



STR 26-001 DeCoster | 189 Hillside Road | June Lake

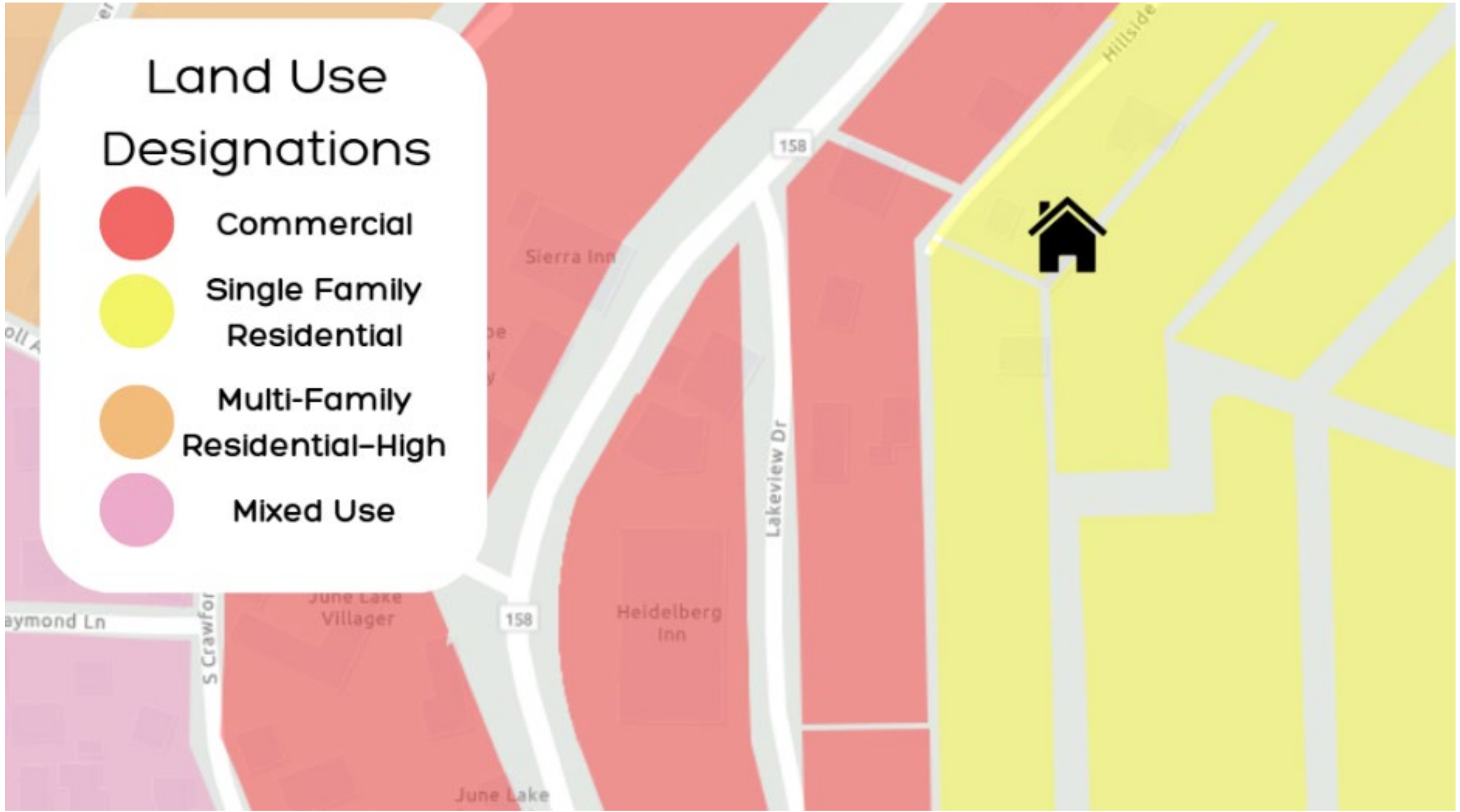
# Project Description

- Hosted short-term rental in June Lake
- Residential neighborhood: Hillside 158
- Parcel is designated Single-Family Residential (SFR)



# Land Use Designations

-  Commercial
-  Single Family Residential
-  Multi-Family Residential-High
-  Mixed Use



# Project Description

- Most short-term rentals require two discretionary permits:
  - A Use Permit approved by the Planning Commission
  - A Short-Term Rental Activity Permit (STRAP) approved by the Board of Supervisors
- Use Permit (*UP 25-008 DeCoster STR*) approved on December 18, 2025



# Regulatory Context

- *GPA 25-01* approved on December 9, 2025
- Went into effect on February 23, 2026
- *STRAP 26-001 DeCoster* deemed complete on January 15, 2026



*STRAP 26-001 DeCoster* will be processed according to regulations in place before the update.

