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AGENDA ITEM NO.:

8 (Action Item – Public Hearing)

**PLANNING COMMISSION
MEETING DATE:**

August 27, 2025

SUBJECT:

**Revocation/Modification hearing of
Hosted Short-term Rental (HSTR) 2024-
03/Foroudi**

EXECUTIVE SUMMARY

On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a HSTR to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop (Notice of Decision attached). All HSTR permits are subject to the Short-term Rental General Requirements Section 18.73.030 of the Inyo County Code. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements. Conversations with Mr. David Foroudi have also indicated that they are not willing to operate in compliance with their permit, and therefore, staff is recommending the revocation of HSTR permit 2024-03/Foroudi. This action is Exempt from CEQA under 15321- Enforcement Actions by Regulatory Agencies.

PROJECT INFORMATION.

Supervisory District: 3

Project Applicant: David and Pasha Foroudi and Natalie Jauregui

Property Owner: David and Pasha Foroudi

Site Address/ 2660 Highland Drive, Bishop CA 93514

Community: West Bishop

A.P.N.: 011-192-02

General Plan: Residential Low Density (RL)

Zoning: One Family Residence (R1) with a 15,000sqft minimum

Size of Parcel: Approximately 15,138sqft

Surrounding Land Use:

Location:	Use:	Gen. Plan Designation	Zoning
Site	One Family residence	Residential Low (RL)	One Family Residence (R1)
North	One Family residence	Residential Low (RL)	One Family Residence (R1)
East	One Family residence	Residential Low (RL)	One Family Residence (R1)
South	One Family residence	Residential Low (RL)	One Family Residence (R1)
West	One Family residence	Residential Low (RL)	One Family Residence (R1)

Staff Recommended Action:

1.) Revoke Hosted Short-term Rental Permit (HSTR) 2024-03/Foroudi with the Findings as provided in the staff report and Certify this action is exempt under CEQA.

Alternatives:

- 1.) Do not revoke the CUP.
- 2.) Continue the public hearing to a future date, and provide specific direction to staff regarding what additional information and analysis is needed.

Project Planner:

Cathreen Richards

STAFF ANALYSIS

Background and Overview

On June 13, 2024 the Planning Director, upon the recommendation of staff, approved HSTR 2024-03/Foroudi (hereinafter referred to as “The HSTR”) for the applicants, David and Pasha Foroudi and Natalie Jauregui, to operate a Hosted Short-term Rental at 2660 Highland Drive in the community of West Bishop.

All short-term rental permits issued by the County are subject to the Short-term Rental General Requirements found in Inyo County Code Chapter 18.73.030 Inyo County Code Chapter 18.73.030 is attached hereto as **Exhibit 1** and incorporated herein by this reference.

In this instance, the applicants were provided all necessary information about operating a hosted short term rental permits and were made aware of the General Requirements before they applied for The HSTR and during the application process. Since the issuance of The HSTR, staff has documented several violations of General Requirements, including:

- 18.73.030 (B) No person shall undertake, maintain, authorize, aide, facilitate, or advertise any short-term rental activity that does not comply with the provisions of this code.
- 18.73.030 (C) All short-term rentals shall be hosted rentals.
- 18.73.030 (D) Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this chapter.

The violations are as follows:

- 18.73.030(B) – The online advertisement for 2660 Highland Drive states that it is for a “whole house” rental. However, The HSTR is a *hosted short-term rental* which requires the host to be onsite for the entire duration of any stay by any renter, without exception. Further, The HSTR was approved and issued based on an interior site plan submitted by the applicants describing exactly where the host would be staying. The interior site plan did not indicate a whole house rental would be available, offered or advertised. All applicable online advertisements are attached hereto as **Exhibits 2A – 2C** and incorporated herein by this reference.
- 18.73.030(C) – The short-term rental at 2660 Highland Drive is being rented without a host on site as required. This rental was found tagged on June 13, 2025, as non-compliant by the rental compliance software (Granicus) used by the county to monitor short-term rentals (see **Exhibits 2A-2C**). Ms. Tehauna Tiffany, Inyo County Code Compliance Inspector, verified this to be true on June 18, 2025, when she visited the property and asked the guests/renters if there was at present, or had been at any time during their stay, a host on site. The renters answered “no.”

On June 20, 2025, Mr. Foroudi phoned Ms. Tiffany regarding her visit to the property on June 18, 2025. During this conversation, Ms. Tiffany explained to Mr. Foroudi that The HSTR was operating in violation of the Inyo County Code because there was no host on site during the rental. Mr. Foroudi responded to this by explaining that guests don’t like having a host on site and that he would continue to rent without a host on site.

On June 23, 2025, the County sent a Violation Letter to David and Pasha Foroudi explaining the violations related to The HSTR. This letter advised the applicants that all short-term rental activity must cease or sufficient evidence must be provided to the County showing the presence of host on the property during rentals. This letter is attached hereto as **Exhibit 3** and incorporated herein by this reference.

On June 30, 2025, Ms. Tiffany revisited the property at 2660 Highland Drive to check the status of rental activity. During this visit, Ms. Tiffany found a short-

term renter at the home and asked if there had been a host at any time during his stay, he responded that there had not been a host at any time during his stay at the property, and he had been there almost a week.

- 18.73.030 (D) – On July 10, 2025, Mr. Foroudi spoke on the phone with Ms. Tiffany and Senior Planner Danielle Visuano. During this conversation it was repeated to Mr. Foroudi that he is operating his hosted short-term rental in violation of the terms of the permit and the Inyo County Code. He responded that he would not cease operations because doing so would mean he would have to pay fees to cancel reservations. At that time, he insisted on speaking with Planning Director Cathreen Richards.

During this same conversation Mr. Foroudi stated that the County mailed the Violation Letter to the wrong address and that it needed to go to his address in Bend Oregon. The Bend Oregon address is not the address currently identified as the contact address for The HSTR in the County's records. The Inyo County Code mandates a HSTR permit holder to keep the Planning Department and property owners located within 300 feet of the rental, up to date on any changes to contact information., and the County has no record of any request to change or update the contract address for The HSTR.

RECOMMENDATION

Planning Department staff have had numerous conversations with Mr. Foroudi about the regulations and requirements pertaining to the operation of his hosted short term rental permit. During these conversations staff have explained to Mr. Foroudi what is required to obtain and maintain a hosted short-term rental permit. While Mr. Foroudi is aware of the County's regulations and the requirements for operating The HSTR, he has continued to disregard and operate his permit in violation of them. Based on this, staff is recommending that HSTR 2024-03/Foroudi be revoked.

Findings

- The Notice of Commencement of Revocation/Modification Proceedings was properly served to Mr. Foroudi, as the owner of the property and the permit holder.
[Evidence: Copies of the Notice were sent via Certified US mail and via email on July 17, 2025.] Please see Exhibit 4.
- This hearing was properly noticed.
[Evidence: Notice of the date of his hearing was provided in the Inyo Register and mailed to property owners within 300-feet of the project property location on August 16, 2025, which is more than 10 days before the date of this hearing.] Please see Exhibit 5.
- David and Pasha Foroudi and Natalie Jauregui are in violation of the requirements of their hosted short-term rental permit.

[Evidence: HSTR 2024-03/Foroudi was approved on June 13, 2024. David and Pasha Foroudi and Natalie Jauregui have been in violation of the requirements of the permit pursuant to 18.73.030(B)(C) and (D) as they have been operating a hosted short-term rental without a host and have failed to keep the owner/host contact information up to date.] Please see Exhibits 1-4.

- This action is Exempt from CEQA under 15321- Enforcement Actions by Regulatory Agencies.

ATTACHMENTS

- Exhibit 1: Hosted Short-term Rental – General Requirements 18.73.030
- Exhibits 2A-2C: Advertisements
- Exhibit 3: June 23, 2025 Violation Letter
- Exhibit 4: July 17, 2025, Notice of Commencement of Revocation/Modification Proceedings
- Exhibit 5: Notice of Public Hearing to Consider Revocation of HSTR 2024-03/Foroudi

EXHIBIT 1

EXHIBIT 1

Inyo County, CA
Tuesday, August 12, 2025

Title 18. Zoning

Chapter 18.73. SHORT-TERM RENTAL OF RESIDENTIAL PROPERTY

§ 18.73.010. Definitions.

For purposes of this chapter, the following definitions apply:

"Designated representative" means a person or persons designated by the owner to represent them as a 'host' during the duration of the transient renter(s) stay.

