

Board of Housing Appeals
San Joaquin County

Michael Estrada
Chair
Second District

Marian Norris
Vice Chair
Fourth District

Public Health Services Auditorium
1601 East Hazelton Avenue
Stockton, CA

Vacant
First District

Jeff Sanguinetti
Third District

John Muniz
Fifth District

MINUTES

Of the Board of Housing Appeals Meeting
Wednesday, March 20, 2019

I. ROLL CALL/CALL TO ORDER

Chairperson Mike Estrada called the meeting to order at 7:07 p.m.

Members Present: Mike Estrada
Marian Norris
John Muniz
Jeff Sanguinetti

Members Absent: None

Members Excused: None

II. MINUTES

The minutes of the regular meeting of January 16, 2019, were approved upon motion by Ms. Marian Norris and seconded by Mr. John Muniz.

AYES: Estrada, Norris, Muniz, Sanguinetti

NOES: None

ABSENT: None

EXCUSED: None

(ABSTAIN): None

III. APPEALS

1. Appeal hearing concerning the Statement of Expense dated February 4, 2019, for Enforcement Costs for the property located at 13466 East Church Street, Lockeford CA; APN: 019-040-10; Property Owner(s): Shuana A. Withers & Barbara A. George; Case No. PR0543900; District #4.

The Board received a report, which stated that the property owner of record was sent by certified mail a Notice of Public Hearing of tonight's meeting. The Staff Report presented by the Environmental Health Department recommended the Board:

- a) Confirm the findings of violations and deny the appeal.
- b) Confirm the statement of expense and deny the appeal.

Property representation: Shauna A. Withers (owner of record)

Neighborhood representation: None

Following a discussion by the Board members, a motion was introduced by Mr. Jeff Sanguinetti to confirm the Findings of Violations and deny the appeal. The motion was seconded by Ms. Marian Norris. Approved Resolution RA 19-05.

Following a discussion by the Board members, a motion was introduced by Mr. Jeff Sanguinetti to deny the appeal of the statement of expense. The motion was seconded by Ms. Marian Norris. Approved RA 19-06.

AYES: Estrada, Norris, Muniz, Sanguinetti

NOES: None

ABSENT: None

EXCUSED: None

(ABSTAIN): None

CONSENT: None

CONTINUED: None

IV. HEARINGS

1. Abatement hearing concerning the substandard structure(s) located at 345 South Adelbert Avenue, Stockton CA; APN: 157-322-05; Owner(s): Rocio Leyva; Beneficiaries: Ann L. Humbert, Trustee of Humbert Family Trust and Bank of America; Case No.: PR0541340; District #2.

The Board received a report, which stated that the property owner of record was sent by certified mail a Notice to Abate Nuisance before the Board of Housing Appeals as notification of tonight's meeting. The Staff Report presented by the Environmental Health Department showed no or inadequate progress toward correcting the State Housing Law violations.

Property representation: None

Neighborhood representation: None

Following a discussion by the Board members, a motion was introduced by Ms. Marian Norris to confirm the Findings of Violations for the posted structure and to authorize the Environmental Health Department to institute an appropriate action or proceeding consistent with the case conditions that may include the vacation, repair, or demolition of all posted structure(s) and appurtenances thereto, the removal of refuse, debris, solid waste, scrap metal and hazardous wastes from the premises. The motion was seconded by Mr. John Muniz. Approved R 19-05.

AYES: Estrada, Norris, Muniz, Sanguinetti

NOES: None

ABSENT: None

EXCUSED: None

(ABSTAIN): None

2. Abatement hearing concerning the substandard structure(s) located at 2855/2851 South Odell Avenue, Stockton CA; APN: 175-040-01; Owner(s): Jose Q. & Lorraine M. Mendoza; Beneficiaries: MERS for BNC Mortgage, Incorporated a Delaware Corporation; Case No.: PR0543778; District #1.

The Board received a report, which stated that the property owner of record was sent by certified mail a Notice to Abate Nuisance before the Board of Housing Appeals as notification of tonight's meeting. The Staff Report presented by the Environmental Health Department showed no or inadequate progress toward correcting the State Housing Law violations.

