



## Stanislaus County Nuisance Abatement Hearing Board Minutes

Regular Meeting

February 27, 2020

### I. Roll Call:

Meeting called to order at 6:00pm.

Present: Majorie Blom, Chair; Lars Willerup, Member

Absent: None

#### Staff

Present: Todd James, County Counsel; Sweena Pannu, County Counsel Will Richards, Code Enforcement Manager; Lisa-Marie Caverzagie, Zoning Enforcement Officer

### II. Pledge of Allegiance

### III. Approval of Minutes

- A. Approval for December 12, 2019  
**Cannot be approved**

### IV. Matters of Interest from the Code Enforcement Manager

None.

### V. Correspondence

None.

### VI. Conflict of Interest Declaration

None.

### VII. Public Comment Period

Mike McClendon (312 N. Pennsylvania Road, Modesto) spoke about his concerns of the property at 400 N. Pennsylvania. He has made repeated complaints to the Code Enforcement team, the Sheriff's Office, and Fire Prevention. This has caused a riff

between he and the neighbors. He feels that Code Enforcement is not properly inspecting the property. Will Richards explained the requirements of inspection warrants or consent to inspect the property and the problems that these requirements can cause. While the County is sympathetic to the concerns he is having with the neighbors, the Code Enforcement team cannot act unconstitutionally. suggested that Code Enforcement forward the case file over to County Counsel for review.

### **VIII. Consent Items**

Chairperson Marjorie Blom informed the public of the consent items and procedures.

Public hearing opened.

#### **Consent Items**

- A. Cost accounting regarding CE#18-0119  
5013 Solero Way, Salida, CA

#### **Consent Calendar APPROVED Willerup/Blom (2-0)**

### **IX. Public Hearing (Non-Consent Calendar)**

#### **Nuisance Abatement Action**

- A. Nuisance Abatement Hearing regarding CE #18-0397  
816 Erickson Avenue, Modesto, CA

Edward Perez (son of property owner) spoke and stated that he was upset by the process and wants to know if the NAHB takes things like disabilities and old age into account for enforcement efforts. He stated that he works full-time and is unable to get all of his mother's property in order. He listed many medical problems that his family has had that has delayed their efforts. Edward felt that he was not getting the answer he wanted from staff. He requested more time to get things done as things have not gone as planned. Commissioner Willerup asked if the remaining cars could be sold or salvaged. Edward stated that the cars have sentimental value, but there were still more vehicles in the backyard. Edward continued to request more time. Will Richards stated that the County has given numerous compliance extensions, but the property is still not in compliance. Commissioner Willerup asked why Edward was unable to remove the boats if they are loaded on trailers. Edward stated that they could move the boats. Will Richards provided a timeline of the abatement process, stating that it would take approximately four more months before forced abatement. The owners would have this time to comply. Commisioner Willerup stated that the County has been more than accomodating in the process and that they have had plenty of time. Edward was unhappy that they received fines for being noncompliant due to his mother's age. Chair Blom reinformed Edward of the timeline he has to clean up the property.

Ernestine Lopez (property owner) stated she wants more than four months to clean up. She stated that her son provides care and food for their family. She also stated there are lots of criminal issues on the street and that people start fires in the alleys. Ernestine had many complaints on the crimes and Chair Blom reminded her that we were here to discuss the excessive vehicles on the property. Ernestine then continued to speak on matters not relevant to the hearing and continued to do so as she walked away from the podium. Will Richards asked that out of respect for the Hearing Board's by-laws we continue to move on with the meeting and vote on the issue. Chair Blom redirected the conversation back to the hearing and asked that Commissioner Willerup make a motion to approve.

**Item Approved (Willerup/Blom, 2-0)**

**X. Additional Matters at Discretion of Chair**

None.

**XI. Meeting Adjourned at 6:41 P.M.**

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Will Richards, 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).