

# Short-Term Rental Policy Update

MONO COUNTY PLANNING COMMISSION

AUGUST 21, 2025





# Presentation Outline

- I. Introduction
- II. Purpose
- III. Public Involvement & Research
- IV. Proposed Amendments
- V. Environmental Impact
- VI. Public Comment
- VII. General Plan Amendment Findings
- VIII. Policy Alternatives

*For the purposes of this presentation, short-term and transient rentals will be referred to as “STRs”*



# Introduction

- **STR Moratorium:** May 3, 2022 – April 29, 2024
- **Cause:** concern that STRs contribute to lack of community housing due to loss of units and commodification of housing
- **Work completed:**
  - ✓ STR Study
  - ✓ Public survey and analysis of results
  - ✓ Two rounds of RPAC outreach
  - ✓ Two Planning Commission workshops
  - ✓ Four workshops with the Board of Supervisors
  - ✓ Policy development
  - ✓ Comprehensive report



# Purpose

## Housing Facts:

- June Lake = 811 housing units for 611 people
- \*STR permitting = 12 applications since moratorium start
  - 5 approved, 4 denied, 3 withdrawn/expired, 2 in progress (both with housing units)
- \*New unit construction = 19 SFR applications, 10 completed

## Top 3 Perceived Housing Barriers (Online Survey):

1. High housing prices
2. Lack of housing availability
3. Cost of construction



# Purpose

- Prioritize personal residential use in residential units (for the owner or long-term renting)
- Continue to support a “sharing” model, not outright income generation
- Prevent the loss of residential housing to a business model
- Prevent the commodification of housing

**NOT** intended to generate or create new housing units or unilaterally solve the housing situation.

The County has a separate adopted Housing Strategy.

# Public Involvement & Research





# Public Involvement & Research

## Phase I

- Online survey
- Short-Term Rental Housing Study
- Board meetings

## Phase II

- RPAC workshops (sticker activity)
- Board meetings

## Phase III

- RPAC workshops
- Board meetings
- Tribal consultation
- June Lake tour

## Phase IV

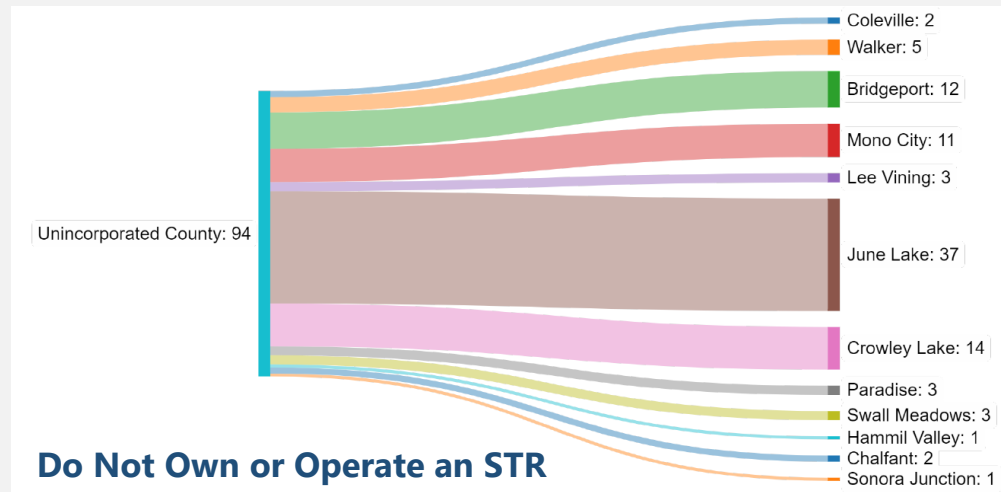
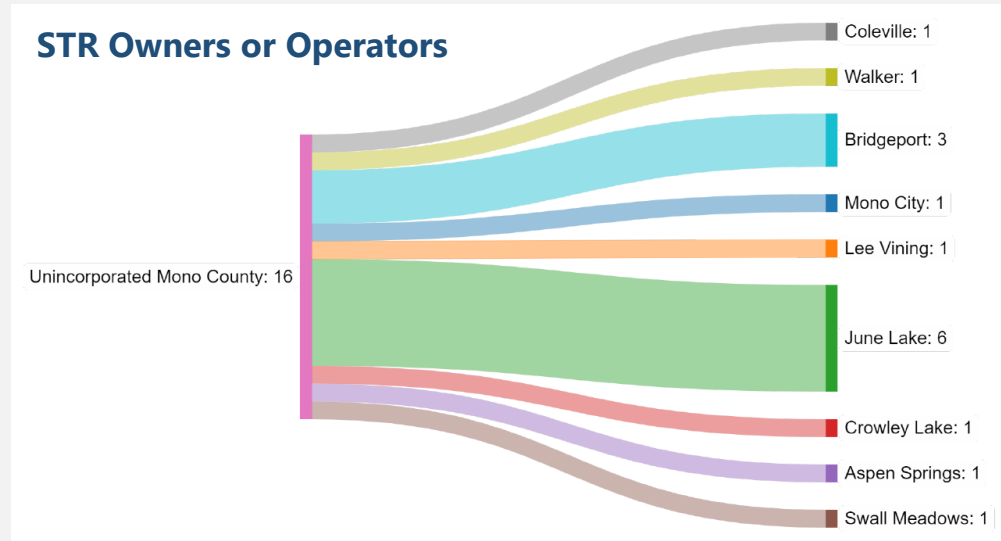
- Public hearings (upcoming)



