



## STANISLAUS COUNTY NUISANCE ABATEMENT HEARING BOARD

### MINUTES

REGULAR MEETING

JANUARY 26, 2006

**I. ROLL CALL:** Meeting called to order at 6:03 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 Ware, Zoning Enforcement Officer; Robert Miramontes, Zoning Enforcement Officer; Tod Woodward, Zoning Enforcement Officer; and Jan Simpson, Department of Environmental Resources Administrative Secretary

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES**

- A. December 8, 2005  
Peabody/Poore, (2-0), **APPROVED**  
Layman abstained.

**IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER**

Item C., CE05-2933 at 401 Imperial Avenue, Modesto, Item H., CE05-2416 at 531 Sutter Avenue, Modesto, Item I., CE04-3746 at 442 Olivero Road, Modesto, Item G., CE04-2056 at 3730 Dakota Avenue, Modesto and Item B. CE05-1295 at 13949 Carpenter Road, Crows Landing to be pulled from the consent calendar for a public hearing. Request that Item A., CE05-997 at 7185/7189 Richardson Road & 4966 Webster Avenue, Oakdale be removed and continued to February 23, 2006.

**V. CORRESPONDENCE**

A letter was placed in your packet from Mary Ann Parker, Turlock Sportsman's Club, dated November 7, 2005.

**VI. CONFLICT OF INTEREST DECLARATION**

None

**VII. PUBLIC HEARINGS**

**ABATEMENT HEARINGS**

- A. ABATEMENT HEARING REGARDING CE NO. 05-997 at 7185/7189 RICHARDSON ROAD & 4966 WEBSTER AVENUE, OAKDALE**  
Continuing CE05-997 at 7185/7189 Richardson Road & 4966 Webster Avenue, Oakdale to the next Nuisance Abatement Hearing on February 23, 2006 at the request of Michael Newton, Code Enforcement Manager.
- B. ABATEMENT HEARING REGARDING CE NO. 05-1295 at 13949 CARPENTER ROAD, CROWS LANDING**  
Continue the hearing indefinitely and approve the stipulation as requested by Michael Newton, Code Enforcement Manager.  
Layman/Peabody, Unanimous (3-0), **APPROVES THE CONTINUANCE AND STIPULATION.**
- C. ABATEMENT HEARING REGARDING CE NO. 05-2933 AT 401 IMPERIAL AVENUE, MODESTO**  
Removed for public hearing.  
Staff report: Ginny Thomas Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Victor Gulart, 401 Imperial.  
Dave Goubert, 1601 Howard Road, Westley.  
**FAVOR:** No one spoke.  
Public hearing closed.  
Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**
- D. ABATEMENT HEARING REGARDING CE NO. 05-2198 AT 1500 EUREKA STREET, MODESTO**  
Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**
- E. ABATEMENT HEARING REGARDING CE NO. 05-344 AT 10143 GRAYSON ROAD, GRAYSON**  
Removed for public hearing.  
Staff report: Ginny Thomas Recommends **APPROVAL**.  
Public hearing opened.  
**OPPOSITION:** Mohamed Obeid, 502 Osprey.  
Alfonso Johnson  
**FAVOR:** No one spoke.  
Public hearing closed.  
Layman/Peabody, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**
- F. ABATEMENT HEARING REGARDING CE NO. 05-2847 AT MAZE BOULEVARD & SPENCER AVENUE, MODESTO**  
Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

**G. ABATEMENT HEARING REGARDING CE NO. 04-2056 AT 3730 DAKOTA AVENUE, MODESTO**

Removed for public hearing.

Staff report: Tod Woodward Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Ian Greenside, 601 Carolina Street, Vallejo, California.

**FAVOR:** No one spoke.

Public hearing closed.

Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS FOR THE NUISANCE AT 3730 DAKOTA AVENUE, MODESTO. THE 1<sup>ST</sup> ADMINISTRATIVE CITATION WILL BE HEARD ON FEBRUARY 23, 2006.**

**H. ABATEMENT HEARING REGARDING CE NO. 05-2416 AT 531 SUTTER AVENUE, MODESTO**

Removed for public hearing.

Staff report: Pamela Lial Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Leland Avalucia.

**FAVOR:** No one spoke.

Public hearing closed.

Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

**I. BILLING HEARING REGARDING CE NO. 04-3746 AT 442 OLIVERO ROAD, MODESTO**

Removed for public hearing.

Staff report: Robert Miramontes Recommends **APPROVAL**.

Public hearing opened.

**OPPOSITION:** Rosa Lopez, 407 W. Anza Drive, Nogales, Arizona 85621.

**FAVOR:** No one spoke.

Public hearing closed.

Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

**J. BILLING HEARING REGARDING CE NO. 04-4020 AT 510 E. HATCH ROAD, MODESTO**

Peabody/Layman, Unanimous (3-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.**

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

None

**IX. MEETING ADJOURNED AT 7:25 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).