"Guestroom" means any bedroom or other separate area of a dwelling unit utilized as a sleeping area for short-term renters.

"Hosted rental" means a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay.

"Owner" means a record owner of the property who is responsible for submitting the application for approval and conducting hosted short-term rental activities pursuant to this chapter. "Owner" shall further include any person or entity with any direct or indirect ownership interest in the subject property, unless the interest is solely a security, lien, or encumbrance.

"Short-term rental" means to provide transient lodging in a dwelling unit, for compensation, for a period of 30 consecutive calendar days or less. "Short-term rental" does not include transient lodging in county-approved hotels and motels.
(Ord. 1224 § 1, 2018; Ord. 1251 § 1, 2020)

§ 18.73.020. Short-term rentals prohibited.

The short-term rental of residential property is a prohibited use in every zoning district in the county, with the exception of those permitted pursuant to this chapter. A violation of this chapter is a misdemeanor.
(Ord. 1224 § 1, 2018; Ord. 1251 § 2, 2020)

§ 18.73.030. General requirements.

Short-term rentals may be permitted on properties zoned open space (OS); rural residential (RR); rural residential Starlite; one-family residential (R-1); and multiple residential two units (R-2) subject to the following requirements and limitations.

A. Limitation on the Number of Short-Term Rental Permits Issued.

1. The number of annual short-term rental permits issued by the county under this chapter shall be limited by a number derived of three percent of available dwelling units per area, except as

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provided for below, as follows:

- a. Area 1 - North County shall be comprised of: All of T6S., R31E., T6S., R32E., & R33E., M.D.B.M. Except Sections 31, 32, 33, 34, 35, 36 in T6S., R31E., T6S., R32E., R33E., M.D.B.M. Also except Sections 1, 12, 13, 24 & 25 in T6S., R33E., M.D.B.M.
Five permits.
- b. Area 2 - Dixon, Meadow Creek, Early Pond, Brockman shall be comprised of: Sections 35 & 36 in T.6S., R32E., M.D.B.M. The northwest quarter of Section 2, and Lot 2 of the northwest quarter of the northeast quarter of Section 2, T.7S. R32E., M.D.B.M. Including the north half of the northeast quarter of the northwest quarter of Section 1, T7S., R32E., M.D.B.M.
18 permits.
- c. Area 3 - McLaren_Milovich_Desiderata shall be comprised of: The southeast quarter of Section 3, T7S., R32E., M.D.B.M. including the east half of the southwest quarter of Section 3, T7S., R32E., M.D.B.M. The south half of Section 2 excluding the area east of Brockman Lane and south of West Line Street, T7S., R32E., M.D.B.M.
Eight permits.
- d. Area 4 - South of Line Street_Poleta shall be comprised of: The north half including the north half of the south half of Sections 7, 8 & 9, T7S., R33E., M.D.B.M. The north half including the north half of the south half of Sections 8, 9, 10, 11 & 12, T7S., R32E., M.D.B.M. Except for the southeast quarter of Section 11, and the southwest quarter of Section 12, T7S., R32E., M.D.B.M.
11 permits.
- e. Area 5 - Sunrise_Sunset shall be comprised of: The southeast quarter of Section 11, and the southwest quarter of Section 12, T7S., R32E., M.D.B.M.
15 permits.
- f. Area 6 - Starlite shall be comprised of: The south half of Section 23, including the south half of the north half of Section 23, T7S., R31E., M.D.B.M.
Two permits.
- g. Area 7 - Wilkerson_Bisop Creek_Chipmonk_Rossi Hill shall be comprised of: The south half of the south half, Sections 19, 20, 21, 22, 23 & 24, T7S., R32E., M.D.B.M. The south half of the south half, Sections 19 & 20, T7S., R33E., M.D.B.M. The north half of Sections 25, 26, 27, 28, 29 & 30, T7S., R32E., M.D.B.M. Sections 29 & 32, the east half of Section 31, and Section 30 excluding the southwest quarter, T7S., R33E., M.D.B.M. Section 5, the east half of Section 6, the northeast quarter of Section 7 & the north half of Section 8, T8S., R33E., M.D.B.M.
Eight permits.
- h. Area 8 - Aspendell_Mountain View shall be comprised of: Sections 20, 21, 22, 27, 28 & 29 of T8S., R31E., M.D.B.M.
Five permits.
- i. Area 9 - Big Pine_Glacier_Birch Creek shall be comprised of: Sections 8 through 17, 20 through 29, 32 through 36 in T9S., R33E., M.D.B.M. Sections 7 through 10, 15 through 22, 27 through 34 in T9S., R34E., M.D.B.M. Sections 1, 2 & 3, 10 through 15, 22 through 27 in T10S., R33E., M.D.B.M. Sections 3 through 10, 15 through 22, 27 through 30, T10S., R34E., M.D.B.M.
18 permits.

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- j. Area 10 - Independence_Oak Creek shall be comprised of: Sections 7 & 18, T13S., R35E., M.D.B.M. West half of Sections 8 & 17, T13S., R35E., M.D.B.M. The south half of Section 6, and the south half of the west half of Section 5, T13S., R35E., M.D.B.M. The south half of Section 1, and the east half of the east half of the south half of Section 2, T13S., R34E., M.D.B.M.

Nine permits.

- k. Area 11 - Lone Pine_Alabama Hills_Pangborn_Granite View shall be comprised of: Sections 21 through 28, 33 through 36 of T15S., R35E., M.D.B.M. excluding the north half of the north half of Sections 21 through 24, T15S., R35E., M.D.B.M. Sections 19 through 22, 27 through 34 of T15S., R36E., M.D.B.M. excluding the north half of the north half of Sections 19 through 22, T15S., R36E., M.D.B.M. Sections 1 through 4 & Sections 9 through 16 of T16S., R35E., M.D.B.M. Sections 3 through 10 & Sections 15 through 18 of T16S., R36E., M.D.B.M.

21 permits.

- l. Area 12 - South_South East County shall be comprised of: All of the area within the County of Inyo south of the described line: Beginning at a point on the county boundary along the north line of Section 26, T16S., R34E., M.D.B.M. Thence east to the northeast corner of Section 27, T16S., R36E., M.D.B.M. Thence north to the northwest corner of Section 14, T16S., R36E., M.D.B.M. Thence east to the northeast corner of Section 13, T16S., R36E., M.D.B.M. Thence north to the northwest corner of Section 6, T16S., R37E., M.D.B.M. Thence east to the northeast corner of T16S., R37E., M.D.B.M. Thence north to the northwest corner of T16S., R38E., M.D.B.M. Thence east to the northeast corner of T16S., R41E., M.D.B.M. Thence south to the northwest corner of T16S., R42E., M.D.B.M. Thence east to the northeast corner of R16S., R43E., M.D.B.M. Thence north to the northwest corner of T16S., R44E., M.D.B.M. Thence east to the northeast corner of Section 1, T16S., R46E., M.D.B.M. Thence south to the northwest corner of Section 6, T28N., R1E., S.B.B.M. Thence east to the county boundary in the northeast corner of T28N., R3E., S.B.B.M.

29 permits.

- 2. The Inyo County board of supervisors, in its discretion, may at any time, determine by resolution, that the number of short-term permits allowed within each area set forth above should stay the same, be reduced, or be expanded in order to protect neighborhood character and reduce adverse impacts or to provide economic benefit. Short-term rental permits shall be issued on a first-come, first-served basis within the established limits outlined in subsection **A** above.
 - 3. This section is only intended to create a maximum number of short-term rental permits that may be issued within the county. Nothing in this chapter creates a mandate that the county must issue any or all of the permits allowed under this chapter if it is determined that it is in the best interest of the county to issue less than the maximum number, or if the owners or the property do not meet the standards which are established in the application requirements.
 - 4. An annual review of permits will be conducted by the planning department to determine if the permits are being used. This will be a review of transient occupancy tax (TOT) payments as provided by the county treasurer tax collector. If a short-term rental permit holder has not paid TOT for a full year, the permit will be considered an unused permit and the permit will automatically be revoked upon a mailed notice from the planning department.
- B. No person shall undertake, maintain, authorize, aide, facilitate, or advertise any short-term rental activity that does not comply with the provisions of this code.
 - C. All short-term rentals shall be hosted rentals.
 - D. Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact

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information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this chapter.

