

## Wendy Sugimura

---

**From:** Dennis Chapman <dennischapman1746@gmail.com>  
**Sent:** Tuesday, October 29, 2019 10:23 AM  
**To:** Michael Draper  
**Subject:** Re: Oct 15, 2019 letter re Highlands short term rental

**Categories:** Current

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See attached email. I typed in the wrong address  
Dennis Chapman

On Tue, Oct 29, 2019, 10:13 AM Dennis Chapman <[dennischapman1746@gmail.com](mailto:dennischapman1746@gmail.com)> wrote:

Michael,

I received your letter and need to get a site plan to show where these lots are located. I assume that they are undeveloped lots at this time. I want to confirm such.

If my assumption is correct, and the "developer" is processing this application, then I want to know what conditions you are considering to imposed to guarantee that cheap construction will be prohibited in this custom home master plan. Rentals and renters lower home values in all situations. We have no interest in any approval that would allow any devaluation to existing owners, especially ones who have constructed beautiful homes in this master plan.

We look forward to your response.

Dennis Chapman

Robert Chapman

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**From:** Dennis Chapman <dennischapman1746@gmail.com>  
**Sent:** Sunday, November 3, 2019 10:47 AM  
**To:** Bob Gardner  
**Cc:** Dan Roberts; robert chapman; Michael Draper  
**Subject:** Short term rental proposal to amend the June Lake Highlands SP and Conditions

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Supervisor Gardner,

Michael Draper of your planning department sent out a letter dated 10-15-19 regarding the subject matter which if approved would allow for short term rentals to be allowed on parcels 7-10 of our tract. Mr. Draper was clear that this process is at the initial stages and has not yet been scheduled for public hearings. In any event, we want you to know about the proposal, but more importantly, we want you to know how we feel about the proposal. So, thank you in advance for this opportunity.

The developer is requesting the change to increase the potential value of lots that they still own at the expense of all the other lots and homes that they do not own by allowing short term rentals on their 4 lots.

Last year we completed construction of our mountain home at 220 Highland Dr that was constructed by Eduardo Escoto, a longtime June Lake resident and contractor. My son, Robert, and I share ownership on a 50-50 basis. We are adamantly AGAINST any proposal from anyone who wishes to allow for short term rentals in the Highlands. Here are reasons why:

1. The addition of rentals into the Highland SP, a custom home development will lower values to the existing owners, especially those who have built homes.
2. The proposal does not provide for additional security to address additional crime that will certainly increase when short term party revelers rent proposed units.
3. The proposal does not include any design criteria that would insure that the exact architectural guidelines that the SP requires is adhered to. In this case, the Developer, who is requesting the amendment is the sole decision maker on the existing architectural committee. That is a major conflict.
4. The proposal does not address limits to the number of people who could rent the unit at one time nor any procedures to assure that the units do not turn into party houses.
5. The proposal does not address impacts created if approved to noise, trash, parking, traffic, safety, mayhem and a host of other negative impacts to the existing residents.

There is a litany of other concerns that are not addressed as well. If this is such a good idea, why was it not included in the original SP application? We know the answer to that.

We would be in favor of the County enacting an Ordinance that prohibits any short term rentals, AIRBNB, in the County.

I have spoken with our neighbors and all whom I have asked are extremely opposed to the application requested by June Lake Highlands LLC.

Please join with Robert, me and our neighbors and communicate to the applicant that your support for their request will not be provided. I would be pleased to talk to you about this if you like.

Thank for the opportunity to convey our concern.

Sincerely,  
Dennis Chapman 714 887-4872  
Robert Chapman

**From:** [Dennis Chapman](#)  
**To:** [CDD Comments](#)  
**Cc:** [robert chapman](#)  
**Subject:** June Lake Highlands Tentative Tract Map Amendment 34-26  
**Date:** Sunday, May 10, 2020 9:53:36 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Secretary of the Planning Commission,  
Robert Chapman, my oldest son, and I are the owners of the property at 220 Highland Drive, June Lake. We purchased the lot, designed and constructed the home that is there. We bought this particular lot as it met our longer term desires to have a legacy home for the future. The June Lake Highlands is an upscale development that has strict architectural guidelines that are intended to protect the value and enjoyment of each and every home constructed. This criteria was a primary reason to purchase and build in the Highlands. This email serves as our official comment to the proposed TTM Amendment 34-26.

