



MARIPOSA COUNTY

Planning · 209-966-5151



RESOLUTION - ACTION REQUESTED 2019-333

MEETING: June 11, 2019

TO: The Board of Supervisors

FROM: Sarah Williams, Planning Director

RE: GPZA No. 2019-036 and Design Review No. 2019-035; Self-Help Enterprises-Mariposa Village

RECOMMENDATION AND JUSTIFICATION:

PUBLIC HEARING: Adoption of a Resolution Adopting a Mitigated Negative Declaration and Approving General Plan/Area Plan/Zoning Amendment (GPZA) No. 2019-036, and Conditionally Approving Design Review No. 2019-035; Self-Help Enterprises, Applicant (Mariposa Village); 5118 Fournier Road; APN 012-140-024. Recommended Action Includes Findings, Conditions, and Mitigation Measures.

The project proposes to change the designation of a 2.39 acre parcel from Single Family Residential 9,000 square feet (SFR-9K) to Multi-Family Residential (MFR) in order to develop a multi-family rental housing development with 42 units. The property is located at 5118 Fournier Road in Mariposa, CA and is also known as Assessor's Parcel Number 012-140-024. The project will include 19 one-bedroom units, 12 two-bedroom units, 11 three-bedroom units, with units ranging from 629 to 1,200 sq. ft, a centrally located community building, basketball court and a playground. One unit will be designated for the on-site manager. The on-site community building will include a computer lab, large room for on-site services, and private office space. The applicant has proposed to improve the access from the end of the bridge over Mariposa Creek at Joe Howard Street to the project site entrance to a paved two-lane road, creating reliable all-weather road access to and from the site (as well as adjacent parcels).

The project is requesting development concessions from existing development standards to reduce the number of required parking spaces and allow the height of the structures to exceed the 35 foot maximum height limit established by County Code. Additionally, the developer may be requesting an additional concession to the required setback standards. These requests are being made pursuant to State law in order to be able to develop the project.

The proposed project will provide multi-family housing units targeted to low-, very-low, and extremely-low income households and intends to submit a 9% Low-Income Housing Tax Credit application to complete funding for the project no later than July 1, 2019 and the application requires that all entitlements be complete and

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NEPA/CEQA review by that date. If funded, construction will begin on the project in March 2020.

Action: The Board will consider adoption of a resolution for action on the applications and environmental determination:

1. Adopt the Mitigated Negative Declaration, and
2. Approve the project applications with the recommended findings, conditions and mitigation measures.

BACKGROUND AND HISTORY OF BOARD ACTIONS:

None

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:

Alternative: Amend findings and/or conditions.

Negative action: Deny project (basis for denial recommended would have to be established, considering required findings). A negative action on the General Plan/Area Plan/Zoning Amendment will result in Self-Help Enterprises not being able to apply for the necessary funding to complete the action. Additional information and detail for the project will be reviewed as part of the required conditions of approval to ensure that the project meets all required development standards.

FINANCIAL IMPACT:

None. All costs for project paid by applicant.

ATTACHMENTS:

Staff Report (PDF)

Initial Study (PDF)

Draft Mitigated Negative Declaration (DOCX)

Vicinity Map (PDF)

Site Plan (PDF)

Sample Elevations and Floor Plans (PDF)

Draft Board Resolution (DOC)

Public Comments (PDF)

190517 Letter of Support, Habitat for Humanity (PDF)

Guide to California Density Bonus Law (PDF)

Additional Public Comments (PDF)

Caltrans Comments (PDF)

RESULT: ADOPTED [UNANIMOUS]

MOVER: Marshall Long, District III Supervisor

SECONDER: Merlin Jones, District II Supervisor

AYES: Rosemarie Smallcombe, Merlin Jones, Marshall Long, Miles Menetrey

EXCUSED: Kevin Cann