

Short-Term Rental Activity Permit 21-002/Gordon

May 11, 2021

PROJECT LOCATION



PROJECT DESCRIPTION

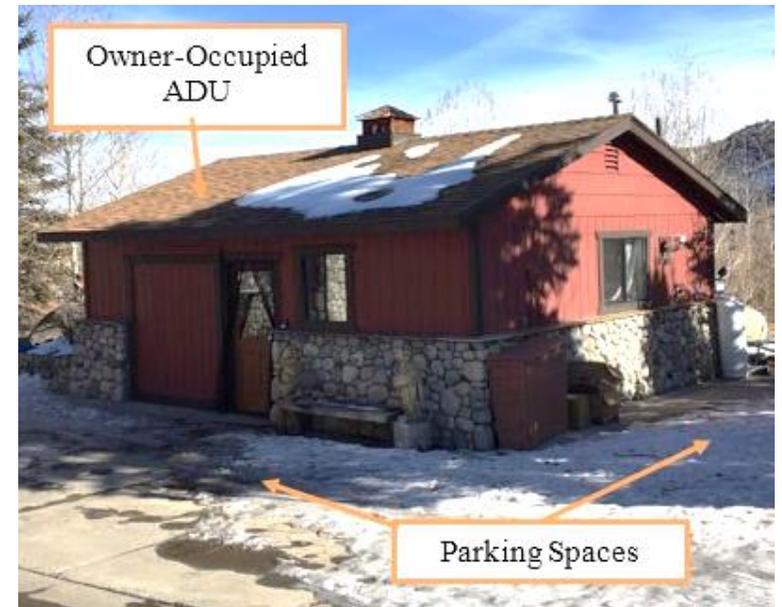


Owner-Occupied Rental

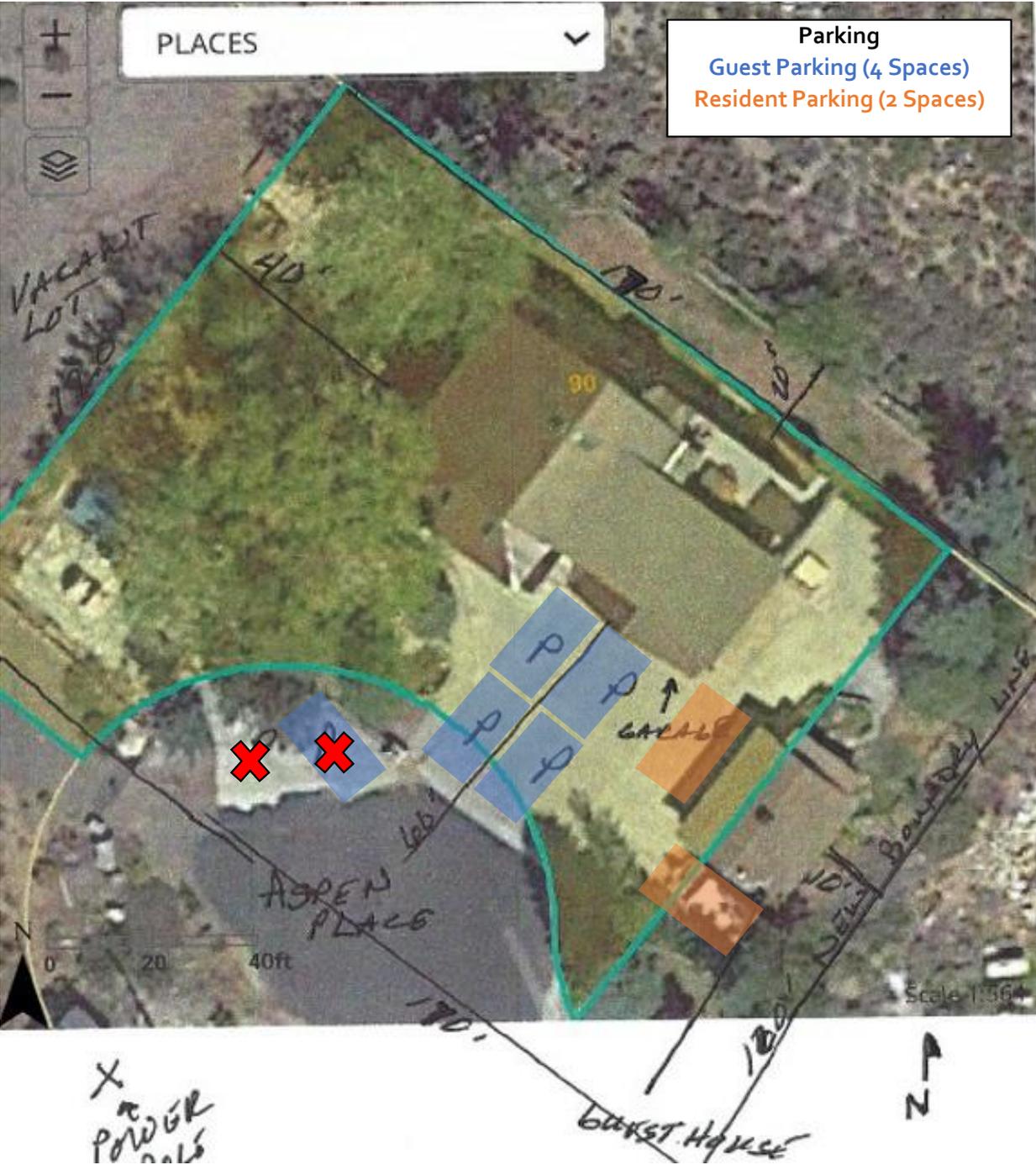
- 4-bedroom main house (rental)
- Detached ADU (owners)

Maximum Occupancy

- 10 people
- 4 vehicles + 2 vehicles (owners)
- **Total = 6 vehicles**



SITE PLAN



ADDRESS & EXTERIOR LIGHTING



Activity Permit Findings

1. The short-term rental, as proposed, will comply with the requirements of state law and regulations, the Mono County General Plan, the Mono County Code, and this Chapter (MCC 5.65).

