

Short-Term Rental Activity Permit 26-002 Stephenson

MONO COUNTY BOARD OF SUPERVISORS

MAY 19, 2026



Project Proposal



- Unit 19 at the Edgewater Condos, 110 Knoll Avenue in June Lake (APN # 015-076-019-000)
- 2-bedrooms with a loft
- Maximum occupancy of six guests and two cars per stay
- Non-Hosted (i.e., owner not required to be present during rentals)

Policy Framework



Framework (Cont.)

- First request in a condo unit subject to a Use Permit and Short-Term Rental Activity Permit
- Project processed in accordance with the Multi-Family Residential – High (MFR-H) and former version of Mono County Code Chapter 5.65 (i.e., the regulatory framework for visitor rentals)

Note: Under Mono County Code, health and safety standards for visitor rentals have not changed since 2016

Project Setting



Setting (Cont.)



Visitor Rentals in June Lake

By Neighborhood	# Of Rentals	%
Down Canyon	12	13%
Highway 158 Hillside	2	2%
Upper Clark Tract	2	2%
Lower Clark Tract (Nevada Street and Silver Meadow Lane)	3	3%
June Lake Village	68	73%
Leonard Avenue	6	6%
Total	93	

Visitor Rentals (Cont.)

By Condo Complex	# Of Rentals	# Of Units	%
Aspen Meadows	4	11	36%
Birch Creek	3	8	38%
Edgewater	12	20	60%
Hideaway	5	10	50%
Interlaken	29	38	76%
Sierra Suns	7	12	58%
Total	60	99	



Land Use Approval

- Use Permit 26-002 was approved by the Planning Commission on April 16, 2026
- Reasoning for approval included that the unit was previously used as a short-term rental and would not negatively impact the long-term housing stock

Consistency with Mono County Code



Health and Safety

- Third-party inspection was not required, but was voluntarily completed to demonstrate compliance with Chapter 5.65 (i.e., regulatory framework for visitor rentals)
 - Landline telephone service installed after inspection
 - Maximum occupancy of six guests → loft did not meet criteria for a “sleeping loft” under California Building Code

✓ **Unit meets health and safety standards**

Sign, Notification & Advertising



✓ Unit currently meets signage and advertising requirements



Miscellaneous

- Trash and snow removal handled by the Edgewater Homeowners Association (HOA)
 - Lighting fixtures meet dark sky regulations
 - June Lake Accommodations is contracted to respond to emergencies
- ✓ **Unit meets or will meet all other requirements, including quiet hours.**





Notice and Public Comments

- Notice posted in the May 7 edition of the Mammoth Times
- No public comments received as of May 19, 2026

California Environmental Quality Act





Environmental Review

If approved, the project is consistent with a Categorical Exemption under the California Environmental Quality Act §15301, such as the conversion of a single-family residence to office use.

- No new construction or expansion of use
- Similar to residential activities of a long-term occupant
- Meets health and safety standards under Mono County Code

Short-Term Rental Activity Permit Findings





Finding 1

The short-term rental, as proposed, will comply with the requirements of state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

- Contract with June Lake Accommodations
- Planning Commission approved land use
- Health and safety standards verified via third-party inspection

This finding can be made.



Finding 2

The property has all necessary land use entitlements as required by the Mono County General Plan.

- Use Permit approved on April 16, 2026, and Short-Term Rental Activity Permit under consideration (today!)
 - If approved, Business License and Transient Occupancy Tax Certificate required
 - If approved, applicant must annually renew the Business License and Short-Term Rental Activity Permit

This finding can be made.



Finding 3

The owner has demonstrated to the satisfaction of the approval authority the ability to comply with state law and regulation, the Mono County General Plan, the Mono County Code and this Chapter.

- Currently, project complies with applicable laws, policies, and regulations, further verified under third-party inspection
- Immediate response to advertising violations demonstrates a good faith effort to meet standards and requirements

This finding can be made.



Finding 4

The approval authority determines that issuance of the STR Activity Permit is in the best interests of the community, the county and the citizens of and visitors to Mono County based on the following factors:

- (a) Whether there are specific and articulable positive or negative impacts on the surrounding community or adjacent properties from the proposed short-term rental;*
- (b) Whether the property owner has demonstrated to the satisfaction of the approval authority the ability and capacity to manage the short-term rental in a way that minimizes articulable negative impacts on the surrounding community or adjacent properties, and be responsive to community concerns and complaints; and*
- (c) The potential for the short-term rental to impact other community needs and issues, such as the availability of community housing units.*

Finding 4

The approval authority determines that issuance of the STR Activity Permit is in the best interests of the community, the county and the citizens of and visitors to Mono County... (see previous slide)

- Not a new use or current long-term housing unit
- No new structures or amenities proposed
- Supports visitor bed base and economy

This finding can be made.

- Impact on housing availability and affordability
- More permits potentially increase housing costs
- Balance between housing and visitor accommodation needs

This finding cannot be made.

Conditions of Approval





Conditions Overview

1. The rental must comply with Use Permit 26-002
 - Loft cannot be used as a sleeping area
 - Maximum occupancy of six guests, unless determined otherwise by the Building Official
 - Two parking spaces available during stays
2. Permit limited to one per parcel and person



Conditions (Cont.)

3. Permit does not create property interest and is non-transferable
 4. Permit must be renewed annually on/before August 31 of each year
 5. Rental permit number posted in the title of advertisements
 6. Rental requires Business License and Transient Occupancy Tax
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Conditions (Cont.)

7. Rental must comply with Mono County policies and regulations
8. Rental must comply with State and Federal law

Questions?

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