



City Council Regular Adjourned Meeting
AGENDA

Civic Center Council Chamber ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482
January 31, 2018 - 3:00 PM

1 ROLL CALL AND PLEDGE OF ALLEGIANCE

2 PUBLIC COMMENT

3 PUBLIC HEARINGS

3.a. [Consideration of Approval of Application to Demolish Two Structures Over 50 Years Old Located at 237 and 245 East Gobbi Street](#)

Recommended Action: 1) Conduct a continued public hearing; 2) find that the two structures located at 237 and 245 East Gobbi Street do not meet the Ukiah City Code criteria for historic or architectural significance; and 3) return demolition permit application to Building Official for further processing of application.

[Attachment 1 - Demolition Permit Application](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Memo from Matt Keizer, Building Official](#)

[Attachment 4 - UCC Section 3016](#)

[Attachment 5 - Demolition Review Committee Minutes \(draft\) 11-28-17](#)

3.b. [Consideration of Approval of Application to Demolish a Structure Over 50 Years Old Located at 215 Norton Street](#)

Recommended Action: 1) Conduct a continued public hearing; 2) find the structure located at 215 Norton Street does not meet the Ukiah City Code criteria for historic or architectural significance; 3) return demolition permit application to Building Official for further processing.

Alternate: Act on items 1-3; additionally, direct Staff to coordinate or require a solicitation through Request for Proposals (RFP) to interested parties for the salvaging of selective materials including decorative wood columns on the porch, accessible drop siding on the structure, and structural wood framing if not desired by the developer.

[Attachment 1 - Demolition Permit Application](#)

[Attachment 2 - Location Map](#)

[Attachment 3- Memo from Matt Keizer, Building Official](#)

[Attachment 4 - UCC Section 3016](#)

[Attachment 5 - Demolition Review Committee Minutes \(draft\) 1-28-17](#)

4 UNFINISHED BUSINESS

5 NEW BUSINESS

6 ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection at the front counter at the Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482, during normal business hours, Monday through Friday, 8:00 am to 5:00 pm.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Kristine Lawler, City Clerk



AGENDA SUMMARY REPORT

SUBJECT: Consideration of Approval of Application to Demolish Two Structures Over 50 Years Old Located at 237 and 245 East Gobbi Street

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter

ATTACHMENTS:

[Attachment 1 - Demolition Permit Application](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Memo from Matt Keizer, Building Official](#)

[Attachment 4 - UCC Section 3016](#)

[Attachment 5 - Demolition Review Committee Minutes \(draft\) 11-28-17](#)

Summary: Council to consider approval of an application to demolish two structures over 50 years old located at 237 and 245 East Gobbi Street.

Background: Rural Communities Housing Development Corporation (RCHDC) has applied for a demolition permit to demolish two structures at 237 and 245 East Gobbi Street. Both structures are single-family homes located on the same parcel. The 3,590 square foot structure at 237 E Gobbi is currently occupied by TLC Child and Family Services. The 468 square foot structure at 245 E. Gobbi is a small single-family residence, and RCHDC is assisting in the relocation of the current occupant.

RECOMMENDED ACTION: 1) Conduct a continued public hearing; 2) find that the two structures located at 237 and 245 East Gobbi Street do not meet the Ukiah City Code criteria for historic or architectural significance; and 3) return demolition permit application to Building Official for further processing of application.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH:

Approved:


Sage Sangiacomo, City Manager

The demolition of the two structures is necessary to clear the site for construction of a 38-unit multi-family permanent supportive housing facility approved by Planning Commission for a Major Use Permit/Site Development Permit on May 31, 2017. The two structures are over 50 years old, and therefore, according to the Ukiah City Code (UCC), the City Council must conduct a public hearing to review and determine if the home is historically significant and if so, whether or not the proposed demolition would adversely impact the historical resources of Ukiah. If the City Council finds that the two structures are historically significant, the permit cannot be immediately issued.

On November 28, 2017, the City Demolition Permit Review Committee considered the application. After discussion, the Committee unanimously found that none of the criteria in UCC Section 3016 (see below) applied, and therefore the two structures were not historically significant. The Committee also found that the proposed demolition of the two structures would not impact Ukiah's historical resources. Accordingly, Staff is recommending a finding that the home does not have historical or architectural significance.

Criteria from Section 3016 (E) of the UCC:

Do either of the buildings:

1. have a special or particular quality such as oldest, best example, largest, or last surviving example of its kind?

Analysis: Neither of the structures are listed on the Architectural Resources Inventory, and the residences are not the oldest, best example, largest, or last surviving examples of their kind. This criteria does not apply.

2. exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, or architectural history?

Analysis: The single-family home located at 237 E. Gobbi is a typical ranch style home and does not reflect significant special elements of the City's cultural, social, economic, political, aesthetic, or architectural history. The second single-family home, a small gable roof structure, does not contain any unique qualities that meet this criteria.

3. strongly identify with persons or events significant in local, state, or national history?

Analysis: Neither of the two structures have any known association with anyone highly significant in local, state, or national history.

Please note the following Attachments: Attachment 1 - Demolition Permit Application; Attachment 2 - Location Map of the proposed demolition; Attachment 3 - Memorandum from Matthew Keizer, Building Official; Attachment 4 - Ukiah City Code Section 3016; Attachment 5 - Demolition Permit Review Committee Minutes, Dated November 28, 2017. Please also note this is a continuation of a public hearing on January 17, 2018.

Discussion: Neither of the structures located at 237 and 245 East Gobbi Street embody any distinctive characteristics or architectural style and are not associated with any historical figure. Both structures are located on a site with an approved 38-unit multi-family permanent supportive housing facility scheduled to begin construction in Spring of 2018. Since both buildings are over 50 years old and proposed for demolition, the City Council with the assistance of the Demolition Permit Review Committee must determine if the structures are historically significant and whether or not the proposed project would adversely impact the structures' historic value.

The Demolition Permit Review Committee concluded the structures do not embody any distinctive characteristics or architectural style and is not associated any historical figures.

The applicant will be required to recycle 65% of the materials of the two homes per California Green Building Code. The unit of measure of the type of recycled materials must be consistent throughout this process.

Environmental Review:

The project is exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301(L)(1) because it is demolition of two single-family residences in an urbanized area, and neither of the homes are considered historically significant.

Noticing of Public Hearing:

All required noticing of this public hearing was done, including publication in the Ukiah Daily Journal, direct mail to all property owners within 300 feet of the site, and notices posted on site and at the meeting location.

C.L.D.H
46251

Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com / Web: www.cityofukiah.com

Building Services

Phone: (707) 463-6203 / Fax: (707) 463-6204

Inspection Line: (707) 463-6739

BUILDING PERMIT APPLICATION #3174

Value of Work (\$):	Assessor Parcel Number: 003-581-22	Use of Building: unutilized
Building Address: 245 E. Gobbi St. Ukiah, CA 95482 237 E. Gobbi St. Ukiah, CA 95482		
Description of Work: Demolition		
Building Owner Name: Rural Communities Housing Development Corporation	Building Owner Email: rlarue@rchdc.org	Building Owner Phone #: (707) 463-1975
Building Owner Mailing Address (Street Number and Name, City, State, Zip Code): 499 Leslie St. Ukiah, CA 95482		Customer ID:
Designer Name:	Designer Email:	Designer Phone #:
Designer Mailing Address (Street Number and Name, City, State, Zip Code):		Customer ID:
Contractor Name: L.D. Giacomini Enterprises, Inc.	Contractor Email:	Contractor Phone #: (707) 462-3717
Contractor Mailing Address (Street Number and Name, City, State, Zip Code): 3351 North State St. Ukiah, CA 95482		Customer ID:
LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (Commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: General Engineering Contractors License License Number: 749163		
Contractor Signature: <i>Jeannette Smith</i>		Date: 10-16-17
OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (section 7031.5, Business and Professions Code: Any City or County that requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (Commencing with section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).): ☐ I, as owner of the property or my employees with wages as their sole compensation, will do ☐ all of or ☐ portions of the work, and the structure is not intended or offered for sale (section 7044, Business and Professions Code: The Contractor's State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.). ☒ I, as the owner of the property, am exclusively contracting with licensed Contractors to construct the project (section 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a licensed Contractor pursuant to the Contractors' State License Law). ☐ I am exempt from licensure under the Contractors' State License Law for the following reason:		

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not be constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent:

Date:

Brad m c Arnold

10/16-2017

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES: I hereby affirm under penalty of perjury one of the following declarations:

() I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No.: _____

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

Expiration Date:

Travelers

1564161A

2-17-18

Name of Agent:

Phone #:

Verified By (City Staff):

tina Gordon

(707) 376-4014

CERTIFICATE OF EXEMPTION FROM WORKMAN'S COMPENSATION INSURANCE

() I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of applicant:

[Signature]

TOM SIMMS-CFO

Date:

10/17/2017

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name:

Lender's Address:

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

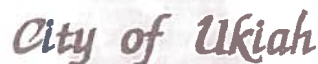
Signature of Property Owner or Authorized Agent:

Date:

Permit Expiration: This permit expires by limitation is work authorized is not commenced within 180 days or is abandoned for 180 days or more. An inspection is required to verify this, otherwise the Permit will expire. Permits may be extended for 180 days by written request prior to expiration.

Revised 2/10/2014

Revised 10/17/2014 (email and CID)



Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com

Web: www.cityofukiah.com

Building Services

Phone: (707) 463-6203

Fax: (707) 463-6204

Demolition Permit for Structure more than 50 Years Old

Permit Required: Before a building or structure or portions of a building or structure can be demolished, a Demolition Permit must be secured. Demolition Permits are applied for and issued as Building Permits.

Historical Review (Structures over 50 Years Old): If the building proposed for demolition is over 50 years old, the permit may need to be considered by the Demolition Permit Review Committee to assess whether or not the structure has historic or architectural significance. The Committee will make a recommendation to the City Council. The City Council makes the final determination regarding historic and architectural significance and whether or not the permit can be issued. Ukiah City Code Division 3, Chapter 1, Article 3, Section 3016.

Work Prior to Securing a Demolition Permit: Any work for which the Building Code requires a permit may *not* commence prior to issuance of the Demolition Permit. Work that does not require a Building Permit, such as installation of a temporary construction fence, removal of carpet, removal of some types of awnings, and removal of moveable cases, cabinets, counters and partitions not over 5-feet 9-inches in height, may commence prior to issuance of the Demolition Permit.

Cost: The cost for a Demolition Permit is currently \$50.00 unless City Utility Department staff need to perform work. In this case, an additional fee will be charged by the Utility Department. If an encroachment permit is required, the Public Works Department charges a fee.

Encroachment Permit: Any work associated with a Demolition Permit that involves work within the public right-of-way, including a street or sidewalk closure, is required to obtain any Encroachment Permit from the Public Works Department prior to the commencement of work.

Air Quality Management District (MCAQMD): Before a Demolition Permit can be issued for a commercial structure, the project must be discussed with the Mendocino County Air Quality Management District who has responsibility for ensuring that any asbestos in the structure is identified and removed properly. If asbestos is not an issue, the MCAQMD will complete a form that must be submitted to the City before the permit can be issued. If asbestos is an issue, the MCAQMD will provide instructions on how to proceed.