We do not support the amendment to allow short term rentals on certain lots, not including our lot, for the following reasons:

1. Short term rentals will change the quiet and peaceful nature of the project into a weekend party atmosphere where short term renters will undoubtedly fail to behave in a fashion like the existing owners currently live.
2. The development was not designed with parking for short term rentals when a home may be rented to a group with 5, 6, 7 or more cars. The impact on the existing home owners will be significant. Think about snow clearing efforts and difficulties when cars are parked everywhere.
3. Trash is another significant concern. The amendment fails to address trash criteria. Unknowledgable renters will simply put their trash outside where it will attract bears and other wildlife to rummage through thus creating a safety problem that currently does not exist. Renters will go home but leave the problem behind.
4. Noise is an issue that also is not addressed. Partying is loud and goes on into the night and with weekend party warriors flocking in this will undoubtedly end up with confrontation after confrontation. As you know, the Highlands is a quiet place. Sound travels throughout the neighborhood. We can talk to our neighbors below us, the Smith's, in a normal speaking voice balcony to balcony.
5. The architectural design of the homes will be not be required at the current level, thus devaluing the current home values.

Why did not the developer originally obtain the approval for short term rentals? Simple answer. At that time, short term rentals would have "de-valued" the lots that needed to be sold.

Of course, it is a different day now for the developer and unloading the remaining lots is the primary goal for him, her or them.

This request is "not" a prudent one that should "not" be approved. Many problems will be created. Property value will ultimately be negatively impacted.

For the above stated reasons Robert Chapman and I request that you "Deny" the June Lake Highlands TTM Amendment 34-26 request.

Should the Planning Commission instead approve the request, then "ALL" the lots should be allowed to short term rentals at no additional cost to existing owners of lots not controlled by

the Deleloper. It is only fair that none of the lots or all of the lots in the Highlands be treated the same.

Thank you for the opportunity to provide input. If you have questions regarding this email please call me at 714 887-4872.

Sincerely,  
Dennis Chapman and Robert Chapman  
1746 Main St  
Huntington Beach, Ca 92648

## Wendy Sugimura

---

**From:** kurterikson@gmail.com  
**Sent:** Tuesday, March 3, 2020 10:45 AM  
**To:** Michael Draper; Charlott Erikson; Kurt Erikson  
**Subject:** Re: transient rental application for Apn:012-290-016

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Hi Michael

Here is a letter from my wife and I addressed to the planning commission in regards to “short term transient rentals in the highland tract specifically lot 16”. Can you forward to the appropriate person? Thanks!

To: Mono County Planning Committee  
Regarding: Short term transient rentals in Highland Tract (Lot 16)

Dear Sir/ Madam,

We just finished building our home in June Lake Highland tract and we just received the certificate of occupancy. This was a tedious process taking over four years costing us more than three times the amount it would cost us to build the same home in San Diego.

Our initial plan was to use the home only for our family but due to the high cost of building, we have to rent it out long-term or short-term.

Our goal is to be able to enjoy our vacation home, so we would prefer short term rental rather than long term to help pay for the cost while still having the opportunity to enjoy June Lake.

Selling the home is not an option as the market value prices are lower than the construction cost and the cost of land. We also worked so hard to complete and the goal is to keep this property for generations of our family to enjoy.

There's Limited land available for building in June Lake today. There is a limit to expansion and no risk for June Lake to lose its small community charm By Allowing short term rental in the Highland track. This will only benefit the town. We will only rent to families and people that will support June lake business without hurting the charm and image of the town.

There is also a lack of lodging in a town where businesses are struggling to make income all year round.

We ask for the planning commissions approval on this proposal.

Thanks and kind regards  
Kurt Erikson  
Tel 760 818 5162

On Feb 10, 2020, at 09:22, Michael Draper <mdraper@mono.ca.gov> wrote:

Hello Mr. Erikson,

Yes, your property will be included in this project. The project will now go to our Land Development Technical Advisory Committee meeting for acceptance and then processing can begin. My hope is to bring it to Planning Commission on March.

Thank you,  
Michael

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**From:** kurterikson@gmail.com <kurterikson@gmail.com>  
**Sent:** Saturday, February 8, 2020 4:46 AM  
**To:** Michael Draper <mdraper@mono.ca.gov>  
**Subject:** Re: transient rental application for Apn:012-290-016

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Hi Michael

Was it possible for me to be included in the application?

If I am included, is there any status update on the application?

Thank you.

Kind regards  
Kurt Erikson  
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On Jan 23, 2020, at 14:58, Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)> wrote:

Hi Kurt,  
Not that I am aware of but if you have evidence otherwise, I'd gladly review it.

