



Mariposa County

Mariposa County AGENDA of the Planning Commission

<http://www.mariposacounty.org/>



ART BAGGETT, CHAIR
WARREN GRAY
MICK HERMAN
DENI SMITH, VICE CHAIR
JOHN MCCAMMAN

DISTRICT I
DISTRICT II
DISTRICT III
DISTRICT IV
DISTRICT V

PLANNING COMMISSION ACTION SUMMARY MINUTES - FINAL JUNE 7, 2024

A. Call to Order and Roll Call

Chair Baggett called the meeting to order at 9:03 AM.

Attendee Name	Title	Status	Arrived
Art Baggett	District I	Present	9:00 AM
Warren Gray	District II	Present	9:00 AM
Mick Herman	District III	Present	9:00 AM
Deni Smith	District IV	Present	9:00 AM
John McCamman	District V	Present	9:00 AM

B. Pledge of Allegiance

Commissioner Herman led the pledge.

C. Public Comment on Non-Agenda Items

Persons wishing to speak on any item of interest within the subject matter or jurisdiction of the Commission that is not on the agenda.

There was no public comment received.

D. Approval of Minutes

1. Planning

Planning Commission - Regular Meeting - May 17, 2024

By motion of Commissioner Herman, seconded by Commissioner McCamman, the Planning Commission approved the minutes of May 17, 2024, as presented. Motion passed.

RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith,

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Commissioner McCamman.

NOES: None

ABSTAIN: None.

EXCUSED: None.

E. Action Items

1. Planning

CONTINUED ACTION ITEM: Resolution of Approval for Conditional Use Permit No. 2024-052, Richard F. Roesch, Applicant. Assessor Parcel Number (APN) 012-050-070

Planning Director, Steve Engfer, introduced the item and provided a brief background about the zoning of the project and introduced Sarah Hughes, Planner II, who presented the item with a PowerPoint presentation. She noted that the applicant requested a use change within the Mariposa Industrial Park, from an auto towing and repair with vehicle and equipment storage facility to cabin or home manufacturing and warehousing of supplies and products for the applicants business.

Public comment was received by Richard Roesch (applicant) who provided clarification on the type of trucking that will be utilized at the industrial park and the estimated frequency of trucking usage.

By motion of Commissioner Smith, seconded by Commissioner McCamman, the Planning Commission approved the Resolution of Approval for Conditional Use Permit No. 2024-052m Richard F. Roesch Applicant, Assessor Parcel Number 012-050-0700. Motion passed.

RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

F. Public Hearing

1. Planning

CONTINUED PUBLIC HEARING: Adopt a resolution recommending that the Board of Supervisors accept the 2023 General Plan Annual Report and direct staff to forward the final resolution for the 2023 General Plan Annual Report to the State Department of Housing and Community Development and the State Office of Planning and Research, County Project No. 2024-015

Engfer introduced the item along with Senior Planner, Ben Goger and Housing and Community Development Specialist, Polina Pivak. They presented the project along with a PowerPoint presentation.

A discussion occurred between the Commissioners and Planning staff regarding the analysis for housing in Mariposa County for the 2023 General Plan Annual Report. The Commissioners expressed concerns that the report did not reflect the accuracy of the housing demand in the county. Staff advised that in the upcoming Housing Element Update (which is the follow up to the 2023 General Plan Annual Report), the report provide detailed information the commission is concerned about.

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Commissioner McCamman directed staff to amend the resolution to include the importance of addressing the local housing losses due to Detwiler and Oak fires, the unmet need for a Yosemite National Park related employee and county wide employee work force housing, the conversion of the residential units to vacation rentals, and a diversified housing stock to be more accurately reflected of the local housing needs which are not reflected in the State report.

After discussion, Goger continued with the presentation and provided key projects from the Housing Element Implementation from 2023:

- Integrated Mobility Housing Strategy – Looks at relationships of Park Service Housing and Mariposa County and how to provide transportation connection with those housing units.
- Mariposa Creek Parkway Phase IV Plan – Received the Bridge Award for this project.
- The Non-Residential Market Study – The main strategy for increasing the overall economic well-being in the county was to build more work force housing.
- The Short Term Rental Study (STRS) – The Board of Supervisors directed to postpone any actions other than gathering more thorough data on short term vacation rentals.
- The Motherload ADU (Accessory Dwelling Unit) Workbook – The workbook was completed in October 2023.

Goger then announced that there will be new ADU Projects: SB1332 Compliance, Plans Gallery, Zoning and Subdivision Ordinance Update, and the 2024 Housing Element.

Pivak then who provided information regarding the 4.2 Program of the Housing Implementation Update. The key findings to this study included that there is a lack of available and affordable housing, for every 2 permitted short term rentals, 1.3 workforce housing units are needed to further support the need for additional housing. She then provided the data for housing loss and the number of units that were converted into a vacation rental broken down by districts.

Lastly, Pivak noted that no public comment was received for this item.

Public comment was received by:

Russ Marks (County Surveyor), who disagreed with a statement regarding the lack of available parcels in the county. He noted that there is an excess of vacant parcels in the county and in the Catheys Valley Town Planning Area that are available to build on; however, with the increased cost of construction, permit and the new building requirements makes it difficult to build at an economical price.

Richard Roesch (CUP 2024- 052 applicant), agreed with Russ Marks, who shared his personal experience in building homes. He noted that its currently impossible with the high interest rate, insurance and the new building requirements to build an affordable house.

Public comment closed.

By motion of Commissioner McCamman , seconded by Commissioner Herman, the Planning Commission adopted a resolution recommending that the Board of Supervisors accept the 2023 General Plan Annual Report and direct staff to forward the final resolution for the 2023 General Plan Annual Report to the State Department of Housing and Community Development and the State Office of Planning and Research, County Project No. 2024-015 with amendments.

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RESULT: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner Smith, Commissioner McCamman

NOES: None

ABSTAIN: None

EXCUSED: None

G. Commissioner Reports

Baggett provided the ADU information sheet for Alpine County and explained the county's policy.

H. Information Items

Information was received by Engfer.

I. Future Agenda Items

Per Engfer, the Development Code: Article 3 & Article 4 and the Agricultural Working Landscaping will be added to the future agenda items.

J. Adjournment

There being no further business, the meeting was adjourned at 10:13 PM.

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission

Note: Full audio recordings of the minutes are available from the Planning Department by request or online: [Agendas & Minutes | Mariposa County, CA - Official Website](#)