



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 10, 2025

A. Call to Order and Roll Call

Vice Chair Smith called the meeting to order at 9:00 A.M.

Attendee Name	Title	Status	Arrived
Art Baggett	District I	Excused	0:00 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 Gray 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 Commission - Regular Meeting - August 22, 2025

By motion of Commissioner McCamman, seconded by Commissioner Herman, the Planning Commission approved the minutes of August 22, 2025, as presented. Motion passed.

RESULTS: APPROVED

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

NOES: None

ABSTAIN: None

EXCUSED: Commissioner Baggett

E. Public Hearing

- 1. PUBLIC HEARING: to Consider A Resolution Approving Conditional Use Permit Application No. PLAN-DIS-2025-00041; Andrew Vanwyhe, Applicant and John Hulbert, Owner; 5076 Stroming Rd, Mariposa, CA 95338; Assessor Parcel Number 013-130-011.**

Planning Director Steve Engfer introduced Planner II Elijah Banda, who presented the project with a PowerPoint presentation.

Banda stated that John Hulbert (Property Owner) was present at the meeting and spoke about the proposed addition of a 416 sq. ft. area for residential use to an existing residence, that included an additional living space, a bedroom, and bathroom that was in a General Commercial Zone within the Mariposa Town Planning Area. Banda provided background information as the existing residence did not obtain a Conditional Use Permit previously because it was built before the adoption of the Town Planning Area. To conclude the presentation, Banda then recommended that the Planning Commission adopt a resolution approving Conditional Use Permit Application No. PLAN-DIS-2025-00041 with findings and conditions, including a finding that the project is exempt from environmental review.

Public comment was received from property owner John Hulbert, who noted that the property is surrounded by other residential properties, with no commercial use nearby. He stated that the conditional use permit (CUP) is consistent with the area and an appropriate use for the property.

By motion of Commissioner McCamman, seconded by Commissioner Gray, the commission adopted a resolution approving Conditional Use Permit Application No. PLAN_DIS-2025-00041; Andrew Vanwyhe, Applicant; and John Hulbert, Owner; Property Address: 5076 Stroming Rd, Mariposa, CA 95338; Assessor Parcel Number 013-130-011 with findings and conditions, including a finding that the project is exempt from environmental review.

RESULTS: ADOPTED

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

NOES: None.

ABSTAIN: None.

EXCUSED: Commissioner Baggett,

F. Presentation and Discussion

- 1. Presentation Regarding the Adopted Building Code - Limited Density Owner-Built Rural Dwelling Ordinance (LDRD) & Program**

Prior to presenting the recently adopted Mariposa County Building code, Interim Building Director Corrina Miranda provided the Commission with the Limited Density Owner-Built Rural Dwelling Ordinance (LDRD) & Program (which was included in the Planning Commission Agenda Packet) and California Housing and Community Development, Title 25, Division 1, Chapter 1, Subchapter 1, Article 8 (for the Commission only as this document was not for the public to view).

Miranda presented the ordinance, noting that it reduces the number of required building inspections and lowers overall expenses. She explained that staff can adapt the ordinance to meet Mariposa County's needs and support the development of affordable housing. Miranda also pointed out a key provision requiring the property owner to reside on the premises for one year.

Miranda then introduced Senior Building Inspector Justin Meisner, who explained that property owners could live in these dwellings during residential construction. He elaborated on the limited building inspections required and mentioned that local drafting companies are offering to provide plans for these projects. Meisner noted that fewer county imposed restrictions would help increase housing availability

Engfer noted that Title 25 is intended for rural areas but expressed that it should be made available to all residential zones countywide. Engfer further noted that there will be an opportunity for Town Planning Areas to be reviewed with the possibility of incorporating this ordinance.

A discussion took place between the Commission and Staff regarding the turnaround time for the building permit process. Miranda emphasized that staff handles many behind the scenes tasks on behalf of the applicant to facilitate permit issuance. She also clarified that this type of build is not permitted for short term housing but may be used as a long term rental once the property owner meets all necessary requirements.

The Commission's consensus was to make it countywide, including any possible Town Planning Areas.

G. Discussion and Possible Action

1. Discussion and Action on the Draft Development Code Update, Article 5 Subdivision Ordinance

Chair Baggett was excused from this meeting and requested that this item be tabled for October 24, 2025 Planning Commission meeting.

By motion of Commissioner McCamman, seconded by Commissioner Herman, the Planning Commission approved to table Article 5 Subdivision Ordinance to the October 24, 2025 meeting. Motion passed.

RESULTS: APPROVED

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

NOES: None

ABSTAIN: None

EXCUSED: Commissioner Baggett

McCamman noted that he has editorial comments on Article 5 to share with staff.

2. Discussion and Direction on the Development Code Adoption Process and Schedule

Engfer spoke about the remaining 2025 Planning Commission meeting schedule and asked the Commission if there were any conflicts with the meeting dates listed in the agenda packet.

Baggett noted that he can make the meeting dates.

McCamman noted that he may be unable to attend the October 24, 2025 meeting due to a possible extended recovery from a surgical procedure.

The commission directed staff to proceed with the remaining 2025 Planning Commission meeting schedule.

H. Commissioner Reports

Gray asked staff for the next Code Compliance Ad-Hoc meeting date.

Herman noted that he has editorial comments on Article 5 to share with staff.

Goger asked which format the Commission preferred for the edited versions in the draft.

The Consensus from the Commission was the redline version.

Information was received by Engfer, who spoke about the vacation rentals increased bedroom allowance from 3 to 5. He then stated that this change is included with the Housing Element 4.2 Program and then spoke about the conversion of housing to vacation rentals. Engfer clarified that staff were trying to balance the State's requirements, and the directions from the Commission.

McCamman suggested including an option for the Board to set the percentage for Vacation Rentals. Goger noted that when Staff presents the Annual Report, the total number of Vacation Rentals will be provided to the Board, allowing them to make that determination at that time

I. Future Agenda Items

- Article 4-Regulations for Specific Land uses
- Article 5-Subdivision
- Article 8-Development Code Administration

J. Adjournment

There being no further business the meeting was adjourned at 10:22 A.M.

Respectfully submitted,

ART BAGGETT, Chair
Mariposa County Planning Commission

SOPHEA CRAIGHEAD, Secretary
Mariposa County Planning Commission
COMMITTEE CHAIR

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