

CITY OF MODESTO, CALIFORNIA
Community and Economic Development
Department
Building Safety and Neighborhood
Preservation Division
P.O. Box 642
1010 Tenth Street, Suite 3100
Modesto, California 95353



Building Safety:
Telephone (209) 577-5232
TDD (209) 526-9211

NOTICE OF PASSAGE OF RESOLUTION

March 7, 2025

TO: FLORES-GALVAN BLANCA
1405 WOODSIDE DR
MODESTO, CA 95355

VIA: CERTIFIED MAIL - RETURN RECEIPT REQUESTED

**RE: GARAGE CONVERSION WITHOUT PERMITS GAS LEAK LOCATED AT THE PROPERTY KNOWN AS
1405 WOODSIDE DR , MODESTO, CA; CITY OF MODESTO CODE ENFORCEMENT CASE NO. COD2022-02590**

PLEASE TAKE NOTICE that on Thursday, February 27, 2025, the Board of Building Appeals of the City of Modesto conducted a public hearing regarding the real property situated in the City of Modesto commonly referred to as 1405 WOODSIDE DR (hereinafter referred to collectively as the "premises"). Following the public hearing, the Board adopted Resolution No. 2025-05, a true and correct copy of which is attached to this Notice.

PLEASE TAKE FURTHER NOTICE THAT PURSUANT TO RESOLUTION 2025-05 , THE BOARD APPROVED A MOTION TO DECLARE THE PROPERTY A PUBLIC NUISANCE AND UPHOLD THE NOTICE AND ORDER DATED August 7, 2024 . THE BOARD APPROVED THE CITY'S RECOMMENDATION AS FOLLOWS:

THE BOARD DEEMS THE PROPERTY UNSAFE AND A PUBLIC NUISANCE AND ORDERS THE CITY TO RECORD A CERTIFICATE OF EXISTENCE OF THE UNSAFE BUILDING; THE BOARD AFFIRMS ADMINISTRATIVE COSTS IN THE AMOUNT OF THREE HUNDRED AND TWO DOLLARS AND EIGHTY-EIGHT CENTS (\$302.88); THE BOARD AFFIRMS THE CIVIL PENALTIES IN THE AMOUNT OF FIVE THOUSAND SEVEN HUNDRED DOLLARS (\$5,700.00); THE BOARD FURTHER ORDERS CIVIL PENALTIES CONTINUE TO ACCRUE IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) PER DAY FROM CIVIL PENALTY HEARING UPDATE DATE, FEBRUARY 27, 2025.

THE FULL CIVIL PENALTIES AND ADMINISTRATIVE HEARING COST ARE DUE AND MADE A

BOARD OF BUILDING APPEALS
RESOLUTION NO. 2025-05

THE BOARD APPROVED A MOTION TO DECLARE THE PROPERTY A PUBLIC NUISANCE AND UPHOLD THE NOTICE AND ORDER DATED August 7, 2024. THE BOARD APPROVED THE CITY'S RECOMMENDATION AS FOLLOWS; THE BOARD DEEMS THE PROPERTY UNSAFE AND A PUBLIC NUISANCE AND ORDERS THE CITY TO RECORD A CERTIFICATE OF EXISTENCE OF THE UNSAFE BUILDING; THE BOARD AFFIRMS ADMINISTRATIVE COSTS IN THE AMOUNT OF THREE HUNDRED AND TWO DOLLARS AND EIGHTY-EIGHT CENTS (\$302.88); THE BOARD AFFIRMS THE CIVIL PENALTIES IN THE AMOUNT OF FIVE THOUSAND SEVEN HUNDRED DOLLARS (\$5,700.00); THE BOARD FURTHER ORDERS CIVIL PENALTIES CONTINUE TO ACCRUE IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) PER DAY FROM CIVIL PENALTY HEARING UPDATE DATE, FEBRUARY 27, 2025. THE FULL CIVIL PENALTIES AND ADMINISTRATIVE HEARING COST ARE DUE AND MADE A LIEN AND SPECIAL ASSESSMENT AGAINST THE REAL PROPERTY ADDRESSED AS 1405 WOODSIDE DRIVE, MODESTO CA 95358, PARCEL NUMBER 065015040.

WHEREAS, FLORES-GALVAN BLANCA have/has title to and is/are the recorded owner(s) of property located at 1405 WOODSIDE DR in the City of Modesto, County of Stanislaus, hereinafter referred to collectively as the "premises"; and

WHEREAS, the premises at 1405 WOODSIDE DR consists of GARAGE CONVERSION WITHOUT PERMITS GAS LEAK ; and

WHEREAS, the Chief Building Official of the City of Modesto is authorized by the Building Maintenance Code of the City of Modesto to enforce all provisions of the Code including authority to inspect any building or structure and order that any such building or structure determined under the Building Maintenance Code to be Unsafe and Unfit for Human Occupancy be declared a public nuisance and order the recorded owner to abate the nuisance conditions by demolition abatement of the unsafe structures and meet deadlines set for construction on the property; and