- E. Only two hosted rentals per parcel may be permitted, except in the R-2 zone, where only one hosted rental per parcel may be permitted, and any such short-term rental in an R-2 zone shall only be permitted in a dwelling unit that is concurrently occupied by a primary resident(s).
- F. An owner shall only be eligible to maintain a permit(s) for short-term rentals on a maximum of one parcel of land.
- G. No more than five guestrooms per dwelling unit may be permitted for short-term rental activity.
- H. Issuance of a hosted short-term rental permit, pursuant to this chapter, is separately required for each dwelling unit in which a short-term rental will occur. Failure to obtain a hosted short-term rental permit prior to renting a residentially zoned property for 30 days or less shall be considered a violation of this chapter and subject to legal action and/or enforcement proceedings, including, but not limited to, an administrative penalty of no less than the dollar amount of the nightly rental rate of the property for each day the short-term rental is advertised and/or operated in violation of this chapter, or as permitted by Section **1.20.010** of this code, whichever is more, to the maximum extent allowed by the law.
- I. Short-term rentals shall not be permitted in dwelling units that are not compliant with applicable building and safety and/or environmental health requirements, or in non-habitable structures, tents, travel trailers, RVs, treehouses, yurts, or other provisions or structures not intended for primary occupancy.
- J. Only two renters are allowed per guestroom. This number does not include children three years and under.
- K. A maximum of one vehicle per guestroom shall be allowed, and the owner shall provide off-street parking for all such allowed vehicles, that the renter(s) shall utilize. The owner shall ensure that the parking limitations are included in short-term rental agreements and in all related advertisements.
- L. Outdoor amplified sound is prohibited.
- M. Quiet hours shall be from 9:00 p.m. to 7:00 a.m. The host shall ensure that the quiet hours are included in rental agreements and in all advertisements.
- N. Pets, if allowed by owner, shall be secured on the property at all times. Continual barking or other nuisances created by unattended pets are prohibited.
- O. Trash bins and recycling storage containers shall be required for all permitted short-term rentals and such bins and containers shall not be stored within public view.
- P. Outdoor fires are prohibited anywhere on the property during short-term rental stays with the exception of gas fire stoves and barbeques that have an on/off switch that is capable of immediately extinguishing the flame when turned to the "off" position.
- Q. Short-term rental activity is subject to, and the owner shall comply with, Inyo County Code Chapter **3.20**, Transient Occupancy Tax. The owner shall include the transient occupancy tax registration certificate number on all short-term rental agreements, and in any related advertisements.
- R. An address sign compliant with Chapter **18.75**, the county's sign ordinance, with a clearly legible, from the street, address number shall be included on each short-term rental.
- S. Any short-term rental permit issued pursuant to Ordinance No. 1304 is a three-year permit.
- T. A property owner shall notify the planning department at the time of sale of any property that has an associated short-term rental permit.

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U. Owners shall maintain insurance applicable to short-term rental activities on the dwelling in which short-term rentals are permitted.

(Ord. 1224 § 1, 2018; Ord. 1251 § 3, 2020; Ord. 1290 § 20, 2022; Ord. 1304, 4/2/2024)

§ 18.73.040. Permit application.

In order to obtain a permit authorizing short-term rentals under this chapter, the owner shall submit an application and any applicable fee for a permit to the planning director.

A. The application shall include:

1. Proof of ownership of the subject property;
2. Name, address, and contact information of the owner;
3. Name, address, and contact information of all other record owners of the subject property;
4. Name, address and contact information for the owner's local emergency contact representative in the event the owner is the manager and is unable to be contacted;
5. A site plan prepared on an eight and one-half-inch by 11-inch piece of paper showing that the required off-street parking spaces are provided, and the emergency access to the dwelling unit(s);
6. Proof that transient occupancy registration certificate for the subject property has been applied for and/or received;
7. A copy of the rules, regulations, and information that will be posted in a prominent place within six feet of the front door of the short-term rental;
8. A verified list of the names and addresses of the owners of all property within 300 feet of the exterior boundaries of the property proposed for the short-term rental as shown on the last adopted tax role of the county;
9. A deposit for the cost of the county mailing notice of permit applications received and granted to property owners and neighbors of proposed and approved short-term rentals within 300 feet of the subject property;
10. A planning department issued neighborhood acknowledgement form signed by each resident within three hundred feet of the proposed hosted rental. If the applicant is unable to obtain the required signatures, the applicant shall provide proof of his or her reasonable attempts to gather those signatures. The applicant shall also include and share a copy of the short-term rental rules with each resident contacted;
11. Proof of insurance applicable to short-term rental activities on the dwelling in which short-term rentals are permitted.

B. Incomplete applications shall be returned to the applicant with an explanation of what is required to make the application complete.

(Ord. 1224 § 1, 2018; Ord. 1251 § 4, 2020; Ord. 1304, 4/2/2024)

§ 18.73.050. Hosted rental permit review process.

A. The planning director shall review completed applications for hosted short-term rentals. The planning director shall not approve the application absent a finding that the use will comply with the requirements of this code and other applicable law. Approval of an application for a hosted rental shall be subject to the general requirements of Chapter **18.81** of this code.

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- B. As part of the hosted rental application review, the planning director shall consider any relevant comments received from neighboring residents and/or owners regarding the application. The planning director may add reasonable conditions to a hosted rental permit in order to prevent impacts of the short-term rental activities from being a nuisance to the surrounding properties, including, but not limited to, conditions related to specific parking requirements, noise reduction measures, garbage collection, and related property maintenance issues.
- C. The decision of the planning director may be appealed to the planning commission pursuant to Chapter **18.81** of this code. The planning commission shall review the application in the manner set forth for vacation rental applications in Section **18.73.040**.
(Ord. 1224 § 1, 2018)

§ 18.73.060. Renewal process.

- A. Short-term rental permits issued pursuant to Ordinance No. 1304 are three-year permits, subject to, but not guaranteed, a renewal(s). Except for those permits revoked in accordance with other provisions of this chapter, short-term rental permits shall automatically expire three years after their issuance, plus the time to conduct a renewal review and approval. The renewal review period shall begin in the month of June during the third year of the permit term. A short-term rental permit may be renewed in accordance with this section.
- B. An application for renewal of a short-term rental permit shall be filed with the planning director in the manner prescribed by the director, in the month of June during the third year of the short-term rental permit term, along with any applicable renewal fee. If any of the documentation and information supplied by the property owner pursuant to Section **18.73.040** has changed since the issuance of the first permit, the owner shall submit updated information and documentation with the application for renewal and shall provide any other information the planning director may require. If the owner fails to timely submit the renewal application, any additional information and all associated fees, the short-term rental permit may not be timely renewed, and operations shall be suspended unless/until the renewal is approved.
- C. If the renewal application is incomplete, or if the planning director determines that additional information is required, the director will send notice to the owner in accordance with Section **18.73.040(B)** listing the items or information to be provided. The owner shall have 15 business days from the postmark or, if the applicant consents to email notice, email date of the notice to submit the listed items. If the owner fails to timely provide the items or information listed in a notice, then the renewal application will be denied as incomplete.
- D. Upon the time filing of a renewal application and of any missing or supplemental information under subsection **C** above, the short-term rentals under the existing permit may continue operating until the director has made a final determination on the application, unless the permit is otherwise revoked or suspended pursuant to this chapter.
- E. A permit shall be renewed by the director upon determination that the short-term rental meets the standards for grant of the application under Sections **18.73.030** and **18.73.040** and none of the conditions for denial set forth below are present:
 - 1. Grounds for Denial.
 - a. The maximum number of short-term rental permits allowed pursuant to Section **18.73.030(A)** has been reached at the time the application has been deemed complete by the planning director. This includes a maximum number that has been adjusted by the board during the term of the short-term rental permit.
 - b. Any of the circumstances outlined in Section 18.73.070(A)(3)(g).
 - c. The short-term rental has had more than three verifiable violation complaints.

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- d. The building or property where the short-term rental is located has active violations to any state or county code.
 - F. The planning director shall specify in writing the reason(s) for any denial of the renewal and shall send the written decision to the permittee in accordance with Section **18.73.040(B)** with an explanation that the decision shall become final in 10 calendar days of the postmark or, if the applicant consents to email notice, email date of the decision. unless the owner submits a completed appeal form to the department requesting a hearing, within 10 calendar days of the postmarked or emailed decision.
- (Ord. 1304, 4/2/2024)

§ 18.73.070. Permit modification and revocation.

