

# MARIPOSA COUNTY

## Code Compliance Advisory Committee

### MEETING #22 FINAL MINUTES (approved as amended 2/15/23)

**DATE:** January 18, 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 2:22 pm by Chair Woblesky.

CCAC Members Present: Lydia Clary, Gabe Edwards, Robert Fox, Colleen Rhodes, and Karen Woblesky.

CCAC Member Excused: Nancy Kemp

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

Public Present: Kris Casto, Al Golub, Marshall Long, Ken Melton

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

*Tabled until next meeting so that revisions can be made.*

3. Election of officers, in accordance with CCAC Bylaws.

Rhodes volunteered to serve as Secretary.

*Motion by Edwards to elect Rhodes as Secretary.*

*Second by Fox*

*Motion passed. 5 ayes, unanimous.*

Edwards volunteered to serve as Vice Chair.

*Motion by Clary to elect Edwards as Vice Chair.*

*Second by Fox*

*Motion passed. 5 ayes, unanimous.*

Rhodes nominated Woblesky to serve as Chair.

*Motion by Rhodes to elect Woblesky as Chair.*

*Second by Edwards*

*Motion passed. 5 ayes, unanimous.*

4. Presentation re: Code Compliance Case Updates- Cases, Past and Current. Agenda packet includes: Code Compliance Case Handouts; Steve Engfer, Interim Planning Director; Corrina Miranda Code Compliance Technician.

Engfer and Miranda made presentation, including PowerPoint slides, to show the status of code compliance case list and efforts to clear cases, including some successes. Emphasized the constantly changing number of cases and types, which is not necessarily apparent in snapshots of case totals. Over time, some older cases are cleared and new cases come in. Comparison of case totals does not give clear picture of the dynamic number of cases or the volume of work being done. Static numbers can be misleading. Discussion of potential for using surveys of property owners and residents who have gone through the code compliance process or are just entering it. Fox asked about the process involved in code compliance staff reviews of new building permits; time consumed; depth of research done. Clary suggested that properties should be flagged when there is a case against that property in an effort to streamline the process and make it more efficient and less time-consuming. Edwards suggested ways of modifying the presentation of case data to provide a more dynamic and accurate representation to the recipient of the information. Edwards also mentioned using business process analytical tools to improve the process itself.

5. Discussion/ Possible Action re: Coordination of Two Ad Hoc Committees

Chair Woblesky reiterated that there are two ad hoc committees that have been well described in prior meetings and that time constraints prevent more discussion today.

6. Discussion/ Possible Action re: Proposed Mariposa County Ordinance 2019 - 218  
Agenda packet includes: Board Packet October 20, 2020- Proposed Mariposa County Ordinance 2019 - 218

Chair Woblesky introduced the item and pointed out that the stated purpose of the draft ordinance was to obtain compliance, but its language is to a great extent incongruent with that stated purpose. She expressed concern about possible misunderstandings as to whether property owners are in fact cooperative or noncooperative. She would like ad hoc committees to consider whether the range of enforcement actions and procedures is too broad and undefined. Rhodes stated she agrees with the Chair's concerns; believes that the criminalization of violations needs to be thoroughly questioned; and would like to see the CCAC define more structure and prioritization for code staff. Woblesky expressed the essential need to discuss 2019-218 during full CCAC meetings with the public participating, rather than merely in ad hocs. She also reiterated the importance of creating and maintaining a congruent approach that, if it proposes and promotes an amnesty program, does not then attempt to activate a civil penalties program that has never been used despite being in code for years. Edwards stated that there is code that needs to be updated or even eliminated and we need to keep the full range of solutions in mind while focusing on objectivity and repeatability. Clary had to depart, so meeting was adjourned, see below.

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

Postponed by Chair, due to time constraints, before item #6 was called. Will be included at next meeting.

8. Discussion/Possible Action re: Current CCAC Vacancies and Next Steps

Engfer is taking care of the vacancy issues. The three applications are moving forward. (This item was handled before item #6 was discussed and while a quorum was still present)

9. Discussion/Possible Action re: Future CCAC Agenda Items. Next CCAC Meeting is scheduled for February 1, 2023. (Meeting #23)

Two members are unavailable for the next meeting, which is regularly scheduled on February 1, 2023. There will not be a quorum, so the meeting will need to be canceled. (This item was handled before item #6 was discussed and while a quorum was still present)

10. Persons wishing to speak on a matter not on the agenda, but within the jurisdiction of the committee. No action will be taken by the CCAC.

Lost quorum, see adjournment.

11. Adjourned at 3:39 P.M. due to loss of quorum (only four members still present). Items 7, 8, and 9 had been taken care of while quorum was present and before discussion of item 6. No motion made and no vote taken.