



Mariposa County

<http://www.mariposacounty.org/>
The Planning Department



HOUSING PROGRAMS ADVISORY COMMITTEE (HPAC) MINUTES *DRAFT*

JULY 25, 2024

TIME: 4:00 P.M.

**LOCATION: GOVERNMENT CENTER UPPER
FLOOR; BOARD OF SUPERVISORS CHAMBERS
5100 BULLION STREET, MARIPOSA**

1. Call to Order and Roll Call

Seeing a quorum, the regular meeting of the Housing Programs Advisory Committee (HPAC) meeting was called to order by Chair Roger Powell at 4:03 PM.

Present: Roger Powell, Karen Smith, Kevin Spach, Heath Harris, Zoe Alexander, Hal Nolen and Dana Swarth

Excused: Kim Tucker, Paul Daysh, and Danielle Bradshaw

Staff: Ben Goger, Polina Pivak, Sophea Craighead, and Ethan Smith

2. Approval of Minutes

a. Meeting of June 13th, 2024

By a unanimous vote, the HPAC approved the June 13, 2024, draft minutes as presented. A motion by Karen Smith, and a second by Hal Nolen. 7 ayes, 0 nays, 3 excused (Kim Tucker, Paul Daysh, Danielle Bradshaw). Motion passed.

3. Public Comment on Non-Agenda Items: For items within the jurisdiction of Housing Programs Advisory Committee and not on today's agenda. No action will be taken on non-agenda items.

There was no public comment received.

4. Committee Business

Senior Planner, Ben Goger provided a brief recap of the agenda items and provided a status update on the draft Housing Element that will be brought to the committee for review when ready. Goger noted that the Site Inventory is a section required by the Housing Community Development (HCD) and introduced Ethan Smith, GIS Specialist.

5. Discussion and Possible Action

a. Discussion and Potential Direction on the 2024-2029 7th Cycle Housing Element Update Site Inventory.

Smith presented the site inventory with a PowerPoint presentation. He spoke about how the process was established and completed in the following four parts and explained how each site was rated a score from 0-10:

1. Six categories -Natural Hazards, Density, Services, Infrastructure, Sustainable Development, and Transit Oriented Development.
2. Each site was scored based on the six categories and the category scores were totaled for a score per site.
3. Final Selection was established based on the results.
4. Final site selection was reviewed by staff.

Goger expressed that he feels good moving forward with the analysis and these are true underutilized sites. Then asked for the committee's feedback on the Site Inventory for the Housing Element.

Members asked clarifying questions regarding the study. Staff explained that this study will provide developers with information on which site location would be best suitable for their build. In addition, staff can work with developers in acquiring funding, providing knowledge to help with the ease in building on that particular site and assist for a seamless approval process from the appropriate county departments.

The following sites were presented:

- Coulterville: Central, Northern, Eastern, Western and Small
- Field of Dreams
- Fish Camp
- MCP Hillside CTD
- Hospital Area
- Southern Manzanita
- Missouri Gulch
- Mariposa: Downtown and North
- Story Hill

A discussion occurred for each area presented with staff sharing knowledge of any current or future developments for the identified site. Goger provided a brief recap of the multi-family housing project that is in the process of being planned on the Missouri Gulch property. Also, staff addressed zoning, workforce housing, and partnership with other counties regarding homelessness.

The committee did not provide any recommendation to improve or make changes to the site inventory for the Housing Element.

Goger announced that item "C" will be moved forward before addressing item "B".

c. New information on ADU density

Polina Pivak provided clarification on the guidance that was received from the state on ADU laws for Mariposa County. The state allows for the following structures on each residentially zoned parcel:

- One converted or attached accessory dwelling unit.
- One new construction detached accessory dwelling unit.
- One junior accessory dwelling unit per residentially zoned property.

Also, Pivak noted that a secondary residence is also permitted and is not regulated by the state but by Mariposa County Code.

Alexander wanted confirmation that Mariposa County residents could have up to five (5) dwellings on a property and asked if there were any acreage requirements and where she could retrieve this information in writing. Pivak confirmed that a

resident could have up to five (5) dwellings on a single parcel without an acreage requirement if all County development standards were met. She then noted that the written information can be found in the Planning Commission's July 19, 2024, agenda packet from the Mariposa County's website.

Goger provided additional information pertaining to the ADU requirements:

- One detached ADU must be a new construction and built less than 800 square feet.
- One junior ADU must be less than 500 square feet and have the same roof line as the primary residence.

b. Discussion and Potential Direction on Short-Term Rental Study.

Pivak shared that they recently did a study on the short-term rentals and found that the majority of new short-term rentals are from existing homes and not from new construction homes based on information found in 2023. She then highlighted that of the 77 new vacation rentals in 2023, 47 of those were conversions of existing dwellings that have not ever been used as a short-term rental. Furthermore, 45% were in District 1, 26% were in District 5, 60% of the vacation rental conversions are owned by property owners residing outside of Mariposa County.

A discussion occurred regarding the Transient Occupancy Tax (TOT) Certificates, if staff can track the STR when the property has been sold and when new applications for a TOT Certificate have been approved. Staff advised that they are not keeping track of the STR that have been sold but looking at the revenue from TOT. In addition, the TOT Certificates are tracked at the tax office and reported monthly, and operators are required to provide an annual TOT Self-Inspection report which allows staff to view the trend.

6. Future Agenda Items

None.

7. Adjournment

There being no further business, the HPAC meeting was adjourned by Roger Powell at 5:13 PM.

Respectfully Submitted By,

Sophea Craighead, Office Technician