- A. The planning director may initiate proceedings to revoke or modify a short-term rental permit as follows:
 1. Basis for Initiation. The planning director shall have the sole authority to determine if the violation(s) or complaint(s) stemming from a short-term rental are severe enough to merit the initiation of modification or revocation proceedings. There is no minimum number of complaints or violations that must occur before the planning director may begin modification or revocation proceedings. A single violation or complaint, if deemed to be serious enough, may be the basis for modification or revocation proceedings.
 2. Notice and Hearing. Upon determination by the planning director to begin proceedings under this section, the planning director shall schedule a hearing before the planning commission. A notice of the hearing shall be mailed via first class U.S. mail to the owner at the address provided in the short-term rental application. The notice shall specify the reason(s) for the modification or revocation and the term(s) of the short-term rental permit that the operator has violated. The notice shall also designate a time and place for the hearing before the planning commission. The hearing shall occur no sooner than 15 and no later than 45 calendar days following the mailing date of the notice. Parties may, at their election, consent in writing to receipt of documents via email.
 3. Conduct of Hearing.
 - a. Both parties shall be provided the opportunity to present oral evidence at the hearing via direct and cross examination.
 - b. Parties are encouraged to submit to the planning commission a written briefing summarizing their arguments and evidence prior to the hearing. Any party who provides a briefing or evidence to the planning commission prior to the hearing must also simultaneously serve such documents on the other party to the hearing. Written briefings or evidence must be submitted 48 hours prior to the hearing.
 - c. Failure to appear at the hearing shall constitute a waiver of any objections or claims advanced by either party.
 - d. The planning director shall bear the burden of proving by a preponderance of the evidence that the short-term rental has been operated in violation of the permit.
 - e. The rules of evidence shall not apply to the hearing; provided, however, that the chair of the planning commission may refuse to receive any evidence if its probative value is substantially outweighed by a danger of unfair prejudice, confusing the issues, undue delay, wasting time, or needlessly presenting cumulative evidence.
 - f. All parties to the hearing may be represented by an attorney.
 - g. At the conclusion of the hearing, the planning commission shall vote on the issue of revocation. The decision shall be based on a majority of the commissioners who are

EXHIBIT 1

present. Should the planning commission vote to revoke the short-term rental permit, the planning commission shall make one or more of the following findings:

- i. The approval of the short-term rental permit was obtained by fraud or through the provision of false information;
 - ii. The short-term rental activity has been or is being conducted in violation of this chapter or other applicable law;
 - iii. The conditions of approval have been or are being violated;
 - iv. The short-term rental activity is occurring in a manner that constitutes a public nuisance as defined in Section **22.08.010** of this code;
 - v. Ownership of more than one parcel on which short-term rentals are permitted, non-payment of property taxes for the parcel on which the short-term rental is located, or non-payment of transient occupancy tax shall in itself be an automatic revocation of all of the owner's short-term rental permit(s).
4. Notice of Decision. A written notice of the planning commission's decision shall be prepared and mailed to the owner at the address specified in the application for approval within thirty business days of the close of the hearing. The notice shall contain a statement of the basis for the decision and the facts upon which the decision was made as well as a statement directing the owner to immediately cease using the property for short-term rentals, and that failure to cease such use may be subject to further legal action and/or enforcement proceedings, including, but not limited to, an administrative penalty of no less than the dollar amount of the nightly rental rate of the property for each day the short-term rental is advertised and/or operated in violation of this chapter, or as permitted by Section **1.20.010** of this code, whichever is more, to the maximum extent allowed by law.
5. Award of Monetary Penalties. The planning director may request that the planning commission impose financial penalties on the operator of the short-term rental. If the planning director requests financial penalties, the notice of hearing shall include a statement to that effect and the planning director shall provide to the operator all evidence on which he or she will base the request and the precise amount sought at least five business days prior to the hearing. Any penalties awarded by the planning commission shall not exceed \$5,000. For each subsequent permit revocation for the same operator, the maximum possible penalty shall increase by \$5,000.
- B. Warning Letters. The planning director or his or her designee may, in lieu of commencing formal revocation proceedings, send the operator of the short-term rental a warning letter informing the operator of any complaints or violations pertaining to the short-term rental and demanding immediate correction. The planning director is not obligated to send any warning letters prior to commencing revocation proceedings. The planning director shall have sole discretion to determine whether a complaint or violation merits a warning letter or the initiation of formal modification/revocation proceedings.

(Ord. 1224 § 1, 2018; Ord. 1251 § 6—8, 2020; Ord. 1304, 4/2/2024)

§ 18.73.080. Violation and complaint.

Nuisance complaints regarding short-term rental activity on a parcel permitted pursuant to this chapter will generally be directed to the owner or owner's designated representative identified in the short-term rental permit and the house rules posted on site and sent to property owners within 300 feet of the short-term rental. The owner, or designated representative of short-term rentals shall be responsible for contacting the tenant to correct the problem, including visiting the site if necessary, to ensure that the issue is been corrected. The owner or owner's designated representative must provide a written report to the Inyo County planning department within three days of being informed of the complaint. This report must detail the actions that the operator took to respond to the complaint and the changes, procedures,

EXHIBIT 1

or rules that the operator has implemented to ensure that complaints of a similar nature do not arise again. Failure to respond to complaints or provide the required written report to the planning department shall be considered a violation of this section, and shall be subject to the provisions of Section **18.73.070**.

(Ord. 1224 § 1, 2018; Ord. 1251 § 9, 2020; Ord. 1304, 4/2/2024)

EXHIBIT 2A

EXHIBIT 2A

2660 Highland Dr, Bishop, CA 93514, USA

NON-COMPLIANT



Compliance Reason

Assessor record identified and we don't find a registration

Owner Information

FOROUDI, A DAVID & BANAFSHEH
93329 HILLCREST LANE
NORTH BEND, OR 97459, US

Identified Address

2660 Highland Dr
Bishop, CA 93514, USA

Parcel Number

01119202

Registration Number

Not registered

 **AIR45243270** 

URL

<https://www.airbnb.com/rooms/45243270>

Listing status

Active

Listing ID

air45243270

Listing title

E.V. Charger. Discount 20% Weekly, 30% Monthly

Platform name

Airbnb

Bedrooms

3

Cleaning fee in USD

Daily rate in USD

Host provided name

David

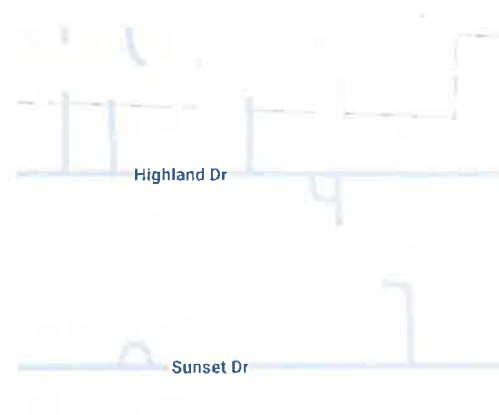
Max people per bedroom

2

Max sleeping capacity

6

EXHIBIT 2A



37.353053, -118.425945 (Lat, Long)


Min nights	2
Property type	house
Review count	29
Listing room type	entire_home
Bathrooms	2
View screenshot history	
View match details	

EXHIBIT 2A

Activity Timeline

Date	Activity	Details
07/21/2025	Documented Stay	3 Documented Stays
06/18/2025	Documented Stay	4 Documented Stays
05/04/2025	Documented Stay	2 Documented Stays
04/29/2025	Documented Stay	3 Documented Stays
03/29/2025	Documented Stay	1 Documented Stay
01/05/2025	Documented Stay	4 Documented Stays
12/30/2024	Documented Stay	3 Documented Stays
11/17/2024	Documented Stay	1 Documented Stay
09/02/2024	Documented Stay	2 Documented Stays
08/13/2024	Documented Stay	1 Documented Stay
07/28/2024	Documented Stay	1 Documented Stay
06/28/2024	Listing Inactive	Listing fli13445482 Removed
12/01/2023	Documented Stay	1 Documented Stay
07/16/2023	Listing Active	Listing air45243270 Reposted
07/10/2023	Listing Inactive	Listing air45243270 Removed
07/08/2023	Documented Stay	1 Documented Stay
04/30/2023	Documented Stay	1 Documented Stay
04/24/2023	Listing Active	Listing air45243270 Reposted
04/21/2023	Listing Inactive	Listing air45243270 Removed

