

# **UP 25-003 (Transient Rental)**

**MONO COUNTY PLANNING COMMISSION  
JUNE 25, 2025**



# Project Proposal



## **UP 25-003 (Transient Rental)**

- Allow rentals of 30 consecutive calendar days or less
- Multi-Family Residential – High Land Use Designation
- Maximum occupancy of six persons and two vehicles
- Not-owner-occupied

# Project Background



# Project Background (Cont.)

## Pre-Adoption

Existing non-conforming findings & ministerial approvals for all condominiums

**April 26, 2024**

Adoption of Resolution 24-038



## Post-Adoption

Use Permit for condominiums in the Multi-Family Residential – High Land Use Designation

# History on the Edgewater Condos

## NOTICE OF PUBLIC HEARING

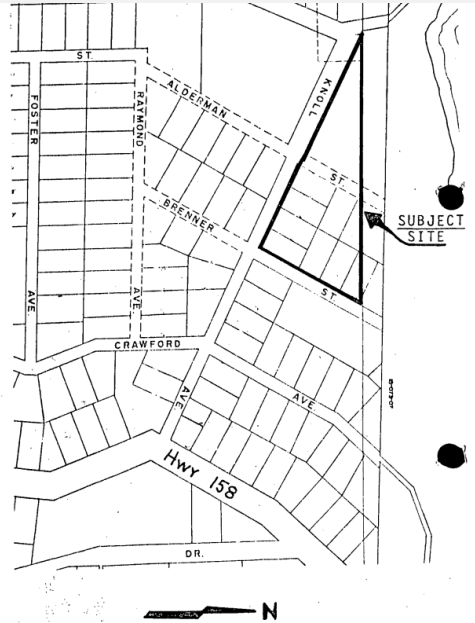
NOTICE IS HEREBY GIVEN THAT ON NOVEMBER 10, 1983  
at 10:15 A.M. in the Mono County Courthouse, Bridgeport,  
California, the Mono County Planning Commission will consider  
the following:

USE PERMIT APPLICATION #34-81-65 & TENTATIVE TRACT MAP #34-18/  
ALLRED ENTERPRISES are for the construction of a 22 unit  
condo project to be known as "Edgewater" on Assessor's  
Parcels #s 15-071-08 thru -11, 15-060-15 and 15-017-02 thru  
-07, located on the north side of the intersection of Knoll  
and Brenner streets in the June Lake Village. Zones: GP  
(General Purpose) and R-3-CP (Multiple Family Residential  
with Community Plan).

ZONE VARIANCE APPLICATION #83-07/ALLRED ENTERPRISES is  
for the reduction of the required 20 foot front yard setback  
to 10 feet along Knoll Ave. for the construction of the  
foregoing project (Edgewater).

All persons having an interest in the lands subject to the  
aforementioned application or in the lands within three hundred  
(300) feet of the exterior boundaries thereof, may appear before  
the Planning Commission in person, or represented by counsel, for  
presentation of testimony, or may, prior to said hearing, file  
with the Executive Secretary of the Mono County Planning Commission  
written correspondence pertaining thereto.

TERI JAMIN



## NOTICE OF PUBLIC HEARING

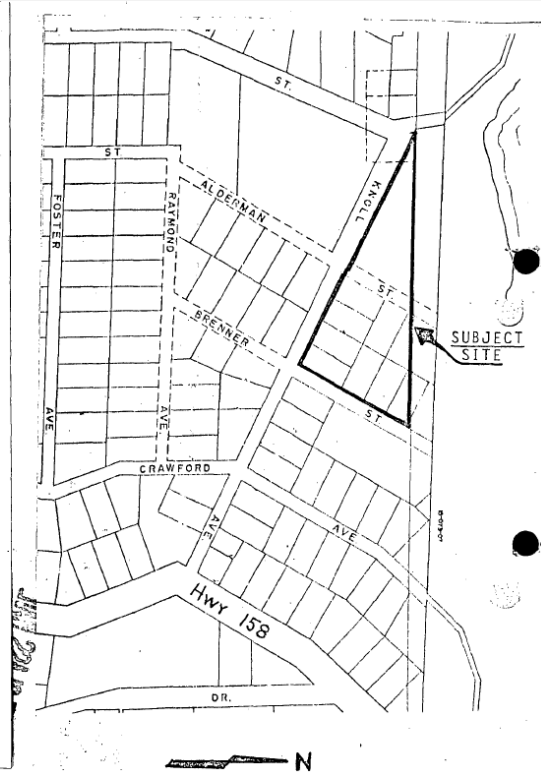
NOTICE IS HEREBY GIVEN THAT ON APRIL 26, 1984  
AT 10:20 A.M. IN THE Courthouse, Bridgeport  
CALIFORNIA, THE MONO COUNTY PLANNING COMMISSION WILL CONSIDER THE  
FOLLOWING:

