

Item available for public inspection in the Clerk's office during regular business hours (Monday - Friday, 9 AM - 5 PM)

April 2, 2024

Regular Meeting

Item #7c. - Presentation

Mono County STR Policy Recommendations and Moratorium Strategy

April 2, 2024



Background

- **May 3, 2022** – Moratorium imposed on new short-term and transient rentals in all single-family residential units, regardless of land use designation.
- **June 14, 2022** – Moratorium extended to April 29, 2024.
- **October 2023** – Mono County contracted with consultants to evaluate STR regulations and impacts on housing to assist with the determination of next steps.
- **February 20, 2024** – Board of Supervisors received a presentation on the STR study results, discussed policy options, and directed staff to conduct outreach the Regional Planning Advisory Committees (RPACs).
- **March 2024** – County staff conducted outreach at the Antelope Valley, Bridgeport Valley, Mono Basin, and Long Valley RPACs, the June Lake Citizens Advisory Council, and the Mono County Planning Commission.
- **April 2, 2024** – Board of Supervisors to receive presentation on community input on policy options.
- **April 29, 2024** - Expiration of moratorium on new short-term and transient rental permits in all single-family residential units, regardless of land use designation.



Policy Recommendations

- Policy feedback from Board of Supervisors, Planning Commission and RPACs has been grouped into three categories:
 - 1) Positive Response – recommended for inclusion
 - 2) Negative Response – recommended for exclusion
 - 3) Uncertain – policy direction from Board requested



Policy Recommendations – Positive Consensus

Policy Objective: Limit or decrease the number of existing STRs

- Set a **numeric cap** on STR permits in June Lake

Policy Objective: Prevent neighborhood impacts and nuisances

- Retain existing permitting requirements
- Increase: violation fees, compliance staffing, compliance standards.

Policy Objective: Discourage business investment in or commodification of housing

- Implement **a waiting period** before any new property owner can apply for a STR permit.
- Prohibit STR permits for **a specified period** where an eviction has occurred on a property in the previous two years.
- Amend language in the code regarding property rights to state STR permits do not run with the land.



Policy Recommendations – Positive Consensus

Policy Objective: Preserve and encourage availability of workforce housing units

- Require the same approval process for multi-family residential units as single-family residential units.
- Partner with an organization to create a renter-owner matching program.

Policy Objective: Increase available bed base without affecting long-term rental availability

- Allow “hosted” STRs and change county definitions and regulations for “occupied” STRs.

Policy Objective: Encourage development of new workforce housing units

- Publicize the County’s preapproved ADU plans.
- Highlight state housing laws that encourage affordable housing developments.
- Offer loans and/or grants for building or rehabilitating or preserving long-term housing.
- Allow **one new STR to be permitted for three new** workforce housing units.
- Partner with Sierra Business Council or create a new position to help housing development applicants through the development review and permitting process.



Policy Recommendations – Positive Consensus

Policy Objective: Adjust to the market and STR trends

- Consolidate STR permitting and tracking and [create a universal tracking system](#).
- Collect code compliance data
- Track and report on STR transient occupancy tax revenue
- Track and report on STR permit activity and trends in the county's annual report

Policy Objective: Create an equitable permitting process

- Consolidate the permitting process into a single unified procedure with a single set of terms and requirements for all permits, regardless on land use designation
- Continue to require annual renewals for all STR permits

Policy Objective: Engage with regional partners

- Encourage the Town of Mammoth Lakes to regulate STRs



Policy Recommendations – Negative Consensus

Policy Objective: Limit or decrease the number of existing short-term rentals

- Set a numeric cap on STR permits countywide.

Policy Objective: Discourage business investment in or commodification of housing

- Prohibit new STRs.

Policy Objective: Preserve and encourage availability of workforce housing units

- Require a minimum STR size (floor area) for new STR permits.

Policy Objective: Increase available bed base without affecting long-term rental availability

- Exempt hosted rentals from a permit cap (if adopted) or allow in zones that don't otherwise allow STRs.

Other Options:

- If a second homeowner rents long-term, pay for their lodging when they visit the area.



Policy Recommendations – No Consensus

Policy Objective: Limit or decrease the number of existing short-term rentals

- Set a numeric cap on STR permits in locations other than June Lake.
- Change the General Plan and Zoning Code and prohibit STRs in some or all residential areas.

Policy Objective: Discourage business investment in or commodification of housing

- Amend definitions of STRs of residential properties to include fractional ownership and/or timeshares.

Policy Objective: Increase available bed base without affecting long-term rental availability

- Allow a long-term renter to occupy an ADU on the property while allowing STRs in the main home.
- Allow an ADU to be an STR if the main unit is occupied by the owner or a long-term renter.



Next Steps: Policy Revisions

- Staff will begin drafting General Plan and County Code revisions based on the Board's policy directives.
- The draft policy language will be vetted by RPACs and the Planning Commission, and workshops may be conducted with the Board if further direction is needed.
- A General Plan and County Code Amendment will return to the Board for consideration of approval.



Moratorium Strategy

- A new urgency moratorium is **not** recommended.
- Two options:
 - 1) *Allow the moratorium to expire.*
 - New applications will be processed under existing regulations.
 - 2) *Alternative Strategy to New Moratorium.*
 - a) Elevate overnight rental projects subject to Director Review to a Use Permit.
 - b) Direct staff that the existing non-conforming findings cannot be made for transient rentals in the MFR-L and MFR-M land use designations.
 - c) Existing transient rentals approved via Director Review permit or business license remain in place until the property changes ownership.
 - d) Existing Short-Term Rental Activity permits shall continue to be renewed subject to the Mono County Code. If a property changes owner(s), the new owner(s) will be subject to existing regulations which require a new Short-Term Rental Activity permit approved by the Board.



Next Steps: Moratorium Expiration

- Direction provided by the Board will be drafted into a resolution and brought back to the April 16 Board meeting.
- If the Board chooses to take no action, then no further action is necessary at the April 16 Board meeting.



Thank you.

