

20 November 2024

To the Secretary of the Planning Commission:

Hello,

We received a Notice of Public Hearing in regards to an application for an STR that is less than a quarter mile from our property. We are writing to make our opinion known about the proposal to issue this STR permit to the owner of 122 Nevada St.

We also received an excellent report on this proposal from Aaron Washco, Planning Analyst, which we greatly appreciated. Further, he was very helpful in answering questions over the phone.

As people who value neighborhood community and the seclusion and quiet that we purchased our home to experience, we share all the concerns that were expressed by other residents as stated in VIII. 18. of the report.

These are our specific concerns in regards to this proposed STR:

1) Density: We already have four existing overnight rentals in our vicinity. We do not think it fair that our small neighborhood should be issued more permits. We also object to the fact that permits for our little neighborhood are year-round, the STR residence does not have to be owner-occupied, and that we are burdened with a higher density of STRs than the surrounding area. These are regulations which are completely different than those exacted on the upper Clark Tract.

2) Access: Nevada St. is the access to our property and is a narrow, unimproved dirt road. Despite signage, we have had an increasing number of vehicles come down our lane and turn around or park, with the occupants then crossing onto private property to walk. We anticipate more of an increase of this impact if the Mann permit is granted. We as residents are responsible for the cost of maintenance of these roads. Ms. Mann will benefit financially with an STR from using the roads we pay for.

3) Parking: The permit states that a maximum of 2 cars are permitted for this STR and must park in Ms. Mann's driveway. Currently, Ms. Mann currently uses the widened dirt area across from her home for her extra vehicles and sometimes business equipment. This use occupies space where cars can pass one another on the narrow road and emergency vehicles could get through. Some neighbors have objected to this overflow. Further, she is parking on the private property of 93 Nevada St. It seems likely that this will also be the tendency of her renters, and lend toward a greater volume of people and cars associated with her rental.

4) Local Housing: The financial benefit to home-owners permitted to operate an STR, especially on a full-time basis, precludes their consideration of renting to a local resident in need of housing. We know of a number of people in Mono and Inyo County who have

opted for the income of an STR over that of a long-time rental. Inyo County has now opted for regulations that curtail some of this trend.

5) Property Value Inequity: We chose to purchase a SFR in a down-canyon neighborhood for its quiet, beauty, and seclusion. We were not aware that the moratorium on new STRs and transient rentals was set to expire in April 2024. We do not want to rent our home or increase its value by procuring a STR permit. However, we are disproportionately affected by those around us that chose to do so. We incur the impacts of the STRs and they receive the benefits of income and a higher resale value of their property.

6) Visitor Issues: We know that Mono County has provided a means of reporting neighborhood issues associated with visitors using STRs. In fact, there was a bear problem in our area this summer which was exacerbated by the owners of a STR property who had not properly secured their garbage can and by their guests leaving food in a vehicle. Each night the bear was able to drag the can down the street in an effort to break it open. A vehicle window was wrenched off a visitor's truck. Despite emails to the STR owners from neighbors expressing concern, there was no response from them indicating that they would handle the garbage can issue until a secure housing was installed weeks later. We did consider reporting the situation to the county, but tried to resolve it in a neighborly fashion first. We do not want to arrive at our home and be compelled to enforce county regulations by reporting issues on STRs. It seems likely that the more STRs we have in our neighborhood, the more problems we will have. Since STR properties in our area are not required to be Owner-Occupied, those owners do not experience the impacts of their visitors.

Please consider our view when making your decision on this permit application.
Thank you.