Utilities: Before a demolition project can proceed, all utilities must be shut off and capped to the satisfaction of City staff.

City of Ukiah Contacts – Building Services

David Willoughby, Building Official

(707) 467-5718

dwilloughby@cityofukiah.com

Katrina Ballard, Development Permit Coordinator

(707) 463-6203

kballard@cityofukiah.com

City of Ukiah

Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com

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Building Services

Phone: (707) 463-6203

Fax: (707) 463-6204

Demolition Permit Application and Survey Form
(Structures over 50 Years Old Subject to UCC Section 3016)

Property Owner: <u>Rural Communities Housing Development Corp.</u>		Applicant: <u>Rural Communities Housing Development Corporation</u>	
Project Address/Cross Streets: <u>237+245 E. Gobbi St.</u>		Assessor's Parcel Number: <u>003-581-22</u>	
Zoning District:		General Plan Designation:	
Age of Structure: <u>66 yrs</u>		How was age determined: <u>Per Assessor's Property Characteristic Request</u>	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? ☒ No ☐ Yes If yes, answer the questions below.			
Is it one of the 200 individually listed properties? ☐ No ☐ Yes			
Is it included on a potential Historic District? ☐ No ☐ Yes		If yes, which one?	
Is it one of the properties not considered worthy of specific analysis? ☐ No ☐ Yes			
Describe the structure's current condition: <u>There are two existing buildings on site, both are no longer occupied and in poor condition.</u>			
Describe the purpose of the demolition: <u>Structure no longer used. Will be demolished to accommodate new residential development project.</u>			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed): <u>No salvageable material</u>			
Can the structure be moved? ☒ No ☐ Yes		Are there plans to move the structure? ☒ No ☐ Yes	
Describe any moving plans (location, timing, etc.): <u>N/A</u>			
Describe any unique features of the building or property: <u>N/A</u>			
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: <u>N/A</u>			
DATE SUBMITTED:		APPLICATION NUMBER:	


City of Ukiah

Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.com

Web: www.cityofukiah.com

Phone: (707) 463-6203

Fax: (707) 463-6204

Release of Property Information Form

Property History CARD

Date: 10/25/17

To: Mendocino County Assessor's Office

Attn: Mendocino County Property Appraiser

501 Low Gap Road, Room 1020

Ukiah, CA 95482

From (Property Owner): Rural Communities Housing Development Corp.

Re: Assessor's Parcel No: 003-581-22

Street Address: 245 E. Gobbi St. Ukiah, CA 95482
237 E. Gobbi St. Ukiah, CA 95482

This is to authorize your office to release all information regarding the above listed property to the City of Ukiah Planning and Community Development Department.


Property Owner Signature

10/25-17
Date

BARBARA A. MOED, P.G.
Air Pollution Control Officer

DONNA ROBERTS NASH
Program Manager



306 East Gobbi Street
Ukiah, California 95482
(707) 463-4354 Fax: 463-5707
mcaqmd@mendocinocounty.org
www.mendoair.org

**MENDOCINO COUNTY
AIR QUALITY MANAGEMENT DISTRICT**

October 25, 2017

ASB 17-42

Rural Communities Housing Development
499 Leslie St.
Ukiah, CA 95482

ACKNOWLEDGEMENT

The Mendocino County Air Quality Management District acknowledges receipt of your Asbestos Demolition / Renovation Notification dated October 16, 2017, described as removal and disposal of buildings. All non- asbestos containing materials from the building located at:

Site Address: 237 & 245 East Gobbi Street
Ukiah, CA
Start Date: 12/11/17
Completion Date: 12/15/17
Removal Amounts: 7400 sq ft of non-friable ACM

Should it become necessary to revise this plan, please do so in the spaces below and immediately send a copy to the District by fax or Email.

ASBESTOS NOTIFICATION REVISIONS

MCAQMD JOB # ASB 17-42

Revision #	Start Date	Completion Date	Removal Amounts
1	<u> / / </u>	<u> / / </u>	<u>linear ft</u> sq. ft.
2	<u> / / </u>	<u> / / </u>	<u>linear ft.</u> sq. ft.
3	<u> / / </u>	<u> / / </u>	<u>linear ft.</u> sq. ft.
4	<u> / / </u>	<u> / / </u>	<u>linear ft.</u> sq. ft.

NOTE: This form is not intended as a verification of either the completeness of your original notification or of its compliance with District Regulations.



Mendocino County
Air Quality
Management District

ASBESTOS Notification NESHAP / ADRN

For District Use Only

POSTMARK: 55872
DATE RECEIVED: 17-42
NOTIFICATION #:

ASBESTOS NESHAP NOTIFICATION OF DEMOLITION OR RENOVATION

RECEIVED

I. TYPE OF NOTIFICATION (check one) ☒ ORIGINAL ☐ CANCELED ☐ REVISION REVISION: OCT 16 2017					
II. GENERAL INFORMATION (Identify Owner, Removal Contractor and other Operators)					
Owner Name: Rural Communities Housing Development Corporation			MENDOCINO COUNTY AIR QUALITY MANAGEMENT DIST.		
Owner Address: 499 Leslie St Ukiah, CA 95482					
City: Ukiah		State: CA	ZIP: 95482		
Contact: Ryan LaRue		Telephone: (707) 972-5652			
Asbestos Removal Contractor: Westlake Environmental					
Address: 70 Commerce Ln					
City: Cloverdale		State: CA	ZIP: 95425		
Contact: Keith Westlake		Title: Owner	Telephone: (707) 291-9115		
Demolition Contractor: L.D. Giacomini Ent Inc					
Address: 3351 N. State St					
City: Ukiah		State: CA	ZIP: 95482		
Contact: Lester Giacomini		Title: President	Telephone: (707) 972-0800		
III. NAME OF FACILITY AND DESCRIPTION:					
Address: 237 & 245 E Cobbi St					
City: Ukiah		State: CA	ZIP: 95482		
Site Location: East of Kelly Moore Pkts, West of Autumn Leaves retirement community					
Prior Use: Office			Proposed Use: Multi family New Construction		
IV. TYPE OF OPERATION: (check one) ☒ DEMOLITION ☐ ORDERED DEMOLITION ☐ RENOVATION ☐ EMERGENCY RENOVATION					
V. IS ASBESTOS PRESENT? (check one) ☒ YES ☐ NO			FOR DEMOLITION OR RENOVATION GREATER THAN 160sq.ft or 260 linear ft: If no asbestos is present, attach verifying Asbestos Inspection Report and sign line XVII prior to submitting this notification.		
Attach Asbestos Inspection Report (40 CFR 61.145(a))					
VI. APPROXIMATE QUANTITY OF ASBESTOS CONTAINING MATERIAL (ACM) INCLUDING:		REGULATED ACM TO BE REMOVED	NONFRIABLE ACM BEING REMOVED		NONFRIABLE ACM NOT TO BE REMOVED
			Category I	Category II	Category I Category II
Pipes (Linear Feet):				7400	
Surface Area (Square Feet):				7,400 sq ft	
Volume RACM from Components (Cubic Feet):					
VII. SCHEDULED DATES OF DEMOLITION (MM/DD/YY)		Start: 12/11/17	Complete: 12/15/17		
VIII. SCHEDULED DATES OF ACM REMOVAL (MM/DD/YY)		Start: NA	Complete: NA		
Weekday Work Hours: 9-5		Weekend Work Hours: NA			

PLEASE ATTACH ASBESTOS INSPECTION REPORT

Mendocino County Assessor
501 Low Gap Rd, Rm 1020
Ukiah, CA 95482
(707) 234-6800
Fax: (707) 463-6597

PROPERTY CHARACTERISTIC
INFORMATION REQUEST



Requested By: _____

APN 003-581-22

SITUS 237 Gobb; ST.

UKIAH, CA. 95482
ADD'L SITUS _____

PHONE _____

OWNER NAME RURAL COMMUNITIES HOUSING DEVELOPMENT

MAILING 499 LESLIE ST.

ADDRESS UKIAH, CA. 95482

CURRENT ASSESSED VALUE _____

LAND \$ 113,762

IMPR & FIX \$ 135,960

PERSONAL PROP \$ _____

ACREAGE 1.0 ±

DIMS: 223' ± x 200' ± =
44,600' ±

OFFICE
Res. #1 2243 Sq. ft.

Yr. Built 1950

Bedrooms _____

Baths _____

Other Improvements BASEMENT - 429 S.F., ATTACHED "SHOP" - 529 S.F.

Garage 480 Sq. ft.

Attached/Detached (circle one)

Barn/Shed _____ Sq. ft.

Other Amenities, i.e., fireplace, pool, basement, etc. : NOTE: RES CONVERTED TO
OFFICE SPACE IN LATE 1980'S, EARLY 1990'S - PERMITTED. HVAC

Res. #2 448 Sq. ft.

Yr. Built 1951

Bedrooms 1

Baths 1

Garage 240 Sq. ft.

Attached/Detached (circle one)

Barn/Shed _____ Sq. ft.

OTHER BUILDINGS / SQ. FT. _____

REMARKS PERMITS ON FILE FOR RES → OFFICE CONVERSION, HVAC
ADDITIONS.

COMMERCIAL PROPERTY APPRAISAL RECORD

OWNER

Rural Community Housing
Development

SITUS 237, E Gobbi St
245

Parcel 3-581-22
T.A.C. 3-031 Chg. Code _____
Use Code 13CN
Sheet _____ of _____ Sheets
Appr. No. _____

D.B.A.

