Town Council has now carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements to be maintained as set forth in the Report; and

or as soon thereafter as is feasible in the Town Council Chambers, Suite Z located at 437 Old Mammoth Road, Mammoth Lakes, CA 93546. The Town Council further orders the Town Clerk to publish notice of this resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

- The above recitals are all true and correct.
- The Report as presented consists of the following:
  - Plans and specifications describing the general nature, location and extent of the improvements to be maintained and of the maintenance work.
  - An estimate of the cost of maintenance of the improvements for the Maintenance District for Fiscal Year 2025/26.
  - A diagram of the Maintenance District, showing the area and properties proposed to be assessed.
  - An annual assessment for Fiscal Year 2025/26 of the estimated costs of the maintenance of those improvements to be maintained during such fiscal year, assessing the net amount upon all assessable lots and/or parcels within the Maintenance District in proportion to the special benefits received; together with a formula pursuant to which such annual assessment may be adjusted annually for inflation pursuant to the Assessment Law without the necessity for additional assessment ballot procedures.
  - The available Maintenance District funds will be applied to offset the cost of improvements for Fiscal Year 2025/26, resulting in \$6,000 levy to the parcels in the Maintenance District.
- The Report, as presented, is hereby approved, and is ordered to be filed in the Office of the Town Clerk of the Town Council as a permanent record and to remain open to public inspection.
- The Town Clerk of the Town Council shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Report.

IN WITNESS WHEREOF, the Town Council has caused this Resolution to be signed and attested by its Clerk, and the same to be published in the Town Sheet, a newspaper of general circulation in the Town of Mammoth Lakes, California, on this 4th day of April, 2025.

## Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on April 17, 2025, in the Board Chambers on the 2nd floor of the County Courthouse, 278 Main Street, Bridgeport, 93517.

The meeting will be accessible remotely by livestream at <https://monocounty.zoom.us/j/84464537336>, or via teleconference at the Dana Room on the 2nd floor of the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, 93546, where members of the public shall have the right to observe and offer public comment and to consider the following: No earlier than 9:05 a.m.

Use Permit 25-002/Monte Verde Vacation Home Rental.

The proposal is to allow vacation home rental of a duplex located at 67 South Crawford Avenue (APN: 015-113-059-000) in the June Lake Village. The 0.14-acre property is designated Commercial (C). If permitted, the vacation home rental will have a maximum overnight occupancy of twelve persons and five vehicles. The project qualifies for an exemption under CEQA §15301, Existing Facilities.

Project materials will be available after April 10 for public review online at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend online or in person to comment, or to submit comments by mail or at the office to the Secretary of the Planning Commission, PO Box 347, 1290 Tavern Road Suite 138, Mammoth Lakes, CA, 93546, by 5 p.m. on Wednesday, April 16, 2025, to ensure timely receipt, or by email at [cdcomments@mono.ca.gov](mailto:cdcomments@mono.ca.gov). If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at or prior to the public hearing.

TS #2025-0043

## Request for Qualifications

The Town of Mammoth Lakes (Town) is seeking Statements of Qualifications from qualified Consultants (Consultant) to provide Data Collection Services designed to support the programs and activities of the Office of Outdoor Recreation. This includes using modern technology and techniques to collect user data within designated parameters, ability to geofence specific areas to collect data, analyze trends & consumer profiles, assess visitation & demographics, provide reports, and other pertinent information that the Office of Outdoor Recreation will use to inform future planning efforts.

A physical presence in the Mammoth Lakes area is not required, as many modern data collection techniques can be completed from outside of the area using technology such as cell phone data.

The scope of work will include the following:  
 \*Data Collection & Analysis – Using cell phone data or other modern techniques  
 \*Development of Graphic materials/reports of Data collected  
 \*Ability to draw geofences around specific areas to collect data  
 \*Ability to compare data with other similar facilities across the country

<https://procurement.opengov.com/portal/townof-mammothlakes/projects/155907>

TS #2025-0036

## Notice of Intent to Purchase Property

NOTICE IS HEREBY GIVEN of the Mono County Board of Supervisors' intention to approve a purchase of a certain real property in Mono County.

