STANISLAUS COUNTY
NUISANCE ABATEMENT HEARING BOARD

MINUTES

REGULAR MEETING FEBRUARY 23, 2006

I. ROLL CALL: Meeting called to order at 6:00 p.m.
Present: Chair Jim Poore, Allen Layman and Mickey C. Peabody, Public
Member-At-Large
Absent: None

Staff Present: Ed Burroughs, Deputy County Counsel; Michael Newton, Code Enforcement
Manager; Ginny Thomas, Zoning Enforcement Officer; Pamela Lial, Zoning
Enforcement Officer; Robert Miramontes, Zoning Enforcement Officer; Tod
Woodward, Zoning Enforcement Officer; Janice McClendon, Zoning
Enforcement Officer; Michael Sonke, Zoning Enforcement Officer; and Jan
Simpson, Department of Environmental Resources Administrative Secretary

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES
A. January 26, 2006
Peabody/Layman, (3-0), APPROVED

IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER
Item B., CE05-2734 at 2030 Claribel Road, Modesto has an incorrect case number on the
Staff Report. The case number should be CE05-2734. Representatives from the Planning
Department, Building Department, Environmental Health and Code Enforcement met with the
owner to discuss the use permit for this property. The Planning Department will be mailing a
letter to the owner. Item J., CE04-2056 at 3730 Dakota Avenue, Modesto and Item K., 05-
2862 at 4913 Sun Valley Drive, Salida on the non-consent calendar should read, Appeal of
Administrative Citation. Remove Item G., CE05-3017 at 1102 Faustina Avenue, Modesto, Item
H., CE05-2867 at 4406 Elm Street, Salida and Item I., CE05-997 at 7185/7189 Richardson
Road & 4966 Webster Avenue, Oakdale. The owners are in compliance.

The following cases were forwarded to the Board of Supervisors on February 14, 2006: 3730
Dakota Avenue, Modesto, 1500 Eureka Street, Modesto, 510 Hatch Road, Modesto, 401
Imperial Avenue, Modesto, Maze & Spencer, Modesto, 442 Olivero Road, Modesto and 531
Sutter Avenue, Modesto.

V. CORRESPONDENCE
None
VI. CONFLICT OF INTEREST DECLARATION

None

VII. PUBLIC HEARINGS ( *NON-CONSENT)
Chair Jim Poore informed the public of the consent items and procedure. Public hearing opened. Public hearing closed.

CONSENT ITEMS

A. ABATEMENT HEARING REGARDING CE NO. 04-740 AT 5601 TERMINAL AVENUE, RIVERBANK
   Layman/Peabody, Unanimous (3-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

B. ABATEMENT HEARING REGARDING CE NO. 05-2734 AT 2030 CLARIBEL ROAD, MODESTO
   Layman/Peabody, Unanimous (3-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

C. ABATEMENT HEARING REGARDING CE NO. 05-2507 AT 2769 W. WHITMORE AVENUE, MODESTO
   Layman/Peabody, Unanimous (3-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

*D. ABATEMENT HEARING REGARDING CE NO. 05-2898 AT 1231 LASSEN AVENUE, MODESTO
   Removed for public hearing.
   Staff report: Ginny Thomas Recommends APPROVAL.
   Public hearing opened.
   OPPOSITION: Frank Cole, P.O. Box 62, Ballico, California.
   FAVOR: No one spoke.
   Public hearing closed.
   Peabody/Layman, Unanimous (3-0), GRANTS CONTINUANCE UNTIL MARCH 23, 2006.

E. ABATEMENT HEARING REGARDING CE NO. 05-2917 AT 3007 E. TUOLUMNE ROAD, TURLOCK
   Layman/Peabody, Unanimous (3-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

F. ABATEMENT HEARING REGARDING CE NO. 05-2967 AT 3500 S. WALNUT ROAD, TURLOCK
   Layman/Peabody, Unanimous (3-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.
G. **ABATEMENT HEARING REGARDING CE NO. 05-3017 AT 1102 FAUSTINA AVENUE, MODESTO**
Removed from the calendar at the request of Michael Newton, Code Enforcement Manager, owner complied with the ordinance.

H. **ABATEMENT HEARING REGARDING CE NO. 05-2867 AT 4406 ELM STREET, SALIDA**
Removed from the calendar at the request of Michael Newton, Code Enforcement Manager, owner complied with the ordinance.

*NON-CONSENT ITEMS*

*I. **ABATEMENT HEARING REGARDING CE NO. 05-997 AT 7185/7189 RICHARDSON ROAD & 4966 WEBSTER AVENUE, OAKDALE***
Removed from the calendar at the request of Michael Newton, Code Enforcement Manager, owner complied with the ordinance.

*J. **APPEAL OF ADMINISTRATIVE CITATION REGARDING CE NO. 04-2056 AT 3730 DAKOTA AVENUE, MODESTO***
Staff report: Tod Woodward Recommends **APPROVAL**.
Public hearing opened.
**OPPOSITION:** Larry Turner, 3730 Dakota Avenue.
**FAVOR:** No one spoke.
Public hearing closed.
**MR. TURNER WITHDRAWS THE APPEAL.**

*K. **APPEAL OF ADMINISTRATIVE CITATION REGARDING CE NO. 05-2862 AT 4913 SUN VALLEY DRIVE, SALIDA***
Staff report: Tod Woodward Recommends **APPROVAL**.
Public hearing opened.
**OPPOSITION:** Shawn Howard, 4913 Sun Valley Drive, Salida, California.
**FAVOR:** No one spoke.
Public hearing closed.
Layman/Peabody, Unanimous (3-0), **DENIED THE APPEAL.**

*L. **ABATEMENT HEARING REGARDING CE NO. 05-3050 AT 1221 MAIN STREET, MODESTO***
Staff report: Robert Miramontes Recommends **APPROVAL**.
Public hearing opened.
**OPPOSITION:** No one spoke.
**FAVOR:** No one spoke.
Public hearing closed.
Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**
VIII. ADDITIONAL MATTERS AT DISCRETION OF CHAIRPERSON
   None

IX. MEETING ADJOURNED AT 7:05 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).