EXHIBIT 2A

04/02/2023	Listing Active	Listing air45243270 Reposted
04/02/2023	Listing Inactive	Listing air45243270 Removed
03/30/2023	Listing Active	Listing air45243270 Reposted
03/29/2023	Listing Inactive	Listing air45243270 Removed
03/23/2023	Listing Active	Listing air45243270 Reposted
03/23/2023	Listing Inactive	Listing air45243270 Removed
03/17/2023	Listing Active	Listing air45243270 Reposted
03/14/2023	Listing Inactive	Listing air45243270 Removed
03/01/2023	Listing Active	Listing air45243270 Reposted
02/26/2023	Listing Inactive	Listing air45243270 Removed
02/20/2023	Listing Active	Listing air45243270 Reposted
02/16/2023	Listing Inactive	Listing air45243270 Removed
02/10/2023	Listing Active	Listing air45243270 Reposted
02/07/2023	Listing Inactive	Listing air45243270 Removed
01/01/2023	Documented Stay	1 Documented Stay
12/23/2022	Listing Active	Listing air45243270 Reposted
12/20/2022	Listing Inactive	Listing air45243270 Removed
11/27/2022	Documented Stay	1 Documented Stay
11/25/2022	Listing Active	Listing air45243270 Reposted
11/22/2022	Listing Inactive	Listing air45243270 Removed
11/12/2022	Listing Active	Listing air45243270 Reposted
11/09/2022	Listing Inactive	Listing air45243270 Removed

EXHIBIT 2A

10/16/2022	Listing Active	Listing air45243270 Reposted
10/13/2022	Listing Inactive	Listing air45243270 Removed
09/29/2022	Documented Stay	1 Documented Stay
08/09/2022	Listing Active	Listing air45243270 Reposted
08/06/2022	Listing Inactive	Listing air45243270 Removed
07/31/2022	Listing Active	Listing air45243270 Reposted
07/28/2022	Listing Inactive	Listing air45243270 Removed
07/25/2022	Listing Active	Listing air45243270 Reposted
07/22/2022	Listing Inactive	Listing air45243270 Removed
07/21/2022	Listing Active	Listing air45243270 Reposted
07/19/2022	Listing Inactive	Listing air45243270 Removed
07/02/2022	Listing Active	Listing air45243270 Reposted
06/26/2022	Listing Inactive	Listing air45243270 Removed
06/20/2022	Listing Active	Listing air45243270 Reposted
06/17/2022	Listing Inactive	Listing air45243270 Removed
03/13/2022	Documented Stay	1 Documented Stay
01/13/2022	Listing Active	Listing air45243270 Reposted
01/13/2022	Listing Inactive	Listing air45243270 Removed
01/10/2022	Listing Active	Listing air45243270 Reposted
01/06/2022	Listing Inactive	Listing air45243270 Removed
01/03/2022	Listing Active	Listing air45243270 Reposted
01/03/2022	Listing Inactive	Listing air45243270 Removed

EXHIBIT 2A

01/01/2022	Documented Stay	1 Documented Stay
12/25/2021	Listing Active	Listing air45243270 Reposted
12/22/2021	Listing Inactive	Listing air45243270 Removed
10/01/2021	Documented Stay	1 Documented Stay
09/06/2021	Listing Identified	Listing fli13445482 Identified
08/21/2021	Listing Active	Listing fli13445482 First Activity
08/21/2021	Listing Crawled	Listing fli13445482 First Crawled
08/01/2021	Documented Stay	1 Documented Stay
07/19/2021	Listing Active	Listing air45243270 Reposted
07/13/2021	Documented Stay	1 Documented Stay
06/04/2021	Listing Inactive	Listing air45243270 Removed
04/24/2021	Documented Stay	2 Documented Stays
03/06/2021	Documented Stay	1 Documented Stay
01/25/2021	Listing Identified	Listing hma321.2056870.2621402 Identified
01/21/2021	Documented Stay	1 Documented Stay
12/18/2020	Documented Stay	1 Documented Stay
10/10/2020	Listing Identified	Listing air45243270 Identified
09/03/2020	Listing Crawled	Listing hma321.2056870.2621402 First Crawled
09/03/2020	Listing Crawled	Listing air45243270 First Crawled
09/03/2020	Listing Active	Listing air45243270 First Activity
09/01/2020	Listing Active	Listing hma321.2056870.2621402 First Activity

Total Rows: 84

EXHIBIT 2A



Anywhere

Any week

Add guests



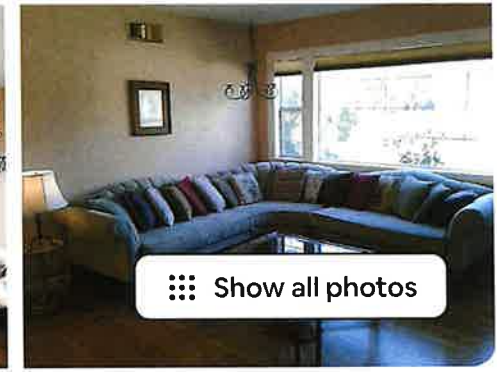
E.V. Charger. Discount 20% Weekly, 30% Monthly



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[Save](#)



 [Show all photos](#)

EXHIBIT 2A

Entire home in Bishop, California

6 guests · 3 bedrooms · 3 beds · 2 baths



4.93
★★★★★

29
Reviews



Hosted by David

Superhost · 5 years hosting



1-hour drive to Kings Canyon National Pk

This home is near the national park.



Self check-in

Check yourself in with the keypad.



Extra spacious

Guests love this home's spaciousness for a comfortable stay.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability



[Report this listing](#)

Pristine sparkling clean, light & bright & airy, lots of privacy.

Fully furnished, including high speed one Gbps Fiber Optics internet & DirecTV.

Very quiet & relaxing neighborhood.

Note-1: Strictly, NO pets and NO smoking. No exceptions, since owner has severe allergies. Service animals MUST be declared....

EXHIBIT 2A

Show more

Where you'll sleep

1 / 2



Bedroom 1

1 queen bed



Bedroom 2

1 queen bed

What this place offers



Mountain view



Kitchen



Wifi

EXHIBIT 2A



Dedicated workspace



Free driveway parking on premises – 4 spaces



50 inch HDTV with Roku, premium cable



EV charger - level 2



Free washer – In unit



Free dryer – In unit



Exterior security cameras on property

[Show all 63 amenities](#)

Select check-in date

Add your travel dates for exact pricing

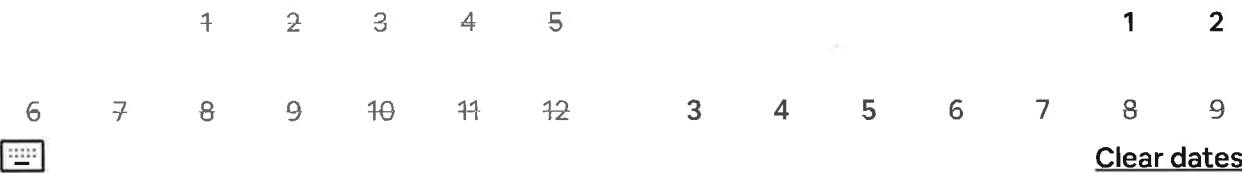
S M T W T F S S M T W T F S



EXHIBIT 2A

July 2025

August 2025



4.93

Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

- 5
- 4
- 3
- 2
- 1

Cleanliness

4.9



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

4.5



EXHIBIT 2A

Jennifer

Kingman, Arizona

★★★★★ · 1 week ago · Stayed with kids

The home gave us plenty of room to spread out and feel at home. Room for family members to stop by and catch up. The view from sunroom to back yard ...

[Show more](#)

James

1 year on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

We are a repeat customer and will be back again. The house is located so we can easily get to our favorite trout and bass fishing spots. And we always set asid...

[Show more](#)

Theodore

New York, New York

★★★★★ · April 2025 · Stayed about a week

Beautiful place, had everything we needed for a great price, and it was in a convenient location to explore everything we wanted to in Bishop. The occasional a...

[Show more](#)

Marco

Corona, California

★★★ · June 2025 · Stayed a few nights

Overall the house is very nice, for the most part it is outdated but it is kept very clean. Our biggest complaint was that the AC in the master bed was not...

[Show more](#)

Robert

Prescott, Arizona

★★★★★ · 4 weeks ago · Stayed about a week

Loved staying at David's place. Very well equipped, comfortable furniture, exceptionally comfortable beds. Great backyard with pond, ducks, even a great ...

[Show more](#)

Edward

Stanford, California

★★★★★ · June 2025 · Stayed a few nights

A great option in Bishop! We really enjoyed the space, the location, and the tranquil backyard. David was very easy to communicate with.