WHEREAS, inspection of the premises was conducted by City of Modesto Building Safety Division personnel on Aug 30, 2022 ; and

WHEREAS, a Notice and Order dated August 7, 2024, was issued by the Chief Building Official and ordered;

1. The owner is to obtain approval from Planning to convert a garage into a habitable place.
2. Remove all drywall in anticipation of rough frame, insulation, and rough electrical inspections within 30 days of the Notice & Oder
3. Obtain Planning approval for an accessory dwelling unit within 30 days of the Notice & Order
4. Submit complete plans and supporting documents and apply for a building permit within 60 days
5. Obtain a permit within 120 days of the Notice & Order; and

WHEREAS, said Notice and Order dated August 7, 2024, gave notice that the premises were found to be deemed unsafe and a public nuisance; and

WHEREAS, on August 7, 2024, said Notice and Order of August 7, 2024,, was mailed by certified mail, postage prepaid, return receipt requested to record owners and the holder of the deed of trust of

record, pursuant to Article 12 of the Building Maintenance Code of the City of Modesto; and

WHEREAS, on August 7, 2024, said Notice and Order of August 7, 2024, was posted on the premises; and

WHEREAS, the owner(s) of said premises have failed to complete work within the time specified in said Notice and Order and, therefore, the owner(s) are now in violation of the Building Maintenance Code of the City of Modesto; and

WHEREAS, the property continues to constitute a public nuisance; and

WHEREAS, pursuant to California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 6, Section 66, thirty (30) days after the posting of copies of this resolution, the City of Modesto shall be deemed to have acquired jurisdiction to abate such nuisance by razing or removing the building unless the nuisance is abated by the owner or the person interested within the thirty (30) day period or any extension thereof granted by the Board of Building Appeals as provided in Article 12 of the Building Maintenance Code. In the event that the nuisance is not abated within the time prescribed, the City of Modesto may thereupon raze and remove the premises or have the same done under its direction and supervision; and

WHEREAS, on Sep 16, 2024 , a “Notice of Board of Building Appeals Civil Penalty Hearing” was mailed by certified mail, postage prepaid, return receipt requested, to record owner(s) and posted on the property, pursuant to California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 6, Sections 58 and 60; and

WHEREAS, said “Notice of Board of Building Appeals Civil Penalty Hearing” gave notice that a public hearing would be held by the Board of Building Appeals of the City of Modesto, on Thursday, February 27, 2025 at 4:00 p.m., in the basement level Conference Room B300 – Tenth Street Place, 1010 Tenth Street, Modesto, California; regarding the real property situated in the City of Modesto commonly referred to as 1405 WOODSIDE DR; and

WHEREAS, a duly noticed public hearing of the Board was held at date, time, and place as mentioned above, for the purpose to hear and receive evidence to determine whether said premises constitutes a public nuisance and to consider other appropriate action to abate such nuisance.

NOW, THEREFORE, BE IT RESOLVED by the Board of Building Appeals of the City of Modesto, that the following be ordered:

THE BOARD UPHOLDS THE NOTICE AND ORDER DATED August 7, 2024, THE BOARD DEEMS THE PROPERTY UNSAFE AND A PUBLIC NUISANCE AND ORDERS THE CITY TO RECORD A CERTIFICATE OF EXISTENCE OF THE UNSAFE BUILDING; THE BOARD AFFIRMS ADMINISTRATIVE COSTS IN THE AMOUNT OF THREE HUNDRED AND TWO DOLLARS AND EIGHTY-EIGHT CENTS (\$302.88); THE BOARD AFFIRMS THE CIVIL PENALTIES IN THE AMOUNT OF FIVE THOUSAND SEVEN HUNDRED DOLLARS (\$5,700.00); THE BOARD FURTHER ORDERS CIVIL PENALTIES CONTINUE TO ACCRUE IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) PER DAY FROM CIVIL PENALTY HEARING UPDATE DATE, FEBRUARY 27, 2025.

THE FULL CIVIL PENALTIES AND ADMINISTRATIVE HEARING COST ARE DUE AND MADE A LIEN AND SPECIAL ASSESSMENT AGAINST THE REAL PROPERTY ADDRESSED AS 1405 WOODSIDE DRIVE, MODESTO CA 95358, PARCEL NUMBER 065015040.

BE IT FURTHER RESOLVED:

1. If the final inspection approval is not completed by April 7, 2025, the City of Modesto shall be deemed to have acquired jurisdiction to abate such nuisance by razing or removing the buildings, unless the nuisance is abated by the owner or other person, or any extension thereof granted by the Board of Building Appeals. In the event that the nuisance is not abated within the time prescribed, the City of Modesto may thereupon raze and remove the building so declared to constitute a nuisance or have the same done under its direction and supervision.

2. In the event that the City of Modesto razes and removes the buildings so declared to constitute a nuisance or have the same done under its direction and supervision, the City of Modesto shall keep an itemized account of the expense involved in the razing or removing of any such buildings and shall deduct therefrom the amount received from the sale of any building materials pursuant to California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 6, Section 68. The City of Modesto may proceed to recover its expenses in the razing or removing of any such buildings pursuant to California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 6, Section 68 and Section 70.

