

December 5, 2023

Regular

Meeting

Item #7h. -

Policy

Discussion on

Residential

Use of

Recreational

Vehicles (RVs)

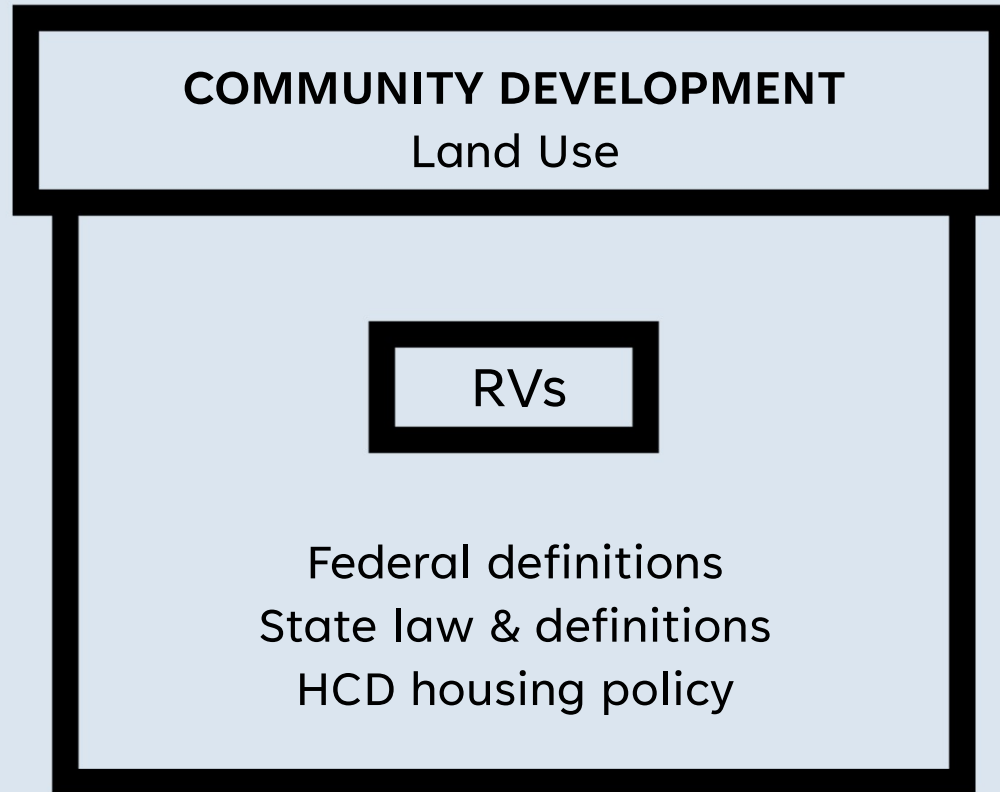
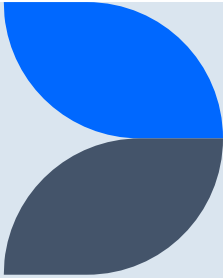
Presentation



Residential Use of Recreational Vehicles (RVs)

Background

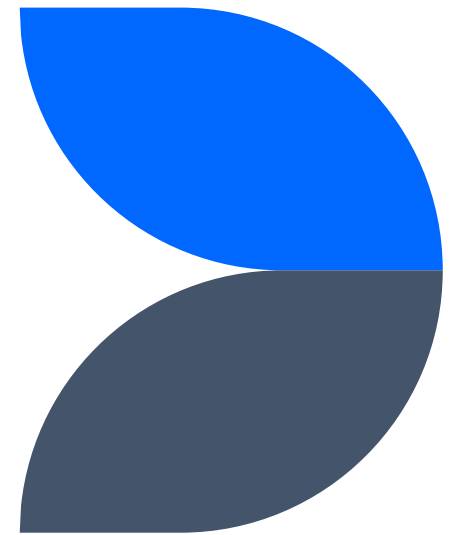
- Enforcement case resolved.
- Mono County has a long history of people wanting to live in RVs prior to the current housing situation.
- Staff report from December 6, 2022, discussed land use policy considerations.
- The term “RV” refers to trailers, 5th wheel trailers, retrofitted buses or vans, and other similar motor vehicles with sleeping, cooking and sanitation space.



- No easy solutions: inconsistent with state regulatory framework.
- Can brainstorm ideas; often not the responsible party to implement.
- Opportunity for a more strategic approach to housing with the Housing Opportunities Manager now on board.

