

**CONDITIONS OF APPROVAL**  
**USE PERMIT 26-002**

1. Occupancy must not exceed six guests during short-term rentals, unless determined otherwise by the Building Official. The loft does not meet California Building Code standards for a sleeping loft and therefore cannot be used as a sleeping area.
2. A minimum of two parking spaces must be available to guests during short-term rentals. All parking spaces must meet the minimum parking stall sizes. Guests cannot use the visitor parking spaces overnight during short-term rentals.
3. Parking must only occur on the property in the designated parking areas. Off-site parking, including street parking, is prohibited during short-term rentals. Guests and their vehicles will not obstruct the flow of traffic on Brenner Street or Knoll Avenue.
4. Guests must only sleep within the primary dwelling unit. Guests are prohibited from sleeping in an RV, travel-trailer, or similar mobile-living unit.
5. Applicant must apply for a Short-Term Rental Activity Permit within six months of approval, unless determined otherwise by the Community Development Director, otherwise the use permit expires.
6. The June Lake Fire District must be notified prior to the start of operations. The short-term rental must comply with any requirements of the June Lake Fire District and the June Lake Public Utilities District.
7. The applicant must comply with Chapter 25 of the Mono County General Plan Land Use Element and Chapter 5.65 of Mono County Code. All standards and requirements under Section 5.65.110 must be met prior to operation. The applicant must obtain a Short-Term Rental Activity Permit, Business License, and Transient Occupancy Tax Certificate prior to operation. If applicable, the applicant must pay Housing Mitigation Ordinance fees prior to the start of operations.
8. The applicant must comply with Mono County General Plan, Mono County Code, and any and all requirements of other departments at Mono County, including but not limited to, Code Compliance, Public Works, Building, and Environmental Health. The project must follow California Building Code and is subject to any public health and safety orders issued by the State of California.
9. Appeal. The Use Permit shall become effective 10 days following the issuance of the Planning Commission's decision. During the 10-day period, an appeal may be filed in accordance with Chapter 47. If an appeal is filed, the permit will not be issued until the appeal is considered and a decision is rendered by the Planning Commission. (Section 31.060).
10. Termination. A use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
  - a. There is a failure to commence the exercise of such rights, as determined by the Director, within one year from the date of approval thereof or as specified in the conditions. If

applicable, time shall be tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;

- b. There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
  - c. No extension is granted as provided in Section 32.070.
11. Extension: If there is a failure to exercise the rights of the use permit within one year of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.
12. Revocation: The Commission may revoke the rights granted by a use permit and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before the Commission shall consider revocation of any permit, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.