

## Supplemental Information for 5/18/23 Meeting of Mono County Planning Commission

### GPA 23-002 – Corrected Redline Changes

## Chapter 2 - Definitions

### 02.705 Land use designation.

“Land use designation” is a general category or class of land use activity (e.g., “residential,” “commercial” or “industrial”) that is permitted to occur on specific parcels of land in the unincorporated area of the county that have been duly assigned that designation by the County pursuant to this Land Use Element of the General Plan. Land use designations are generally described in Section IV of this Land Use Element and their specific assignments to individual parcels of land in the unincorporated area of the county are depicted in the Land Use Maps available at <https://monomammoth.maps.arcgis.com>. Because assigned land use designations essentially create regulatory boundaries or areas within which certain permitted uses may occur, parcels of land are sometimes described under these Land Development Regulations as being located within their assigned land use designations. Except as otherwise expressly provided by these Land Development Regulations, no land may be developed or used except in the manner permitted by its assigned designation (see Section 01.060 of these Land Development Regulations). **Please see “Section IV. Land Use Designations” for an explanation of dual, split and mixed (MD) land use designations.**

### 25.020 Establishment of Owner-Occupied Short-Term Rental

Owner-occupied short-term rentals require the owner to live on site, or the unit must be associated with an owner-occupied principal residence on the same parcel or a physically contiguous adjacent parcel. This rental includes an entire dwelling unit or, if only part of the unit, includes at a minimum a sleeping room (with shared full bathroom). To rent a detached and separate unit, the property owner must occupy the other unit. ~~Rental is limited to a single party of individuals.~~ **To ensure the short-term rental use is clearly subordinate to the primary use of the property, rental of the entire primary residential unit while the owner lives in an on-site ADU is prohibited** and the owner is required to be present during the rental.

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### June Lake Area Plan

**Action 13.M.1.h.** Owner-Occupied and Not-Owner-Occupied rentals may be permitted in the Leonard Avenue neighborhood, **except Skyline Drive**, subject to discretionary permit(s) for short-term rentals and June Lake Area Plan policies. **Short-term rentals are prohibited on Skyline Drive.**

## General Plan Policies

**Policy 1.A.2.** Assure that adequate public services and infrastructure are available to serve planned development.

**Action 1.A.2.a.** Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

**Action 1.A.2.b.** Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

**Action 1.A.2.c.** Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with State law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

**Action 1.A.2.d.** Request input and will-serve letters from applicable special districts for development projects, including planning and building permit applications. If a timely response is not received, ministerial permits shall be issued in a timely manner, in accordance with standard procedures.