REVISED SITE PLAN: USE PERMIT APPLICATION  
#34-84-05/EDGEWATER for a reduction in density  
to 20 condo units, building location changes  
and related alterations to the project for  
Tract Map #34-18/Edgewater and old Use Permit  
#34-81-65.

Location: Assessor's Parcel #s 15-071-08 thru  
-11, 15-017-02 thru -17 and  
15-060-15, located on the north side  
of the Knoll Ave. & Brenner St.  
Intersection in the June Lake Village.

ALL PERSONS HAVING AN INTEREST IN THE LANDS SUBJECT TO THE AFORE-  
MENTIONED APPLICATION OR IN THE LANDS WITHIN THREE HUNDRED (300)  
FEET OF THE EXTERIOR BOUNDARIES THEREOF, MAY APPEAR BEFORE THE  
PLANNING COMMISSION IN PERSON, OR REPRESENTED BY COUNSEL, FOR  
PRESENTATION OF TESTIMONY OR MAY, PRIOR TO SAID HEARING, FILE  
WITH THE EXECUTIVE SECRETARY OF THE MONO COUNTY PLANNING COMMISSION  
WRITTEN CORRESPONDENCE PERTAINING THERETO.


MONO COUNTY PLANNING COMMISSION  
TERI S. JAMIN  
EXECUTIVE SECRETARY  
P.O. BOX 8, BRIDGEPORT, CA 93517  
(619) 932-7911 EXT. 217





# History (Continued...)

**Sold**



**\$610,000**  
112 Knoll Ave #10, June Lake, CA 93529

2 beds 2 baths 1,233 sqft

[Claim home](#)

Est. refi payment: \$4,536/mo [Refinance your loan](#)

Condominium	Built in ---	-- sqft lot
\$635,300 Zestimate®	\$495/sqft	\$3,256 Estimated rent