➤ **General Plan**

- Planning Commission = UP 20-009

➤ **MCC Chapter 5.65**

- Applicant Certified Compliance
- Interior/Exterior Signage
- Guest Information
- Visible address
- COA = Chapter 23 Compliance

Activity Permit Findings

2. The property has all necessary land use entitlements as required by the Mono County General Plan.

- UP 20-009: Approved March 18, 2021

Activity Permit Findings

3. The owner has demonstrated to the satisfaction of the Board the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and MCC Chapter 5.65.

- General Plan
- UP 20-009 Approval
- Long Valley Area Plan
- MCC Chapter 5.65

Activity Permit Findings

4. *The Board determines that issuance of the permit is in the best interests of the community, the County, and the citizens of and visitors to Mono County based on the following:*

- *Whether there are specific and articulable positive or negative impacts on the surrounding community or adjacent properties from the proposed short-term rental;*

➤ **Planning Commission:**

- Published Notice – 30 days
- 500' Mailed Notice – 30 days
 - ✓ 67 notices mailed & 7 comments received
 - ✓ 1 support, 1 LVFPD, & 5 Opposed/Concerned
 - ✓ Opposed/Concerned:
 1. Vacationer/neighbor conflict
 2. Illegal STRs
 3. Neighborhood impacts: parking, trash, snow removal
 4. Long-Term Rental

Activity Permit Findings

➤ **Concerns are addressed as follows:**

1. Vacationer/neighbor conflict:
 - ✓ Owner-occupied rental
2. Illegal STRs
 - ✓ Code Compliance
3. Neighborhood impacts: parking, trash, snow removal
 - ✓ Parking requirements, no off-street parking is permitted
 - ✓ Owner-occupied rental
 - ✓ Snow removal required
4. Long-Term Rental

➤ **Board of Supervisors:**

- Published Notice – 10 days
- No public comments received

Activity Permit Findings

- *Whether the property owner has demonstrated to the satisfaction of the Board the ability and capacity to manage the short-term rental in a way that minimizes articulable negative impacts on the surrounding community or adjacent properties. And be responsive to community concerns and complaints; and*
- **Owner-Occupied Rental**
 - Onsite = Minimized impacts
 - Must respond to community concerns/complaints

Activity Permit Findings

- *The potential for the short-term rental to impact other community needs and issues, such as the availability of workforce housing units.*
- Four-bedroom main house – Max occupancy 10 people
- Not an existing long-term rental

CONDITIONS OF APPROVAL

1. Prior to any rental activity, exterior lighting fixtures on the main unit and the ADU shall be replaced or retrofitted to comply with Chapter 23 – Dark Sky Regulations. ~~and a Dark Sky compliant light fixture shall be installed at the primary entrance to the ADU.~~
2. The address of the rental unit must be unobstructed at all times and clearly visible by passersby.
3. STR Activity Permits shall be limited to one per parcel and one per person regardless of whether the ownership interest is in whole or in part. In other words, an STR Activity Permit shall not be approved if a person with an ownership interest in the property, whether in whole or in part, has an existing STR Activity Permit on another property within Mono County.

CONDITIONS OF APPROVAL

4. An STR Activity Permit does not create any property interest in the property owner, is not transferable, and automatically terminates upon the transfer or upon revocation of any corresponding Use Permit.
5. An STR Activity Permit issued under this Chapter is an annual permit and shall expire on August 31st each year (unless renewed or revoked in accordance with this Chapter). Mono County Code Chapter 5.65.090 provides the process to follow for renewal or modifications to this permit.
6. A Mono County business license and TOT certificate shall be obtained prior to commencing rentals, and the business license and TOT certificate shall be maintained in good standing.

CONDITIONS OF APPROVAL

7. The STR property must provide exterior and interior signage consistent with MCC 5.65.110.B.
8. The STR Activity Permit number, which shall be assigned at the time the permit is issued, shall be posted in the title of every short-term rental advertisement, whether online or in other promotional or advertising materials.
9. The rental property must comply with all requirements of the Mono County Building Division, Environmental Health Department, and Mono County Code 5.65.
10. Rental property shall comply with the Mono County General Plan and Conditional Use Permit 20-009.

1. Hold a public hearing, receive testimony, deliberate, and make any desired changes.
2. Find that the project qualifies as a Categorical Exemption under CEQA guidelines 15301 and direct staff to file a Notice of Exemption;
3. Make the required findings as contained in the project staff report; and
4. Approve STR Activity Permit 21-002 subject to the findings and conditions as recommended or with desired modifications.

RECOMMENDATION