



Mariposa County

Mariposa County MINUTES 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 FINAL ACTION SUMMARY MINUTES OCTOBER 4, 2024 (APPROVED 11/15/24)

A. Call to Order and Roll Call

Chair Baggett called the meeting to order at 9:01 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 McCamman 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 - September 6, 2024

By motion of Commissioner McCamman, seconded by Commissioner Herman, the Planning Commission approved the minutes of September 6, 2024, as presented. Motion passed.

RESULTS: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Herman, Commissioner McCamman.
NOES: None.
ABSTAIN: Commissioner Smith
EXCUSED: None.

2. Planning

Joint Meeting - Board of Supervisors and Planning Commission - September 23, 2024

By motion of Commissioner Smith, seconded by Commissioner McCamman, the Planning Commission approved the minutes of September 23, 2024, as presented. Motion passed.

RESULTS: APPROVED

AYES: Commissioner Baggett, Commissioner Gray, Commissioner Smith, Commissioner McCamman.
NOES: None.
ABSTAIN: Commissioner Herman.
EXCUSED: None.

E. Discussion and Direction

1. Planning

Planning Commission Development Code Update Draft (Zoning and Subdivision Ordinance) - Workshop 1

Planning Director, Steve Engfer, introduced Planning staff Sarah Williams, Polina Pivak and Ben Goger. Then noted that this is a public workshop and not a public hearing. He stated that the primary purposes of this session was to obtain input from the Planning Commission and the public on the working draft of the Development Code, categorize and prioritize the review approach and discuss the overall community engagement schedule.

A discussion occurred between the commissioners and staff regarding the Planning Commission's regular meeting and workshop schedule. Engfer noted that the intent was that not all commissioners are required to attend the public workshop and not all locations will have the capability to livestream the workshops.

Below are the Planning workshop scheduled dates:

October 26 – Fish Camp Planning Advisory Council

November 1 – Planning Commission meeting cancelled due to lack of quorum.

November 6 – North County Workshop

November 15 – Planning Commission Study Session #2

November 18 – Mariposa Town Workshop (Baggett suggested this workshop should be PC Study Session #3)

November 18-21 – Catheys Valley Workshop (Exact date TBD)

December 6 – Planning Commission Study Session #4

December 20 – Planning Commission Study Session #5 (Baggett suggested moving this meeting to an earlier date)

Engfer noted today's meeting is to address the Housing articles in the Development Code Update.

Public comment was received by the following:

Charles (Chuck) Jones (resident), expressed concerns regarding the exterior lights, trash and parking issues from the number of vacation rentals in Wawona and provided the commission with a handout.

Dana Hellet (resident), expressed her concerns regarding the lack of housing and the increased conversions of homes into vacation rentals. Then suggested that an area should be considered in the Development Code Update for travel trailers to park as a temporary housing solution, and spoke about the carrying capacity in Midpines.

William Perkins (resident,) agreed with Jones regarding the vacation rental issues in Wawona. Then spoke about the Wawona Town Planning Area regarding Accessory Dwelling Units (ADU) and the work force housing issue.

Below are the following questions that were discussed between the commissioners and Pivak:

1. Areas where ADUs may be permitted in Mariposa County.
2. Defining maximum size requirements for detached ADU's and conversion ADU's.
3. Removing parking requirements for ADUs.
4. Maximum height requirement for ADUs.
5. Applying objective non-discretionary historic design review standards to ADUs within historic districts.

Pivak spoke about modifying the density bonus ordinance to exceed state requirements to make Mariposa County eligible for the pro-housing designation (for increased housing funding) which turned into a discussion with the commissioners providing a general consensus to the ADUs. Pivak will bring the revised code sections back to the commission for their review.

Senior Planner, Ben Goger provided an update on the SB 2 Grant, the six cycles of the Development Code, and explained the reasons for why the housing topics required rapid advancement.

Baggett asked Goger for an update on the pre-approved ADU plans and the housing trust fund. Goger noted that the pre-approved ADU plan set will be available by the end of the year. Then noted that they are working with Stanford Fellowship for the housing trust fund.

A discussion occurred regarding the park model recreational vehicles (RVs) or tiny homes and the commission proposed to remove the provisions to allow people to live in the RVs due to the shortage of housing and provide workforce housing. They discussed the setback requirements for ADUs and parking requirements in the county.

Commissioner Herman left the meeting at 10:46 AM.

Recess was taken at 10:52 AM and reconvened at 11:07 AM.

Public comment received by the following:

Floyd Davis (resident), provided recommendations regarding the setback regulations pertaining to fire, ADU

using the clustered housing concept, and a possible solution to parking regulations.

Frank Dean, (President, Yosemite Conservancy), spoke about the lack of housing in Yosemite National Park and their plan to create housing on their 40 acre for the National Park Services and the Yosemite Conservancy employees.

John Duffy and Miranda Taylor (Building Design Group), expressed their concerns regarding the plans set taking business away from them, and provided an update on the new ADU State Law requirements regarding the density and square footage.

William Perkins (Wawona resident), spoke about the Wawona Town Planning Advisory Committee regarding the MOU and the National Park Services constraints.

Engfer expressed appreciation to everyone in attendance and encouraged the public to attend the future Planning Commission meetings and the Development Code Workshops.

F. Commissioner Reports

No reports were received.

G. Information Items None.

H. Future Agenda Items None.

I. Adjournment

There being no further business, the meeting was adjourned at 11:38 AM.

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](#)