

# MONO COUNTY PLANNING COMMISSION

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## TRANSIENT RENTALS

### RESOURCE MATERIALS

#### POLICIES & REGULATIONS

- General Plan Land Use Amendment 12-001 (December 2012)
  - [Ch. 25: Transient Rental Overlay District \(TROD\)](#)
  - [Ch. 26: Transient Rental Standards & Enforcement](#)

#### TRANSIENT RENTAL MEETINGS IN SEQUENCE

##### April 11, 2013: Planning Commission

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_04.11.13.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_04.11.13.pdf)
  - R13-02: Virginia Lakes/Ragland (APNs 019-051-008, -009 & -010)
    - Comment letters on R13-02
  - R13-03: June Lake/Double Eagle Resort (APNs 016-094-007, -008, -009 & 016-098-015)
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_04.11.13.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_04.11.13.pdf)

##### September 12, 2013: Planning Commission

- Agenda packet [http://www.monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_09.12.13.pdf](http://www.monocounty.ca.gov/sites/default/files/pc_agenda_pkt_09.12.13.pdf)
  - R13-05: Lundy Canyon/Kibbee (APN 019-140-011)
  - R13-06: June Lake/Anderson (APNs 016-096-005 & 016-098-011)
- Minutes [http://www.monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_09.12.13.pdf](http://www.monocounty.ca.gov/sites/default/files/pc_adopted_minutes_09.12.13.pdf)

##### November 14, 2013: Planning Commission

- Agenda packet [http://www.monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt.14.13\\_0.pdf](http://www.monocounty.ca.gov/sites/default/files/pc_agenda_pkt.14.13_0.pdf)
  - R13-07: June Lake/Boulder Drive (APNs 015-140-035, -034, -033, -032)
- Minutes [http://www.monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_11.14.13.pdf](http://www.monocounty.ca.gov/sites/default/files/pc_adopted_minutes_11.14.13.pdf)

##### October 9, 2014: Planning Commission

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_10.09.14.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_10.09.14.pdf)
  - R14-07: Rosas Chalet, June Lake
    - Comment letters on R14-07
  - R14-08: Victory Lodge, June Lake
    - Comment letters on R14-08
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_10.09.14.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_10.09.14.pdf)

##### May 14, 2015: Planning Commission

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_05.14.15.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_05.14.15.pdf)
  - R15-02: Hackamore Place, Twin Lakes Bridgeport/Farias
    - Hackamore Place rental plan
    - Bridgeport FPD letter
  - R15-03: June Lake /Shear
    - Mountain View operations plan

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DISTRICT #1  
COMMISSIONER  
Mary Pipersky

DISTRICT #2  
COMMISSIONER  
Vacant

DISTRICT #3  
COMMISSIONER  
Daniel Roberts

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

- Resident petition in opposition
- Comment letters on R15-02 & R15-03
- Comment letters after agenda packet was released  
[http://monocounty.ca.gov/sites/default/files/final\\_comments\\_after\\_packet\\_05.14.15.pdf](http://monocounty.ca.gov/sites/default/files/final_comments_after_packet_05.14.15.pdf)
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_05.14.15.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_05.14.15.pdf)

**November 12, 2015: Planning Commission**

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_11.12.15.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_11.12.15.pdf)
- R15-04: June Lake TROD (four-parcel proposal reduced to two)
- All comment letters
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_11.12.15.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_11.12.15.pdf)

**February 11, 2016: BOS/Planning Commission joint workshop on status of TRODs**

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt.11.16\\_0.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt.11.16_0.pdf)
- TROD PowerPoint/Weiche
- FAQ on transient rental process
- Comment letters in favor
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_02.11.16.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_02.11.16.pdf)

NOTE: BOS directed Planning Commission & staff to resolve transient rental issues & present recommendation to BOS (*see July 12, 2016, meeting below*)

**March 8, 2016: BOS Moratorium on TRODs ORD16-02**

[file:///C:/Users/cd/Downloads/Mono\\_Ordinance\\_\(2\)%20\(1\).pdf](file:///C:/Users/cd/Downloads/Mono_Ordinance_(2)%20(1).pdf)

**March 10, 2016: Planning Commission**

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt.10.16\\_0.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt.10.16_0.pdf)
  - "Could You Bnb My Neighbor?"
  - 2010 Census housing tenure
  - TROD PowerPoint/Weiche
  - Resident correspondence
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes\\_03.10.16.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes_03.10.16.pdf)

**April 19, 2016: BOS moratorium on transient rentals** extended to March 2, 2017

[file:///C:/Users/cd/Downloads/STAFF\\_REPORT\\_\(4.19.16\)%20\(4\).pdf](file:///C:/Users/cd/Downloads/STAFF_REPORT_(4.19.16)%20(4).pdf)

**May 12, 2016: Planning Commission**

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_05.12.16.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_05.12.16.pdf)
  - Ch. 25 existing
  - Ch. 25 discussion draft
- Minutes [http://monocounty.ca.gov/sites/default/files/pc\\_adopted\\_minutes.12.16\\_0.pdf](http://monocounty.ca.gov/sites/default/files/pc_adopted_minutes.12.16_0.pdf)

**June 9, 2016: Planning Commission**

- Agenda packet [http://monocounty.ca.gov/sites/default/files/pc\\_agenda\\_pkt\\_06.09.16.pdf](http://monocounty.ca.gov/sites/default/files/pc_agenda_pkt_06.09.16.pdf)
  - Ch. 25 discussion draft with edits
- Minutes (*to be adopted 08.11.16*)

**July 12, 2016: Board of Supervisors**

- Workshop on Planning Commission's recommended revisions to General Plan Ch. 25 concerning transient rental of single-family homes  
[http://monocounty.ca.gov/sites/default/files/fileattachments/planning\\_division/page/5439/page\\_4\\_from\\_07\\_jul\\_12\\_2016.pdf](http://monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/5439/page_4_from_07_jul_12_2016.pdf)
- Staff report + revised Ch. 25  
[http://monocounty.ca.gov/sites/default/files/staff\\_report\\_ch.\\_25\\_07.12.16.pdf](http://monocounty.ca.gov/sites/default/files/staff_report_ch._25_07.12.16.pdf)

- Minute Order M16-150 [http://monocounty.ca.gov/sites/default/files/m16-150\\_07.12.16.pdf](http://monocounty.ca.gov/sites/default/files/m16-150_07.12.16.pdf)

## **SUMMARY OF ACTIONS**

### **TRANSIENT RENTALS RECOMMENDED FOR BOS APPROVAL (7)**

- June Lake/Double Eagle Resort
- Lundy Canyon/Kibbee
- June Lake/Anderson
- June Lake/Boulder Drive
- June Lake/Rosas Chalet
- June Lake/Victory Lodge
- June Lake/122 & 139 Nevada St. out of four proposed

### **TRANSIENT RENTAL RECOMMENDED FOR BOS DENIAL (1)**

- June Lake/Mountain View/Shear

### **TRANSIENT RENTAL APPLICATIONS WITHDRAWN (3)**

- Virginia Lakes/Ragland
- Twin Lakes/Bridgeport: Hackamore Place/Farias
- June Lake/Nevada Street (two of original six parcels by same owner)

### **TRANSIENT RENTALS APPROVED (6)**

- June Lake/Double Eagle Resort
- Lundy Canyon/Kibbee
- June Lake/Anderson
- June Lake/Boulder Drive
- June Lake/Rosas Chalet
- June Lake/Victory Lodge

### **TRANSIENT RENTALS DENIED (2)**

- June Lake/Mountain View/Shear
- June Lake/122 & 139 Nevada St.