# Phase I – Research

## Online Survey

- Published on December 21, 2023
- 129 responses retained
  - 35 responses from owners or operators of short-term rentals
  - 94 responses from residents who do not own or operate a short-term rental







# Phase I

## Short-Term Rental Housing Study

- Published on February 12, 2024
- Includes a literature review, policy options, and conclusions
- Provides focus group input from 18 participants involved in housing and/or tourism and business industries



# Phase I

## Short-Term Rental Housing Study (Cont.)

### Conclusions

1. Lack of affordable housing is a longstanding issue
2. June Lake may have a stronger correlation between housing and STRs than other planning areas
3. The concentration of STRs in Mammoth Lakes may be pushing the workforce into the unincorporated parts of Mono County
4. Each new STR generates the need for 0.8 new workforce housing units
5. Current policies and regulations work in residential land use designations



# Phase II – Policy Development

## 2024 Workshops and Board Meetings

- Conducted workshops on policy options with Regional Planning Advisory Committees (RPACs)
- Public meetings attending by 37 people
- Presented public input to the Planning Commission and Board
- Adopted Resolution 24-038



# Phase III

## **Tribal Consultation, Workshops, and Board Meetings**

- Presented and received input on proposed amendments
- Distributed invitations for Tribal consultation
  - No requests received
- Facilitated a tour of neighborhoods in June Lake



# Public Input on Proposed Amendments

## Antelope Valley RPAC

*May 1, 2025*

- Issues related to STRs do not apply to the planning area
- Residents could use the additional revenue
- Regulations infringe on personal/private property rights
- Workforce housing should be the responsibility of Mono County

## Bridgeport Valley RPAC

*May 8, 2025*

- Protect the community versus STRs should be allowed outright
- Some felt that traditional lodging is sufficient, others felt that STRs are a missing market
- The waiting period and “hosted” rentals were supported



# Public Input

## Mono Basin RPAC

*May 14, 2025*

- The waiting period, rule on evictions, not allowing STRs in condominium units by-right, and third-party inspections were supported
- An incentive of one unit for one STR permit was supported

## Long Valley RPAC

*May 22, 2025*

- Overall, the proposed amendments were supported
- Regulations were favored because STRs could disrupt the tight-knit community
- Some requested consideration of a waiver for the two-year waiting period



# Public Input

## **June Lake Citizens Advisory Committee (CAC)**

*May 8, 2025*

- Feedback was received by the real estate community which generally conflicts with other community input

### **Summary of Input From the Real Estate Community**

- Do not change the current policies and regulations
- Continue to allow STRs in condominium units in June Lake by right
- Eliminate the proposed numeric cap and waiting period in June Lake
- Certainty of an STR is needed for clientele seeking vacation/second homes in June Lake

# Proposed Amendments





# **Issue 1: Limit or decrease the number of existing short-term rentals**





# Issue 1

**A.** Establish a numeric cap on short-term rental permits in June Lake.

**B.** Implement a first-come, first-serve waitlist in June Lake.

*Reference: MCC §5.65.050(B-C)*

**C.** Consider amending the definition of short-term rentals to include fractional ownership and/or timeshares on residential properties.

*Reference: MCGP LUE Action 1.M.6.a.*

**D.** Encourage neighboring jurisdictions to regulate short-term rentals.

*Reference: MCGP LUE Action 1.M.6.b.*

## **Issue 2: Prevent neighborhood impacts and nuisances**





## Issue 2

**E.** Retain existing permitting requirements that address neighborhood impacts and nuisances.

*Reference: MCC §5.65.110*

**F.** Increase compliance standards for all short-term rentals.

*Reference: MCC §5.65.070(A) and MCC §5.65.070(D)(4)*

**Issue 3: Discourage  
business  
investment in or  
commodification of  
housing**





## Issue 3

**G.** Require a waiting period after the sale of a unit before any new property owner can apply for a short-term rental permit

**H.** Require a waiting period after completion of new construction before the property owner can apply for a short-term rental permit.