## Condominium Sales (Since 2022)

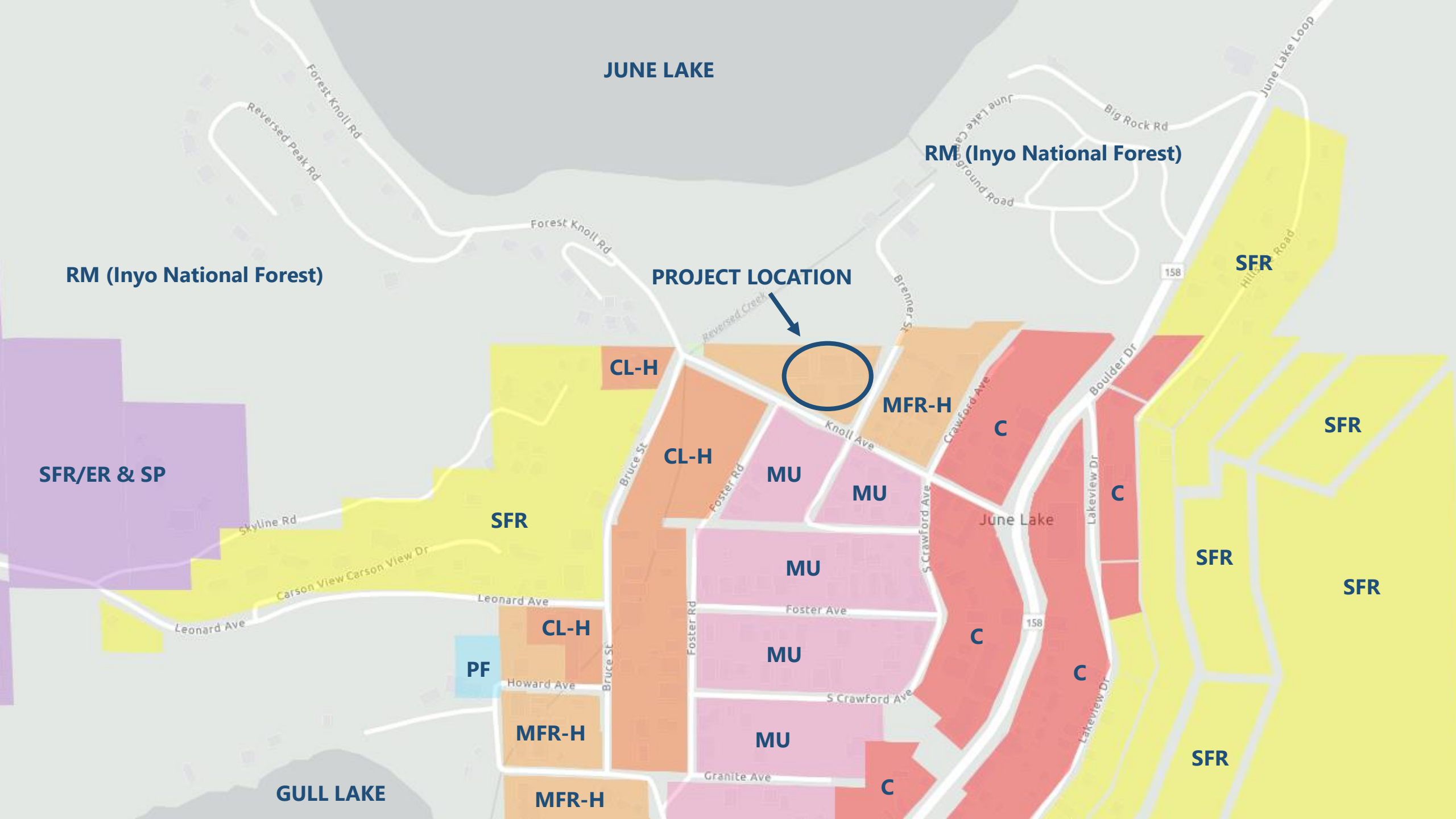
- Sold in 2022 (Unit #5): \$775,000
- Sold in 2023 (Unit #15): \$590,000
- Sold in 2024 (Unit #10): \$610,000
- For Sale (Unit #19): \$675,000

## Edgewater Homeowners' Association Fees: \$650/month



# Project Setting







# Project Setting (Continued...)



**= 65% are currently used as transient rentals\***

# **General Plan Consistency**



# MFR-H LUD Compliance



# Chapter 06 (Parking)







# Chapter 22 (Fire Safe Regulations)

- Consistent with §1270.03(a) of the State Minimum Fire Safe Regulations, this project is exempt because the regulations do not apply to parcel maps approved after January 1, 1991
  - The June Lake Fire District was notified about the project on April 29, 2025, and did not share any concerns about the property or proposed use
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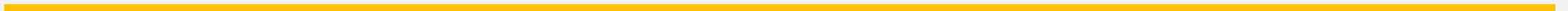
# Chapter 23 (Dark Sky Regulations)





# Chapter 26 (Transient Rentals)

- Prior to operation, the applicant must obtain a Vacation Home Rental permit, business license, and Transient Occupancy Tax certificate
- If approved, a use permit allowing rentals of 30 consecutive calendar days or less would transfer under current regulations



# Land Use Element







# Issues, Opportunities & Constraints

## *Countywide*

### *In Favor*

"Short-term rentals in single-family residential areas meet a **tourism market need** and have the potential to utilize existing units for additional visitor accommodations, rather than units remaining vacant and not contributing to the local economy."

### *In Opposition*

"The increase in short-term rentals in single-family residential areas has the potential to **further reduce the already limited housing stock** available for workforce housing."



# Issues, Opportunities & Constraints

## *June Lake*

### *In Favor*

"Opportunities expressed about short-term rentals include **meeting a tourism market need**, economic development for June Lake, **tax revenue for the County**, assisting homeowners in keeping and upgrading their properties, the potential for reduced impact compared to long-term rentals..."