The property proposed to be purchased is described as Assessor's Parcel Number 006-092-006-000, located at

# Mono County

## Community Development Department

P.O. Box 347  
Mammoth Lakes, CA 93546  
(760) 924-1800, fax 924-1801  
commdev@mono.ca.gov

### Planning Division

P.O. Box 8  
Bridgeport, CA 93517  
(760) 932-5420, fax 932-5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **April 17, 2025** in the Board Chambers on the 2<sup>nd</sup> floor of the County Courthouse, 278 Main Street, Bridgeport, 93517. The meeting will be accessible remotely by livecast at <https://monocounty.zoom.us/j/84464537336>, or via teleconference at the Dana Room on the 2<sup>nd</sup> floor of the Mono County Civic Center, 1290 Tavern Road, Mammoth Lakes, 93546, where members of the public shall have the right to observe and offer public comment and to consider the following: **No earlier than 9:05 a.m. Use Permit 25-**

**002/Monteverde Vacation Home Rental.** The proposal is to create a vacation home rental of a duplex located at 67 South Crawford Avenue (APN: 015-113-059-000), in the June Lake Village. The 0.14-acre property is designated Commercial (C). If permitted, the vacation home rental will have a maximum overnight occupancy of twelve persons and five vehicles. The project qualifies for an exemption under CEQA §15301, Existing Facilities. Project materials will be available for public review online after April 10, 2025 at <https://monocounty.ca.gov/planning-commission> and hard copies are available for the cost of reproduction by calling 760-924-1800.

INTERESTED PERSONS are strongly encouraged to attend the meeting in-person; or to submit comments by mail or at the office to the Secretary of the Planning Commission, PO Box 347, 1290 Tavern Road STE 138, Mammoth Lakes, CA 93546 or by email at [cddcomments@mono.ca.gov](mailto:cddcomments@mono.ca.gov), by 5 p.m. on **Wednesday, April 16, 2025**. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the

public hearing described in this notice, or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing.

### Project Contact Information:

Erin Bauer

PO Box 347 • Mammoth Lakes, CA 93546  
(760) 924-4602 • [ebauer@mono.ca.gov](mailto:ebauer@mono.ca.gov)





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**Fwd: Please review and send to Erin.**

---

**From** Lynn Monteverde <lmonteverde304@gmail.com>

**Date** Thu 3/27/2025 12:29 PM

**To** Erin Bauer <ebauer@mono.ca.gov>

**[EXTERNAL EMAIL]**

----- Forwarded message -----

**From:** **Heidi Vetter** <[heidi@destinationmammoth.com](mailto:heidi@destinationmammoth.com)>

**Date:** Thu, Mar 27, 2025 at 11:11 AM

**Subject:** Please review and send to Erin.

**To:** Lynn Monteverde <[lmonteverde304@gmail.com](mailto:lmonteverde304@gmail.com)>

Use Permit 25-002

Commercial Lot 67 S. Crawford, June Lake, Ca.

I am forwarding this information from Heidi Vetter and the proposed buyer of the Crawford Stree Duplex. My statement is redundant, but still accurate. Thanks for your time and efforts on this matter.

Lynn Monteverde

Hi Erin,

I understand you may not be able to work with me directly since the Use Permit is in Lynn Monteverde's name. However, as her real estate agent, you'll recall that we submitted the paperwork together. For that reason, Lynn is submitting this document to you to confirm she supports the position outlined below.

In response to your question to Lynn on March 26, 2025:

*"It looks like the duplex is currently vacant. When and why did you decide to stop making the units available for long-term rent? Did your tenants vacate, or did you decide not to offer a renewal of the lease? We'd like to offer some background to the Planning Commission, as they weigh their decision."*

Lynn provided the following explanation:

"Both tenants voluntarily gave notice immediately after I informed them of my intent to sell the property. I would have preferred they stay, and I did not compel them to leave. They all

found housing in June Lake within two weeks and remain local residents. I also advertised the duplex as a long-term rental during escrow on two separate occasions. I placed ads in the Bishop Real Estate Rental List, Sierra Reader, Mammoth Times, and Inyo Register. I received only two inquiries.”

Given the Planning Department’s preliminary recommendation to deny this application—we feel it’s essential to present a viable alternative that benefits the Seller, the Buyer, and Mono County.

**Proposed Hybrid Solution:**

The Buyers have agreed to retain one unit of the duplex as a long-term rental. They are requesting approval to operate the second unit as a short-term rental. This arrangement satisfies their financial needs and allows them occasional use of the property with their two sons, who have a deep connection to June Lake and allows them to renovate the property, eventually making it their retirement home.

This balanced approach aligns with the County’s stated goals:

- **Objective 1.D** – *Provide for the housing needs of all resident income groups and part-time residents/visitors.*
- **Objective 11.B** – *Enhance and support the tourism-related economy.*

Our proposal directly supports both objectives by maintaining workforce housing and contributing to the visitor economy.