**I.** Require a waiting period before any new property owner can apply for a short-term rental permit where a property had a no-fault eviction.

*Reference: MCC §5.65.080(D)(10)*

**J.** Prohibit the transfer of short-term rental permits to a new property owner and do not allow such permits to run with the land.

*Reference: MCC §5.65.060*

**K.** Limit short-term rental permits to one per natural person.

*Reference: MCC §5.65.060*

**Issue 4: Preserve  
and encourage  
workforce  
housing units**





## Issue 4

L. Develop an incentive program that leverages short-term rental permits in exchange for community housing.



**Issue 5. Increase the available visitor bed base without affecting the availability of community housing**





## Issue 5

**M.** Revise owner-occupancy language to “hosted” short-term rentals.

*Reference: Throughout the policy package*

**N.** Allow residents to reside in an accessory dwelling unit and rent the primary residence on a short-term basis.

*Reference: MCGP LUE §25.040*

# **Issue 6: Create an equitable permitting process**





# Issue 6

**O.** Consolidate the permitting process into a single unified procedure with a single set of terms and requirements for all permits, regardless of Land Use Designation.

**P.** Create a universal tracking system.

*Reference: None – staff work item*

**Q.** Continue to require annual renewals for all short-term rental permits.

*Reference: Results from applying the STR activity permit requirement to all new STRs*

# **Issue 7: Reporting and code enforcement**





# Issue 7

**R.** Continue to collect data on code compliance cases.

*Reference: MCGP LUE Action 1.M.5.d.*

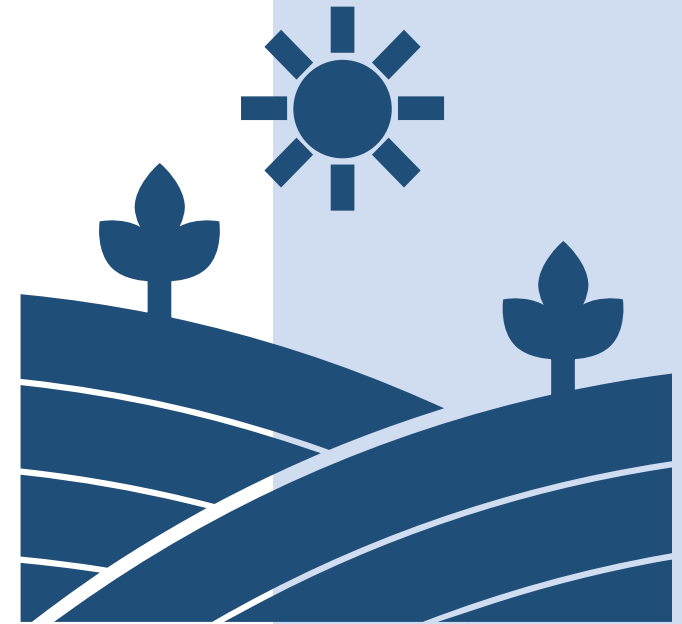
**S.** Track and report transient occupancy tax revenue from short-term rentals.

*Reference: None (staff work item)*

**T.** Track and report permit activity and trends in the annual report or as requested by the Board.

*Reference: None (staff work item)*

# California Environmental Quality Act





# Environmental Impact

**General Plan Amendment 25-01** is consistent with a Class 1 Categorical Exemption under §15301, such as the conversion of a single-family residence to office use.

- Residential activities are not changed or expanded
- Chapter 5.65 of Mono County Code addresses potential impacts



# General Plan Amendment Findings





# Findings 48.070

**A. The proposed amendment to the text is consistent with this General Plan.**

The Resolution cites General Plan policies that support the policy package.

**B. The proposed amendments to the text of area plans are consistent with the countywide General Plan.**

Aligns terms and applies a countywide policy on infrastructure/safety to a specific area in June Lake.

# Public Comments





**DECREASE IN PROPERTY VALUE**

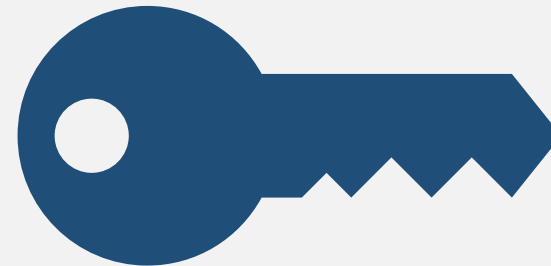


**LESS VISITOR LODGING**

**NO IMPACT TO LONG-TERM HOUSING**



**SALE OF PROPERTY**



# Policy Alternatives





# Policy Alternatives

- **Issue 1.**      **A.** Establish a numeric cap on STR permits in June Lake.
- **Issue 3.**      **G.** Require a waiting period after the sale of a unit before any new property owner can apply for a STR permit.  
**H.** Require a waiting period after completion of new construction unit before the property owner can apply for a STR permit.
- **Issue 4.**      **L.** Develop an incentive program that leverages STR permits in exchange for community housing.
- **Issue 6.**      **O.** Consolidate all STR permits under one permitting system.



