

Olya Egorov

From: Bill Vogel <bv@vogelproperties.com>
Sent: Friday, September 12, 2025 9:29 PM
To: CDD Comments
Subject: Comments to GPA 25-01 and modifications to MCC 5.65

You don't often get email from bv@vogelproperties.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

I strongly urge abandonment of this unconscionable interference with private property rights. It's doubtful that this program can have the intended effect. See, for example, this week's Wall Street Journal analysis of the failure of very similar legislation in New York City, which has actually REDUCED the availability and affordability of rental housing.

WSWS

Real Estate

Real Estate

"New York City's crackdown on short-term rental listings has accomplished at least one of the city's goals. Far fewer New Yorkers have to put up with noisy tourists prancing through their apartment buildings late at night. But two years later, the city's prohibition of tens of thousands of Airbnb listings [has not cleared up the housing shortage](#). Apartment rents are at all-time highs while the vacancy rate is next to nothing. "The law doesn't seem to have a material impact in making rents more affordable," said Jonathan Miller of real-estate-appraisal firm Miller Samuel."

Bill Vogel
bv@vogelproperties.com
(909) 938-2065 mobile

Heidi Willson

From: Sherrie McNeil <jsmcneil@sbcglobal.net>
Sent: Saturday, September 13, 2025 3:21 PM
To: CDD Comments
Subject: Opposition to Proposed STR Restriction for Interlaken Condominiums

You don't often get email from jsmcneil@sbcglobal.net. [Learn why this is important](#)

[EXTERNAL EMAIL]

John and Sherrie McNeil

710 El Paseo Road

Ojai, CA 93023

(Owners of Interlaken Condo 17)

jsmcneil@sbcglobal.net

805-798-2805

September 12, 2025

Re: Support for Maintaining Short-Term Rentals in Mono County

Dear Chairperson and Members of the Board,

We are writing to express our strong support for maintaining short-term rentals in Mono County. These rentals play a vital role in our local economy, community, and tourism industry, and we urge the Board to continue allowing them under fair and reasonable regulations.

The Short-term rentals provide essential lodging options for the many visitors who come to Mono County each year to enjoy our natural beauty, outdoor recreation, and unique communities. By offering diverse accommodations, short-term rentals attract families, outdoor enthusiasts, and travelers who may not otherwise visit. These guests spend money at local restaurants, shops, outfitters, and service providers, directly supporting small businesses and sustaining local jobs.

In addition to economic benefits, short-term rentals often enable homeowners to afford living in the region by generating supplemental income. This helps residents maintain their homes, pay property taxes, and invest back into our community. Eliminating or severely restricting these rentals would put unnecessary strain on many households while reducing the County's lodging tax revenues that fund important public services.

We understand the importance of balancing community needs with responsible management. Rather than restricting or removing short-term rentals, we encourage the Board to focus on clear, enforceable standards that address concerns such as noise, parking, and occupancy. Many communities across California have successfully regulated short-term rentals in a way that supports both residents and visitors, and Mono County can do the same.

Thank you for your time and consideration of this important matter. We respectfully urge you to support policies that preserve short-term rentals as a sustainable and valuable part of Mono County's future.

Sincerely,

John and Sherrie McNeil

RECEIVED

SEP 16 2025

Mono County Board of Supervisors
c/o Clerk of the Board
PO Box 715
Bridgeport, CA 93517

OFFICE OF THE CLERK

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546
cddcomments@mono.ca.gov

Subject: Short-Term Rental Policy Update and General Plan Amendment Impacting Interlaken Condominiums, June Lake

Dear Members of the Board,

We have been the owners of Unit 25 at the Interlaken Condominiums in June Lake for _____ years. We have a business license with the County and we have rented our unit as a short-term vacation property the entire time that we have owned it. In fact, several of our renters have been renting our unit on an annual basis longer than we have owned it. Additionally, we visit June Lake approximately 2 weeks per year.

We ask that you oppose any proposals to restrict the ability of Interlaken Condo owners rent their units on a short-term basis.

Having the ability to rent our unit on as a vacation property was one of the incentives for us to purchase our condominium. We rely on the rental revenue to cover the costs associated with our unit. Last year, we incurred \$15,026. on utilities, insurance, and HOA dues alone. We also incurred \$3,000. in property taxes. Consequently, if you took away our ability to rent the unit on a short-term basis, it would have a significant financial impact on us.

It is our understanding that the current proposal would allow owners that have been renting their units to continue to do so as long as they maintain the appropriate license/permits. We appreciate this exception to the general rule, but we are concerned that a rule that impacts future owners' ability to rent the unit will impact the value of our property.