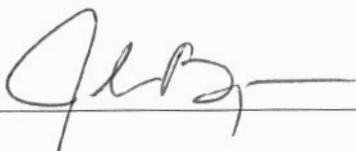
BE IT FURTHER RESOLVED that the City of Modesto shall cause to be posted on the premises a Notice of the Passage of this Resolution No. 2025-05 , declaring a nuisance and directing abatement of the nuisance.

BE IT FURTHER RESOLVED that within thirty (30) days after passage of this Resolution No. 2025-05, the City of Modesto shall cause to be posted a copy of said resolution conspicuously on the buildings so declared to be a nuisance and mail another copy of the resolution by certified mail, postage prepaid, return receipt requested, to (1) the person(s) owning the land on which the buildings are located as such person's name and address appear on the last equalized assessment roll, and (2) to each mortgagee or beneficiary under any deed of trust, of record, at the last known address of such mortgagee or beneficiary. The officer or employee giving notice as aforesaid, shall file an affidavit thereof in the manner provided for in California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1, Article 6, Section 58.

The foregoing matter was introduced at the regular meeting of the Board of Building Appeals of the City of Modesto held on February 27, 2025 , by Board Member, Huelon Usrey who moved its adoption, which motion being duly seconded by Board Member, David Harter, was upon roll call carried in the resolution adopted by the following vote:

Ayes: Bergman, Harter, Usrey, Wiggins
Noes: None.
Absent: Yoshino

BY ORDER OF THE BOARD OF BUILDING APPEALS OF THE CITY OF MODESTO.



John Bergman
Board Chair of Building Appeals

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PROOF OF SERVICE - CCP §1013(a)(3)

I am employed in the County of Stanislaus, State of California. I am over the age of eighteen years and not a party to the within entitled cause; my business address is: 1010 10th Street, Modesto, California 95354.

On March 7, 2025, I served a copy of the NOTICE OF PASSAGE OF RESOLUTION (update), 1405 Woodside Dr, Assessor's Parcel 065015040 in Modesto, California, on all parties in said action by serving a true copy thereof as follows:

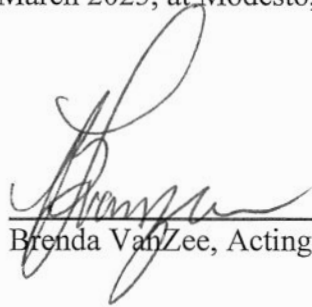
**TO: FLORES-GALVAN BLANCA
1405 WOODSIDE DR.
MODESTO CA, 95355**

 X **BY MAIL:** I deposited the sealed envelope with the postage thereon fully prepaid to - the office's practice for collection and processing of correspondence for mailing, and pursuant to those practices the envelope would be deposited with the United States Postal Service the same day.

 X **BY CERTIFIED MAIL:** I deposited the sealed envelope with the postage thereon fully prepaid to be placed in the United States Mail at Modesto, California. I am readily familiar with the office's practice for collection and processing of correspondence for mailing, and pursuant to those practices the envelope would be deposited with the United States Postal Service the same day.

 BY PERSONAL SERVICE: I caused the within document to be hand delivered to the parties herein at the addresses set forth above.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I executed this 7th day of March 2025, at Modesto, California.



Brenda VanZee, Acting Admin Office Assistant III

COD2022-02590

INVOICE

CITY OF MODESTO

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
BUILDING SAFETY DIVISION
1010 Tenth Street, Suite 3100 Modesto CA 95354
Mailing Address: P.O. Box 642 Modesto CA 95356
209-577-5232



TO: FLORES GALVAN BLANCA
1405 WOODSIDE DR
MODESTO, CA 95355

INVOICE NO: 155924
DATE: 3/06/25

CUSTOMER NO: 67097/222975

TYPE: BD - BUILDING DEVELOPMENT

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	ABATEMENT PROG ADMIN COST 4910-14998-43291-101506	302.88	302.88
1.00	CIVIL PENALTIES 4910-14998-433-101506 02/27/2024 BBA CIVIL PENALTY HEARING-RESO.NO -2025-05 RE:1405 WOODSIDE DR CODE ENFORCEMEENT CASE NO..COD2022-02590	5,700.00	5,700.00

PAY ONLINE AT MODESTOGOV.COM OR CALL 209-577-5303

TOTAL DUE: \$6,002.88

PLEASE DETACH AND SEND THIS COPY WITH REMITTANCE

DATE: 3/06/25 DUE DATE: 3/17/25 NAME: FLORES GALVAN BLANCA
CUSTOMER NO: 67097/222975 TYPE: BD - BUILDING DEVELOPMENT

REMIT AND MAKE CHECK PAYABLE TO:
CITY OF MODESTO
PO BOX 3441
1010 TENTH STREET
MODESTO CA 95353

INVOICE NO: 155924
TERMS: NET 10 DAYS

AMOUNT: \$6,002.88