

JULIAN COMMUNITY PLANNING GROUP

DRAFT MINUTES

Monday, July 21, 2021 at 7:00 p.m. Julian Town Hall, Washington and Main Streets, Julian, CA 92036

The meeting was called to order by Chair Pat Brown at 7:02 p.m.

A. Roll Call

Present: Brown; Chair, Barnes, Everett, Jones; Acting Secretary, Krawiec, Morales; Vice Chair

Absent: Dackermann, Moretti, Munshi; Secretary, Mushet, Rikansrud

B. Approval of the minutes for the meeting of June 14, 2021: Barnes moved the minutes be approved as presented, Morales seconded. In favor: unanimous. **Motion passed.**

C. Approval of the Agenda: Barnes moved the minutes be approved with modification to move item E.5. and E.6. to the top, Morales seconded. In favor: unanimous. **Motion passed.**

D. Public Communication: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda.

1. No communications.

E. Action Items

1. Whole House Generation Program

No report.

2. General Plan Element Update

Krawiec commented that the plan element updates won't have direct effect on the planning group's area. Group members will continue to monitor element progress.

3. The Effect of Butterfield Park on the Julian Area

This topic was covered in detail during the E. 6. Action Item discussion.

4. The Effect of Air B&Bs on Rental Housing

Everett reported on his recent public comment solicitation on Facebook. His question addressed an apparent surge in conversion of housing from permanent residential to Short Term Rental (STR) status. There was active online discussion, with about half the commenters writing about the challenges faced by residents seeking long term rental housing and half writing in support of the principle of property rights.

Everett commented that Julian may be the most impacted community in the unincorporated area. The owner of Butterfield Ranch Campground spoke about the availability of both long term and STR spaces on his property, and his position that property owners should be able to rent to whoever they want to for whatever duration. Barnes and other members acknowledged that this is a complex issue that will continue to have an impact on residents as well as local businesses needing low-wage workers.

Motion to write a letter to the county expressing concern about the STR trend and asking them to look at the impact on the community and possible solutions: Everett moved, Krawiec seconded; in favor: unanimous. **Motion passed.**

5. Butterfield Park

Discussed as part of E.6.

6. JCPG Boundary Change to Include Shelter Valley and Butterfield

The Group considered the possibility of petitioning the county for a boundary change, expanding its area to include the communities of Shelter Valley and Butterfield. The Group listened to lengthy, wide ranging comments from more than ten citizens representing different interests in the Shelter Valley/Butterfield area, including Butterfield residents, the Butterfield Residents Association, business owners, managers, and residents of the surrounding community.

The speakers expressed myriad concerns; including the short notice for public input to the action, lack of community participation in this topic to date, a desire for local (Shelter Valley and Butterfield) representation in the land use planning process, a desire for local self-representation to the county, and a perceived lack of recognition by the Group that there are existing formal nonprofit and business-led organizations, working to address social service and land-use issues.

Morales and Everett presented the Group's charter and the purpose of its interest in exploring this boundary change topic. The public representatives were offered time to consider the topic further and return to the Group with a statement of support of the boundary change, if they wished. The Group consensus was to not pursue the matter without a sense of support from the Shelter Valley/Butterfield residents.

Motion to ask the Shelter Valley and Butterfield citizen groups to return to the Group in two months if they decide to support the boundary change petition: Everett moved, Barnes seconded; in favor: Brown, Jones, Krawiec, Barnes, Everett; against: Morales. **Motion failed.**

F. Group Business

Announcements and correspondence received

CALTRANS wants Group input on improving roads. Barnes and Rikansrud wrote a letter two years ago with recommendations, resulting in installation of a single sign. Brown asked if there are other items the Group wanted to add.

Krawiec mentioned that the input request includes recommendations for pedestrian crossings. Brown suggested adding comments about crossings at Washington and Main on the northeast and northwest sides, as well as the Second Street project.

Brown will distribute the county's project list and add this item to next month's agenda.

Motion to put resubmit letter from two years ago: Barnes moved, Morales seconded; in favor: unanimous. **Motion passed.**

1. Reporting of Assigned Tasks by Planning Group Member

No discussion

2. Information: Cool Zones at Julian Library and Santa Ysabel Nature Center

No discussion

3. Meeting updates

Future Group Meeting Date (August 9, 2021)

G. Adjournment

Motion to adjourn: Everett moved, Barnes seconded; in favor: unanimous. **Motion passed.**

A FINAL AGENDA WILL BE POSTED ON THE PORCH OF THE TOWN HALL IN THE WINDOW TO THE LEFT OF THE FRONT DOOR 72 HOURS PRIOR TO THE REGULAR PLANNING GROUP MEETING.

The Julian Community Planning Group (JCPG) is a voluntary organization representing the community. The function for the JCPG is advisory to the County Planning Department, Planning Commission, and the Board of Supervisors regarding land use matters.

Members: Pat Brown, Chair; Rebecca Morales, Vice Chair; Kiki Skagen Munshi, Secretary; Woody Barnes, Herb Dackermann, Bill Everett, Eric Jones, Keith Krawiec, Katherine Moretti, Kenny Mushet, Rudy Rikansrud