U-2

Property Manager	CHARACTER OF SUBJECT PROPERTY			
Phone Number	Use	Building	Land Imps	Topography
	Store	Class: <u>D35</u> <u>DL</u>	Sidewalk	Level
	Office <u>4 Det Res</u>	Built: <u>50</u> <u>50</u>	Curb/gutter	Other
Photo	Motel	Stories: <u>1</u> <u>1</u>	Street	Veg Cover
Zone		Area <u>448</u> <u>2243</u>	Sewer	View
Subdivision		No. of Units	Water	
BLK Lot		Avg Unit <u>2</u>	Utilities	
Pct. Size <u>223avg x 200.24</u> <u>44655 ft</u>				
	Vacant			

Assessment Year	1900-5	19	19	19	19	19	19	19	19
Appraiser and Date	<u>07/01/01</u>								
WHY NEW VALUE	<u>B 10/30/00</u>								
	<u># 11178</u>								
Base Value Computations	<u>01/85 65000</u>								
	<u>02/85 55000</u>								
	<u>03/89 3500</u>								
	<u>02/93 12800</u>								
New Construction \$	<u>02/01 11500</u>								

Sale Price/Unit									
G.I.M. Indicator									
Cost Approach									
Market Approach									
Income Approach									
Listed Price									
Sale Price									

APPRAISAL

Total property Value									
Land Value	<u>85898</u>								
Improvement Value	<u>102896</u>								
Entered	<u>APR - 6 2011</u>								

AH 5108 3/50/11
02-3701

3-581-22

TRANSACTION RECORD

TRANSACTION ANALYSIS

[illegible]

SALES COMPARISONS

[illegible]

LAND VALUE COMPUTATION

[illegible]

REMARKS (Please Date & Initial)

RENTALS

[illegible]

Revised 10/82

Rural Community Housing Development
(offices) SITUS

SITUS

227, 245 E. Goble; 94-

UK

Parcel 3-581-22
T.A.C. 3-031 Chg. Code _____
Use Code 13CN
Sheet 1 of 3 Sheets
Appr. No. _____

Subdivn	CHARACTER OF SUBJECT PROPERTY				
Map: 8/ C 2D-3B Pg.-84Pcl.-1	Use		Building	Land Imps	Topography
Block- Lot-	✓ Owner Occupied	Class: D3.5	D6	Sidewalk	Level
Acres/ Sub-P 1.00	2 Single	Built: 50	50	Curb/gutter	Other:
Photo 12-24 (S)	Mobile	Stories: 1		Street:	Veg. Cover:
Zone R3	Multiple	Area: 448	1785	Sewer:	
				Water:	View:
	Vacant			Utilities:	

Assessment Year	1982	SEG 1984	SEG 1984	1985	1984/1985	1985	1989	1992	1993
Appraisal and Date	10/3/82	RAH 5/85	RAH 5/85	RAH 5/85	RAH 5/85	RAH 9/88	RAH 1/88	2891	3/93
WHY NEW VALUE		Split of road	amended Split	+2%	2% C				
Base Value Computations	PPK (L) 16,030 (I) 40,547 →		40,547	2% = 41,538		1268,979	2% = 70,358	92 MPR L-74664 E-66972 F-2000 PA-9710 E-158336	
New Construction \$			(I) 104,767 = 7670	12% = 7623		(I) 58,300 1/1/85 3500 → 3,500	2% = 59,533	P 2/25/83 AD4 12800	12%
Cost Approach									
Market Approach									
Income Approach									
Listed Price									
Sale Price					11/84 120,000				
					APPRAISAL			2817	
Total Property Value	54700	48,600			120,000				
Land Value	15550	8,053	7670	7823	65,000	68,979	70,358	74,664	76,160
Improvement Value	39350	40,547	40,547	41,538	55,000	61,866	63,033	79,672	81,030
Entered	X				11/8 C	11-16-85	29	3-17-93	1993

002213

100, 504 DB 5

524

03

3-581-22
TRANSACTION ANALYSIS

[illegible]

LAND VALUE COMPUTATION

[illegible][illegible]

REMARKS (Please Date & Initial) 5/25 land value 16,030 ÷ 2.09 AC = 7,670/AC
7,670 x 1.05 AC = 8,059. Then amended split Cor p. 17. 20. u
7,670 x 1. AC = 7,670

Revised 1/81

ADDRESS 237 ~~Lincoln~~ ^{Clark} Street

SHEET _____ OF _____ SHEETS

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL									
D6C		Light	X	Frame	X	Stucco on		Floor	X	Pitch	Wiring	X	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH				
ARCHITECTURE		X	Standard	X	2" x 4" - 1/2"		Siding	X	Gable	X	R.T.	X	Forced	Cleanly		8	1	2	Material	Grade	Walls	Ceilings	
			Above-Standard		Concrete Block				Shed <td></td> <td>B.R. <td>X <td>Gravity <td>Humid <td>All</td> <td></td> <td></td> <td></td> <td>H.W.G.</td> <td></td> <td>S.R.</td> <td>S.R.</td> </td></td></td></td>		B.R. <td>X <td>Gravity <td>Humid <td>All</td> <td></td> <td></td> <td></td> <td>H.W.G.</td> <td></td> <td>S.R.</td> <td>S.R.</td> </td></td></td>	X <td>Gravity <td>Humid <td>All</td> <td></td> <td></td> <td></td> <td>H.W.G.</td> <td></td> <td>S.R.</td> <td>S.R.</td> </td></td>	Gravity <td>Humid <td>All</td> <td></td> <td></td> <td></td> <td>H.W.G.</td> <td></td> <td>S.R.</td> <td>S.R.</td> </td>	Humid <td>All</td> <td></td> <td></td> <td></td> <td>H.W.G.</td> <td></td> <td>S.R.</td> <td>S.R.</td>	All				H.W.G.		S.R.	S.R.	
			Special		A.B.B. T & G.				Col Up				Wall Unit										
TYPE					Brick		Shingle		Dormers	X <td>Arg. <td>X <td>Med. <td>Floor Unit</td> <td>Living</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td></td></td>	Arg. <td>X <td>Med. <td>Floor Unit</td> <td>Living</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	X <td>Med. <td>Floor Unit</td> <td>Living</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	Med. <td>Floor Unit</td> <td>Living</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Floor Unit	Living	1							
Use Design			FOUNDATION		Adobe		Shake	X <td>Roll 2" x 4" 2-4"</td> <td></td> <td>Many</td> <td>Special</td> <td>Zuma Unit</td> <td>Dining</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Roll 2" x 4" 2-4"		Many	Special	Zuma Unit	Dining	1								
X		Single	X <td>Concrete</td> <td>X <td>Flar Joist F</td> <td>B.B.B.</td> <td>T & G.</td> <td>Gutters</td> <td></td> <td></td> <td></td> <td>Control</td> <td>G.C.S</td> <td>Bed</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	Concrete	X <td>Flar Joist F</td> <td>B.B.B.</td> <td>T & G.</td> <td>Gutters</td> <td></td> <td></td> <td></td> <td>Control</td> <td>G.C.S</td> <td>Bed</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Flar Joist F	B.B.B.	T & G.	Gutters				Control	G.C.S	Bed	2							
Double		X <td>Reinforced</td> <td>X <td>1st 2" x 8" 16"</td> <td></td> <td>Brick</td> <td></td> <td>Shingle</td> <td></td> <td>Plumb</td> <td>Shd</td> <td>Spec</td> <td></td> <td>Bed</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	Reinforced	X <td>1st 2" x 8" 16"</td> <td></td> <td>Brick</td> <td></td> <td>Shingle</td> <td></td> <td>Plumb</td> <td>Shd</td> <td>Spec</td> <td></td> <td>Bed</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1st 2" x 8" 16"		Brick		Shingle		Plumb	Shd	Spec		Bed								
Duplex			Brick		2nd		Stone		Shake														
Apartment			Wood	X <td>Sub-Floor</td> <td></td> <td>Stone</td> <td></td> <td>Shake</td> <td></td> <td></td> <td></td> <td>Oil Burner</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Sub-Floor		Stone		Shake				Oil Burner										
Flat-Court			Piers		Concrete Floor		WINDOWS		Tile		Link												
Metal						X <td>D.H. Casement</td> <td></td> <td>Tile Trim</td> <td></td> <td>Laundry</td> <td></td> <td>M-B.T.U.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	D.H. Casement		Tile Trim		Laundry		M-B.T.U.										
Office				X <td>Insulated Ceilings</td> <td></td> <td>Metal Sash</td> <td></td> <td>Compa</td> <td></td> <td>Water Hlt-Auto</td> <td>X <td>Fireplace</td> <td></td> <td>Kitchen</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	Insulated Ceilings		Metal Sash		Compa		Water Hlt-Auto	X <td>Fireplace</td> <td></td> <td>Kitchen</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Fireplace		Kitchen	1							
Unit		Light	Heavy	X <td>Insulated Walls</td> <td>X <td>Screens</td> <td>X <td>Compa Shingle</td> <td></td> <td>Water-Softner</td> <td>X <td>600</td> <td></td> <td>Drain Bd</td> <td>Material</td> <td></td> <td></td> <td></td> <td>Light</td> <td>Fe. Splash</td> </td></td></td>	Insulated Walls	X <td>Screens</td> <td>X <td>Compa Shingle</td> <td></td> <td>Water-Softner</td> <td>X <td>600</td> <td></td> <td>Drain Bd</td> <td>Material</td> <td></td> <td></td> <td></td> <td>Light</td> <td>Fe. Splash</td> </td></td>	Screens	X <td>Compa Shingle</td> <td></td> <td>Water-Softner</td> <td>X <td>600</td> <td></td> <td>Drain Bd</td> <td>Material</td> <td></td> <td></td> <td></td> <td>Light</td> <td>Fe. Splash</td> </td>	Compa Shingle		Water-Softner	X <td>600</td> <td></td> <td>Drain Bd</td> <td>Material</td> <td></td> <td></td> <td></td> <td>Light</td> <td>Fe. Splash</td>	600		Drain Bd	Material				Light	Fe. Splash		
CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL											
Permit		Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Affr.	Punc. Floor	Con-form	Storage Space	Wor-Ar	Fl. No.	FINISH		FIXTURES		SHOWER		
No	For																Floors	Walls	Wc. La. Bat	Type	Grade	St. ATED	Finish
5-7	Wing	12000	9/17/50	50	1965	17	43	R60	20	A	A	A	A	A	A	1	1						
2040	Insulation	4000	2/11/55	50		24	23	R60	73	P													
2055	Refr. & Elec	5000	2/21/55			28	28	34	R60	65													
2069	Rem. & Rep.	5000	3/11/55	50		33	35	28	R60	58													
3920	H.A.C.	8000	3/25/52																				
5312	3000	8017	3-25-52																				
															SPECIAL FEATURES								
															Book Cases Shutter		Built-in Beds		Venetian Blinds				

Appraiser & Date		4/21/67 JB		GB 1-5-68		DL 5-7-7		DAH 12-77		RAH 5/85		RAH 9/88		M 7/93		3/01 ppa	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Office	1542	9.20	12330	9.20	12330	13.70	17820	21.60	30280	37	49,600			1960	12740		
W-S P	73	260	610	1590	6.10	1590	8.90	2310	15.10	3520	20	5,200					
A.C.			500		500		650	1.10	1470	1.50	2600						
F.P.			500		600		750		1000		included						
Bsm + 1/4	429	2.60	1110	2.60	1110	3.30	1420	5.65	2420	12	5100						
=63 S.H.	528	3.00	1580	3.00	1580	4.30	2270	7.30	3850	13	6900						
33 L.C.	384	7.50	2880	7.50	2880	10.00	3840	17.00	6530	37	14,200						
RETRO OUT 100	228			2.00	460	2.80	640	4.80	1090	6	1400					27.50	6270
CONE	285			.50	140	.60	170	1.00	280		300						
Htg/Ac													3,500				
Add N 00	323															55.00	17765
TOTAL			20,490		21,190		29870		50850		85300		3,500				11495
NORMAL % GOOD			80		80		750		65		70		58		Add '89		
N.C.L.N.D			16390		17000		22400		35600		49500		Imputed 9/1/88				Add at 11500

16

3-581-22

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc
3rd flr (6th flr)	conc			As Orig	2x14 2x12	5x5/2 4x4	14x14

COMPUTATIONS

Res Office		AGAT	
17x6 =	102	24x20 =	480
14x16 =	224		
46x15 =	690	B's m't	
14x12 =	364	13x33 =	429
13x12 =	156		
16x24 (attached)	384	conc	
W-SR	1920	19x15 =	285
13x20 =	260		
19x12 =	228	63 Sh, attached for 90,	
19x10 - Now Add NOD		22x24	528
19x12 =	228		

Add NOD

$$19 \times 17 = 323 \phi$$

Remarks: 4/21/67 Data from old form.