Regarding CEQA concerns, it has been noted that short-term rentals pose no greater impact than single-family residences and likely less than other commercially permitted uses—such as a salon, a liquor store, restaurant, or dry cleaner. As discussed in the March 20, 2025 Planning Commission meeting, licensed STRs operators generate far fewer complaints than unlicensed operators.

Mono County’s housing challenges should not rest solely on individual property owners. Owners should reasonably expect to use their properties within the zoning allowances. This hybrid solution honors that expectation while helping meet broader County goals.

We respectfully request that the Planning Department incorporate this proposal into the planning commission presentation on April 17, 2025 and reconsider the recommendation to deny.

I will follow up shortly with Buyer information if needed so you can confirm their intentions and commitment to this transaction.

Lynn Monteverde, Mike Aaragon (Buyer) and I will be at the April 17th presentation.

Best regards,

Heidi Vetter

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## Mono County Planning Division\*: Current Projects

April 17, 2025

\*Does not comprehensively include transportation, LAFCO, building, code compliance, etc. projects

Completed Planning Work		
UP	June Lake	VHR - last Planning Commission meeting
Sage grouse conservation	Long Valley & Bodie	Participating in lek counts
See Active Policy/Planning Work		
Active Planning Permit Applications		
Permit Type	Community	Description
GPA/SP	Mono Basin	STRs & campground, awaiting applicant response
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
GPA/SP	Mono Basin	Convert D&S Waste UP into a SP to limit permitted uses to those approved in the UP
UP	SBP	wood pellet manufacturing, awaiting payment
UP	Benton	OH lines, awaiting applicant response
UP	June Lake	New RV Park (Bear Paw), drafting comments/corrections
UP	Sunny Slopes	New Long Valley Fire Dept station, awaiting response
UP	June Lake	new STR, awaiting response
UP	June Lake	4 new units, awaiting response
UP	June Lake	VHR - Edgewater
LM	June Lake	Highlands II
LM	Walker	merger of ER parcels - in progress 2/12/25
Active Policy/Planning Projects		
Name	Community	Description
Overall Work Program Draft	Countywide	responded to Caltrans comment, finalizing for submittal
Short-Term Rental Housing Study	Countywide	Revising General Plan policies for RPAC review - PC workshop in May or June
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	Workshops underway
Safe Park Facility	Mammoth Vicinity	"Low Barrier Navigation Facility" at old Sheriff Substation, CDD drafting comment/correction letter
Housing Policy	Countywide	HCD APR, review of 2024 housing legislation, supporting Housing Manager initiatives, Housing Authority meeting 4/15
Review last mile provider proposal	Countywide	Drafted CEQA review evaluation, meeting to discuss project.
Drought Management Plan	Countywide	Drafting consultant contract
Workshop on Hemp regulations	Countywide	April 15 Board meeting
Annual Clean-up GPA	Countywide	in development
RVs as residences	Countywide	Analyzing results for workshop with Planning Commission and Board to determine policy direction
Rush Creek Dam Decommissioning	June Lake	Continuing to follow and comment as needed
Transportation projects of note	Countywide	Collaborating with Caltrans on Lee Vining and Bridgeport street rehabilitation projects, and traffic calming for Walker Main Street.
Grant application	June Lake	To Implement the June Lake Active Transportation Plan; dovetails with a housing project/need
Tri-Valley Groundwater Model	Tri-Valley	project underway by consultant
Revising Environmental Handbook	Countywide	Provide updated guidance to applicants on the County's implementation of CEQA
Environmental Justice Element	Countywide	Required by state law, drafting for public review, notified tribes of opportunity for input



Active Policy/Planning Projects		
HMO Update	Countywide	Preparing budget request for FY 25-26
US 395 Wildlife Crossings	Long Valley	Caltrans staff left, CDFW staff taking lead
Sage grouse conservation	countywide	Bi-State Action Plan being finalized, presentation to BOS on 3/18, lek counting starting
Biomass Facility	Countywide	Assist with land use planning issues as necessary; Whitebark has been expanding project area to June and Mono Basin
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA, received determination that new regulations do not apply to existing roads
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
Cannabis Odor Standards	Countywide	Low priority

**Acronyms:**

AG	Agriculture
APR	Annual Progress Report
BOS	Board of Supervisors
CDBG	California Development Block Grant
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MMSA	Mammoth Mountain Ski Area
MU	Mixed Use
PC	Planning Commission
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
TOML	Town of Mammoth Lakes
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled