MARIPOSA COUNTY
Code Compliance Advisory Committee

MEETING #23 FINAL MINUTES (approved 3/15/23)

DATE: February 15, 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 2:18 pm by Chair Woblesky.

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

   CCAC Member Absent: None

   County Staff Present: Steve Engfer (Planning), Corrina Miranda, Carol Suggs.

   Public Present: Al Golub

   Chair Woblesky announced the resignation of Nancy Kemp.

2. Approve Minutes of CCAC Meeting #21, 1/4/2023

   Rhodes indicated word “CCAC” at bottom of page 4, 3 lines up, needs to be changed to “ad hoc.”

   Motion by Edwards to approve as amended.
   Second by Clary.
   Motion passed. 8 ayes, unanimous.

3. Approve Minutes of CCAC Meeting #22, 1/18/2023.

   Casto indicated her name is incorrect on page 1.

   Motion by Edwards to approve as amended.
   Second by Scaffidi.
   Motion passed. 8 ayes, unanimous.

4. Discussion/Review re: New CCAC Members Welcome and Brief Orientation Agenda packet includes: Rosenberg’s Rules of Order, CCAC By-Laws, CCAC Compilation of Take Aways (2/22/22 - 5/18/22)

   Chair Woblesky introduced the items included in the agenda packet, and recommended to the new members that they review the documents included in addition to CCAC minutes from past meetings.

Casto asked about prioritizing subjects on the Take Aways compilation. Woblesky answered that BWOPs are high priority due to the large number of such violations that appear on the Code Violations Log. Also discussed the communication and education efforts. Provided information about the ad hoc committees' work. Edwards stated that ideas include getting the draft memorandum completed and submitted to the Board of Supervisors, comprehending what the big issues are, reviewing individual types of violations, and whether code compliance currently has the right, as well as sufficient, tools. Engfer observed that going through past minutes can be very helpful to new members. The draft of the CCAC memorandum to the Board can also be very helpful. Woblesky explained that we have had a lot of changes lately including Sarah Williams' retirement. Casto asked about the mention of a draft amnesty. Woblesky clarified that the original draft, which came from the county, was found to be unacceptable by the CCAC, so that is not an amnesty program that we will be considering further.

5. Discussion/Review re: CCAC Member Appointment Processing

   Chair Woblesky introduced this item, advised the group that a new vacancy now exists. Suggs stated that the County has received an application for that vacancy. Described digital versions of the application as well as hard copy versions. Melton asked when the current application period closes. Suggs said that a vacancy notice was produced on 2/8. The vacancy must be noticed for ten working days. Melton asked when the County stops accepting applications. Suggs answered that the ten days will be honored. The applications received during that period will be considered.

6. Discussion/Possible Action re: Final Draft Memorandum: CCAC Status Update: Review and Comment to Board of Supervisors with Review of Final Edits

   Chair Woblesky introduced the discussion of the Draft Memorandum and gave some background for the new members. Engfer provided information about the importance of public input. Woblesky drew attention to the "Purpose" defined on page 3 of the memorandum, specifically the item that appears on page 7 "The CCAC's Current – and Future – Work Plan." Engfer advised that public input will be invited as soon as the CCAC makes further changes. Woblesky read the item verbatim from page 7 of the memorandum.

   Casto asked why the CCAC has two ad hoc committees with the same four members on each and why the subject matter was suggested. Rhodes described the two existing ad hocs. Melton stated that the code and cases ad hoc committees should not have been two different committees. Engfer clarified that there is a case list, but that not all cases result in violations. Edwards said that RFIs, Requests for Investigation, do not all result in a Notice of Intent, so that there are cases on a list, but that not all of them have been found to be violations. Edwards said that the first three Key Initial Findings need to be addressed through ad hoc committees that can still be created. No changes in language were suggested to this point.