# Regulatory Context

## Use Permit

- MCGP LUE Chapter 25
- Runs with the land

## STRAP

- Mono County Code 5.65
- Renewed annually
- Doesn't transfer with change of ownership



# Mono County Code 5.65

MCC 5.65 governs the standards and day-to-day operations of short-term rentals. This includes:

- Health and safety standards
- Signage
- Notices
- Advertising
- Occupancy
- Parking standards
- Trash
- Solid waste removal
- Snow removal



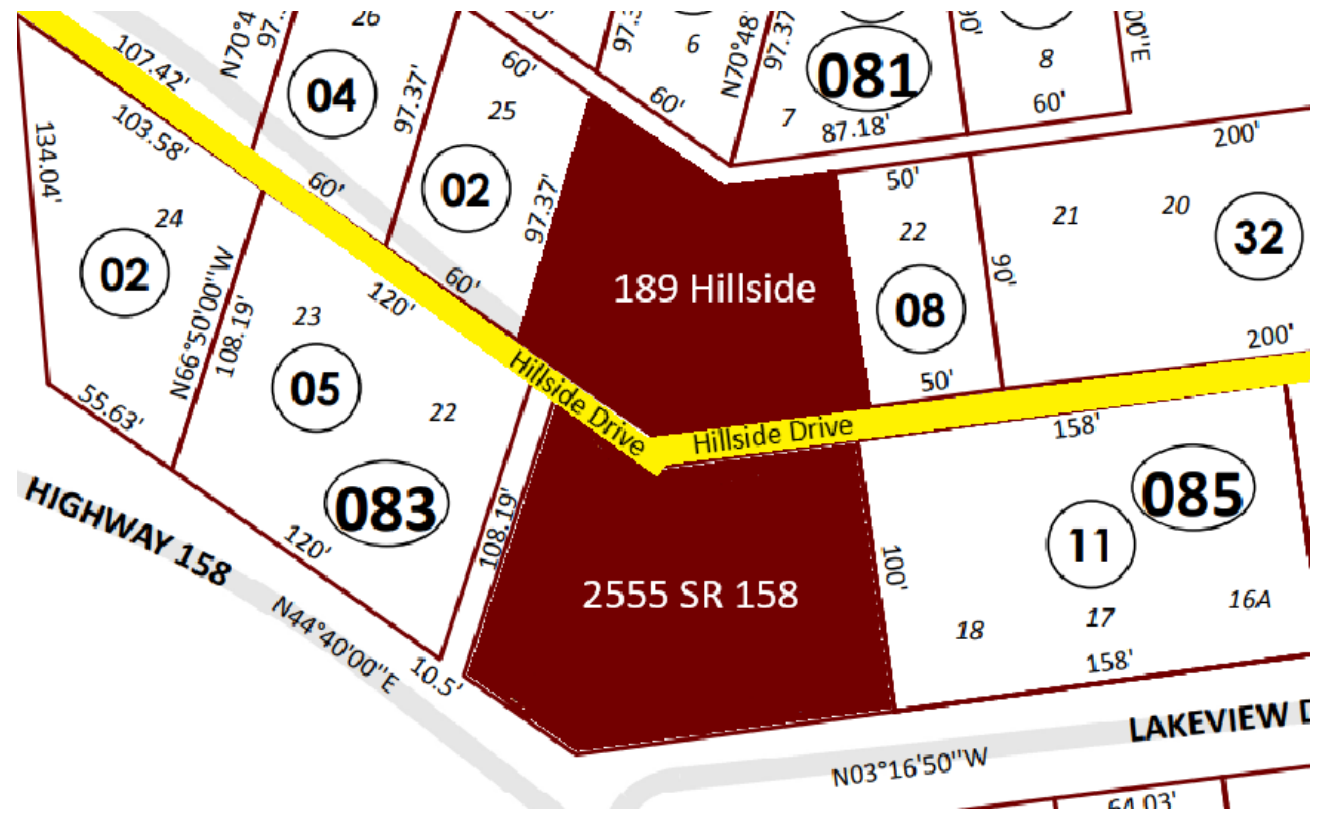
# Planning Commission, December 18, 2025

## *UP 25-007 DeCoster Apartments*

- Four apartment units
- Additional improvements: parking, slope stabilization, EV charging stations.

## *UP 25-008 DeCoster STR*

- Short-term rental of 189 Hillside Road



# UP 25-008 DeCoster STR

- Short-term rental of 189 Hillside Road
- Two addressed dwellings
  - 187 Hillside – applicant's residence
  - 189 Hillside – proposed STR
- Existing nonconforming findings
- April 1 – November 30 only



# *UP 25-007 DeCoster Apartments*

- Construction of four residential apartments atop an existing cannabis dispensary
- Installation of two electric vehicle charging stations

