

January 25, 2018, 1:00 p.m.

Council Chambers, 333 Civic Center Plaza, Tracy

Web Site: [www.ci.tracy.ca.us](http://www.ci.tracy.ca.us)

1. Meeting was called to order at 1:00 p.m.
2. Roll call found Board Members Alegre, Aubin, Caling, Davis, and Yerian present.
3. Items from the Audience – None
4. Approval of Minutes  
**ACTION:** Motion made by Board Member Yerian and seconded by Board Member Aubin to adopt the special meeting minutes of September 29, 2015. Voice vote found all in favor; passed and so ordered.
5. Appoint Chair and Vice Chair  
**ACTION:** Motion was made by Board Member Yerian and seconded by Board Member Caling to nominate Board Member Alegre as Chairperson. Voice vote found all in favor; passed and so ordered.  
**ACTION:** Motion made by Board Member Aubin and seconded by Board Member Davis to nominate Board Member Yerian as Vice Chairperson. Voice vote found all in favor; passed and so ordered.
6. Review of Hearing Procedures – Nira Doherty, Attorney, Burke, Williams & Sorensen, LLP, reviewed the hearing procedures with the Board of Appeals.  
Board Member questions followed.  
Chairperson Alegre called for a recess at 1:13 p.m.  
Chairperson Alegre reconvened the meeting at 2:01 p.m. Roll call found Board Members Aubin, Caling, Davis, Vice Chair Yerian and Chair Alegre present.
7. Hearing on appeal of Notice and Order dated October 26, 2017, for violations relative to the 2016 Building Code, 2016 California Plumbing Code (CPC), 2016 California Electrical Code (CEC), 2016 California Fire Code (CFC), the Health and Safety Code (H & S), the 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB), and Section 10.08.3460 (a) of the Tracy Municipal Code. Property Located at 714 North Central Avenue, Tracy. Appellant – Bradley S. Albom, BBS Adventures, LLC. Code Enforcement Case 16CD-0188.  
City of Tracy staff present: Bianca Rodriguez – Deputy City Attorney, Jim Decker - Code Enforcement Officer/Building Inspector, Ana Contreras - Community Preservation Manager/Code Enforcement Manager, Scott Owen – Consultant  
Daniel Butt, Attorney represented the Appellant, Brad Albom.

City of Tracy presented its case.

Appellant presented its case.

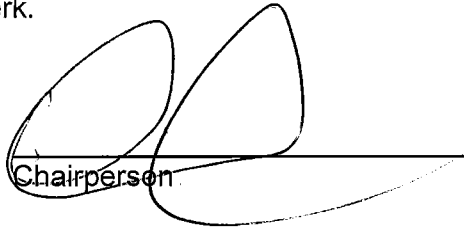
Board Member deliberation followed.

**ACTION:** Motion was made by Vice Chair Yerian and seconded by Board Member Aubin to continue the hearing to Wednesday, March 21, 2018 at 2:00 p.m. Voice vote found all in favor; passed and so ordered.

8. Adjournment: Time: 5:21 p.m.

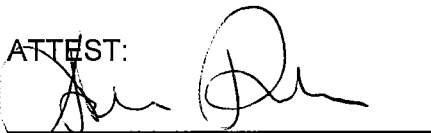
**ACTION** Motion was made by Vice Chair Yerian, and seconded by Board Member Aubin to adjourn the meeting. Voice vote found all in favor; passed and so ordered.

The above agenda was posted at the Tracy City Hall on January 9, 2018. The above are action minutes. A recording is available at the Office of the City Clerk.



Chairperson

ATTEST:



Secretary