   Woblesky continued reading at the fifth paragraph on page 7 regarding ad hoc committees. Edwards and Clary suggested that the two existing ad hoc committees could be combined. Discussion ensued as to how the ad hoc committees might be rearranged. Fox suggested that the draft memorandum would need to be changed to reflect any changes in the two ad hoc committees, if made. Melton made suggestions. Engfer stated that any changes in the ad hoc committees would need to be placed on the agenda with appropriate notice given to the public. Woblesky described the motion she would need if any changes were made at this point. Edwards stated the existing ad hoc committees can be left as they are. Rhodes objected to making changes at this time and creating further delays in progress. Engfer clarified that any changes in the ad hoc committees would need to be placed on the agenda with appropriate notice given to the public, but would not be appropriate today. Edwards withdrew his initial statement and recommended that we move forward. No motions were offered.

Woblesky continued reading at the sixth paragraph on page 7 and on to page 8. Minor changes were considered, but no consensus developed. Woblesky explained some of the ideas on page 8 in greater detail for the benefit of the new members. Discussion ensued.

No changes were recommended to the language as published in the agenda regarding this item.

Motion by Edwards to approve memorandum as it is published in today's agenda packet.
Second by Clary.
Ayes: Rhodes, Woblesky, Edwards, Fox, Casto, Clary. Abstained: Melton, Scaffidi.
Motion passed. 6 ayes, 2 abstentions.

7. Presentation/Discussion/Possible Action re: Sonoma County Zoning and Building Changes. Presentation by CCAC Member Rhodes

Rhodes generally described Sonoma County's adoption of new codes that allow tiny homes and composting toilets. Members requested that Planning staff contact Sonoma County to get their code language on this subject. Clary offered that if the Board of Supervisors were to adopt Appendix Q of the Building Code, our county could look at doing something here.

Woblesky asked Rhodes to describe the programs Ben Goger presented to the Board of Supervisors regarding the Community Development Block Grant that provides funding for improvements to property owners' homes through Self Help Enterprises. Rhodes gave a general description and suggested that Ben Goger be invited to present in detail to the committee.

Engfer stated that any time members need assistance getting items from other jurisdictions, Planning staff is willing and able to assist. Also offered to invite Ben Goger to present to the committee.

Edwards asked if we can interface with the Housing Committee if they are working on related issues. Engfer summarized some of the County's existing and upcoming efforts, which include work on the Housing Element.

Woblesky recommended that we table the rest of this conversation until another meeting in the interest of time. No action taken.

8. Discussion/Possible Action re: Report of Two Ad-Hoc Committees

Chair Woblesky asked that someone on the ad hoc committees present. Edwards reported that the ad hoc committees have met once, assisted by Planning staff Engfer and Miranda. The ad hocs are considering examples of existing cases that include hazardous buildings, also discussing a multi-departmental approach which would include staff from Environmental Health, Fire, other departments, working with the assistance of an attorney. Clary felt the ad hocs hit the road running and that it was a good meeting. Possible future dates for ad hoc meetings were discussed but none were acted upon.

There was general agreement that the CCAC will continue to meet on the first and third Wednesdays of the month. Ad hoc meetings will be independently set by the members of the ad hoc committees.

9. Discussion/Possible Action re: Future CCAC Agenda Items. Next CCAC Meeting is scheduled for March 1, 2023. (Meeting #24). Topics may include: CCAC Member Assignment Updates and Next Steps: Junk, Vehicle Abatement, Communication/Awareness/Education Plan, Tiny Homes, 2019-218, Ad Hoc Committees Updates Discussion/Development of Specific Programs/Activities, Recommendations for Improved and Updated Processes/Procedures

   Chair Woblesky reviewed some of the subjects previously discussed. Scaffidi brought up code compliance insurance through CalFair plans and stated that it might help people. Edwards indicated interest in the subject and asked that Scaffidi get information for a future meeting. Woblesky emphasized the need for moving forward with communication/education efforts, requested that the committee be provided an updated code log. Woblesky asked the level of interest in 2019-218. Members generally indicated interest in going over the language, as well as the problems identified by the public who opposed it. Mariposa County Housing Development Specialist Ben Goger will be invited to present at a future meeting.

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

    Chair Woblesky asked if anyone had anything to say about matters not on the agenda. Melton asked that new members give some background about themselves at the next meeting.

11. Adjourned at 4:12 P.M.

    Motion by Edwards.
    Second by Melton.
    Motion passed. 8 ayes, unanimous.