Property representation: Jose Mendoza (owner of record)

Neighborhood representation: None

Following a discussion by the Board members, a motion was introduced by Ms. Marian Norris to confirm the Findings of Violations, provide sixty days to obtain all repair and/or demolition permits from the San Joaquin County Community Development Department, show noticeable progress at a six month status check performed by the San Joaquin County Environmental Health Department and obtain a final inspection on the building permit by the San Joaquin County Community Development Department within one year. If any of the time lines and/or conditions are not met, the Environmental Health Department is authorized to institute an appropriate action or proceeding consistent with the case conditions that may include the vacation, repair, or demolition of all posted structure(s) and appurtenances thereto, the removal of refuse, debris, solid waste, scrap metal and hazardous wastes from the premises. The motion was seconded by Mr. John Muniz. Approved R 19-06.

AYES: Estrada, Norris, Muniz, Sanguinetti
NOES: None
ABSENT: None
EXCUSED: None
(ABSTAIN): None

3. Abatement hearing concerning the substandard structure(s) located at 2900/2932 North Wilson Way, Stockton CA; APN: 119-050-05; Owner(s): Alfredo Sanchez; Beneficiaries: Superior Loan Servicing for Provident Trust Group and Kim Wong; Case No.: PR0542550; District #1.

The Board received a report, which stated that the property owner of record was sent by certified mail a Notice to Abate Nuisance before the Board of Housing Appeals as notification of tonight's meeting. The Staff Report presented by the Environmental Health Department showed no or inadequate progress toward correcting the State Housing Law violations.

Property representation: None

Neighborhood representation: None

Following a discussion by the Board members, a motion was introduced by Mr. Jeff Sanguinetti to confirm the Findings of Violations, provide thirty days to obtain and final all repair and/or demolition permits including building permit number BP-1900970 and authorize the Environmental Health Department to institute an appropriate action or proceeding consistent with the case conditions that may include the vacation, repair, or demolition of all posted structure(s) and appurtenances thereto, the removal of refuse, debris, solid waste, scrap metal and hazardous wastes from the premises. The motion was seconded by Ms. Marian Norris. Approved R 19-07

AYES: Estrada, Norris, Muniz, Sanguinetti
NOES: None
ABSENT: None
EXCUSED: None
(ABSTAIN): None

4. Abatement hearing concerning the substandard structure(s) located at 1851 East Eleventh Street, Stockton CA; APN: 171-161-45; Owner(s): Desi Balbirona; Beneficiaries: None; Case No.: PR0538857; District #1.

The Board received a report, which stated that the property owner of record was sent by certified mail a Notice to Abate Nuisance before the Board of Housing Appeals as notification of tonight's meeting. The Staff Report presented by the Environmental Health Department showed no or inadequate progress toward correcting the State Housing Law violations.

Property representation: None

Neighborhood representation: None

Following a discussion by the Board members, a motion was introduced by Mr. John Muniz to confirm the Findings of Violations and authorize the Environmental Health Department to institute an appropriate action or proceeding consistent with the case conditions that may include the vacation, repair, or demolition of all posted structure(s) and appurtenances thereto, the removal of refuse, debris, solid waste, scrap metal and hazardous wastes from the premises. The motion was seconded by Ms. Marian Norris. Approved R 19-08.

AYES: Estrada, Norris, Muniz, Sanguinetti
NOES: None
ABSENT: None
EXCUSED: None
(ABSTAIN): None

VI. PUBLIC COMMENTS None

VII. STAFF REPORTS None

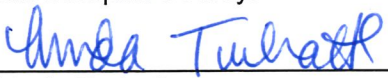
VIII. SELECTION OF OFFICERS

The board members selected Mike Estrada as Chairperson and Marian Norris as Vice Chairperson.

Adjourn To Wednesday April 17, 2019

There being no further business, Chairperson Mike Estrada adjourned the meeting at 8:26p.m.

Linda Turkatte, Director
San Joaquin County
Environmental Health Department
Secretary, Board of Housing Appeals
of San Joaquin County.

By 
Linda Turkatte