

Attachment 3. Public Comment Letters

From: dennischapman1746@gmail.com
To: [CDD Comments](#)
Cc: [Robert Chapman](#); grantlakemarina@gmail.com
Subject: June Lake Highlands SPA and TTMA 34-24 and 34-26 related to 220 Highland Dr. June Lake Ca 93529
Date: Tuesday, June 9, 2020 11:41:04 AM
Attachments: [June Lake Public Notice Short Term Rentals.pdf](#)

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Dear Planning Commission Secretary,

Thank you for the opportunity to comment on the subject matter. First of all, I am commenting with the full support of Robert Chapman who has a 50% interest in the subject property and home. At the last meeting the Planning Commissioners asked some very good questions regarding the original proposal by the developer applicant. It became very apparent that the existing owners who have already built their homes were potentially going to be harmed if the original request were approved. At the meeting, I spoke on the zoom call and voiced our position on the proposal and I requested that our property be included in the request. In fact, I stated that all the properties should be included in the request and then the Planning Commission should take action one way or the other. Since the meeting I spoke with a number of the existing homeowner residents about the process. Their views varied. One neighbor stated that there was going to be a % cap on the number of permits for short term rentals that would be approved. He stated 3%. We are in favor of limiting the permits on a percentage basis only if the existing owners who have built homes or those who have broken ground be given first opportunity to file the appropriate application. This accommodation would prevent the Developer or other owners who have not built from gaining any unfair advantage of those who have built their homes. Our preference is that the Planning Commission deny the request, however, if the Commission chooses to approve the amendments, then I strongly urge the commission to make conditions that provide existing owners who have built or who have commenced building some assurance that their applications would be processed and not be arbitrarily blocked out by a percentage threshold.

Thank you for the opportunity to comment.

Sincerely,

Dennis Chapman
Robert Chapman
220 Highland Drive
June Lake, Ca 93529



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From: [Kurt Erikson](#)
To: [Michael Draper](#)
Subject: Re: FW: [Planning Commission Updates] Planning Commission - regular meeting
Date: Thursday, May 21, 2020 5:47:18 PM

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Hi Michael,

Highlands

I joined the planning commission Meeting today but had to leave in the middle for a job. Anyway, I heard from Andre Blaine afterwards that there was no resolution. 25 property owners had signed for transient rentals. I would believe this should be enough to pass the amendment? A re-notice doesnot make any sense to me as many of the lots are still not sold and have been for sale for 14 years. Waiting for new property owners to join will make this a very long process. Property owners received a notice and if it was important to them they should have replied. Also I know you have been very patient and accommodating allowing people to apply until recently.

There may be a few that donot agree and then changed their minds to also be included after understanding the majority want approval. I donot understand why a few people can stop the majority in getting this passed.

Please let me know what I can do to help get this resolution passed.

Kind regards,
Kurt Erikson

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From: jinhewett@gmail.com
To: [Michael Draper](#); ["Charles Hewett"](#)
Subject: RE: [June Lake Highlands Specific Plan Amendment] Planning Commission - regular meeting
Date: Thursday, May 28, 2020 7:33:07 PM
Attachments: [JL STR Policy Recs for PC 02.15.18.doc](#)

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Hi Michael,

I am not sure whether the attached document is the latest short term rental policy for the June Lake area. It seems to have some good ideas in terms of limiting impact to the existing homes. Please advise.

With regards to the June Lake Highlands Specific Plan, we'd like to recommend the following additions for the Planning Commission to consider.

1. Please limit the short term rental in the Highlands area to Type I – Owner Occupied only.
2. Please limit the total number of permits to a low percentage of the lots (e.g. 10%).

Thanks,
Jin & Charles Hewett

From: [Lucian Jorg](#)
To: [Michael Draper](#)
Subject: Short term rentals in the Highlands
Date: Wednesday, June 3, 2020 12:01:56 PM

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Hello Mr. Draper,

Thank you for your letter regarding short term rentals. I own lot #30 at 46 Highlands Place and would welcome the ability to use my future house as a vacation rental since it will be a secondary residence. It would be a big financial help to be able to rent out the house and it would help the community thrive. Please contact me with any additional input you require.

Thank you and be safe

Lucian Jorg

From: [Emil Youssefzadeh](#)
To: [Michael Draper](#)
Subject: Highlands short term rental
Date: Sunday, May 31, 2020 1:58:44 PM
Importance: High

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Hi Michael,

I hope all is well. I was on the call for the lengthy meeting on May 21. My feeling from the call is that most of existing 12 or so actual owners/residents prefer there will be no short term rentals even though most, including me, like to have it if its approved for any lot. If majority residents think as such and the board will follow the decision of the majority then I will also follow the majority.

Based on this, I would request a communication be sent to owners of all lots with (a) existing occupied residents and (b) those with applications for permits or permits in hand. The question to them could be as follows:

“The board would wish to know how many of existing residents of Highlands (including those with permits in hand or process) are in favor of short term rentals and if the board decides to follow the preference of majority of existing residents (including those with permits in hand or under application) whether you would be willing to withdraw any request for approval of short term rentals for your property”.

On a separate subject, I like to start landscaping my two adjacent empty lots but cannot afford the irrigation water bill. Is there a possibility I can get a permit for a well on my eastern lot strictly for irrigation ? I know my neighbors up on the hill on skyline have a well.

Thanks

Emil