If we were unable to rent our unit on a short-term basis, we would either sell it or keep it for solely for ourselves. We would not consider a long-term renter because we visit June Lake throughout the year.

Our condominium community has always been a welcome place for visitors and we do not want this to change.

Thank you for your consideration of our position.

Very truly,

Ann Hammond
Richard E. [unclear]

Kenny & Gigi Hollister
2200 Jonata Park Rd
Buellton, CA 93427
(805) 680-2835
kenny@kennethollisterconstruction.com

09/15/25

Mono County Board of Supervisors
c/o Clerk of the Board
PO Box 715
Bridgeport, CA 93517

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546
cddcomments@mono.ca.gov

Subject: Short-Term Rental Policy Update and General Plan Amendment Impacting Interlaken Condominiums, June Lake

Dear Members of the Board,

We have been the owners of **Unit 22** at the Interlaken Condominiums in June Lake for 8 years. We have a business license with the County and we have rented our unit as a short-term vacation property the entire time that we have owned it. In fact, several of our renters have been renting our unit on an annual basis longer than we have owned it. Additionally, we visit June Lake approximately 6-8 weeks per year.

We ask that you **oppose** any proposals to restrict the ability of Interlaken Condo owners to rent their units on a short-term basis.

Having the ability to continue to rent our unit as a vacation property was one of the incentives for us to purchase our condominium. We rely on the rental revenue to cover the costs associated with our unit. Last year, we incurred \$17,156.00 on utilities, insurance, and HOA dues alone. We also incurred \$6,832.00 in property taxes. Consequently, if you took away our ability to rent the unit on a short-term basis, it would have a significant financial impact on us.

It is our understanding that the current proposal would allow owners that have been renting their units to continue to do so as long as they maintain the appropriate license/permits. We appreciate this exception to the general rule, but we are concerned that a rule that impacts future owners' ability to rent the unit will impact on the value of our property.

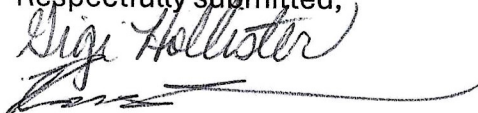
Kenny & Gigi Hollister
2200 Jonata Park Rd
Buellton, CA 93427
(805) 680-2835
kenny@kennethollisterconstruction.com

If we were unable to rent our unit on a short-term basis, we would either sell it or keep it for solely for ourselves. We would not consider a long-term renter because we visit June Lake throughout the year.

Our condominium community has always been a welcome place for visitors and we do not want this to change. ***In addition, please consider the loss in revenues for the local businesses and restaurants, which are supported by us and short-term renters.***

Thank you for your consideration of our position.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gigi Hollister". The signature is written in black ink and is positioned above a horizontal line that extends to the right.

Kenny & Gigi Hollister

Interlaken #22

Mono County Board of Supervisors
c/o Clerk of the Board
PO Box 715
Bridgeport, CA 93517

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546
cddcomments@mono.ca.gov

Subject: Short-Term Rental Policy Update and General Plan Amendment Impacting Interlaken Condominiums, June Lake

Dear Members of the Board,

We have been the owners of Unit #8 at the Interlaken Condominiums in June Lake for 6 years. Prior to that we visited June Lake every year (if not twice) staying at Interlaken. We have a business license with the County and we have rented our unit as a short-term vacation property the entire time that we have owned it (as it was already an STR when we bought it). In fact, several of our renters have been renting our unit on an annual basis longer than we have owned it. Additionally, we visit June Lake approximately 8 weeks per year.

We ask that you oppose any proposals to restrict the ability of Interlaken Condo owners (now or in the future) to rent their units on a short-term basis.

Having the ability to rent our unit on as a vacation property was one of the incentives for us to purchase our condominium. It was the only way we could make this ownership work. We rely on the rental revenue to help cover the costs associated with our unit including utilities, insurance, and HOA fees. Plus the fact of the property taxes we pay each year (approx. \$6,000) to Mono County, let alone the TOT tax the unit generates to Mono County. Consequently, if you took away our (or future owner) ability to rent the unit on a short-term basis, it would have a significant financial impact on us.

It is our understanding that the current proposal would allow owners that have been renting their units to continue to do so as long as they maintain the appropriate license/permits. We appreciate this exception to the general rule, but we are concerned that a rule that impacts future owners' ability to rent the unit will impact the value of our property and the ability to even sell it. And whoever did buy it would again be for the desire to visit June Lake whenever they please and then be dark the rest of the time. This does not help the issue with work force housing at all. Plus the fact you will be taking away visitors to June Lake which will effect every business in town (and again less TOT/sales taxes to Mono County).