10/17/77 Owner reports house poorly

constructed "creaks" year around

5/65 Added insulation to walls, increase the insulation in attic

Also retrofitted Electrical Service No grade change for this

work RANT 9/88 Added hdy + h/c to detached

bed/bath, to convert to 2 bdr / bath RANT

2/93 completed office add including W. Wing NOD single bdy.

3/01 constructed patio to unclad office, completed at

10/00 - Alpha

MISCELLANEOUS BUILDING RECORD

PARCEL 13-581-22

ADDRESS

SHEET 1 OF 2 SHEETS

DESCRIPTION OF BUILDINGS

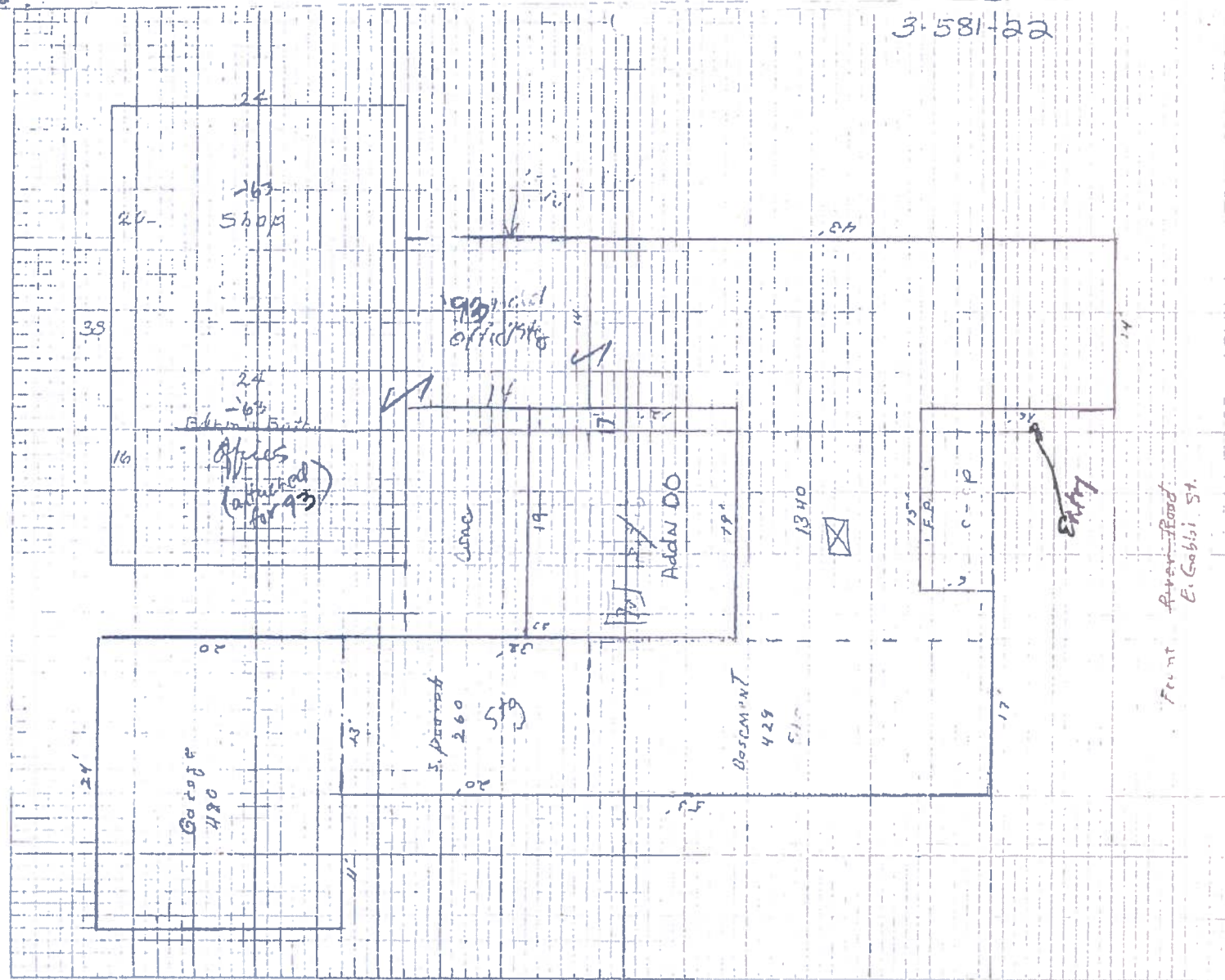
[illegible]

COMPUTATION

[illegible]

Total

[illegible]**Total**



- Parking -

- Plan -

ADDRESS 245 Gobblin St. Ukiah

SHEET 3 OF 3 SHEETS

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL					
D-3.5 A	Light Sub-Standard	L-Frame 2 x 4 - 16	Stucco on	Flat 4/ Pitch Gable 4/	Wiring A.T. Conduit B x. Cable	Heating Cooling Electricity Humid.	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR	FINISH
ARCHITECTURE	Standard Above-Standard	Sheathing Concrete Block	Siding 1 x 6 V R U S	Hip 4/	Fixtures	Wall Unit	All	B 1 2	Material Grade		Walls	Ceilings
Stories	Special	A B B T & B		Shed 4/							S-P	S-A
USE TYPE		Brick Adobe	Shingles Shakes	Cut Up Dormers	X Few Avg X Medium Many Special	Chop Floor Unit Zane Unit Control	Ent. Hall Living Dining 1 Bed Bed					
Single	FOUNDATION	Floor Joist: 1st - 2 x 6 24"	A B B T & B	X 2 x 4 - 24 Gutters	Plumbing Poor Good							
Double	Concrete	Reinforced	Brick	Shingle	Aug Fixtures	Oil Burner						
Duplex	Brick	2nd "x"	Stone	Shake								
Apartment	Wood	Sub Floor Clug	WINDOWS	Tile	Water Heater	N-A.T.U.						
Flat	Piers		D.N. Kosement	Tile Trim	Compositon							
Court			Insulated Ceilings	Steel Sash	Automatic	Fireplace	Fitchen					
Motel			Insulated Walls	Comp. Shingle	Gas Elect		Dramd. Material:	Lgth	Fl	Splash		

[illegible][illegible]

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Gar	Over	24 -24	1/2 up	Gable raining	CONC	Unf	12x20
BARN							NTU

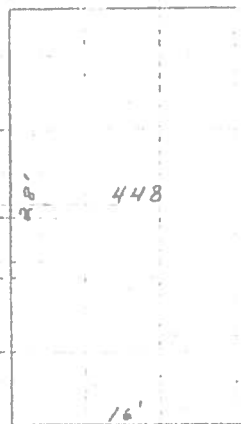
COMPUTATIONS

16' x 20' = 448

12' x 20' = 240

Remarks:

3-581-22



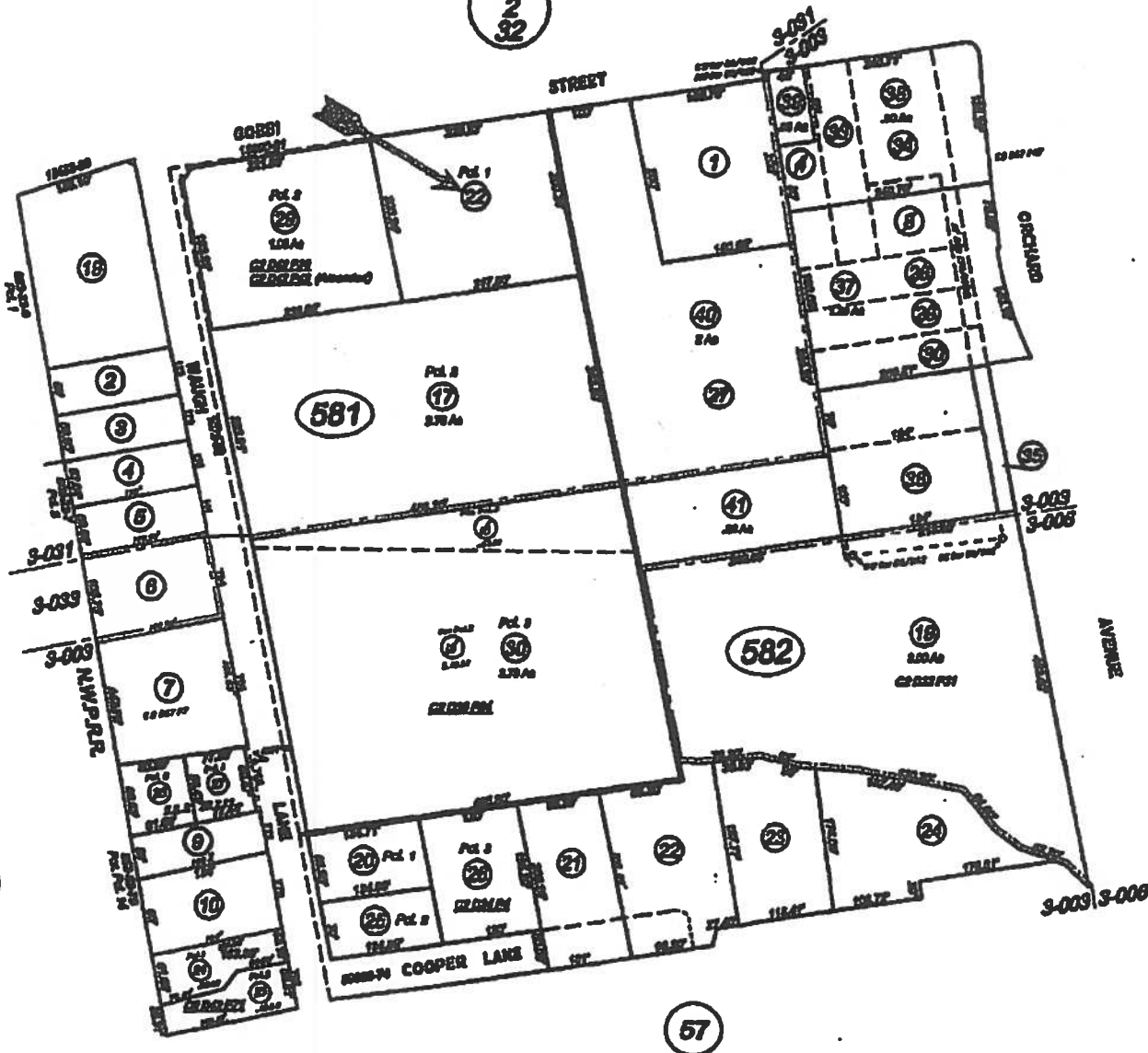
22

Ukiah City

3-003
3-008
3-031
3-033

3-58

Bk
2
32



"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

MEMORANDUM

TO: Demolition Permit Review Committee

FROM: Matt Keizer, Building Official

DATE: November 20, 2017

SUBJECT: 237 E. and 245 East Gobbi Demolition Permit

On November 14, 2017, I reviewed the Demolition Permit application materials and performed a site view. The demolition permit request includes removal of two structures located on the same parcel. The larger structure (3,590 sq.ft.) located at 237 E. Gobbi is a converted house that was used as an office, the smaller structure at 245 E. Gobbi is a 468 sq.ft. residence. According to the Mendocino County Assessors record the two structures were originally constructed in 1951 the structure was altered in 1968. It appears that the main structure at 237 E. Gobbi Street has been added on to several times since initial construction. According to the Historical Inventory some additions and remodels have occurred over the years. It has been determined that the home is not historically architectural, or cultural significant. The structure is not listed on any local, state or federal historic inventories or lists. The current owner has applicant has requested the demolition of the structure.