High Sierra Cannabis Dispensary



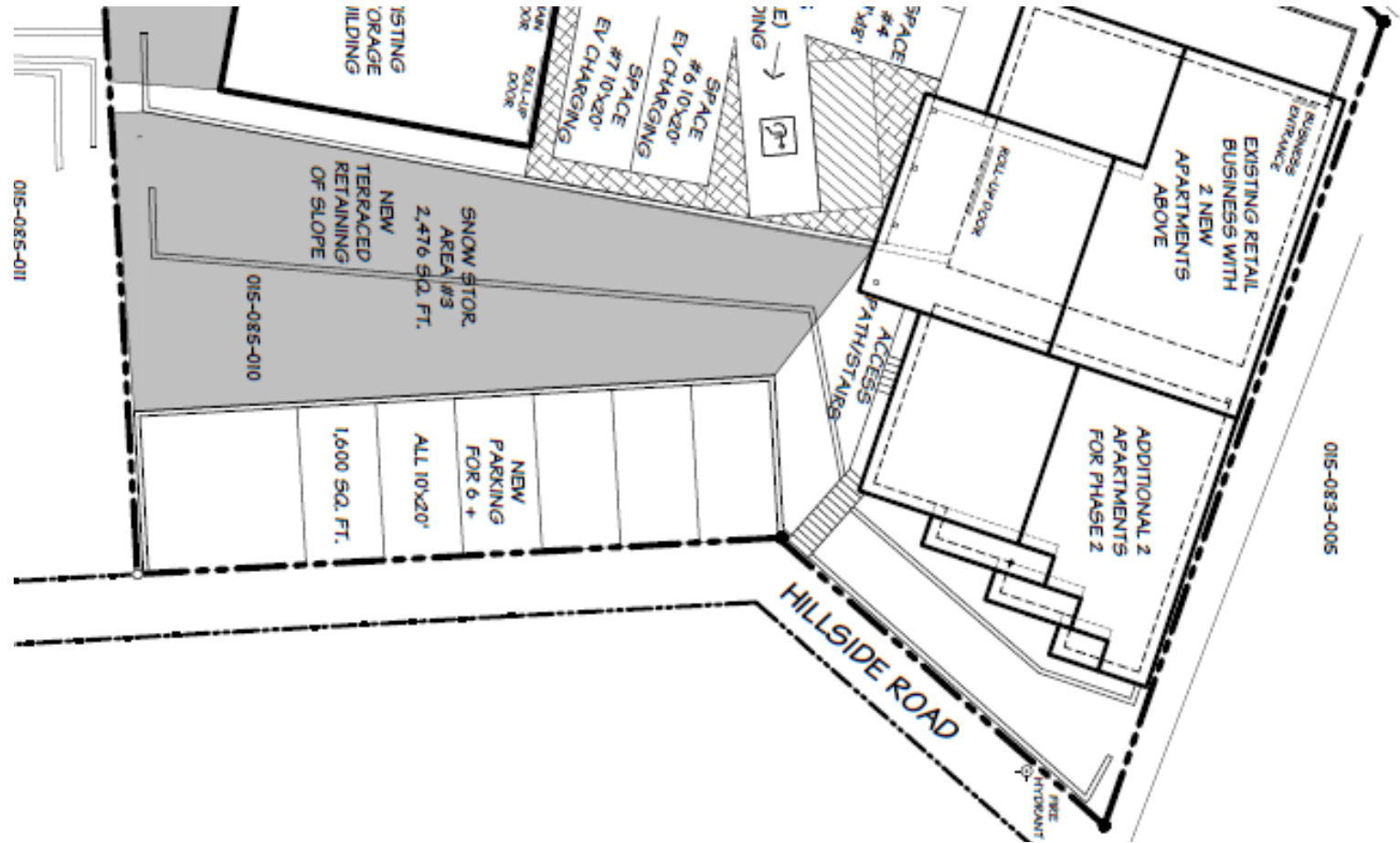
- Reconfigure parking lot.
- Terraced retaining wall
- Development of a new parking area on Hillside Road.

Rendering of Completed Apartments



# UP 25-008 DeCoster Apartments: Hillside Parking Lot

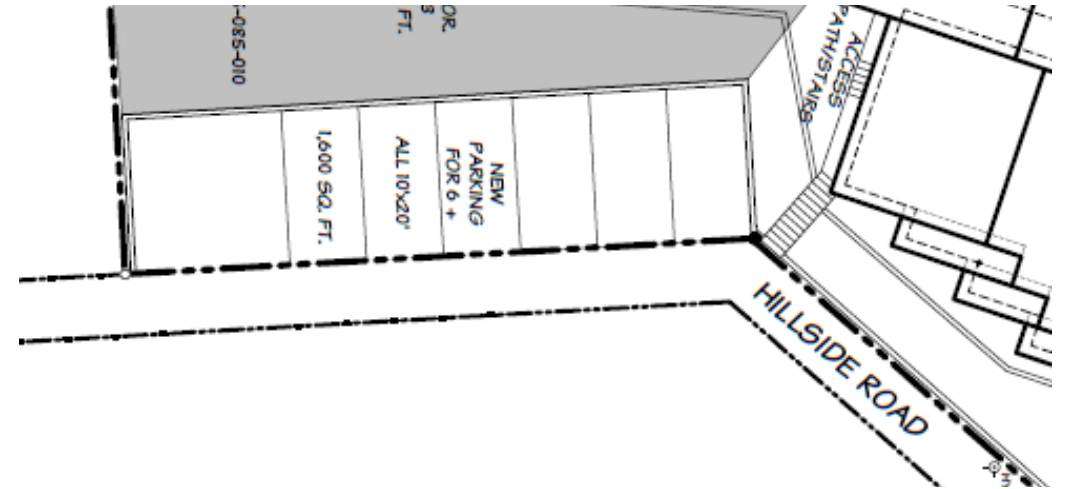
- New parking lot with 10 required spaces.
- 6 parking spaces for 2555 SR 158
- 4 parking spaces for 189 Hillside Road
- Accessed via Hillside Road