If we were unable to rent our unit on a short-term basis, we would either sell it (if we even could) or keep it for solely for ourselves. We would not consider a long-term renter because we visit June Lake throughout the year.

Our condominium community has always been a welcome place for visitors and we do not want this to change.

Thank you for your consideration of our position.

Very truly,
Kevin & Kristi Knode

Heidi Willson

From: Penny McCoy <pennymccoy1@gmail.com>
Sent: Friday, September 19, 2025 12:24 PM
To: BOS; CDD Comments; Wendy Sugimura; Chris Lizza
Cc: Ann Inman
Subject: Newly proposed rental plan for Interlaken Condominiums at JUNE LAKE

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<<https://aka.ms/LearnAboutSenderIdentification>>

[EXTERNAL EMAIL]

Mono County Board of Supervisors, Mono County Planning Commission, and Chris Lizza,

I hope this email finds you well and enjoying a fulfilling and fruitful fall season.

I am writing this email in concern that your newly proposed eventual STR ban would profoundly affect many in a negative way, if not all of us that have homes in this complex.

I understand many have written letters in rebuttal to the proposed eventual STR ban. I stand in agreement with them. Although I do not rent my unit, nor do I ever plan on renting it, the economic effect on those who do rent will be harsh.

The detrimental effect of the eventual STR ban is not only economically destructive for the owners, it is economically harmful to the June Lake community and county of Mono. Interlaken is a huge complex housing thousands of visitors every year that add to the economy of June Lake and all its businesses and facilities. Why would any of you like to take that away from our area?

My father, Dave McCoy, was and still is one of the Patriarchs of our county. His life exemplified fun that heals and joy that brings life and strength to individuals, communities, and families. Interlaken condominiums provide dwelling places for that to happen. I ask that each of you visit Interlaken on a weekend where the atmosphere is filled with good life and joy. Please don't take that away from us in this world where life and joy and healing are hard to find.

I end this email with a thank you to all of you who serve us faithfully.

Have a wonderful afternoon and weekend!
Penny McCoy
760 914-0954

Mono County Board of Supervisors
c/o Clerk of the Board
PO Box 715
Bridgeport, CA 93517

Mono County Planning Commission
PO Box 347
Mammoth Lakes, CA 93546
cddcomments@mono.ca.gov

Subject: Short-Term Rental Policy Update and General Plan Amendment Impacting Interlaken Condominiums, June Lake

Dear Members of the Board,

We have been the owners of 2 units at the Interlaken Condominiums in June Lake for many years. One Unit was purchased in 2008 and we acquired another unit in 2016. We have a business license with the County and we have rented our units as short-term vacation properties the entire time that we have owned them. In fact, several of our renters have been renting our units on an annual basis even longer than we have owned them. Additionally, our family uses the condos in June Lake approximately 3-4 weeks per year.

We rely on the rental revenue to cover the costs associated with our units. Last year, we incurred \$13,078.84 on utilities, insurance, upkeep, and HOA dues as well as \$10,689.55 in property taxes for one unit, and \$27,202.42 on utilities, insurance, upkeep, and HOA dues as well as \$4,322.92 in property taxes for the other unit. Consequently, if you took away the ability to rent our units on a short-term basis, it would have a significant financial impact on us, and also impact the substantial transient occupancy tax revenue for Mono County. In addition, restricting short term rentals would reduce the supply of visitor lodging which would have a negative effect on the tourism economy of June Mountain Ski Area, restaurants and small businesses.

If we were unable to rent our units on a short-term basis, we would not consider a long-term renter because it would prevent us and our family members from visiting June Lake throughout the year.

It is our understanding that the current proposal would allow owners that have been renting their units to continue to do so as long as they maintain the appropriate license/permits. We appreciate this exception to the general rule, however the 2024 regulations place the Interlaken condo complex in the same category as duplexes and triplexes which prohibits new owners from applying for short term permits at all. A rule that impacts future owner's ability to rent their units will impact property values and resale potential.

We ask that you oppose any proposals to restrict the ability of Interlaken Condo owners to rent their units on a short-term basis, and reinstate the STR regulations previously in effect in 2016. There is no evidence that the 2024 STR regulations have increased or will increase the availability of long term housing in June Lake or Mono County. They are inequitable and detrimental to the long term health of the June Lake community.

Thank you for your consideration of our position.

Very truly,

Tim and Maryellen Perrin

