

MONO COUNTY PLANNING COMMISSION

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SHORT-TERM 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](#)

MEETINGS

April 11, 2013: Planning Commission

- [Agenda packet](#)
 - 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](#)

September 12, 2013: Planning Commission

- [Agenda packet](#)
 - R13-05: Lundy Canyon/Kibbee (APN 019-140-011)
 - R13-06: June Lake/Anderson (APNs 016-096-005 & 016-098-011)
- [Minutes](#)

November 14, 2013: Planning Commission

- [Agenda packet](#)
 - R13-07: June Lake/Boulder Drive (APNs 015-140-035, -034, -033, -032)
- [Minutes](#)

October 9, 2014: Planning Commission

- [Agenda packet](#)
 - R14-07: Rosas Chalet, June Lake
 - Comment letters on R14-07
 - R14-08: Victory Lodge, June Lake
 - Comment letters on R14-08
- [Minutes](#)

May 14, 2015: Planning Commission

- [Agenda packet](#)
 - R15-02: Hackamore Place, Twin Lakes Bridgeport/Farias
 - Hackamore Place rental plan
 - Bridgeport FPD letter
 - R15-03: June Lake /Shear
 - Mountain View operations plan

DISTRICT #1
Mary Pipersky

DISTRICT #2
Roberta Lagomarsini

DISTRICT #3
Daniel Roberts

DISTRICT #4
Scott Bush

DISTRICT #5
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/finalcommentsafterpacket05.14.15.pdf>
- [Minutes](#)

November 12, 2015: Planning Commission

- [Agenda packet](#)
 - R15-04: June Lake TROD (four-parcel proposal reduced to two)
 - All comment letters
- [Minutes](#)

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

- [Agenda packet](#)
 - TROD PowerPoint/Weiche
 - FAQ on transient rental process
 - Comment letters in favor
- [Minutes](#) 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](#)
 - "Could You Bnb My Neighbor?"
 - 2010 Census housing tenure
 - TROD PowerPoint/Weiche
 - Resident correspondence
- [Minutes](#)

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

[file:///C:/Users/cd/Downloads/STAFFREPORT\(4.19.16\)%20\(4\).pdf](file:///C:/Users/cd/Downloads/STAFFREPORT(4.19.16)%20(4).pdf)

May 12, 2016: Planning Commission

- [Agenda packet](#)
 - Ch. 25 existing
 - Ch. 25 discussion draft
- [Minutes](#)

June 9, 2016: Planning Commission

- [Agenda packet](#)
 - Ch. 25 discussion draft with edits
- [Minutes](#)

July 12, 2016: Board of Supervisors

- [Agenda packet](#). Workshop on Planning Commission's recommended revisions to General Plan Ch. 25 concerning transient rental of single-family home

[Minute Order M16-150](#)

October 4, 2016: Board of Supervisors

- [Agenda](#) (final item: Transient rental neighborhood designation process)
- [Agenda packet](#)
- [Comments received since Oct. 4 BOS](#)

December 15, 2016: Planning Commission

- [Agenda](#)
- [Minutes](#)
- [Ch. 25 proposed amendment](#)
- [Supervisor Johnston's comments/proposal](#)
- **Planning Commission action:** Recommend that BOS adopt General Plan Amendment 16-02 that revises General Plan Land Use Element Ch. 25 concerning transient rentals, rename Ch. 25 as "Short-Term Rentals," accept addendum to General Plan EIR, find that proposed amendment is consistent with the county General Plan and applicable area plans, and exclude June Lake till its area plan revision is concluded. (*Bush/Lagomarsini. Ayes: 3. Noes: 2.*)

March 7, 2017: Board of Supervisors

- [Agenda](#) **GPA 16-02:** Annual update (Part A) and transient rentals (Part B)
- [Agenda packet](#)

March 14, 2017: Board of Supervisors

- [Agenda](#)
- [Agenda packet](#) Ch. 25 revisions & temporary moratorium on Type II rentals

RPAC/CAC REVIEW OF PLANNING COMMISSION CH. 25 REVISIONS

- **August 2, 2016: June Lake CAC**
[Agenda](#)
[Minutes](#)
- **August 10, 2016: Mono Basin RPAC**
[Agenda](#)
[Minutes](#)
- **August 18, 2016: Bridgeport Valley RPAC**
[Agenda](#)
- **September 1, 2016: Antelope Valley RPAC**
[Agenda](#)
- **September 6, 2016: June Lake CAC**
[Agenda](#)
- **November 2: Long Valley RPAC**
[Agenda](#)
- **December 6, 2016: June Lake CAC**
[Agenda](#)
[Nightly rental work plan](#)

SUMMARY OF ACTIONS

SHORT-TERM 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

SHORT-TERM RENTAL RECOMMENDED FOR BOS DENIAL (1)

- June Lake/Mountain View/Shear

SHORT-TERM 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)

SHORT-TERM 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

SHORT-TERM RENTALS DENIED (2)

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

