MARIPOSA COUNTY
Code Compliance Advisory Committee

MEETING #26 DRAFT MINUTES

DATE: April 19, 2023
TIME: 2:00 - 4:00 PM
LOCATION: Board of Supervisors Chambers, 2nd Floor
5100 Bullion Street, Mariposa CA

1. Call to Order and Welcome at 2:05 p.m. by Chair Woblesky.

   CCAC Members Present: Kris Casto, Lydia Clary, Gabe Edwards, Ken Melton, Colleen Rhodes, Cassandra Beth Scaffidi, and Karen Woblesky.

   CCAC Member Excused: Robert Fox.

   County Staff Present: Steve Engfer (Planning), Corrina Miranda, Debbie Willis (Building, partial meeting).

   Public Present: Al Golub.

   Chair Woblesky welcomed members, guest, and staff and announced the presence of a quorum.

2. Approve Minutes of CCAC Meeting #25, 4/5/2023.

   Members reviewed the minutes and offered no changes.

   Motion by Edwards to approve the minutes as submitted.
   Second by Scaffidi.
   Motion passed. 7 ayes, unanimous.

3. Information/Discussion/Possible Action
   Agenda packet includes:
   - Review Current Code Compliance Open Violation Log in Excel Format; Determine Next Ad Hoc Committee Violation Focus
   - 4/18/2023 Board of Supervisors Agenda Packet - CCAC's Annual Report, Update, and Request for Feedback
   - Mariposa Planning Enforcement Procedures, adopted 2001

   Chair Woblesky introduced this item and moved directly to a discussion of the presentation of the Annual Report to the Board of Supervisors on 4/18/23 and the direction given by the Board.

   Discussion ensued about the members' willingness to review County Code Amendment 2019-218. Concerns were expressed about the nature of the violations reported by the public (meth, junk, raw sewage, dogs, marijuana, crimes), most of them outside the purview of the CCAC. Also mentioned were the importance of overlap, and the need for a range of steps to get to compliance. The members expressed appreciation to Chair Woblesky for her professional presentation and to Engfer for his assistance with the PowerPoint. Need for more communication with the public was discussed as a way to serve the Board and the community more effectively. Observation was made that the CCAC understands the problems of code compliance better than anyone else in the county. Discussed the need for balance in approaches to enforcement. Informally reached consensus that future efforts need to continue on a broader path than merely reviewing 2019-218.

Engfer thanked Chair Woblesky for her presentation. Also explained that he believes the Board wants additional procedures and code language to make more effective processes available.

Edwards, Melton, and Woblesky asked that anticipated changes to Titles 16 and 17 be shared with the CCAC. Engfer responded that there is an engagement plan for that material and there will be an opportunity for people to participate.

Chair Woblesky clarified that it will be very important for the CCAC to proceed with reviewing 2019-218. Casto further emphasized the need to build preliminary steps into the process. Consensus was reached that preliminary processes and procedures need to be developed and recommended to the Board that should be utilized before those now included in 2019-218. Miranda agreed that well-defined steps are very much needed.

Edwards described progress he has made on the Vehicle Abatement project. Will bring an update to the committee at the next meeting.

Chair Woblesky declared that the other two subjects under this agenda item will be reviewed at a later meeting.

4. Review/Discussion/Possible Action of First Draft Community Engagement re: Abatement and Next Steps.

   This item was not discussed or acted upon.

5. Presentation/Discussion/Possible Action re: BWOP (Building Without Permit) Case and Code Review Report and Initial Recommendations by the Case Review and Code Review Ad Hoc Committee: Gabe Edwards, Lydia Clary, Rob Fox, and Colleen Rhodes.

   Chair Woblesky asked for an update. Rhodes reported that the ad hoc committee met for several hours. In response to the direction given by the Board, it appears best for us to proceed with research on abatement and other procedural solutions rather than primarily on BWOPs. That said, excellent progress was made in coming to an understanding of BWOPs and how we may be able to provide guidance to staff to reduce existing BWOPs and significantly reduce the creation of new cases. Edwards left at 3:30.

6. Discussion/Possible Action re: Mariposa County Codes, Ordinances, Resolutions, and Practices related to BWOP identified for CCAC review and update
   Agenda packet includes:

   - County Code 15.10.240 Notice of Non-compliance - County Code 15.10.050 Expiration of Building Permits - Ordinance 2020–1153 Post Disaster Recovery - Ordinance #1173 - Resolution 92-525 - Resolution 2019-731

   Chair Woblesky introduced this item and invited Clary to describe the codes, ordinances, and resolutions that need revisions. Clary explained that MCC 15.10.240 should allow discretionary filing as contrasted to mandatory, and should be by the building official or director, not merely an inspector. Further, there needs to be a process leading to the action instead of a compulsory filing done without discretion and proper process. Once title is clouded, it never comes off even if it is eventually released.

   Clary, Willis, and Engfer discussed the remaining items listed above and included in the agenda packet. Questions and comments were offered by other CCAC members. No action was taken. Discussion will continue at subsequent meetings.

   Substantial discussion ensued regarding appeals processes, costs, and fees. Some meeting of the minds was achieved but no formal action was taken.

7. Discussion/Possible Action re: Future CCAC Agenda Items. Next CCAC Meeting is scheduled for May 3, 2023. (Meeting #27)

   Requests were made that staff provide the text of 2019-218 for the next meeting without including the resolutions or other extraneous language or documents. Staff agreed to do so. Casto had to leave a few minutes before adjournment.

8. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee.

   No public comment was offered.

9. Adjourned at 4:05 p.m.

   Motion by Melton to adjourn.
   Second by Scaffidi
   Motion passed. 5 ayes, (Clary, Melton, Rhodes, Scaffidi, Woblesky), unanimous.

Minutes submitted by,

Colleen Rhodes
CCAC Secretary