



STANISLAUS COUNTY NUISANCE ABATEMENT HEARING BOARD

MINUTES

REGULAR MEETING

May 26, 2016

I. ROLL

CALL: Meeting called to order at 6:00 pm.

Present: Chairperson Katherine Borges, Tom Orvis and Arby Hoobyar Jr.

Absent: None

Staff

Present: Thomas Boze, Deputy County Counsel; Karl Quinn, Code Enforcement Manager; Robert Miramontes, Zoning Enforcement Officer; Denise Porter, Administrative Secretary; Kimberly Mossman, Administrative Secretary

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

- A. September 24, 2015
Orvis/Hoobyar, (3-0), **APPROVED**

IV. MATTERS OF INTEREST FROM THE CODE ENFORCEMENT MANAGER

None

V. CORRESPONDENCE

None

VI. CONFLICT OF INTEREST DECLARATION

None

VII. PUBLIC HEARINGS (* NON-CONSENT)

Chairperson Katherine Borges 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. CE15-0065 AT 1605 SEATTLE STREET, MODESTO

Tom Boze, Deputy County Council, advised the Board members that an attorney wished to make a statement. Mr. Boze recommended a 5-minute recess to allow time for the attorney to complete her telephone discussion with the involved parties.

Board approved a 5-minute recess.

Chairperson Katherine Borges re-convened the Nuisance Abatement Board Hearing.

Chairperson Borges recognized a member of the audience.

Attorney Kathleen Crist introduced herself as appearing for Lawrence Harris, who represents Well Fargo Bank. Ms. Crist reported the bank does not have title of 1605 Seattle Street as the mortgage holder passed away and a Quiet Title Action will have to be filed. Ms. Crist further stated she cannot consent to the cleanup.

Robert Miramontes, Stanislaus County Zoning Enforcement Officer, reported the property is zoned R-1, single residential district, located in the unincorporated part of the County and the owners are Charles C. Borne (deceased), Cynthia N. Arriola and Robert Abney. The property contains the following violations of Stanislaus County Code: unlawful junkyard, and unlawful accumulation of debris, refuse, and rubbish. Staff respectfully requests the Nuisance Abatement Hearing Board find in favor of Staff's recommendation.

Chairperson Borges asked Deputy County Counsel Boze: Should Wells Fargo Bank decide to appeal the Nuisance Abatement Hearing Board decision, would they would do so at the Board of Supervisor's meeting? Mr. Boze indicated, yes, that would be the process.

Chairperson Borges asked if there were any other comments from the audience.

No one spoke.

Chairperson Borges closed the hearing.

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

Motion passed.

VIII. PUBLIC COMMENT PERIOD

No one spoke.

IX. ADDITIONAL MATTERS AT DISCRETION OF CHAIR

None

X. MEETING ADJOURNED AT 6:17 P.M.