

# MONO BASIN Regional Planning Advisory Committee

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Date: January 11, 2023

To: Mono County Community Development Department

From: Mono Basin Regional Planning Advisory Committee (RPAC)

## RE: GENERAL PLAN AMENDMENT RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

Proposed edits to §04.280 to apply manufactured home standards to the Commercial land use designation in Lee Vining and allow manufactured homes less than 20' in width without any additional review:

### **04.280 Placement of manufactured homes in conventional SFR areas.**

These standards permit the placement of manufactured, factory-built or modular housing in all areas designated for conventional single-family residential dwellings: SFR, ER, RR, MFR-L, MU, RU, RM, AG, ~~and OS~~, and C in Lee Vining (SR 120 Junction to Mono Lake Visitor Center).

These building and architectural standards are intended to ensure visual compatibility with traditional single-family home construction (stick built). Before an installation permit is issued for any manufactured, factory-built or modular housing, plans shall be submitted in compliance with the following standards:

- A. A site plan in full compliance with the building permit application checklist.
- B. Evidence that the home is 10 years old or newer (except in RMH) and bears a seal of the US Department of Housing and Urban Development (HUD) certifying that HUD construction standards are met ();
- C. Elevations showing the roof slope, roof materials, eave overhang and exterior siding materials;
- D. The unit must meet the design wind, seismic and roof load requirements;
- E. In addition, the following standards shall apply except in the RMH land use designation:
  1. Have a minimum width of 20 feet or more. A minimum width less than 20 feet may be allowed when the home is generally consistent with community or countywide design guidelines. Per ~~the Antelope Valley~~ Regional Planning Advisory Committee's (RPAC's) recommendations, manufactured homes with a width of less than 20 feet are considered consistent with community character and design guidelines in the Antelope Valley and Mono Basin Planning Areas.