

Heidi Willson

From: Scott Adler <mr.scottadler@gmail.com>
Sent: Sunday, May 11, 2025 6:38 AM
To: CDD Comments
Subject: Support for Use Permit 25-003 for Transient Rental – Edgewater Condominium #10

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[EXTERNAL EMAIL]

Dear Mono County Planning Commission,

I'm writing to express my support for the Use Permit 25-003 for transient rental at Edgewater Condominium #10. This unit has served as a transient rental since its construction in 1985, in full accordance with the CC&Rs established under California law. The Mono County General Plan zoning supports transient rentals within the Edgewater complex, aligning with the property's long standing use and the county's planning objectives.

While addressing housing needs in Mono County is important, restricting STRs does not appear to be an effective solution for increasing long-term housing availability. Mono County's own data from the October 18, 2023, to April 29, 2024 moratorium on STRs reflects this reality. According to the [Mono County Short-Term Rental Housing Study \(February 12, 2024\)](#), most STR owners prefer to use their properties personally when not rented out and are unlikely to offer them as long-term rentals. As a fellow longtime Edgewater owner, that would be our family's behavior if our STR permit was not renewed. The study also highlighted that permitted short-term rentals in unincorporated Mono County represent just **2.4% of the total housing stock**.

The question must be asked: Would banning STRs like Edgewater #10 genuinely increase permanent housing availability? The evidence suggests otherwise. During the recent moratorium, there was no noticeable increase in long-term rentals in June Lake. Removing transient rental options would more likely harm the local economy, especially in communities like June Lake, where tourism is a crucial economic driver. Transient rentals provide much-needed lodging beyond the limited motel accommodations, supporting local businesses and maintaining the vibrancy of the community.

Edgewater was originally developed to meet the demand for such accommodations, and that demand persists today. Approving the Use Permit for transient rental at Edgewater #10 would honor its historical use, remain consistent with county zoning policies, and help sustain the economic health of June Lake.

Thank you for your thoughtful consideration.

Sincerely,

Scott Adler

Representing the Adler Family Trust

(Owners Edgewater Unit 9)
1659 Oak View Avenue
Kensington, CA 94707
(415) 412-9850

Heidi Willson

From: joheiting@heitingandirwin.com
Sent: Friday, May 9, 2025 1:38 PM
To: CDD Comments
Subject: Use Permit 25-003

You don't often get email from joheiting@heitingandirwin.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

This email is to comment on the vacation home rentals at Edgewater Condominiums in June Lake (APN # 015-076-010-000). The current date and time for hearing is May 15, 2025, at no earlier than 9 am.

I and my wife, Cindy Heiting, have been homeowners at Edgewater #13 for many years now. We bought with the express expectation and ability to rent the condo short-term throughout the year to help with the mortgage and give us the ability to afford the property. Our family is usually there for about a week at a time 4-5 times a year or more. However, the balance of the time, the condo is available for rent, and it is rented multiple times a year, always for under 30 days at a time, many times for only a few days at a time. There is no, and has been no, issue of renter abuse, wild parties, or other negative event reflective on the fact that it is a short-term rental. Families usually come up to ski, to fish, to hike, or just to enjoy June Lake and the surrounding

area. Without the availability of our condos, I do not believe there would be sufficient short-term rooms available to make it feasible to sustain the tourist traffic and use necessary to maintain the ski lift, the fishing and outdoor activity industry, and/or the town. And when there is insufficient rental property available, the people don't come; and the venues and businesses lose revenue and shut down. The great little village of June Lake, with its character and charm, is no longer. Our property goes down in value; we have to sell; and we no longer have our family gatherings and annual uses and festivities there.

The Edgewater condos were built in 1985. The CC&Rs allow for "transient rentals". The County General Plan supports transient rentals in the Edgewater condos. We bought with that understanding; and we are able to keep the property, in part, because of that ability. We bought with the ability to rent to others on a short-term basis. For you to strip us of that right that came with the property and that we relied on when we bought with the property is to take our property from us without compensation. You would be causing our property values to go down, and you would be causing an inability to hold onto the property for many of us. It may even cause some to be unable to hold the property long

enough to sell, resulting in a total loss of investment and property rights. It is unrealistic to think there is, or would be, an ability to maintain property values, or a sustainable market for full-time rentals there. As stated above, it is much more likely that people would be moving out due to the fact that the town and its tourist businesses would be dying.

And the owners who do have the ability and desire to hold onto their condo without short-term rentals will not be renting their condos to full-time or permanent renters. A change in ability to rent short-term will not increase full time renters. Why would they come? The owners own so they can enjoy the June Lake area. Short-term renters come for the same reason. Long-term renters not so, especially with little or no hope of earning a living through the tourist industry. Cindy and I did not buy in June Lake to have a rental property. We could have done that anywhere. We bought because we love June Lake and are awed by the surroundings and God's handiwork, and the only way it makes sense to have the property is having the ability to rent it out short-term several times a year.

Please do not take our property and/or our rights to use our property.

Thank you for your consideration. You may reach me at the return email address, or at 15992 Summit Crest Drive, Riverside, CA. 92506, by my work phone at 951-682-6400, or by my cell number at 951-203-9682.

Sincerely,

James O. Heiting
Edgewater #13 condo owner