On November 14, 2017 I visited the site and I believe that the home is not historically significant and meets the criteria for demolition.

ATTACHMENTS:

1. Demolition Permit Application Materials.

§3016 MODIFICATIONS TO THE CALIFORNIA BUILDING CODE

A. The section of the California building code, relating to applications for building permits is modified to require in an application to demolish a building, the date when the building was first constructed, if known. The terms "demolish" or "demolition", as used in this section, shall mean: 1) the tearing down of all or part of a building or 2) the cumulative alteration of a building pursuant to one or more building permits issued over a five (5) year period, where fifty percent (50%) or more of the structural or exterior components of the building are removed or replaced. The review required by this section shall occur with the application for the permit that: 1) results in the tearing down of all or part of the building or 2) authorizes the cumulative alteration of the building that equals or exceeds the specified percentage.

B. The section of the California building code, relating to the issuance of a building permit, is modified to require that, as to buildings constructed fifty (50) years or more prior to the date of application, the director of planning or his/her designee shall determine whether:

1. The building is an accessory building such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building; except that certain accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance shall be subject to further review as provided in subsection D of this section, unless the building is subject to demolition under subsection B2 of this section.

2. Immediate demolition of the building is necessary to protect the public health or safety and the failure to immediately demolish the building would constitute a serious threat to the public health or safety.

C. If subsection B1 or B2 of this section applies to the building, no further review shall be required under this section and the permit shall be issued in accordance with the provisions of the California building code.

D. If the planning director finds that neither of the exceptions in subsection B1 or B2 of this section applies to the building, a building permit to demolish a building shall be subject to further review in accordance with this section. The planning director shall transmit the proposal to the demolition review committee, or other official reviewing body established by the city council, for review, comment, and a recommendation to the city council. Once the demolition review committee formulates a recommendation concerning the disposition of the proposed permit, the planning director shall schedule and duly notice the matter for a public hearing and decision by the city council. The public noticing shall indicate the day, time, place, and purpose of the public

hearing, and how additional information about the subject matter can be obtained. The public noticing shall be accomplished in the following manner:

1. Publication in a newspaper of general circulation in the city at least ten (10) days prior to the hearing.
2. Mailing or delivery at least ten (10) days prior to the hearing to the owner(s) of the subject property, or his/her agent, and to the project applicant, if the applicant is not the owner.
3. First class mail notice to all owners (as shown on the latest available Mendocino County tax assessor's equalized assessment roll) of property within three hundred feet (300') of the subject property.

E. In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or
2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or
3. Is strongly identified with persons or events significant in local, state, or national history.

F. If the demolition review committee finds that any of the criteria listed in subsection E of this section apply to the building proposed for demolition, it shall recommend denial of the permit to the city.

G. 1. The city council shall conduct a public hearing pursuant to subsection D of this section to consider the recommendation of the demolition review committee, and to determine if any of the criteria listed in subsection E of this section apply to the building proposed for demolition. If the city council determines that any one of the criteria applies, it shall make a corresponding finding to that effect.

2. At the hearing, the applicant shall have the opportunity to present evidence that a viable market does not exist for the building, taking into account the condition of the building, the probable cost to put the building into marketable condition, and the uses of the property allowed under existing or probable future zoning regulations. The city council shall consider such evidence offered by the applicant and any other information presented at the meeting by any interested party or by staff, to determine whether or not a

viable market exists. "Viable market" means that it is reasonably likely that the building could be sold within a commercially reasonable period of time for more than the seller would be required to invest in the purchase of the property and preparing the property for sale, or that the property could produce a reasonable return on the amount of money it would take to purchase the property and prepare the building for income producing purposes. "Reasonable return" means the average rate of return on real estate investments in the Ukiah Valley.

3. If the city council determines that a viable market exists:

a. It shall so notify the building official who shall not issue the permit. The city council shall determine whether a viable market exists based on substantial evidence presented at the hearing, or, it may assume that a viable market exists, if the applicant fails to present substantial evidence that a viable market does not exist;

b. Not more than once within any twelve (12) month period, the applicant may submit a new application for a permit and the city council may reconsider whether a viable market exists:

(1) Upon a showing by the applicant that market conditions have changed; or

(2) Based upon new information that in the exercise of reasonable diligence the applicant could not have produced at the first hearing.

4. If the city council determines, based on substantial evidence, that a viable market does not exist, the issuance of the permit shall be stayed for a period of ninety (90) days.

a. During that ninety (90) day period, the city shall do the following:

(1) Determine whether other alternatives to demolition exist, which are acceptable to the applicant, that would preserve the historic, architectural or cultural significance of the building;

(2) Determine whether funds are available from any private source for the acquisition and preservation of the building through a negotiated purchase on terms acceptable to the applicant; or

(3) If sufficient funds are available from any private source and a negotiated purchase is not possible, determine whether to acquire the building through eminent domain.

b. If within the ninety (90) days, the city does not reach agreement with the applicant or commence acquisition of the building, the building official may issue the permit in accordance with the provisions of the California building code.

c. If within the ninety (90) day period, the city either: 1) reaches agreement with the applicant or 2) commences acquisition of the building, the building official shall not issue the permit.

d. However, the building official shall continue to process the application for the permit in accordance with the California building code, if the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

e. The city manager or his/her designee shall inform the building official whenever the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

f. If the building official has issued a demolition permit under this subsection and the permittee applies to extend the permit an additional one hundred eighty (180) days in accordance with the applicable provisions of the California building code then in effect, the building official shall refer the application to the city manager for an initial determination as to whether market conditions have changed. The city manager shall make the determination within ten (10) days after the application is referred by the building official. If the city manager determines that market conditions may have changed and that a viable market may exist for the property, he or she shall schedule the matter for a hearing before the city council to be noticed and conducted in accordance with subsection D of this section and this subsection G. However, at the hearing the city shall have the burden of proving by a preponderance of the evidence that market conditions have changed and a viable market exists. If the city manager determines that market conditions have not changed, he or she shall so notify the building official and the applicant. Upon such notification, the building official shall further process the application to extend the term of the permit in accordance with the requirements of the California building code then in effect. If the city council conducts a hearing upon referral by the city manager, the city clerk shall provide written notification to the building official and the applicant of the city council decision. If the city council decides that a viable market exists, the building official shall not issue the permit, but the provisions of subsection G3b of this section shall apply. If the city council decides that a viable market does not exist, the building official immediately shall proceed to further process the application in accordance with the applicable provisions of the California building code then in effect.

5. "Diligently pursue acquisition" means taking all steps within the time required by law to acquire the building by eminent domain.

6. References to "applicant" herein shall include the building owner.

H. The planning director shall provide a written notice of the city council determination to the applicant. The written notification shall be mailed or hand delivered within five (5) days from the date of the city council's decision. The notice shall include the finding(s) and decision made by the city council and a copy of this section.

I. The applicant for a permit for a building determined to have historic, architectural or cultural significance shall salvage the building materials for reuse to the maximum extent feasible, and shall ensure that upon completion of the demolition, the site is left in a safe, presentable, and clutter free condition.

J. 1. Grounds For Reconsideration: The city council may reconsider a decision under this section within sixty (60) calendar days from the date the decision was made, if information that may have materially affected the decision was: a) misrepresented by the applicant, or b) not disclosed by the applicant, if the applicant knew or should have known that the information may have affected the city council decision. "Information" as used herein means matters of fact or law.

A decision may not be reconsidered, if all three (3) of the following have occurred: The permit: a) has been issued, b) did not at the time it was issued violate any provision of the California building code, as adopted by the city, or any other city ordinance or state or federal law, and c) the permittee has commenced demolition in good faith reliance on the permit.

2. Procedure On Reconsideration: Reconsideration of a decision under this section may be placed on the agenda for a regular city council meeting by any member of the city council who voted in favor of the original decision. Notice of any meeting where reconsideration is on the agenda shall be provided in accordance with subsection D of this section. If already issued, the permit shall be suspended from the date that an eligible city council member requests that the matter be placed on the agenda and until the city council makes a final decision upon reconsideration. The building official shall notify the applicant in writing of the permit suspension. At the meeting, the city council shall determine, based on evidence provided to the city prior to or during the meeting, whether reconsideration is permitted under subsection J1 of this section. Any motion to reconsider the decision shall contain findings supported by substantial evidence. If upon reconsideration the city council makes a different decision, the city clerk shall provide notice of that decision to the building official and the applicant/permittee within five (5) working days after

the decision is made. If, upon reconsideration, the city council determines that a building has historic, architectural, or cultural significance, and the building official has issued a permit based on the previous decision, the building official shall revoke the permit. If the previously issued permit has expired, the building official shall deny an application for a new permit, unless the permit is issued in accordance with subsection G4 of this section. (Ord. 838, §1, adopted 1984; Ord. 927, §1, adopted 1992; Ord. 1014, §1, adopted 1998; Ord. 1103, §1, adopted 2007)

**CITY OF UKIAH
DEMOLITION PERMIT REVIEW
COMMITTEE MEETING
MINUTES
November 28, 2017**

1. CALL TO ORDER

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 11:05 a.m. in Conference Room No. 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

Chair Craig Schlatter presiding.

2. ROLL CALL **Present:** Member Tim Eriksen, Matt Keizer, Estok Menton
and Chair Craig Schlatter

Absent: None.

Staff Present: Kevin Thompson, Planning Manager
Adele Phillips, Assistant Planner
Cathy Elawadly, Recording Secretary

Others present: Ryan LaRue
Mike Palleson

3. APPROVAL OF MINUTES – January 07, 2016

Motion/Second Eriksen/Schlatter to approve January 07, 2016, as submitted. Motion carried by the following roll call vote: AYES: Member Eriksen, Menton, and Chair Schlatter. NOES: None. ABSTAIN: None. ABSENT: Member Keizer.

Member Keizer present at 11:12 a.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

Member Menton:

- Recognizes the importance of the Demolition Permit Review Committee and gave a history about the reason he is serving.

5. APPEAL PROCESS

There is no formal process of decisions made by the Committee. All decisions are advisory to the City Council.

6. DEMOLITION PERMIT REVIEW AND RECOMMENDATIONS

- a. An application was received by the City of Ukiah to demolish a single-family home at 215 Norton Street. The single-family home was constructed in 1908.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 27, 2017.
- The home is not historically significant and meets the criteria for demolition.

Minutes of the Demolition Permit Review Committee, November 28, 2017, Continued:

Note: The California Green Building Code requires the recycling of materials in the case of a demolition such that the applicant would be required to recycle 65% of the materials from the home.

There was Committee discussion regarding the importance of reclaiming, salvaging and/or recycling of materials as much as possible.