# Shared or Mutually Dependent Conditions

## Parking Lot

- APN 015-084-026-000 (187 and 189 Hillside Road) has no designated parking spaces.
- APN 015-085-010-000 (2555 SR 158) must provide required parking.



# Shared or Mutually Dependent Conditions

## Constraints on STR

The STR at 189 Hillside relies upon the construction and long-term rental of apartments permitted via *UP 25-007 DeCoster Apartments*.

- Certificate of Occupancy on two units before the STR can operate.
- Use Permit expires if two additional Certificates of Occupancy have not been issued within two years of the first two.



# Compliance Timeline

§5.65.110 of the Mono County Code requires compliance with standards at the time of approval.

STR has non-compliant features. Due to longer timeline with apartment construction, applicant is requesting approval now and will address non-compliant features prior to renting.

The applicant has indicated that he cannot commence any part of either project until all entitlements have been secured.

# Planning Commission Deliberations

Deliberations focused on road conditions.

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Hillside Road is substandard and private

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Deficiencies include: one-way, unpaved, narrow, borders a steep slope.



# Planning Commission Deliberations

Commissioners imposed a condition prohibiting operation of the STR from December 1 through March 31.

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Commissioners granted applicant's request to begin short-term rentals after the construction of two apartments.



# Comments in Support

1. Urgent need for new housing.
2. Good character of applicant
3. Short-term rentals are also needed in June Lake.



# Comments in Opposition

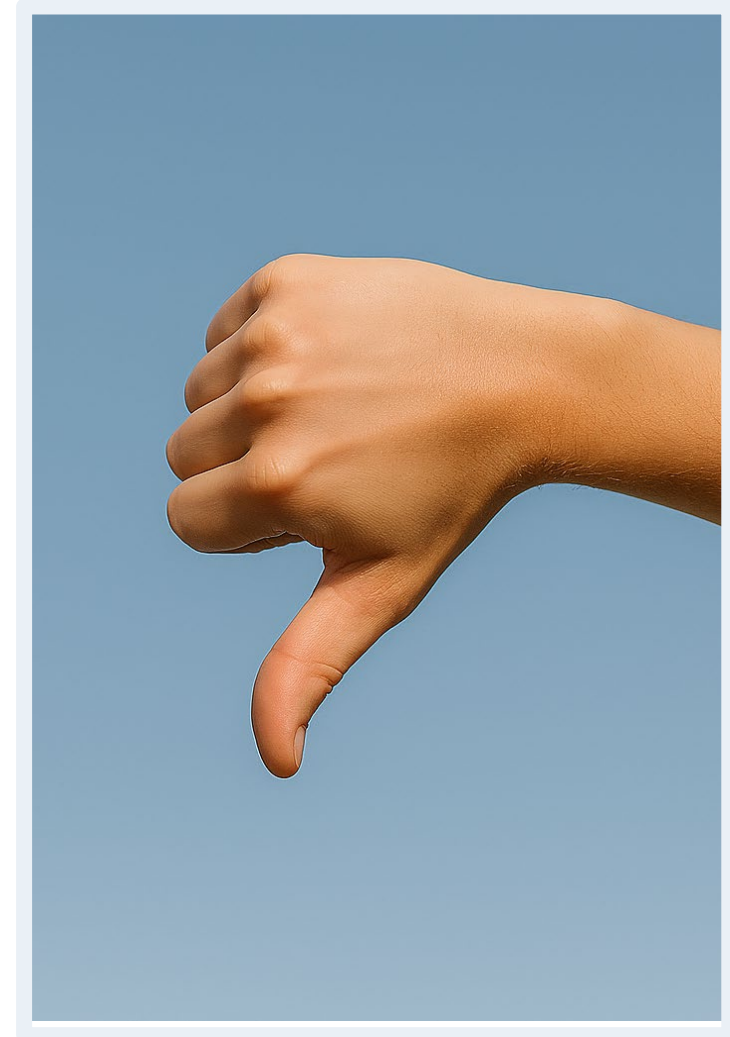
1. Emergency access
2. Cost of increased maintenance
3. Driver safety
4. Substandard parcel size
5. Tolerance for nuisances