### *In Opposition*

"Concerns expressed about short-term rentals include **disruption of the sense of neighborhood**, impacts to quality of life, inappropriate behavior and lack of respect for the neighborhood by renters, lack of enforcement, poor management, **reduction in workforce housing units** and property values..."



# Land Used Policies

## Countywide

### *In Favor*

"Enhance and support the existing tourism-related economy" (Objective 11.B.)

"Support a sufficient bed base and visitor accommodations to support the tourism industry." (Policy 11.B.3.)

### *In Opposition*

"Provide for the housing needs of all resident income groups, and of part-time residents and visitors." (Objective 1.D.)

"Encourage the provision of a variety of rental housing in community areas." (Action 1.D.2.a.)



# Land Used Policies

## *June Lake*

### *In Favor*

“Expand and strengthen June Lake's tourist-oriented economy by stimulating the development of year-round recreational facilities and attracting and retaining a diversity of businesses, while protecting June Lake's scenic and natural resource values, and unique character.” (Goal 20)

“Increase visitation to June Lake.”  
(Objective 20.D.)

### *In Opposition*

“Provide residents and visitors with quality housing, a wide array of housing alternatives designed to promote unique experiences, and year-round housing stock; and promote adequate affordable housing.” (Goal 14.)

“Promote year-round housing types and housing for low- and moderate-income households.” (Policy 14.A.3.)





# Recent Decisions

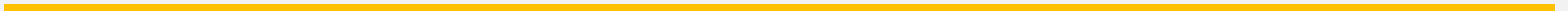
*Subject to Chapter 26 of the General Plan*

UP 22-004 Valetta  
(Denied, August of 2022)

UP 24-004 Morgan  
(Approved, October of 2024)

UP 24-009 Poe  
(Denied, February of 2025)

UP 25-002 Monteverde  
(Approved tentatively, July of 2025)



# **Chapter 32**

## **(Use Permit)**





# Use Permit Finding 32.010.A.

- Meets development standards
- Complies with the intention of the Land Use Designation

This finding can be made.

*All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.*

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# Use Permit Finding 32.010.B.

- Will not generate more traffic beyond its current use
- The State Minimum Fire Safe Regulations do not apply
- The June Lake Fire District did not express concerns

This finding can be made.

*The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.*

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# Use Permit Finding 32.010.C.

- Not a new use
- Not a current long-term housing unit
- No new structures or amenities proposed

This finding can be made.

- Transient rentals impact housing availability
- Condominiums are anecdotally more affordable
- Could introduce a long-term housing unit to the market

This finding cannot be made.

*The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.*

# Use Permit Finding 32.010.D.

- Consistent with Objective 20.D. (increase visitation)
- Consistent with Policy 1.D.5. (not a current workforce/affordable unit)
- Consistent with Objective 13.I. (maintain commercial core)

This finding can be made.

- Inconsistent with Goal 14 and Action 14.A.3. (Does not promote year-round housing)
- Inconsistent with Action 1.D.2.a. (Does not contribute to a variety of rental housing)

This finding cannot be made.

*The proposed use is consistent with the map and text of this General Plan and any applicable area plan.*

# **California Environmental Quality Act**





# Environmental Impact

**If approved**, the project is consistent with a Class 1 Categorical Exemption under §15301, such as the conversion of a single-family residence to office use.

**If denied**, the California Environmental Quality Act does not apply to the project under §15270.

# **Chapter 46 (Noticing) and Public Comments**





**DECREASE IN PROPERTY VALUE**

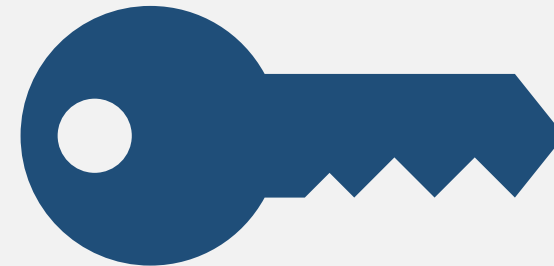


**LESS VISITOR LODGING**

**NO IMPACT TO LONG-TERM HOUSING**



**SALE OF PROPERTY**



# Questions?

**MONO COUNTY PLANNING COMMISSION**

**JUNE 25, 2025**