Member Menton:

- Related to determining the historical, cultural, and/or architectural significance of the structure, is of the opinion while the home at 215 Norton Street has no real historical importance, there are certain selective materials with regard to the decorative wood columns on the porch, and possibly the accessible 'drop siding' and wood framing have some relevance for reclaiming purposes and/or corresponding benefit for adaptive re-use elsewhere.
- Understands the essential value of reclaiming and/or salvaging of materials for possible re-use elsewhere and inquired about the process since the home is City-owned.

Member Eriksen:

- Acknowledged the subject property and house is City-owned and as such, there is specific protocol regarding demolition procedures and processes pertinent to reclaiming/salvaging of materials.

PUBLIC HEARING OPENED: 11:24 A.M.

Ryan LaRue:

- Agrees consideration should be given to reclaim and salvage materials as much as possible for demolition of structures/buildings over 50 years older.

PUBLIC HEARING CLOSED: 11:25 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Member Menton:

- Requests the motion to recommend City Council approve the demolition of the house at 215 Norton Street provide an Exhibit A for reclaim of selective materials that include the following items:
 1. Decorative wood columns on porch;
 2. Accessible drop siding on the structure;
 3. Structural wood framing.

Motion/Second to recommend City Council approve the demolition of the home at 215 Norton Street to include Exhibit A, as referenced above. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

Minutes of the Demolition Permit Review Committee, November 28, 2017, Continued:

- b. An application was received by Rural Communities Housing Development Corporation (RCHCD) to demolish two structures at 232 and 245 E. Gobbi Street. The two structures were originally constructed in 1951 and altered in 1968.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 20, 2017.
- The home is not historically significant and meets the criteria for demolition.

There was Committee/applicant discussion about the possibility of relocating one of the structures as opposed to demolition.

PUBLIC HEARING OPENED: 11:38 A.M.

PUBLIC HEARING CLOSED: 11:38 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Motion/Second Menton/Eriksen to recommend City Council approve the demolition of two structures at 232 and 245 E. Gobbt Street. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 11:42 a.m.

Cathy Elawadly, Recording Secretary



AGENDA SUMMARY REPORT

SUBJECT: Consideration of Approval of Application to Demolish a Structure Over 50 Years Old Located at 215 Norton Street

DEPARTMENT: Community Development

PREPARED BY: Craig Schlatter

ATTACHMENTS:

[Attachment 1 - Demolition Permit Application](#)

[Attachment 2 - Location Map](#)

[Attachment 3- Memo from Matt Keizer, Building Official](#)

[Attachment 4 - UCC Section 3016](#)

[Attachment 5 - Demolition Review Committee Minutes \(draft\) 1-28-17](#)

Summary: Council will consider approval of an application to demolish a structure over 50 years old located at 215 Norton Street.

Background: On behalf of Guillon, Inc., the City of Ukiah has applied for a demolition permit to remove an existing single-family home located on City-owned property at 215 Norton Street. The City is in the final stages of negotiating a lease with Guillon Inc. for the property, at which Guillon, Inc. intends to construct a new

RECOMMENDED ACTION: 1) Conduct a continued public hearing; 2) find the structure located at 215 Norton Street does not meet the Ukiah City Code criteria for historic or architectural significance; 3) return demolition permit application to Building Official for further processing. Alternate: Act on items 1-3; additionally, direct Staff to coordinate or require a solicitation through Request for Proposals (RFP) to interested parties for the salvaging of selective materials including decorative wood columns on the porch, accessible drop siding on the structure, and structural wood framing if not desired by the developer.

BUDGET AMENDMENT REQUIRED: No

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: David Rapport, City Attorney

Approved: _____


Sage Sangiacomo, City Manager

market-rate multi-family housing project.

The structure at 215 Norton Street is over 50 years old and therefore, according to the Ukiah City Code (UCC), the City Council must conduct a public hearing to review and determine if the home is historically significant, and if so, whether or not the proposed demolition would adversely impact the historical resources of Ukiah. If the City Council finds that the residence is historically significant, the permit cannot be immediately issued.

On November 28, 2017, the City Demolition Permit Review Committee considered the application. During discussion, one of the Committee members professed knowledge of the home containing selective recyclable materials and requested an exhibit be added to the motion to City Council. The selective materials included decorative wood columns on the porch, accessible drop siding on the structure, and structural wood framing. After further discussion, the Committee unanimously approved a motion to recommend that City Council find the structure located at 215 Norton Street does not meet the Ukiah City Code criteria for historic or architectural significance. The Committee also found that the proposed demolition of the home would not impact Ukiah's historical resources. Accordingly, Staff is recommending a finding that the home does not have historical or architectural significance. Additionally, to acknowledge the Committee's concerns regarding the reclamation of selective materials, Council may also direct Staff to issue a solicitation through Request for Proposals (RFP) to interested parties for the salvaging of these selective materials.

Criteria from Section 3016 (E) of the UCC:

Does the Building:

1. have a special or particular quality such as oldest, best example, largest, or last surviving example of its kind?

Analysis: The residence at 215 Norton Street is not on the Architectural Resources Inventory and not the oldest, best example, largest, or last surviving example of its kind. The house is not listed on the Ukiah Historical and Architectural Survey Update, prepared in 1999. This criteria does not apply.

2. exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic, or architectural history?

Analysis: The residence at 215 Norton Street is of a Victorian style built in 1906 and does not reflect significant special elements of the City's cultural, social, economic, political, aesthetic, or architectural history.

3. strongly identify with persons or events significant in local, state, or national history?

Analysis: The residence has no known association with anyone highly significant in local, state, or national history.

Please note the following Attachments. Attachment 1 - Demolition Permit Application; Attachment 2 - Location Map of the proposed demolition; Attachment 3 - Memorandum from Matthew Keizer, Building Official; Attachment 4 - Ukiah City Code Section 3016; Attachment 5 - Demolition Permit Review Committee Minutes, Dated November 28, 2017. Please also note this public hearing was continued from January 17, 2018 to January 31, 2018 .

Discussion: At their January 17, 2018 regular meeting, the Ukiah City Council requested staff research and provide answers to outstanding questions. Those questions plus answers are below. A copy of the discussion section of the January 17, 2018 staff report follows.

1. Regarding hazardous materials abatement. Why was the approval from Mendocino County Air Quality Management District (MCAQMD) not required prior to review of the demolition permit by City Council?

Answer: Approvals such as those from MCAQMD may be required before issuance of the building permit but are not required prior to review for historic significance. The City Council's decisions are limited to determining if

the structure has historic or architectural significance- and if it does- protecting the structure.

2. Regarding "piecemeal development" and concerns related to CEQA. If the City Council approves the demolition permit, could it put the City at risk of a CEQA challenge?

Answer: The City Council can avoid piecemeal development by prohibiting demolition unless or until a site development permit is approved. Environmental review will occur in connection with the issuance of the permit. With the foregoing prohibition, the City Council determination that the house does not have historical or architectural significance only determines that the procedures in subsection G of Section 3016 (see Attachment 4) do not apply to the issuance of the building permit.

3. Prevailing wages. If the City engages a contractor to complete the demolition of the structure or if the developer completes the demolition, would either or both of these actions trigger State prevailing wages?

Answer: If the City procured a contractor to demolish the structure, State prevailing wages would be triggered. Under Labor Code Section 1720, provided the City receives fair market value from the developer for the lease of the land prevailing wages would not be triggered if that private developer demolishes the structure.

4. Since the City has site control of 215 Norton, would the City Council be in the position to say the structure would not be demolished until an entitlement is approved on the property?

Answer: Yes. The City can prevent demolition until the site development permit is approved and final (i.e. not subject to judicial challenge under CEQA or otherwise). However, in the interest of developing housing at this site as soon as possible, it will be important to prepare the site in a timely manner.

5. Comment about process for demolition permits. The process needs to be clearer.

Answer: Agreed. Historically, demolition permits triggering review of the City Council (i.e. structures older than 50 years) have occurred quite infrequently. Although a process is outlined in UCC Section 3016 (Attachment 4- Sections C through H), Staff acknowledges that due to the infrequency with which these are heard a flow chart or other clearly outlined process may be helpful to both Staff and Council for future demolition permit reviews. Staff will have this developed and included for the next demolition permit requiring City Council approval.

Discussion section of staff report from January 17, 2018 meeting:

The single-family residence located at 215 Norton does not embody any distinctive characteristics or architectural style and is not associated with any historical figure. The home is located on a site where a new market-rate multi-family construction project is proposed. Since the building is over 50 years old and is proposed for demolition, the City Council, with the assistance of the Demolition Permit Review Committee, must determine if the house is historically significant and whether or not the proposed project would adversely impact its historic value.

The Demolition Permit Review Committee concluded the house does not embody any distinctive characteristics or architectural style and is not associated with any historical figures.

The applicant will be required to recycle 65% of the materials of the home per California Green Building Code. The unit of measure of the type of recycled materials must be consistent throughout this process.

Environmental Review:

Environmental review will be evaluated in conjunction with the site development permit for the proposed housing project prior to demolition.

Noticing of Public Hearing:

All required noticing of this public hearing was done, including publication in the Ukiah Daily Journal, direct mail to all property owners within 300 feet of the site, and notices posted on site and at the meeting location.



Planning & Community Development Department

300 Seminary Avenue

Ukiah, CA 95482

Email: planning@cityofukiah.comWeb: www.cityofukiah.com

Building Services

Phone: (707) 463-6203

Fax: (707) 463-6204

Demolition Permit Application and Survey Form

(Structures over 50 Years Old Subject to UCC Section 3016)

Property Owner: City of Ukiah		Applicant: Guillon Inc.	
Project Address/Cross Streets: 215 Norton Street. Crossstreet: Main and Mason		Assessor's Parcel Number: 002-153-04	
Zoning District: R3 - High Density Residential		General Plan Designation: HDR - High Density Residential	
Age of Structure: Built in 1906		How was age determined: Assessor	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? ☒ No ☐ Yes If yes, answer the questions below.			
Is it one of the 200 individually listed properties? ☐ No ☐ Yes			
Is it included on a potential Historic District? ☐ No ☐ Yes		If yes, which one?	
Is it one of the properties not considered worthy of specific analysis? ☐ No ☐ Yes			
Describe the structure's current condition: Neglected - Repairs and upkeep are necessary			
Describe the purpose of the demolition: To construct an apartment complex on this parcel and an abutting parcel			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed): Materials will be diverted from the waste stream to the best of our abilities.			
Can the structure be moved? ☒ No ☐ Yes		Are there plans to move the structure? ☒ No ☐ Yes	
Describe any moving plans (location, timing, etc.): None		BUILDING/PLANNING DEPARTMENT CITY OF UKIAH	
Describe any unique features of the building or property: Unknown		OCT 13 2017 RECEIVED	
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: None			
DATE SUBMITTED: OCT 13 2017		APPLICATION NUMBER: # 3138	

CITY OF UKIAH
BUILDING/PLANNING DEPARTMENT

DEMOLITION PERMIT APPLICATION & REVIEW PROCEDURES

(STRUCTURES OVER 50 YEARS SUBJECT TO UCC SECTION 3016)

Legal Authority

- A. Ukiah City Code Section 3016 requires buildings over 50 years old, or older from the date of the application, to be reviewed for historical, cultural, and architectural significance.

