STANISLAUS COUNTY
NUISANCE ABATEMENT HEARING BOARD

MINUTES

REGULAR MEETING

DECEMBER 14, 2006

I. ROLL CALL: Meeting called to order at 6:03 p.m.
   Present: Acting Chair Allen Layman and Mickey C. Peabody, Public Member-At-Large
   Absent: Jim Poore

   Staff Present: Tom Boze, Deputy County Counsel; Michael Newton, Code Enforcement Manager; Ginny Thomas, Zoning Enforcement Officer; Janice McClendon, Zoning Enforcement Officer; Stefanie Voortman, Zoning Enforcement Officer; Robert Miramontes, Zoning Enforcement Officer; and Jan Simpson, Department of Environmental Resources Administrative Secretary

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES
   A. October 26, 2006
      Peabody/Layman, (2-0), APPROVED

IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER

   Remove Item A., CE05-2469 at 5200 Avenue A, Modesto. The owner is in compliance. Item C., CE06-594 at 4506 and 4530 S. Commons Road, Turlock to be pulled from the calendar and heard at a later date. Item D., CE06-669 at 1501 Crawford Road, Modesto, Item E., CE05-2686 at 805 River Road, Modesto and Item G., CE06-642 at 1949 Crows Landing Road, Modesto to be pulled from the consent calendar for a public hearing.

   The following cases were forwarded to the Board of Supervisors on November 21, 2006: 7815 Foy Avenue, Ceres; 1409 Pelton Avenue, Modesto and 1826 Seattle Street, Modesto.

V. CORRESPONDENCE
   None

VI. CONFLICT OF INTEREST DECLARATION
   None
VII. PUBLIC HEARINGS ( *NON-CONSENT)

Acting Chair Allen Layman informed the public of the consent items and procedure.

Public hearing opened.

Public hearing closed.

CONSENT ITEMS

A. ABATEMENT HEARING REGARDING CE NO. 05-2469 AT 5200 AVENUE A, MODESTO
   Removed from the calendar at the request of Michael Newton, Code Enforcement Manager, owner complied with the ordinance.

B. ABATEMENT HEARING REGARDING CE NO. 06-457 AT 5348 AVENUE D, MODESTO
   Peabody/Layman, Unanimous (2-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

C. ABATEMENT HEARING REGARDING CE NO. 06-594 AT 4506 & 4530 S. COMMONS ROAD, TURLOCK
   Continuing CE06-594 at 4506 & 4530 S. Commons Road, Turlock to a later date at the request of Michael Newton, Code Enforcement Manager.

*D. ABATEMENT HEARING REGARDING CE NO. 06-669 AT 1501 CRAWFORD ROAD, MODESTO
   Removed for public hearing.
   Staff report: Janice McClendon Recommends APPROVAL.
   Public hearing opened.
   OPPOSITION: Mark Lafferty, 1501 Crawford Road, Modesto.
   FAVOR: Tod Whiteside, 1549 Crawford Road.
   Public hearing closed.
   Peabody/Layman, Unanimous (2-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

*E. ABATEMENT HEARING REGARDING CE NO. 05-2686 AT 805 RIVER ROAD, MODESTO
   Removed for public hearing.
   Staff report: Robert Miramontes Recommends APPROVAL.
   Public hearing opened.
   OPPOSITION: David Sharpe.
   FAVOR: No one spoke.
   Public hearing closed.
   Peabody/Layman, Unanimous (2-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS AS SET FORTH IN #1, #2 AND #3 OF THE LISTED VIOLATIONS.

F. ABATEMENT HEARING REGARDING CE NO. 06-271 AT 120 BAROZZI AVENUE, MODESTO
   Peabody/Layman, Unanimous (2-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.
**G.**  **ABATEMENT HEARING REGARDING CE NO. 06-642 AT 1949 CROWS LANDING ROAD, MODESTO**

Removed for public hearing.

Staff report: Ginny Thomas Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Linda Rosas.

**FAVOR:** No one spoke.

Public hearing closed.

Peabody/Layman, Unanimous (2-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

**VIII.**  **ADDITIONAL MATTERS AT DISCRETION OF ACTING CHAIRPERSON**

None

**IX.** MEETING ADJOURNED AT 6:43 P.M.

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Michael Newton, Code Enforcement Manager

(The above is a summary of the minutes of the Nuisance Abatement Hearing Board. Complete tape(s) of the meeting are available from the Department of Environmental Resources Director).