Show all 29 reviews

[Learn how reviews work](#)

EXHIBIT 2A

Where you'll be

Bishop, California, United States

We verified that this listing's location is accurate. [Learn more](#)

EXHIBIT 2A

Neighborhood highlights


Very quiet and private neighborhood. You will notice the large front setbacks from curb-side that is unique to this street. Ideal for walking, biking, and so forth with views of High Sierra mountains.

[Show more](#) >

Meet your host



David

 Superhost

66

Reviews

4.95★

Rating

5

Years hosting

David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%

Responds within an hour

Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

EXHIBIT 2A

Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

6 guests maximum

[Show more](#) >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

[Airbnb](#) > [United States](#) > [California](#) > [Inyo County](#) > [Bishop](#)

Explore other options in and around Bishop

Southern California

Vacation rentals

Los Angeles

Vacation rentals

Stanton

Vacation rentals

Northern California

Vacation rentals

Las Vegas

Vacation rentals

Channel Islands of California

Vacation rentals

San Francisco Bay Area

Vacation rentals

San Francisco

Vacation rentals

Gold Country

Vacation rentals

Other types of stays on Airbnb

EXHIBIT 2A

Bishop vacation rentals

Bishop monthly stays

House vacation rentals in Bishop

House vacation rentals in California

House vacation rentals in United States

House vacation rentals in Inyo County

Vacation rentals with outdoor seating in Inyo C...

Vacation rentals with outdoor seating in Califor...

Family-friendly vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

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EXHIBIT 2B

EXHIBIT 2B

E.V. Charger. Discount 20% Weekly, 30% Monthly

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Entire home in Bishop, California

6 guests · 3 bedrooms · 3 beds · 2 baths



4.93
★★★★★

29
Reviews



Hosted by David

Superhost · 5 years hosting



1-hour drive to Kings Canyon National Pk

This home is near the national park.



Self check-in

Check yourself in with the keypad.



Extra spacious

Guests love this home's spaciousness for a comfortable stay.

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



[Check availability](#)



[Report this listing](#)

EXHIBIT 2B

Pristine sparkling clean, light & bright & airy, lots of privacy.

Fully furnished, including high speed one Gbps Fiber Optics internet & DirecTV.

Very quiet & relaxing neighborhood.

Note-1: Strictly, NO pets and NO smoking. No exceptions, since owner has severe allergies. Service animals MUST be declared....

Show more

Where you'll sleep

1 / 2



Bedroom 1

1 queen bed



Bedroom 2

1 queen bed

What this place offers



Mountain view



Kitchen



Wifi



Dedicated workspace



Free driveway parking on premises – 4 spaces



50 inch HDTV with Roku, premium cable



EV charger - level 2

EXHIBIT 2B



Free washer – In unit



Free dryer – In unit

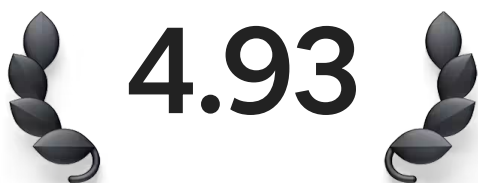
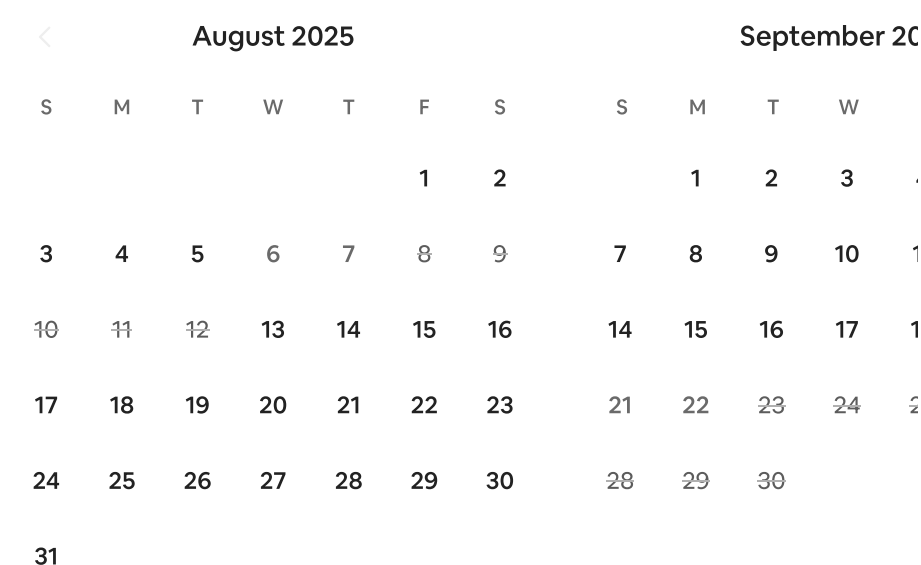


Exterior security cameras on property

Show all 63 amenities

Select check-in date

Add your travel dates for exact pricing



Guest favorite

This home is a guest favorite based on ratings, reviews, and reliability

Overall rating

5

Cleanliness

4.9

Accuracy

5.0

Check-in

5.0

Communication

5.0

Location

5.0

Value

4.5

EXHIBIT 2B

4
3
2
1



Jennifer

Kingman, Arizona

★★★★★ · 1 week ago · Stayed with kids

The home gave us plenty of room to spread out and feel at home. Room for family members to stop by and catch up. The view from sunroom to back yard was stunning! The neighborhood was quite. The house was fully equipped with all bedding, pillows, sheets, towels, cookware, dishes, utensils, etc. It was nice having a dishwasher and washer and...

[Show more](#)



Marco

Corona, California

★★★★★ · June 2025 · Stayed a few nights

Overall the house is very nice, for the most part it is outdated but it is kept very clean. Our biggest complaint was that the AC in the master bed was not blowing at all and it wasn't a big deal until the last night when the weather got hotter and it wasn't very uncomfortable, hopefully the host gets that fixed. The host was great to deal with and very ...

[Show more](#)



James

1 year on Airbnb

★★★★★ · 3 weeks ago · Stayed a few nights

We are a repeat customer and will be back again. The house is located so we can easily get to our favorite trout and bass fishing spots. And we always set aside one night for sushi in town.

House is clean and nicely maintained both inside and out with nice fruit trees in the front and back yards. The ...

[Show more](#)



Robert

Prescott, Arizona

★★★★★ · July 2025 · Stayed about a week

Loved staying at David's place. Very well equipped, comfortable furniture, exceptionally comfortable beds. Great backyard with pond, ducks, even a great heron landed in the yard during our stay. David very responsive, making sure we could charge the car and checking with me after checking in. Also giving recommendations for hiking, etc. ...

[Show more](#)



Theodore

New York, New York

★★★★★ · April 2025 · Stayed about a week

EXHIBIT 2B

Beautiful place, had everything we needed for a great price, and it was in a convenient location to explore everything we wanted to in Bishop. The occasional ant found its way into the home, but they did have supplies for pests so it didn't bother us much. Would absolutely stay again.

[Show more](#)



Edward

Stanford, California

★★★★★ · June 2025 · Stayed a few nights

A great option in Bishop! We really enjoyed the space, the location, and the tranquil backyard. David was very easy to communicate with.

Show all 29 reviews

[Learn how reviews work](#)

Where you'll be

Bishop, California, United States

We verified that this listing's location is accurate. [Learn more](#)

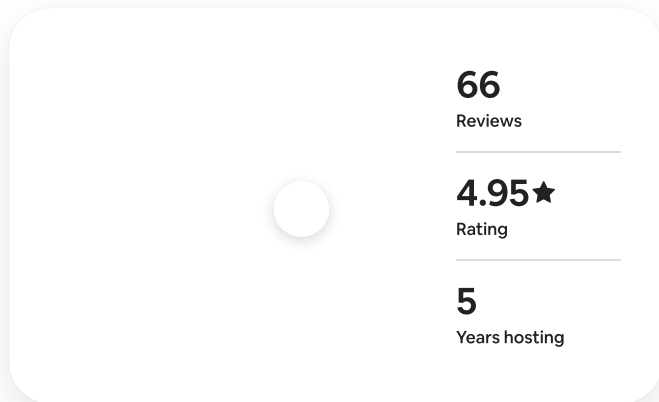
EXHIBIT 2B

Neighborhood highlights

Very quiet and private neighborhood. You will notice the large front setbacks from curb-side that is unique to this street. Ideal for walking, biking, and so forth with views of High Sierra mountains.