# 1.A. Cap in June Lake

Issue	Survey	RPAC
Countywide Cap	59% in favor	82% in opposition
Cap in Certain Areas	65% in favor	100% in favor
Cap in June Lake	n/a	100% in favor
		Individuals opposed to more regulation
		Realtors opposed

## Cap limit:

- Remain under saturation point where data can identify.
- STR impacts are felt by locals (survey = 78%).
- Proposed in 2024 = 10% growth --> was 86 at the time, **cap = 95**



# 1.A. Cap in June Lake

## Alternatives:

1.A-1. Adopt as proposed: 95 total permits, five remain available.

1.A-2. **Eliminate cap:** Permits subject to approval process with no upper limit.

1.A-3. Set cap at another limit: 10% above current permits (90) = cap of 99. Round up to 100 for simplicity.





# 3. G. & H. Waiting Period

Survey	RPAC
49% in favor / 51% opposed	83% in favor
	100% in favor in June Lake (4 of 4)
	Generally supported, comments to consider
	Realtors oppose



# 3. G. & H. Waiting Period

## Alternatives:

**3.G & H-1. Adopt as proposed.** Two-year waiting period after sale or construction.

**3.G & H-2. Eliminate waiting period.**

**3.G & H-3. Modify the waiting period** (to longer or shorter).

**3.G & H-4. Develop criteria to waive** for future consideration/adoption.



# 3.L. Incentive Program

## Data & Feedback:

- New development needed for housing = all 6 focus groups.
- STR owners: Keep unit available for intermittent personal use (60%).
- STR owners: Not enticed by any incentives to rent long term (60%).
  - Financial incentives most compelling (23%).
- Incentives for workforce housing supported by public and STR owners (95% and 80%, respectively).
  - Financial incentives most popular – tax (50%), grants (39%), loans for new construction and refurbishing (36%)



## 3.L. Incentive Program

- **SMR Development consulted:**
  - STR permits are not necessarily a valued incentive tool.
  - Financial tools more effective, examples cited.
  - Outside the scope of this policy package.
- **3:1 Incentive** → 3 units for 1 STR approval
  - 2024 RPAC feedback: 80% (8) in favor , 2 opposed
  - Options: deed restrictions, guaranteed approval, cap, streamlining
  - Two current relevant applications



# 3.L. Incentive Program

## Alternatives:

**3.L-1. Adopt as proposed** and develop a future program for adoption.

**3.L-2. Adopt new policy** with desired modifications:

- *Policy 1.D.10. Favor a project proposal providing three housing units that are deed-restricted for long-term rental or ownership at less than 120% AMI (area median income) for every STR unit, provided the STR cap has not been met, development standards are satisfied, and the STR is otherwise deemed to be unlikely to cause public nuisance issues.*
- Potential modifications: a) deed restrictions, b) guarantee STR approval, c) allow cap to be exceeded, d) streamlined approval.

**3.L-3. Adopt both** with any desired modifications.



# 6.0. Consolidated Permitting

## Background:

- Currently, multiple permitting pathways.
- 100% of 2024 RPAC feedback in favor of single permit system and annual renewals.
- Primarily affects condo complexes in June Lake, several have been STR complexes for decades.



# 6.0. Consolidated Permitting

## Currently:

- **CL-H:** outright - one unit under single ownership
- **MFR:** outright - existing nonconforming use
- **Other Non-Residential LUDs:** require permitting (DR or UP)

## Proposed:

- **CL-H: NEW** – requires use permit and STR activity permit
- **MFR-H:** follow LUD - requires use permit, **NEW** - STR activity permit
- **MFR -M and -L:** prohibited in future → Interlaken

**Other Condo Issues:** Permits do not transfer with sale, cap and two-year waiting periods.



# 6.0. Consolidated Permitting

## Alternatives:

### 6.0-1. Adopt as proposed.

### 6.0-2. Allow STRs at Interlaken.

- a) Change LUD to MFR-H or CL, amend MFR-M to allow STRs
- b) Adopt existing nonconforming uses for Interlaken in the interim. Decide if the cap and waiting periods apply.

**6.0-3. Provide carve-outs for specific LUDs:** cap, waiting periods, modify permitting process, carve-out specific complexes based on certain criteria

**6.0-4. Do not apply proposed policies to MFR and CL,** including the cap, waiting periods, two-step permitting process, and non-transfer of permits upon sale.



# Thank you!

**MONO COUNTY PLANNING COMMISSION**

**AUGUST 21, 2025**