# Comments in Opposition

## Emergency access

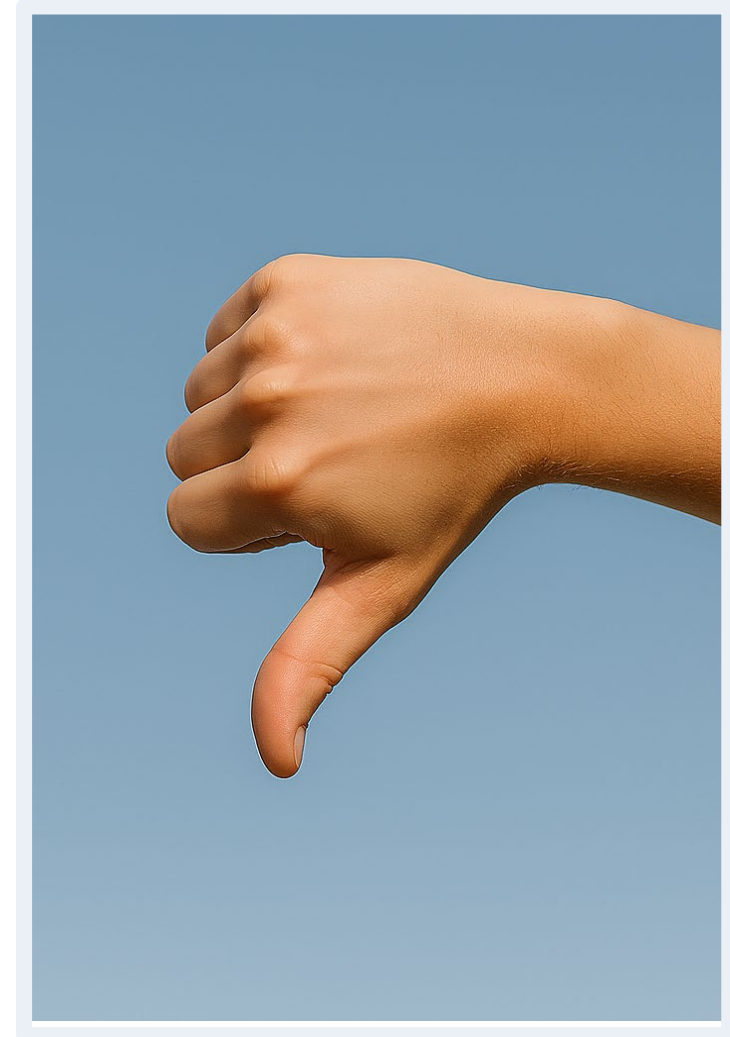
- CalFire State Minimum Fire Safe Standards do not apply.
- Private road – County road standards do not apply.
- Commonsense conclusion: visitor traffic would exacerbate public safety issues.



# Comments in Opposition

## Cost of Increased Maintenance

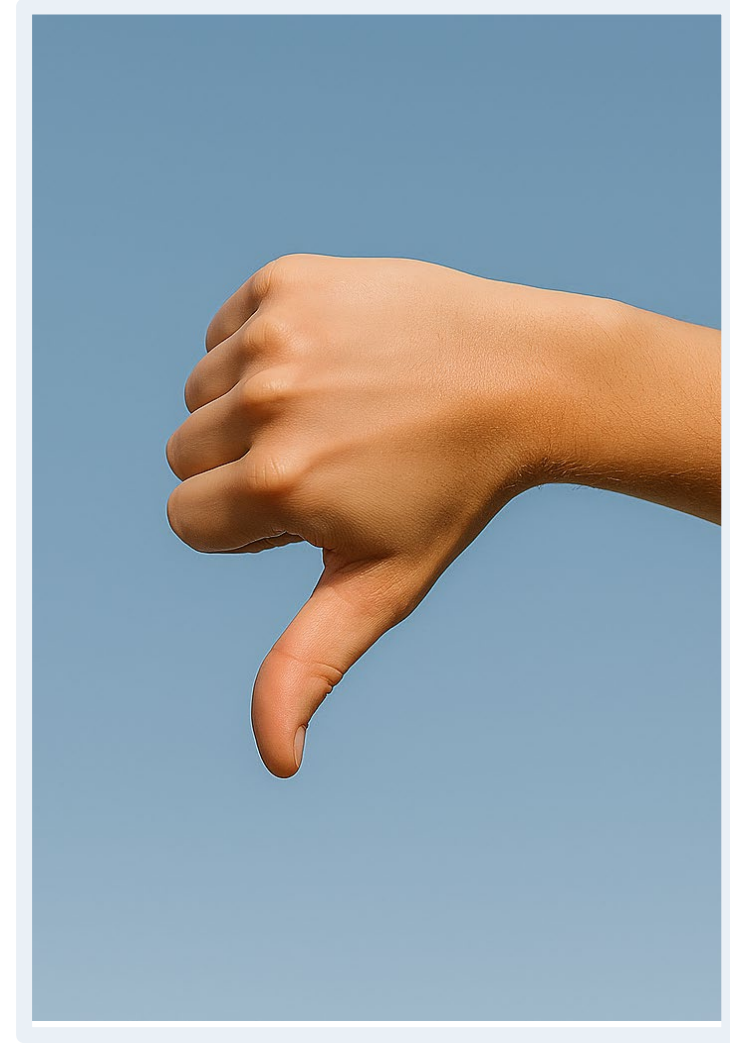
- Maintenance of private roads is a civil matter
- Maintenance must be managed collectively by homeowners.
- Enforcement is also a civil matter.
- The Board could require the applicant to maintain some level of road quality or contribute some amount of funding annually for road maintenance. For example, if a private road fund is managed, road costs could be split per unit, rather than per parcel.



