



Mariposa County

<http://www.mariposacounty.org/>

Mariposa County MINUTES of the Code Compliance Advisory Committee



ROB FOX
GABRIEL EDWARDS
FLOYD DAVIS
CL RHODES
KRIS CASTO
KEN MELTON

CHAIR
VICE-CHAIR
MEMBER
MEMBER
MEMBER
MEMBER

FINAL MINUTES OF THE CODE COMPLIANCE ADVISORY COMMITTEE SPECIAL MEETING

December 20, 2024

(Approved as Amended- 02/14/25)

Time: 2:00 P.M.

Location: Government Center Upper Floor
Board of Supervisors Chambers
5100 Bullion Street, Mariposa

A. Call to Order and Roll Call

Rob Fox, Chair, opened the meeting at 2:00 p.m. and announced there was a quorum.

Members Present: Robert Fox, Ken Melton, Gabe Edwards, Colleen Rhodes, and Floyd Davis

Members Excused: Kris Casto

County Staff Present: Sophea Craighead (Planning), Bart Conner (Code Compliance), District 5 Supervisor Miles Menetrey, Danielle Bondshu (Clerk of the Board)

B. Public Comment on Non-Agenda Items

For items within the jurisdiction of the Code Compliance Advisory Committee and not on today's agenda. No action will be taken on non-agenda items.

There was no public comment received.

C. Approval of Minutes

1. Review and Approve Minutes from August 9, 2024 Meeting – (Tabled from September 13, 2024 Meeting)

By motion of Rhodes, seconded by Edwards, the Code Compliance Advisory Committee approved the draft minutes of August 9, 2024 as presented. 5 Ayes, 0 nays, 1 excused (Kris Casto), 0 abstained.

2. Review and Approve Minutes from September 13, 2024

In compliance with the American Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board's Office.

Meeting - (Tabled from November 8, 2024 Meeting)

By motion of Rhodes, seconded by Edwards, the Code Compliance Advisory Committee approved to table the draft minutes of September 13, 2024 to the next meeting. 5 Ayes, 0 nays, 1 excused (Kris Casto), 0 abstained).

3. Review and Approve Minutes from November 8, 2024 Meeting

By motion of Edwards, seconded by Melton, the Code Compliance Advisory Committee tabled the draft minutes of November 8, 2024 as. 5 Ayes, 0 nays, 1 excused (Kris Casto), 1 abstained (Colleen Rhodes).

D. Discussion and Possible Action**1. Discussion and Action for New 2025 CCAC Meeting Schedule**

By motion of Rhodes, seconded by Edwards, the Code Compliance Advisory Committee approved the 2025 CCAC Meeting Schedule as presented. 5 Ayes, 0 nays, 1 excused (Kris Casto), 0 abstained.

2. Discussion and possible action regarding Code Compliance / Enforcement Title 17 to bring forth to the Planning Commission for the Development Code Update

Fox provided a summary regarding the Planning Commission December 6, 2024 meeting (CCAC members in attendance) and noted that the committee's goal was to discuss the Development Code Update Chapter 17.144 on Enforcement to bring forth to the joint Planning Commission meeting on January 10, 2025.

Rhodes noted that the language in Chapter 17.144 was not the language the Planning Commission proposed to adopt and highlighted that the CCAC had been reviewing Title 15 and Title 17 codes since November 2021, and Title 8 (Abandon Vehicle Abatement). Then stated that the enforcement section needed an update as it was written 23 years ago.

Rhodes elaborated on the below concepts that were brought forth at the Board of Supervisor and CCAC joint meeting from September 18, 2023, stating that this was their starting point in preparation for the joint meeting with the Planning Commission:

1. Title 1 – Prosecution with misdemeanor or infraction
2. Title 8 – Abandon Vehicle Abatement Program
3. Title 15 – Building - Amnesty Program
4. Title 17 – Code Enforcement

Rhodes recommended that the CCAC consider the Government Section 245845 that currently does not exist in county code. She then suggested creating a process for the Administrative Abatement Program with a free Hearing Appeal Process to present to the Planning Commission.

The committee concurred with Rhodes.

A discussion occurred regarding the county not adopting the necessary codes to allow property owners with a violation on their primary residence to build an Accessory Dwelling Units (ADUs) that has been approved by state law assembly bill 2533 (County must inform the public that property owners cannot be penalized for unpermitted ADUs built prior to January 1, 2020).

Edwards noted that a paragraph in section 17.144.040 (Unabated Code Violations) was in violation of the state law and questioned why 17.144 can't be removed from Title 17. He also spoke about eliminating fines and asked Code Compliance Technician, Bart Conner to provide the committee with the case logs by type of violations.

After discussion, by consensus of the CCAC, the following direction and recommendations were given.

DIRECTION: CCAC recommends that 17.144 of County Code be stricken and recommends the adoption of Government Code Section 25845. Staff is to develop a hearing process pursuant to Government Code Section 27720. CCAC further recommends in the adoption of a hearing process that the initial hearing be without charge prior to any abatement action, except in the situation that require summary abatement with the addition of a hearing post abatement for those that require summary abatement.

E. Future Agenda Items

1. Election of Officers for 2025 in accordance with CCAC bylaws: Chairperson, Vice Chair, and Secretary.
2. Abandoned Vehicle Abatement Program Recommendation update.
3. Over the Counter Permit Process Update.
4. Code Compliance Program – Steps 2-4.

G. Adjournment

By Motion of Davis, seconded by Rhodes, the Code Compliance Advisory Committee meeting adjourned at 4:10 p.m. 5 ayes, 0 nays, 1 excused (Kris Castro), 0 abstained. Motion passed.