Applicable Regulations and Policies

State, Federal, and County



County Housing Policy

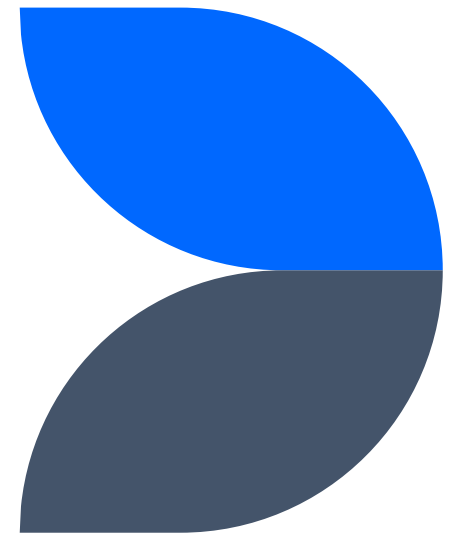
- Mono County recognizes that solutions for community housing are needed.
- RVs do not meet the definition of a dwelling or housing unit, and therefore do not fulfill Mono County housing policies.
- Based on the federal definition, the policy issue at hand for the County is about unhoused persons.

CDD Code Enforcement

- CDD enforces regulations fairly and equitably among all persons on a complaint basis.
- Unpermitted overnight RV use is the most common code enforcement complaint (about 35% of case load in 2023).
- CDD has worked directly with RV parks and homeowners to help expedite compliance solutions.
- Compliance deadlines can be extended if a plan has been developed and due diligence / effort is being made.

Potential Solutions for Residential Use of RVs

Immediate, Medium, and Long-Term



Immediate Solutions

1. Allow legally established RV parks to remain open in the winter and allow longer term stays. Require RVs to relocate to these parks.

Per HCD's website, Mono County has:

- 484 mobile home spaces
- 680 RV lots with drains
- 524 RV lots without drains

Inyo-Mono Advocates for Community Action (IMACA) had tried to secure long-term rental of sites in RV parks, but private businesses were not interested.

Implementing Party: Private RV Parks

Medium-Term Solutions

3. Property owners may currently use CDD's prescriptive ADU designs to submit as a **primary residence**, and apply for a permit to live on-site in an RV during construction. (valid for up to two years)
- Saves considerable money in design costs for property owners
 - Noncompliant RVs on-site must be removed until a building permit for the residence is issued.

Implementing Party: Private Owner submits for building permit as well as a permit to live on-site during construction. CDD processes.

Medium-Term Solutions (continued)

4. The County is investigating potential for a “Safe Park” facility for overnight RV use.

Barriers include finding a suitable parcel(s), establishing standards, environmental compliance, and potentially the County’s ordinance prohibiting overnight camping.

- A Safe Park facility proposal was denied in Bishop due to public opposition.
- Staff have been investigating whether “emergency homeless shelters” permitted outright on Public Facilities (PF) lands offers a streamlined option – it does not.

Implementing Party: Mono County, Departments TBD. CDD would assist but would not be the lead agency.



Long-Term Solutions

7. Preparation of a proposed General Plan Amendment (GPA) to allow residential use of RVs in defined situations for consideration by the Board has been directed by the Board.

- CDD staff has prioritized this work behind legally mandated and deadline-driven projects, expect to initiate in the next 4-5 months, but depends on permit applications.
- CDD could also hire a consulting firm to expedite this project.
- Similar dynamic to short-term rentals - There are people in favor and opposed, and countless combinations of policy conditions for a solution.
- Potential impacts to residential neighborhoods and public safety. No safety standards for RVs.
- Amendment must be cautious, as it will be difficult to take away at a later date.
- Short-term rental apps are a potential issue with this solution.

Long-Term Solutions

7. Preparation of a proposed General Plan Amendment (GPA) to allow residential use of RVs in defined situations for consideration by the Board has been directed by the Board. (continued)

- Developing countywide community consensus can be very time consuming: Resolving the short-term rental issue in June Lake took over 300 hours of staff time.
- The County must allow three months for Tribes to respond to a consultation invitation.
- RV use has historically been unsuccessful in areas where more intensive uses like community gatherings are expected and allowed. Residential locations are more intimate and sensitive.
- Ensuring the policy only applies to those who need emergency shelter rather than those choosing to camp will be a challenge.
- Potentially reducing or removing the 2-acre minimum for RV parks.

Implementing Party: Mono County CDD for GP Amendment,
private owners for development projects.



Questions

Wendy Sugimura & Rob Makoske

wsugimura@mono.ca.gov

760-924-1814