-Michael

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**From:** [kurterikson@gmail.com](mailto:kurterikson@gmail.com) <[kurterikson@gmail.com](mailto:kurterikson@gmail.com)>  
**Sent:** Friday, January 17, 2020 12:17 PM  
**To:** Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)>  
**Subject:** Re: transient rental application for Apn:012-290-016

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Hi Mr. Draper

Yes this is in response to your letter.

I do have one question. Is my parcel already approved for transient rental? I was told that lots 14-16 were grandfathered into interlaken approval? Amnot sure about this so wanted to ask.

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On Jan 17, 2020, at 11:56, Michael Draper <[mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov)> wrote:

Hello Mr. Erickson,

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Thank you,

Michael Draper  
Mono County Planning Analyst II  
Community Development Department  
PO Box 347  
437 Old Mammoth Rd, Suite 220  
Mammoth Lakes, CA 93546  
760-924-1805

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Michael,

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If you need anything else at this time, please let me know.

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<Kurt & Charlott Erikson transient rental app.pdf>

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<Property owners letter.docx>



## Wendy Sugimura

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**From:** Gary Johanson <gjohanson@nffe.org>  
**Sent:** Thursday, October 31, 2019 10:33 AM  
**To:** Michael Draper  
**Subject:** June Lake Highlands residents oppose short term rentals in the Highlands.

**Categories:** Current

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Good day, Mr. Draper.

I received your notice concerning a proposal to allow for short term rentals on certain properties in the Highlands.

My wife Rochelle and I are opposed to this proposed change because it would negatively alter the character of the neighborhood. When we purchased our lot and built our home at 176 Highland Drive, we did so because it is a quiet neighborhood and not subject to the noise and light pollution associated with short term rentals. To remove the prohibition on short term rentals in our neighborhood would detract from our enjoyment of the property.

A little less than a year ago, a friend who lived in the June Lake village area sold his home and moved away, primarily because of the ruckus created by late night revelers in a rental property next door. We ask that the short term rentals not be allowed in the Highlands.

Sincerely,

Gary and Rochelle Johanson  
775 560-9031

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)

Michael Draper  
Mono County Planning Analyst  
PO Box 347  
Mammoth Lakes, CA 93546  
Ph. 760-924-1805

RECEIVED  
NOV 08 2019

Mono County CDD

October 15, 2019

Dear Property Owner,

The Mono County Planning Division has received an application to amend the June Lake Highlands' Tract Map Conditions and Specific Plan to allow short-term rental (rentals of 30 or fewer consecutive days) on four undeveloped parcels along the south side of Leonard Avenue. The parcels include lots #7-10, APNs 015-310-022, -023, -024, & -025. These parcels are all owned by the June Lake Highlands LLC.

If approved, the changes will allow only these properties to conduct short-term rentals. The only permit requirement would be an administrative Vacation Home Rental Permit issued in compliance with Chapter 26 of the Mono County General Plan Land Use Element. Other properties within the June Lake Highlands would not be allowed to conduct short-term rentals without a tract map modification and specific plan amendment.

This letter is being sent to all property owners within the Highlands to ask if any other properties would like to join the current application at this time.

The steps necessary for approving this project include a public hearing at the Planning Commission and then a public hearing at the Board of Supervisors. The cost of the amendment to the Tract Map and the amendment to the Specific Plan require a deposit of \$495 each, plus \$99/hour for additional time over five hours. The deposit payment has been provided by June Lake Highlands LLC; however if others are to join this application, the cumulative costs would be split evenly by all parties involved.

If you would like to be a party to this project please contact Michael Draper no later than Friday November 1, 2019 at 760-924-1805 or [mdraper@mono.ca.gov](mailto:mdraper@mono.ca.gov).

Thank you,



Michael Draper

*Red 10-29-19*

*I do not recommend that you don't allow this Short Term Rentals for this is a neighborhood & renters are loud & they party all the time! Betty Jasaton*

## Wendy Sugimura

---

**From:** Anne Philen <annephilen@yahoo.com>  
**Sent:** Sunday, April 26, 2020 1:37 PM  
**To:** CDD Comments  
**Cc:** Michael Draper  
**Subject:** June Lake Highlands

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Dear Mr. Draper,

We own a home in JL Highlands, and received notice of the hearing to amend our Specific Plan. Can you please explain how 20 select lots could be allowed short term rentals, while everyone else is excluded? If we indicated we were not interested in short term rentals, that was meant to apply to our neighborhood, not just our house! The rules should apply to ALL homes equally. We already have a problem with one neighbor who either rents or allows friends to use his house, but does not provide trash pickup. The people using the house take their trash to the baseball field!

Please respond.

Thank- you

Anne Philen

73 Highland Drive

Sent from my iPhone

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