



**CODE ENFORCEMENT BOARD
REGULAR MEETING MINUTES
JANUARY 7, 2025**

1. CALL TO ORDER

Chairman Vasquez called the meeting of the Code Enforcement Board to order at 6:15 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Marvin E. Vasquez Chairman, Vice-Chairman Bruce Woloshin and Board Members: Linette Coleman, Nick Farell, Greg Liskey and Daniel Welsh.

Absent: none

Staff Present: Assistant City Attorney Hillary Griffith, Board Attorney Jacob Schumer, Planning Director Kelly Carson, Code Enforcement Supervisor Chris Gonzalez and Recording Secretary Colene Rivera.

Others Present: Diana VanArsdol of Inland Seas Apartments

2. CONSENT AGENDA

A. SWEARING IN OF PARTIES TO TESTIFY

CEB Recording Secretary Rivera swore in Planning Director Carson, City Attorney Griffith and Code Enforcement Supervisor Gonzalez, who will be presenting testimony.

B. APPROVAL OF MINUTES

MOTION: Board Member Liskey moved to approve the December 3, 2024 meeting minutes. Seconded by Board Member Farell and carried unanimously 6- 0.

3. HEARINGS ON STATEMENT OF VIOLATIONS PURSUANT TO NOTICES OF HEARINGS

A. OLD BUSINESS

1. CASE # 24-362 – 1301 Inland Seas Blvd

Code Compliance Supervisor Chris Gonzalez

Sec. 18-91 Required

Sec. 18-91.5 Work Starting Before Permit Issuance

Sec.118-1297 Fences and Walls

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-362

Code Compliance Inspector Gonzalez stated Case 24-362 for 1301 Inland Seas Blvd continues to show evidence of progressing toward compliance and has found a contractor who will apply for

Building Permits for the various A/C unit installations. City would like to postpone Case 24-362 until the next Code Enforcement Board meeting scheduled for Tuesday, February 4, 2025 to allow this property to be in compliance with various code violations.

Questions and Discussion

Neither the board nor the public has any questions or discussion regarding this case.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Liskey moved to postpone Case 24-362 for the address of 1301 Inland Seas Blvd until the next schedule Code Enforcement Board meeting scheduled for February 4, 2025. Seconded by Board Member Welsh and carried unanimously 6-0.

B. NEW BUSINESS

1. CASE # 24-680 – 114 North St

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94 Accumulations of trash, junk, debris.

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-680

Code Compliance Inspector Gonzalez stated Case 24-680 for 114 North Street was inspected on November 12, 2024 and found to be in violation of Section 38-94 for trash, junk and debris on property. Inspector Gonzalez continued to explain he performed a follow up inspection on December 19, 2024 and found the property to be in further violation of installing a tarp fence around the property without a permit. This aspect was discussed and since a formal Notice of Violation for the fence was not on file, the board could not respond to this violation at this time. Property owner was informed that he would need to apply for a fence permit with the building department but the Code Enforcement Board could only discuss and comment on the trash and debris violations during this board meeting and public hearing.

Questions and Discussion

Board members inquired how the city was made aware of this violation and if the city had the attention of the property owner regarding the violations? City staff responded this property was brought to the city's attention as a result of a neighbor and yes, city staff believes the property owner understands the violations and has stated he will work with city for compliancy and plans to apply for building permits for installation of the fence as well as clean up the property.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Welsh moved to find Case 24-680 in violation of the Section 38.94 as presented and property owner to correct the violation and bring into compliance prior to the February 4, 2025 Code Enforcement Board meeting date. Seconded by Board Member Woloshin and carried unanimously 6-0.

2. CASE # 24-679 – 1160 E Bay St

Code Compliance Supervisor Chris Gonzalez

Sec. 38-94 Accumulation of trash, junk and debris

Sec. 118-475 Prohibited uses and Structures

Sec. 118-1127 Disabled Motor Vehicles

FINDINGS OF FACT AND CONCLUSIONS OF LAW IN CASE 24-679

Code Compliance Inspector Gonzalez stated Case 24-679 for 1160 E Bay Street had been found in violation in May of 2024 as Case 24-175 and was brought before this board on June 4, 2024 for these same violations. Since it has been less than 12 months since this previous violation, city staff would like to request imposing fines of \$100.00 per violation per day for Case 24-679 at 1160 E Bay Street for violation of Section 38-94 and Section 118-1127.

Questions and Discussion

Board members inquired about Section 118-475 violation. City staff stated this aspect has been addressed and is now in compliance. Board members discussed repeat offenders and previous violations on file for this property as well as proposed fine amount. City staff and board legal counsel advised board members on these concerns.

MOTION: Based upon the Findings of Fact and evidence presented, Board Member Coleman moved to find Case 24-679 in violation of Sections 38-94 and 118-1127 as presented and fined \$100.00 per day per violation for the total of \$200.00 per day until the property is found to be in compliance. Seconded by Board Member Woloshin and carried unanimously 6-0.

4. COMMENTS OR DISCUSSION

No comments or discussion.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:34 pm to the next meeting scheduled for February 4, 2025.

ATTEST:

/S/

Recording Secretary, Colene Rivera

APPROVED:

/S/

Chairman Marvin E. Vasquez