[Show more](#) >

Meet your host



David is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

[Message host](#)



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

EXHIBIT 2B

Check-in after 4:00 PM

Checkout before 11:00 AM

6 guests maximum

[Show more](#) >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Nearby lake, river, other body of water

[Show more](#) >

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates](#) >

[Airbnb](#) > [United States](#) > [California](#) > [Inyo County](#) > [Bishop](#)

Explore other options in and around Bishop

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Vacation rentals

Stanton

Vacation rentals

Las Vegas

Vacation rentals

San Francisco Bay Area

Vacation rentals

Gold Country

Vacation rentals

Los Angeles

Vacation rentals

Northern California

Vacation rentals

Channel Islands of California

Vacation rentals

San Francisco

Vacation rentals

Other types of stays on Airbnb

Bishop vacation rentals

House vacation rentals in Bishop

House vacation rentals in United States

Bishop monthly stays

House vacation rentals in California

House vacation rentals in Inyo County

EXHIBIT 2B

Vacation rentals with outdoor seating in Inyo County

Vacation rentals with outdoor seating in California

Family-friendly vacation rentals in United States

Support

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[AirCover](#)

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EXHIBIT 2C



Get the app

USD

Trip Boards

List your property

Help

My trips

Sign in

See all properties

Share

Save



Overview

Amenities

Policies

Entire home

Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.

9.8 Exceptional

See all 11 reviews

3 bedrooms

2 bathrooms

Sleeps 6

1800 sq ft

Popular amenities

Outdoor Space

Fireplace

Dryer

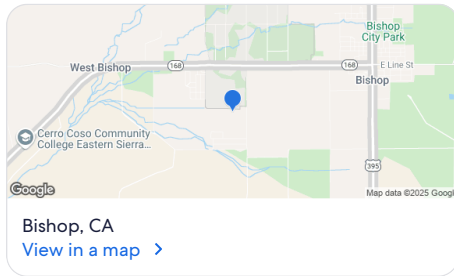
Parking available

Air conditioning

Washer

See all property amenities

Explore the area



- Paiute Palace Casino 4 min drive
- Little Lakes Valley Trail 5 min drive
- Bishop City Park 6 min drive
- Bishop, CA (BIH-Eastern Sierra Regional) 10 min drive

See all about this area

Free cancellation
Before Mon, Aug 18

Your dates are available

Start date
Sep 1

End date
Sep 20

Travelers
2 travelers

Weekly stay \$1,330 off

\$314 ~~\$384~~
\$5,974 for 19 nights
All fees included

Starting at \$290/mo or 0% APR with **affirm**. [Learn more](#)

Request to book

You will not be charged yet

Contact host

Property # 2056870

Manage your booking faster when signed in

Sign in

Learn more

Rooms & beds

3 bedrooms (sleeps 6)

Bedroom 2

Bedroom 3

Master Suite



1 Queen Bed



1 Queen Bed



1 King Bed

2 bathrooms

Bathroom 2



Bidet · Toilet · Shower only

Master bathroom



Bathtub · Bidet · Toilet · Shower only

Spaces



Deck or patio



Porch or lanai



Kitchen



Office



Separate dining area



Outdoor play area



Garden



Dining area

[See all rooms and beds details](#)

About this property

Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.

Pristine and sparkling clean, light & bright, and airy. Very relaxing and very private property.

Fully furnished, including Fiber Optics internet WIFI with speed of one GBPM, DirecTV, and air-conditioning, in addition to the efficient Evaporative-Water-Master-Cooler and ceiling fans. Very quiet neighborhood. Lots of privacy for sharing your stay with friends and family--since Master suite is on one side of the house and the other bedrooms are on the other side of living quarters. Large pond and running streams in the backyard.

Fast Charger, 240 Volts, 50 AMP, for Electric Vehicles.

Note-1: Absolutely no pets and no smoking inside the house. No exceptions and strictly enforced. I have severe medical allergies to pets. Service animals MUST be declared prior to reservation/booking.

NOTE-2: We have another Vacation-Rental-property, VRBO Property ID # 1920101, located in beautiful North-Bend / Coos Bay in South-Western Oregon Coast with Ocean, Bay, mountains, and City views.

Property manager



David

Languages

English

Amenities



Kitchen



Dryer



Air conditioning



Washer



Free WiFi



Outdoor Space

[See all 91 amenities](#)

Have a question?

Beta

Get instant answers with AI powered search of property information and reviews.



Ask a question

Is there free parking?

House Rules

Check in after 4:00 PM

Minimum age to rent: 21

Check out before 11:00 AM

Children

Children allowed: ages 0-17

No Pond wading/swimming due to sinking/soft bottom

Events

No events allowed

Pets

No pets allowed

Smoking

Smoking is not permitted

If a guest wants to bring a service animal, this is to be discussed prior to booking with owner due to owner having severe medical allergies to pets

No Street parking. Parking on driveway ONLY. QUIET hours 9 pm to 7 am.

[See more](#)

Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

Cancellation


Today

Full refund


Aug 18

Partial refund


Aug 25

No refund


Check-in

Before
Aug 18

Full refund

Cancel your reservation before Aug 18 at 11:59pm, and you'll get a full refund. Times are based on the property's local time.

Before
Aug 25

Partial refund

If you cancel your reservation before Aug 25 at 11:59pm you'll get a refund of 50% of the amount paid (minus the service fee). Times are based on the property's local time.

After
Aug 25

No refund
After that, you won't get a refund.

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

Long-term renters welcome

Host has indicated there is a carbon monoxide detector on the property

Host has indicated there is a smoke detector on the property

Safety features at this property include a fire extinguisher

Frequently asked questions

- ✓ Is Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY. pet-friendly?
- ✓ What time is check-in at Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.?
- ✓ What time is check-out at Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.?
- ✓ Where is Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY. located?

Reviews

9.8/10

Exceptional

11 verified reviews ⓘ

8/10 Good

Very beautiful yard. House was perfect for what we needed. Coffee was not good. Great location.

[See more](#)

Keri D.
Jun 26, 2025

10/10 Excellent

We had a wonderful time for our two-night weekend stay. The beds were comfortable and the house was spacious The kitchen was just about the most well-stocked kitchen I've ever had in a rental. The kids love the backyard, and we all loved watching the ducks visit the pond in the...

[See more](#)

Kristin D.
May 22, 2025

10/

Ou
ren
insi
her

[See](#)

Edu
Feb

[See all 11 reviews](#)

About the host



David

[See host profile](#)

10/10

Communication rating

83%

Acceptance rate

10/10

Ease of check-in

Languages English

Contact host

Similar properties to Bishop, Entire-house, Elec Veh. Fast Charger. discounts 20% WEEKLY, 30% MONTHLY.



Entire Luxury 3 bedroom
Victorian Home ready for your...
Bishop

Walk to Little Lakes Valley Trail

-  Kitchen
-  Washer
-  Dryer

10.0 21 reviews

~~\$456~~ **\$416**
per night
\$7903 for 19 nights
All fees included

EXHIBIT 2C

EXHIBIT 3

EXHIBIT 3



Inyo County Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
FAX: (760) 872-2712
E-Mail: inyoplanning@inyocounty.us

June 23, 2025

David and Pasha Foroudi
2660 Highland Drive
Bishop, CA 93514
adforoudi@gmail.com

RE: Commencement of Revocation/Modification Proceedings for Permit HSTR 2024-03/Foroudi

Dear Mr. Foroudi:

Pursuant to permit HSTR 2023-03/Foroudi ("the HSTR Permit"), you operate a hosted short-term rental ("HSTR") at 2660 Highland Drive in Bishop, CA. The Planning Department has recently received credible evidence that you are operating your HSTR in violation of the terms of the HSTR Permit. Specifically, the evidence suggests that you are not complying with Inyo County Code section 18.73.030(B), which requires that all short-term rentals be hosted rentals. Per Inyo County Code section 18.73.010, "'Hosted rental' means a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay."

The evidence that suggests that you are violating the conditions of the HSTR Permit #2024-03/Foroudi is as follows:

On June 13th Planning Director Cathreen Richards conducted a review of the county's short-term rental status through the short-term compliance software program, Granicus. Based on this review you have been renting your home at 2660 Highland Drive in Bishop, CA as a "whole house" rental, when your permit clearly states that it is for a hosted rental. This was further verified on June 18, 2025, when code compliance officer Tehauna Tiffany visited the property and asked your guests if there was or had been, at any time during their stay, a host on site, and they answered "no". You have had many conversations with planning staff and County Supervisors over what a hosted rental means in the context of the County's short-term rental program. Further, staff believes you are knowingly operating in violation of your permit because: 1) your permit clearly states that it is for a hosted-short-term rental, 2) what "Hosted" means was explained to you, again, when you applied for the permit, and 3) you clearly marked the hosted-short-term rental box on your application and identified a "host bedroom" on your application interior site plan.

