STANISLAUS COUNTY
NUISANCE ABATEMENT HEARING BOARD

MINUTES

REGULAR MEETING DECEMBER 13, 2012

I. ROLL CALL: Meeting called to order at 6:00 p.m.
   Present: Chairperson Ron Peterson and Richard Gibson
   Absent: None

   Staff
   Present: Thomas Boze, Deputy County Counsel; Janis Mein, Code Enforcement Manager; Robert Miramontes, Zoning Enforcement Officer and Janice McClendon, Resource Management Specialist

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES
   A. September 27, 2012 Gibson/Peterson (2-0), APPROVED

IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER
   The Abatement case at 1301/1311 Washington Road, Turlock was approved by the Board of Supervisors on October 30, 2012 and November 6, 2012.

V. CORRESPONDENCE
   None

VI. CONFLICT OF INTEREST DECLARATION
   None
VII. PUBLIC HEARINGS (* NON-CONSENT)
Chairperson Ron Peterson informed the public of the consent items and procedures.
Public hearing opened.
Public hearing closed.

NUISANCE ABATEMENT ACTION

CONSENT ITEMS

*A. ABATEMENT HEARING REGARDING CASE NO. CE11-0424 AT 736 ELM AVENUE, MODESTO
Removed for public hearing.
Staff Report: Robert Miramontes Recommends APPROVAL.
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Victor Razo.
Public hearing closed.
Gibson/Peterson, Unanimous (2-0), RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS.

*B. ABATEMENT HEARING REGARDING CASE NO. CE12-0130 AT 1609 MAZE BOULEVARD, MODESTO
Removed for public hearing.
Staff Report: Robert Miramontes Recommends APPROVAL.
Public hearing opened.
OPPOSITION: George Threlkel.
Jeffrey Douglas with Douglas and Douglas, Inc.
FAVOR: Resident at 201 N. Carpenter.
Public hearing closed.
Gibson/Peterson, Unanimous (2-0), the Nuisance Abatement Hearing Board supported staff’s recommendations but agreed to a 30-day postponement on the fencing requirement providing the following conditions are met:

- All refuse, rubbish, and debris are removed from the subject property;
- The “No Trespassing” Order with the Sheriff’s Office is renewed, which is tentatively to expire January 2013;
- The property is routinely maintained to prevent reoccurring public nuisances;
- The swimming pool is filled in with an approved material such as native soil; and
- The sanitary seal is repaired to the onsite private well or the well is properly destroyed.
VIII. PUBLIC COMMENT PERIOD
No one spoke.

IX. ADDITIONAL MATTERS AT DISCRETION OF CHAIR
None

X. MEETING ADJOURNED AT 6:45 P.M.

Janis Mein, 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).