# Comments in Opposition

## Driver Safety

- Commonsense conclusion: regularly introducing visitors onto a substandard road could pose a risk to driver safety.
- The County has no authority over road design, improvements, or maintenance.
- Optional condition to disclose road condition to visitors could ensure awareness.

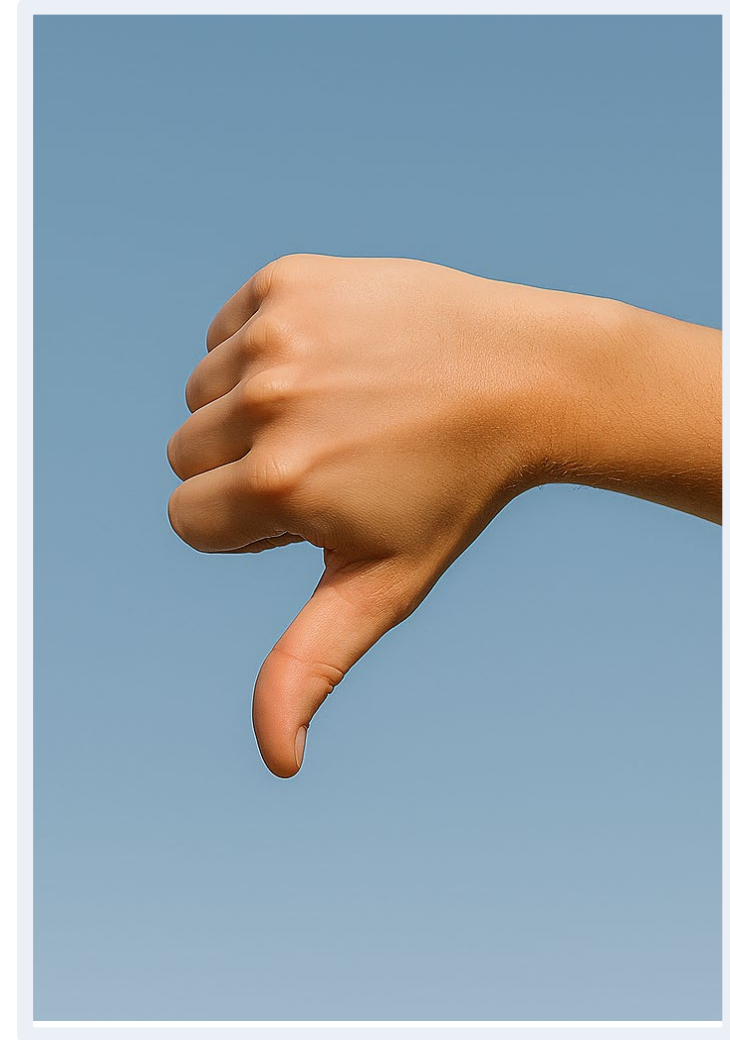


# Comments in Opposition

## Substandard Parcel Size

- Action 1.M.3.a: short-term rental applications may be denied where “the majority of parcels in a neighborhood/subdivision are substandard or small...”
- If all parcels on either side of Hillside Road are included in the neighborhood, then the majority of parcels are not small.
- If only parcels taking access from Hillside are included, then three (the three closest to the project parcel) of nine are small.

This policy is not grounds for denial.

