

March 18, 2026

To: Mono County Planning Commission

I am writing to formally object to the proposed subdivision.

The configuration of the proposed lot split is irregular and, in my view, inappropriate. The resulting remainder parcel would have an awkward shape that significantly limits its usability and may render portions of it effectively unbuildable. Lot splits should be designed to create functional, practical parcels, and generally should aim for as regular and efficient a shape as possible.

If the intent of the subdivision is to create an additional buildable lot, the narrow “tail” portion appears to have little to no practical use. Conversely, if the intent is to reduce the value of the existing parcel to make it more accessible to a low- or moderate-income buyer, there are more appropriate and transparent mechanisms to achieve that goal. Intentionally diminishing the utility of a parcel through its configuration raises serious concerns and may have unintended legal and ethical implications.

Additionally, the proposed design is unlikely to achieve its stated objective. Rather than meaningfully reducing value in a productive way, it may instead eliminate usable land area and create residual space with no functional purpose. This could lead to maintenance challenges or even future blight, particularly if the “tail” area becomes difficult to access or manage.

Overall, the proposed subdivision appears to be poorly conceived and insufficiently communicated to the community. As currently designed, it risks creating two compromised parcels rather than two viable ones, ultimately reducing the overall utility and value of both.

For these reasons, I respectfully request that the proposal be reconsidered and redesigned to better reflect sound planning principles and community interests.

Sincerely,



Waleed Elbayer
Emigrant Street Homeowner



Dustin LeBrun
Emigrant Street Homeowner



Daniela Talamantes
Kirkwood Street Property Owner