

# Mono County Community Development Department

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**Draft**

## NOTICE OF DECISION Director Review 21-011 Caroselli Transient Rental

**APPLICANT:** Anthony Caroselli

**SUBJECT PROPERTY:** 45 Foster, June Lake, APN 015-111-020-000

**PROPOSAL:** To allow use of an existing single-family house at 45 Foster Street as a non-owner-occupied Transient Rental (a rental for fewer than 30 consecutive days).

Pursuant to the Mono County General Plan, Chapter 31 Director Review Procedures, based upon the following findings, you are hereby notified that Director Review 21-011 has been:

- Granted as requested.  
 Granted subject to the attached Conditions of Approval.  
 Denied.

### CONDITIONS OF APPROVAL

DR 21-011 is issued subject to the following conditions:

1. Transient rental occupancy is limited to six people and three vehicles.
2. The project shall comply with all provisions of Chapter 26 – Transient Rental Standards and Enforcement prior to conducting transient short-term rental.
3. All short-term rental customers must sleep within the dwelling; customers are not allowed to camp or reside in an RV, travel-trailer, or similar mobile-living unit on the property or any neighboring property.
4. Property shall be maintained in a neat and orderly manner. Trailers and vehicles currently stored on the property shall be removed prior to transient use.
5. All required parking shall be maintained on-site, with the two paved spaces (#2 and #3) reserved for the transient use. Consistent with Chapter 26, there shall be no off-site or on-street parking allowed and parking on property owned by other persons shall be considered a trespass.
6. Project shall comply with all Mono County Building Division requirements.
7. Future development shall meet requirements of the Mono County Code, Mono County General Plan, and Mono County Community Development Department.