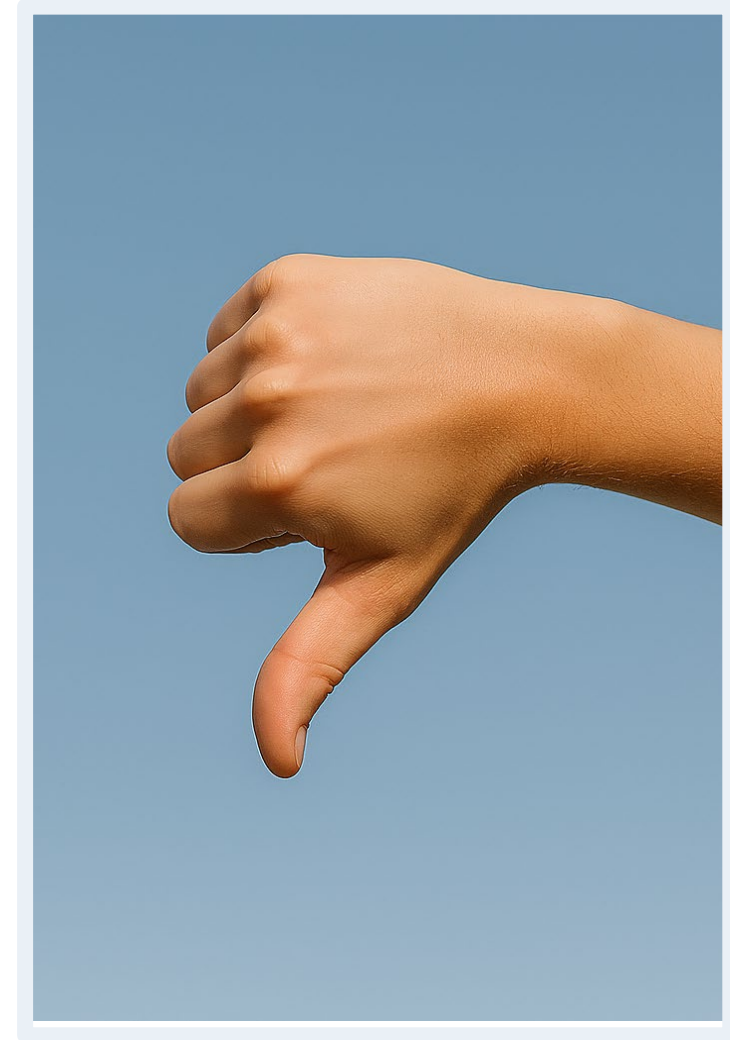


# Comments in Opposition

## Tolerance for Nuisances

- Two comments expressed concern about increased nuisances.
- An immediate neighbor expressed concern that the applicant would not properly comply with the standards contained in Chapter 5.65.

These comments represent personal opinions unverified by County records



## CEQA Compliance

- Project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption.
- Class (1) 15301 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

## Public Notice

Notice for *STRAP 26-001 DeCoster* is subject to the requirements of 5.65.080:

*"notice shall be given to any persons requesting such notice by mail or electronic mail and published in a newspaper of general circulation ten days in advance"*

Notice (Attachment 6) appeared in *The Mammoth Times* on April 2, 2026.

Activity Permit Finding #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

- Planning Commission determined in *UP 25-008 DeCoster STR* that the Project complies with the Mono County General Plan.
- Interior and exterior signage has been reviewed and approved.
- Owner shall maintain all required property insurance.

## WELCOME TO OUR VACATION HOME

189 Hillside Rd, June Lake, CA 93529

Mono County STR Permit Number: PENDING APPROVAL

**OCCUPANCY:** Max 4 guests

**VEHICLES:** Max 2 (park only in designated spaces)

**QUIET HOURS:** 10 PM – 7 AM

NO OUTDOOR AMPLIFIED SOUND AT ANY TIME

Please refer to the Welcome Book for specific instructions on operating appliances and accessories in the unit, or contact your host.

**TRASH:** Absolutely no trash left outside — contact host for removal.

**NOTICE:** Failure to follow parking, trash, or occupancy limits is a violation of Mono County Code § 5.65 and may result in immediate removal and administrative, civil, or criminal penalties.

**NOTICE:** You signed a rental agreement. Violation of rental agreement rules may be a violation of Mono County Code § 5.65 and may result in immediate removal and administrative, civil, or criminal penalties.

### IMPORTANT CONTACTS

EMERGENCY: Dial 911

June Lake Fire Dept: (760) 648-7390

Mono County Sheriff Dispatch: (760) 932-7549 (ext. 7)

Host (24-Hour Owner Contact): John DeCoster, (310) 924-9478

### EVACUATION ROUTE

Follow path down the hill to June Lake Village.

### EMERGENCY EVACUATION MEETING POINT

June Lake Community Center

90 W Granite Ave, June Lake, CA 93529

**PLEASE RESPECT OUR NEIGHBORS & DO NOT TRESPASS ON ADJACENT PROPERTIES!**

Interior Sign

## SHORT-TERM RENTAL

189 Hillside Rd,  
June Lake, CA 93529

Mono County STR Permit Number: PENDING APPROVAL

- **MAXIMUM OCCUPANCY: 4 PERSONS**
- **MAXIMUM VEHICLES: 2 (PARK ONLY IN DESIGNATED AREAS)**
- **QUIET HOURS: 10 PM – 7 AM**
- **NO OUTDOOR AMPLIFIED SOUND AT ANY TIME**
- **NO SMOKING**
- **NO FIRES OR FIRE PITS**

### 24-HOUR CONTACT:

- **JOHN DECOSTER**
- (310) 924-9478
- [john@insaneenterprises.com](mailto:john@insaneenterprises.com)

**THANK YOU FOR BEING A GOOD NEIGHBOR**

Exterior Sign

**Activity Permit Finding #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

Several of the health and safety standards enumerated in §5.65 have not been met:

- MCC §5.65.110.D. requires STRs to meet parking requirements.
- MCC §5.65.110.D. prohibits off-site or on-street parking for STRs.
- MCC §5.65.110.A.1. requires that the address of the rental unit must be unobstructed at all times and clearly visible by passersby
- MCC §5.65.110.A.12 No landline telephone service

**Activity Permit Finding #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

## Condition of Approval

1. Applicant must submit an affidavit certifying compliance with all requirements contained in Mono County Code 5.65 before short-term rentals may commence at 189 Hillside Road.