Exceptions: 1) Accessory buildings such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building are exempt from this review. Accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance, are subject to further review by the demolition Permit Review Committee. 2) Structures that present an immediate threat to the public health or safety may also be exempt from further review. *UCC Section 3016 (B1) and (B2)*

- B. City Council Resolution No. 94-34 established the Demolition Permit review Committee which is charged with the responsibility of: evaluating buildings for historical, cultural, and architectural significance; salvaging the archaic materials; and making a recommendation to City Council to grant, grant with conditions, or deny the Demolition Permit. The Planning Director or his/her designee has the authority to determine if review by the Demolition Review Committee is required.
- C. The City Council has the final authority to grant or deny the Demolition Permit. If the City Council determines that the building is historically, culturally, and/or architecturally significant, the permit to demolish the structure will not be issued.

Application Requirements (applicant/property owner)

- A. Completed Demolition Permit (building permit application) stating the age of the structure with documentation to support the age of the structure (such as a building permit and/or assessor's property information sheet(s))
- B. Completed Demolition Permit Application Survey Form
- C. Site Plan showing the precise location of the structure proposed to be demolished
- D. Supplemental written statement identifying the manner and method of demolition, and the intended disposition of the structure's materials and fixtures
- E. Signed Release of Property Information form
- F. **Optional:** Any plans showing or describing the intended reuse of the site.

Permit Processing Procedures (City staff/Demolition Permit Review Committee)

- A. Verify the age of the structure.
- B. Determine the historical, cultural, and/or architectural significance of the structure.
- C. Determine the feasibility of rehabilitating the structure, moving the structure, or salvaging the archaic materials.
- D. Compose a written report describing A, B, and C above; and/ or include relevant excerpts from the Ukiah Architectural and Historic Resources Inventory.
- E. Prepare a report for the Demolition Permit Review Committee on the request for the Demolition Permit and schedule a Demolition Permit Review Committee meeting to consider the request for demolition.
- F. Conduct a Demolition Permit Review Committee and make a recommendation to the City Council.
- G. Schedule the Demolition Permit for the next available City Council meeting for action by the City Council.
- H. Issue the Demolition Permit if approved by the City Council.



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MUNIS 3138

Demolition Permit for Structure more than 50 Years Old

Permit Required: Before a building or structure or portions of a building or structure can be demolished, a Demolition Permit must be secured. Demolition Permits are applied for and issued as Building Permits.

Historical Review (Structures over 50 Years Old): If the building proposed for demolition is over 50 years old, the permit may need to be considered by the Demolition Permit Review Committee to assess whether or not the structure has historic or architectural significance. The Committee will make a recommendation to the City Council. The City Council makes the final determination regarding historic and architectural significance and whether or not the permit can be issued. Ukiah City Code Division 3, Chapter 1, Article 3, Section 3016.

Work Prior to Securing a Demolition Permit: Any work for which the Building Code requires a permit may *not* commence prior to issuance of the Demolition Permit. Work that does not require a Building Permit, such as installation of a temporary construction fence, removal of carpet, removal of some types of awnings, and removal of moveable cases, cabinets, counters and partitions not over 5-feet 9-inches in height, may commence prior to issuance of the Demolition Permit.

Cost: The cost for a Demolition Permit is currently \$50.00 unless City Utility Department staff need to perform work. In this case, an additional fee will be charged by the Utility Department. If an encroachment permit is required, the Public Works Department charges a fee.

Encroachment Permit: Any work associated with a Demolition Permit that involves work within the public right-of-way, including a street or sidewalk closure, is required to obtain any Encroachment Permit from the Public Works Department prior to the commencement of work.

Air Quality Management District (MCAQMD): Before a Demolition Permit can be issued for a commercial structure, the project must be discussed with the Mendocino County Air Quality Management District who has responsibility for ensuring that any asbestos in the structure is identified and removed properly. If asbestos is not an issue, the MCAQMD will complete a form that must be submitted to the City before the permit can be issued. If asbestos is an issue, the MCAQMD will provide instructions on how to proceed.

Utilities: Before a demolition project can proceed, all utilities must be shut off and capped to the satisfaction of City staff.

City of Ukiah Contacts – Building Services

David Willoughby, Building Official

(707) 467-5718

dwilloughby@cityofukiah.com

Katrina Ballard, Development Permit Coordinator

(707) 463-6203

kballard@cityofukiah.com

RESIDENTIAL PROPERTY APPRAISAL RECORD

002-153-04 00
CITY OF UKIAH
Subdivision

3 215 Hutton

Blk Lot

Parcel
T.A.C. 31
Home Ex. ☐ Land Use: OIC/
Sheet of Sheets Appr. No.

SUBJECT PROPERTY				NEIGHBORHOOD			
USE	BUILDING	LAND IMPS.	TOPOGRAPHY	USE	"TYPICAL" IMPROVEMENTS		TOPOGRAPHY
Single	Proper	Sidewalk	Level	Residential	%	Buildings	Land
Modern		Curb	Rolling	Single		Class:	Sidewalk
Conventional	Class: DS	Gutter		Multiple		Built:	Curbs
Multiple:	Built: 1906	Street:	Low	Motel		Stories:	Gutters
Motel:	Stories: 1	Sewer	High			Area:	Street:
Vacant	Area: 1607	Septic		Commercial			Sewer
Proper	Utilities	Storm Drain	View	Retail		% Built up:	Septic
	All installed			Industrial			Storm Drain
	Underground	Street Lights					
Zoning:				Neighborhood Zoning:			Street Lights

SUMMARY						CORRELATION OF VALUE INDICATORS	
Assessment Year	1970	1903S	192004	1906-S	1909	1911	
Appraiser and Date		Jk-17 6/8/05	Jk-17 6/8/05	07 p.p. 11/06	11 SUR 1/31/10	11 (SME) 7/14/11	
Improvements RCN							
Improvements RCLND		1/8 T.C. DON		T.C. 6/29/06	T.C. 12/21/09	T.C. 3/8/11	
Land		11/13/03	2004/05				

VALUE INDICATORS					
Cost Approach		01(96) 9626 e 7/8			
Net Approach		02(96) 14334 e 7/8			
Income Approach					
Listed Price		01(04) 90000 e 1/8			
Sale Price		02(04) 160000 e 1/8	500000 (B)	1,144,000	1.00

APPRAISAL 06 BY					
Total Property Value	17910				
Land Value	7200	21096	21490	200000	UNAPPROVED
Improvement Value	10710	34661	35308	300000	UNAPPROVED
Entered					

Remark: \$ \$ \$ \$ \$ \$

ADDRESS 215 NCP-N

SHEET _____ OF _____ SHEETS

~~D-1.5 B~~

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL												
														ROOMS		FLOORS			FLOOR FINISH		TRIM		INTERIOR FINISH			
D-8		Light		X Frame		Stucco on		Flat 1/4 Pitch		Wiring		Heating		Cooling												
		Sub-Standard		J. X				Gable 1/4		K.T. Conduit		Forced		Cleaning				B 1 2			Material Grade		Walls		Ceilings	
ARCHITECTURE		X Standard		Sheathing		X Siding		X Hip 1/4		B x. Cable		Gravity		Humid.		All					Lumber		S. R.		S. R.	
CONVENTIONAL		Above-Standard		Concrete Block		C. I. 12"		Shed 1/4		Fixtures		X Wall Unit		F elec.												
Stories		Special		B.B.B. T.B.G.				Cut Up		Few Cheap		X				Ent. Hall									10	
USE TYPE				Brick		Shingles		Dormers		X Avg. X Medium		Floor Unit				Living		1			W/W A					
Single		FOUNDATION		Adobe		Shakes		Y 2		Many Special		Zone Unit				Dining		1								
Double		X Concrete		Floor Joist:		B.B.B. T.B.G.		Gutters				Central														
Duplex		Reinforced		1st: "X" - "						PLUMBING						Bed		3								
Apartment		Brick		2nd: "X" - "		Brick		Shingle		Poor Good						Bed										
Flat		Wood		X Sub Floor		Stone		Shake		X FAIR		Oil Burner														
Court		Piers				WINDOWS		Tile		Fixtures																
Mr.						D.H. X Casement		Tile Trim		X Water Heater		M-B.T.U.		B.V.H.		Kitchen		1								
				Insulated Ceilings		Steel Sash		X Composition		X Automatic		N Fireplace														
Units		Light Heavy		Insulated Walls		Screens		X Compo. Shingle		X Gas Elect.						Drain Bd.		Material: Much			Lath: 3/4 Ft.		Splash: 6"		Siz	

CONSTRUCTION RECORD										BATH DETAIL																													
Permit		Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)						BATH DETAIL																							
No.	For					Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage	Cupb'd	Closet	Workmanship	Fl.	No.	FINISH		FIXTURES				SHOWER													
																	Floors	Walls	Wc	Lo.	Tub.	Type	Grade	SX	OT	GD	Finish												
			E 1006		1956	50	14	R55	41	FL	F	G	G			1	1	VINYL	S,OR.	X	X	X	m+σ	1-															
65	ALTER	2500	9/29/71		1966	48	15	R.55	43	A																													
					1920	1975	55	11	R55	30	A																												
										SPECIAL FEATURES																													
										Book Cases										Built-in Beds										Venetian Blinds									
										Shutters																													

COMPUTATION

Appraiser & Date		2-10-68		5/13/59 B		EL 2-9-68		7-1-74		3-10-75				11/06 p.m.			
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
H.O. SE	1607.	6.20	8215	6.20	8910	7.70	11,060	9.40	13500.	10.00	16070'			10.21	162644		
C-W.P.	373	2.00	626		630												
SABIN	168	No Val.															
A.C.					300		300		500		500'				unc		
H.S.	362			1.20	430	1.80	650	2.50	900.		900'			2400	8640		
W-Co (1/3)	42.					2.55	550	3.10	670'	3.30	140'				unc		
TOTAL		8841		10,270		12560	X1.1	17130.	X1.1	19370.		9700		171284			
NORMAL % GOOD		41		41		43		37		obs. 50		x1.5					
R.C.L.N.D.		3624		4210		5400		6340.		9690'		14550.		alloc 300000			

SHEET _____ OF _____ SHEETS

ADDRESS 215 L. S. Rd

SHEET _____ OF _____ SHEETS

CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL									
		Light		Frame		Stucco on		Flat	Pitch	Wiring		Heating	Cooling	ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH		
		Sub-Standard						Gable		K.T.	Conduit	Forced	Cleaning	B	I	2	Material	Grade		Walls	Ceilings		
2-8																							
ARCHITECTURE		Standard		Sheathing		Siding		Hip	4/12	B.X.	Cable	Gravity	Humid.	All						S.R.	S.R.		
CONVENTIONAL		Above-Standard		Concrete Block				Shed	4/12	Fixtures		X Wall Unit	elec.										
1- Stories		Special		B.B. T.B.G.				Cut Up		Few	Cheap	4		Ent. Hall							10		
USE TYPE				Brick		Shingles		Dormers		X Avg.	X Medium	Floor Unit		Living	1		w/w	4					
Single	FOUNDATION			Adobe		Shakes		2 x 4		Many	Special	Zone Unit		Dining	1								
Double	X Concrete			Floor Joist:		B.B. T.B.G.		Gutters				Central											
Duplex	Reinforced			1st: "x" - "						PLUMBING				Bed	3								
Apartment	Brick			2nd: "x" - "		Brick		Shingle		Poor	Good			Bed									
Flat	Wood		X	Sub Floor		Stone		Shake		X FAIR		Oil Burner											
Court	Piers					WINDOWS				Fixtures													
Metal						X D.H.	X Casement	Tile Trim		X Water Heater		M-B.T.U.											
				Insulated Ceilings		Steel Sash		X Composition		X Automatic		N Fireplace		Kitchen	1								
Units	Light Heavy			Insulated Walls		Screens		X Compo. Shingle		X Gas	Elect.			Drain Bd.	Material:	1/2 in	Lgth:	20 Ft.	Splash:				