You must cease all short-term rental activity upon receipt of this letter or provide sufficient evidence that a host is in the house during your rentals. Failure to comply with the conditions of HSTR 2024-03/Foroudi may cause revocation of the permit and monetary penalties up to \$5,000.

EXHIBIT 3

For further communication regarding this letter, please contact Tehauna Tiffany, Code Compliance Officer at: ttiffany@inyocounty.us or 760-878-0468

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cathreen Richards', with a stylized, cursive script.

Cathreen Richards
Planning Director

Cc (via email): Scott Marcellin, Third District Supervisor
 Todd Vogel, Third District Planning Commissioner
 Christian Milovitch, Assistant County Counsel

EXHIBIT 4



Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526

Phone: (760) 878-0263
E-Mail: inyoplanning@inyocounty.us

July 17, 2025

2660 Highland Drive
Bishop, CA 93514
adforoudi@gmail.com

VIA CERTIFIED FIRST CLASS MAIL AND EMAIL

RE: Notice of Commencement of Revocation/Modification Proceedings (Inyo County Code §18.73.070) for Permit HSTR 2024-03/Foroudi and Imposition of Administrative Fines (Inyo County Code §18.73.070(A)(5))

Dear Ms. Jauregui and Mr. Foroudi:

Pursuant to permit HSTR 2024/03 Foroudi (the "Permit"), you operate a hosted short-term rental ("HSTR") at 2660 Highland Drive in Bishop, CA. The Inyo County Planning Department has recently received credible evidence that you are operating your HSTR in violation of the terms of the Permit. The alleged violations are as follows:

- Violation of Inyo County Code ("ICC") §18.73.030(C), which requires all short-term rentals be "hosted" rentals. ICC 18.73.010 defines a "hosted rental" as "a short-term rental of a room(s) within a dwelling where the owner or a designated representative of the owner resides on the parcel where the rental occurs, during the duration of the transient renter(s) stay."

The evidence suggests that you have rented to short-term guests on several occasions with no host present on the Property, and that you advertise your short-term rental as a "whole house" without mention of an on-site host.

- Violation of ICC §18.73.030(C)-(D), which provides that "Each short-term rental shall have an owner or designated representative readily available to handle any questions or complaints during all short-term rental activities. Any change to the contact information for the owner or owner's designated representative shall immediately be provided in writing to the Inyo County planning department, to neighboring properties within 300 feet of the short-term vacation rental, and on any postings required by this

EXHIBIT 4

chapter.”

The evidence suggests that on or about July 10, 2025, you informed County staff that it mailed a previous violation letter to the wrong address, but no records indicate that you have ever sent a written request to the County to update your address or to all neighbors within 300 ft. of your property.

The County’s determination that you are in violation of these code sections (and the terms of the Permit), is supported by the following evidence:

- On June 13, 2025, the County’s short-term rental compliance software program, Granicus, indicated that you have been renting your home at 2660 Highland Drive in Bishop, CA as a “whole house” rental, when the Permit explicitly states that it is for a “hosted rental.”
- This was further verified on June 18, 2025, when the County’s Code Compliance Inspector, Tehuana Tiffany, visited the property and asked the guests if there was, or had been, at any time during their stay, a host on site. The guests indicated that no such host was or had been present during their stay.
- The County, through various staff and Supervisors, has had numerous conversations with you about the definition of “hosted rental” in the Inyo County Code in the context of the County’s short-term rental program and the Permit.
- Based on the following, the County alleges you are continuing to knowingly operate your hosted short-term rental in violation of the Permit terms:
 - The Permit explicitly states that it is for a hosted short-term rental;
 - County staff has apprised you several times of the County’s definition of “Hosted rental;”
 - The Permit application, which was submitted and signed by you, reflects that the “hosted short-term rental” box was checked and a “host bedroom” was identified on the interior site plan submitted along with your application;
 - On June 20, 2025, you contacted Ms. Tiffany regarding her visit to the property on June 18, 2025. During that conversation, Ms. Tiffany explained to you that you were operating your short-term rental in violation of the Inyo County Code and the terms of the Permit. You responded by stating that your guests don’t like having a host on site, thereby implicitly confirming that you are indeed operating your hosted-short term rental without a host;

EXHIBIT 4

- On June 23, 2025, the County sent you a letter identifying violations regarding the operation of your hosted short-term rental and demanded that operations cease or that evidence be provided to confirm that a host is on the property during bookings;
- On June 30, 2025, Ms. Tiffany visited the property at 2660 Highland Drive in Bishop, CA, and spoke with the renter who stated he had been there for almost a week and there had been no host on site at any time during his stay; and
- On July 10, 2025 you spoke on the phone with Ms. Tiffany and Senior Planner, Danielle Visuano. During this conversation staff again informed you that you are operating your hosted short-term rental in violation of the Inyo County Code and the terms of the Permit. You responded that you refuse to cease all operations because you would have to pay fees to cancel reservations and you insisted on speaking with Planning Director Cathreen Richards.

During this same conversation you stated that the County mailed your violation letter to the wrong address, yet you have never sent a written request to the County to update your address, or to your neighbors within 300 feet, as required by the Inyo County Code. This conversation again shows your unwillingness to come into compliance with the terms of the Permit.

Based on the above, and pursuant to Inyo County Code 18.73.070, the Planning Director has found you to be in blatant violation of the terms of your hosted short-term rental permit. Accordingly, **a hearing has been set in front of the Inyo County Planning Commission to consider the revocation or modification of Permit HSTR 2024-03/Foroudi and for the imposition of Administrative Fines pursuant to ICC §18.73.070(A)(5).**

The hearing has been set as follows:

DATE: Wednesday August 27, 2025
TIME: 10:00 AM
LOCATION: The County Administrative Center:
224 N. Edwards St., Independence, CA 93526

The hearing will be conducted in accordance with ICC 18.73.070(A)(3). You have the right to rebut the County's evidence, either by mail or in person, and provide a written brief summarizing your arguments and evidence. If you choose to submit rebuttal evidence in person, please bring hard copies of all material to the hearing which will occur on the date and time noted directly above.

EXHIBIT 4

If you choose to submit written rebuttal evidence by mail, you must mail the evidence to the Inyo County Planning Department, PO Drawer L, Independence, CA 93526. Any mailed evidence must be received by the Planning Department at least 48 hours before the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cathreen Richards', with a stylized, cursive script.

Cathreen Richards
Planning Director

Cc (via email): Scott Marcellin, Third District Supervisor
 Todd Vogel, Third District Planning Commissioner
 Christian Milovitch, Assistant County Counsel
 Danielle Visuano, Senior Planner

EXHIBIT 5

EXHIBIT 5



**Planning Department
168 North Edwards Street
Post Office Drawer L
Independence, California 93526**

**Phone: (760) 878-0263
FAX: (760) 872-2712
E-Mail: inyoplanning@inyocounty.us**

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN the Inyo County Planning Commission will hold public hearings Wednesday, August 27, 2025 at 10:00 a.m. to consider the following:

Commencement of Revocation/Modification Proceedings (Inyo County Code §18.73.070) for Permit HSTR 2024-03/Foroudi and Imposition of Administrative Fines (Inyo County Code §18.73.070(A)(5))

On June 13, 2024, the applicants, David and Pasha Foroudi and Natalie Jauregui, were approved for a Hosted Short-Term Rental Permit (HSTR 2024-03/Foroudi) to operate a short-term rental located at 2660 Highland Drive in the community of West Bishop (Notice of Decision attached). All HSTR permits are subject to the Short-term Rental General Requirements codified at Inyo County Code Chapter 18.73.030. David and Pasha Foroudi and Natalie Jauregui have failed to meet these requirements. Conversations with Mr. David Foroudi have also indicated that they are not willing to operate in compliance with their permit, and therefore, staff are recommending the revocation of HSTR 2024-03/Foroudi. This action is Exempt from CEQA under 15321-Enforcement Actions by Regulatory Agencies.

Written comments and all questions should be addressed to the Inyo County Planning Department, P. O. Drawer "L", Independence, CA 93526. Please contact the Inyo County Planning Department if you have any questions regarding this project at the Courthouse Annex, in Independence during business hours, or phone (760) 878-0263. Project materials are posted on the Planning Department website at: www.inyoplanning.org under "Current Projects."