*or*

## Optional Condition

1. Applicant must submit an inspection checklist completed by a verified third-party inspector to the Community Development Department before short-term rentals can begin at 189 Hillside Road. The inspection could verify compliance with requirements in place at the time of application, or requirements in place at the time of inspection.

Activity Permit Finding #2:  
The property has all  
necessary land use  
entitlements as required by  
the Mono County General  
Plan.

- Use Permit approved on December 18, 2025.
- Additional requirements apply.
  - business license, TOT certificate, inspection fees, permit fees, HMO fees, and taxes.
- STR Activity Permits must be renewed annually.

### Activity Permit Finding #3:

The owner has demonstrated to the satisfaction of the approval authority the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this chapter.

- The applicant has obtained five discretionary land use permits since 2018.
- The County has not received any complaints or found any violations related to permits on record.
- The applicant maintains a business license for High Sierra, a cannabis dispensary.

The applicant has demonstrated an ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this chapter.

Activity Permit Finding #4: The approval authority 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 factors:

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

### **Positive**

- Creation of two to four new units of community housing.
- STRs support the tourist economy.

Activity Permit Finding #4: The approval authority 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 factors:

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

## **Negative**

- Visitor use will increase maintenance costs, and could impact public safety on Hillside Road
- Approving the STRAP will remove one unit from the long-term rental market.
  - The net gain remains 1-3 units.

Activity Permit Finding #4: The approval authority 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 factors:

(b) Whether the property owner has demonstrated to the satisfaction of the approval authority 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

- Positive history as a local business owner.
- Use Permits garnered significant community support.
- Objections arose primarily from residents of Hillside Road.
  - Prohibiting operation of the STR between December 1 and March 31 addressed this concern.
- Traffic.
  - The applicant believes that the STR will generate less traffic than a full-time resident,
  - The County's environmental analysis represents that the traffic generated by an STR is comparable to the traffic generated by full-time use.

Activity Permit Finding #4: The approval authority 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 factors:

(c) The potential for the short-term rental to impact other community needs and issues, such as the availability of workforce housing units.

Because the application for an STR is linked with a project to build new housing in June Lake, the approval results in a net gain of 1-3 housing units.

5.65.080.D. The approval authority shall deny an application that meets any of the following criteria:

1. The owner has knowingly made a false statement of material fact, or has knowingly omitted a material fact, from the application.

3. The owner, including any person with partial ownership as described in subsection 5.65.070(C)(1), has been determined, by an administrative hearing body or a court of competent jurisdiction, to have engaged in short term rentals in violation of state or local law within the two years preceding the date of the application and all opportunities for appeal of that determination have been exhausted or the time in which such appeals could have been filed has expired.

2. A previous STR activity permit issued under this chapter involving the same owner or any person having partial ownership as described in subsection 5.65.070(C)(1), has been revoked by the county within the two years preceding the date of the application and all opportunities for appeal of that determination have been exhausted or the time in which such appeals could have been filed has expired.

4. A person with an ownership interest in the property, as described in subsection 5.65.070(C)(1), has an existing STR activity permit on another property within Mono County.

5.65.080.D. The approval authority shall deny an application that meets any of the following criteria:

None of the conditions enumerated in the previous slide appear to apply to this property or the property owner.

# Conditions of Approval

1. Applicant must submit an affidavit certifying compliance with all requirements contained in Mono County Code 5.65 before short-term rentals may commence at 189 Hillside Road.
2. 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.
3. 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.

# Conditions of Approval

4. An STR Activity Permit issued under this Chapter is an annual permit and shall expire on August 31<sup>st</sup> 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.
5. 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. All other fees, including any applicable HMO fees, must also be paid in full prior to commencing rentals.
6. 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.

# Conditions of Approval

7. The rental property must comply with all requirements of the Mono County Building Division, Environmental Health Department, and Mono County Code 5.65.
8. Rental property shall comply with the Mono County General Plan and all conditions of *Use Permit 25-008 DeCoster STR*, including condition #6 of *UP 25-008 DeCoster STR* which requires that two units permitted via *UP 25-007 DeCoster Apartments* must receive a Certificate of Occupancy before the short-term rental of 189 Hillside Road may commence.
9. The parking area authorized by *UP 25-007 DeCoster Apartments* must be constructed and two parking spaces signed and reserved for 189 Hillside Road before short-term rentals may commence.

## *Optional* Conditions of Approval

1. Applicant must submit an inspection checklist completed by a verified third-party inspector to the Community Development Department before short-term rentals can begin at 189 Hillside Road. The inspection could verify compliance with requirements in place at the time of application, or requirements in place at the time of inspection.
2. To ensure prepared visitors, a description of rough road conditions must be disclosed in advertisements and the rental agreement, and the potential need for chains in winter conditions.