Permit		Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form.	Storage Space Cupb'd/Closet	Work- manship	Fl.	No.	FINISH		FIXTURES				SHOWER		
No.	For																	Floors	Walls	Wc.	La.	Tub.	Type	Grade	St.	Q.T.
			E 1906		1956	50	14	R55	41	FL.	F	G	G			1	1	VINYL	J.R.	X	X	X	m+o			
65	ALTER	2500	9/30/74	1920	1960	48	15	R-55	43	A	A															
				1920	1975	55	11	R55	32	A																
																			SPECIAL FEATURES							
																Book Cases		Built-in Beds				Venetian Blinds				
																Shutters										

Appraiser & Date		2/10 - 6-11-57		5/13/58 B		EL 2-9-62		NOH 7-1-74		3-7-75				11/06 ppi			
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Hq SE	1607.	6.20	8215	6.20	8910	7.70	11,060	9.40	13500.	10.00	16070'			10/21	162644		
C.M.P.	313	2.00	626		630										—		
SABIA	168	No Val.													—		
A.C.					300		300		500		500'				inc		
I	36			1.20	430	1.80	650	2.50	900.		900'			2400	8640		
W-Cp (1/3)	42					2.55	550	3.10	670'	3.30	140'				inc		
TOTAL			8841		10,270		12560	X1.1	17130.	X1.1	19370'		9700		171284		
NORMAL % GOOD			41		41		43		37		obs 50		X1.5				
R.C.L.N.D.			3624		4210		5400		6340.		9670'		14550.		alloc 300000		

01

2-153-04

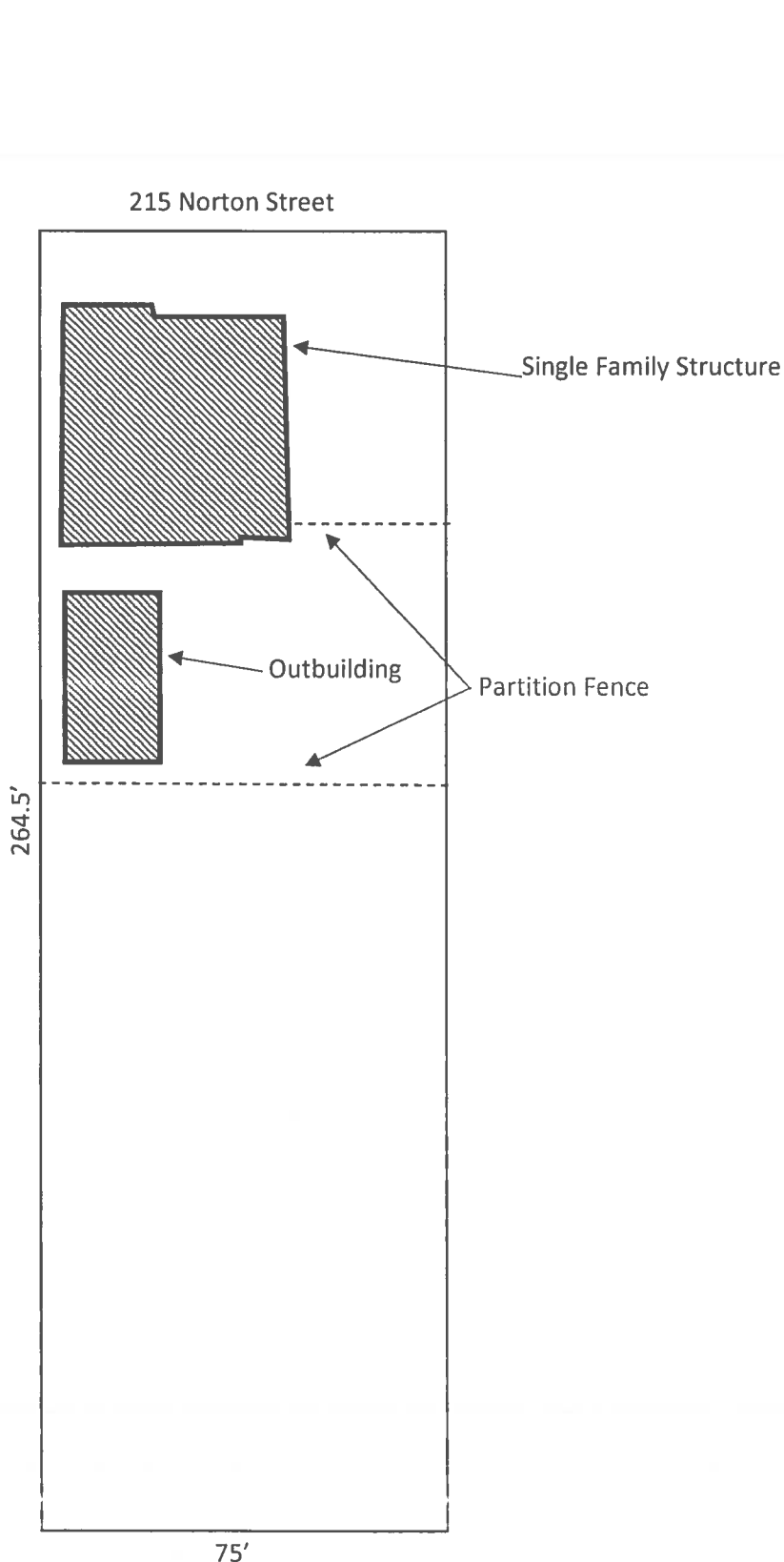
F FURNISHED; U UNFURNISHED					SUBJECT PROPERTY RENTALS							LAND VALUE COMPUTATIONS					
ADDRESS	NO. UNITS	F	U	REMARKS	19	19	19	19	19	19	YEAR	WIDTH	DEPTH	AREA	UNIT VALUE	VALUE	

SUBJECT PROPERTY INDICATED VALUE (MULTIPLE)						SUBJECT PROPERTY SALES RECORD						
YEAR	RENT	GRM	NO. UNITS	VALUE PER UNIT	INDICATED VALUE	DATE	R.S.	SALE PRICE	TR. DEED	DOWN PAYMENT	OTHER	GRANTEE (BUYER)
					Aol 3-124-4	5-25-79				1208-556	9174 Trust	Hamilton, Irene M & Jm

SALES COMPARISONS											
PARCEL NO.	SALE DATE	ADJ. SALE PRICE	GRM	SALE PRICE PER UNIT	COMPARABILITY	PARCEL NO.	DATE	ADJ. SALE PRICE	GRM	SALE PRICE PER UNIT	COMPARABILITY

REMARKS (Please Date & Initial) 5-2-90-M.D. AOL TAC - New - 3-031 old - 3-001 yellow (AOL-fee 2-153-02)

Site Plan to Accompany Demolition Permit
215 Norton Street



Not Drawn to Scale

To Be Removed:

Single Family Structure
Shed/Outbuilding
Partition Fence

Situs: 215 Norton Street
Owner: City of Ukiah
APN: 002-153-04
Size: 0.455 acre

Approximate Sq.Ft. 1,600*
Year Built: 1906*

*Per Accessor's Office

RECEIVED

OCT 13 2017

CITY OF UKIAH
BUILDING/ PLANNING DEPARTMENT

MEMORANDUM

TO: Demolition Permit Review Committee

FROM: Matt Keizer, Building Official

DATE: November 27, 2017

SUBJECT: 215 Norton Street Demolition Permit

On November 27, 2017, I reviewed the Demolition Permit application materials and performed a site view. According to the Mendocino County Assessors record the structure was originally constructed in 1906 the structure was altered in 1956, 1968 and 1975. According to the Historical Inventory there have been numerous additions and remodels over the years and the home is most significant for its historic associations with local figures of note and community interest that have owned the home. The structure is not listed on any local, state or federal historic inventories or lists. The current owner has applicant has requested the demolition of the structure.

On November, 2017 I visited the site and I believe that the home is not historically significant and meets the criteria for demolition.

ATTACHMENTS:

1. Demolition Permit Application Materials.

§3016 MODIFICATIONS TO THE CALIFORNIA BUILDING CODE

A. The section of the California building code, relating to applications for building permits is modified to require in an application to demolish a building, the date when the building was first constructed, if known. The terms "demolish" or "demolition", as used in this section, shall mean: 1) the tearing down of all or part of a building or 2) the cumulative alteration of a building pursuant to one or more building permits issued over a five (5) year period, where fifty percent (50%) or more of the structural or exterior components of the building are removed or replaced. The review required by this section shall occur with the application for the permit that: 1) results in the tearing down of all or part of the building or 2) authorizes the cumulative alteration of the building that equals or exceeds the specified percentage.

B. The section of the California building code, relating to the issuance of a building permit, is modified to require that, as to buildings constructed fifty (50) years or more prior to the date of application, the director of planning or his/her designee shall determine whether:

1. The building is an accessory building such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building; except that certain accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance shall be subject to further review as provided in subsection D of this section, unless the building is subject to demolition under subsection B2 of this section.

2. Immediate demolition of the building is necessary to protect the public health or safety and the failure to immediately demolish the building would constitute a serious threat to the public health or safety.

C. If subsection B1 or B2 of this section applies to the building, no further review shall be required under this section and the permit shall be issued in accordance with the provisions of the California building code.

D. If the planning director finds that neither of the exceptions in subsection B1 or B2 of this section applies to the building, a building permit to demolish a building shall be subject to further review in accordance with this section. The planning director shall transmit the proposal to the demolition review committee, or other official reviewing body established by the city council, for review, comment, and a recommendation to the city council. Once the demolition review committee formulates a recommendation concerning the disposition of the proposed permit, the planning director shall schedule and duly notice the matter for a public hearing and decision by the city council. The public noticing shall indicate the day, time, place, and purpose of the public

hearing, and how additional information about the subject matter can be obtained. The public noticing shall be accomplished in the following manner:

1. Publication in a newspaper of general circulation in the city at least ten (10) days prior to the hearing.
2. Mailing or delivery at least ten (10) days prior to the hearing to the owner(s) of the subject property, or his/her agent, and to the project applicant, if the applicant is not the owner.
3. First class mail notice to all owners (as shown on the latest available Mendocino County tax assessor's equalized assessment roll) of property within three hundred feet (300') of the subject property.

E. In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or
2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or
3. Is strongly identified with persons or events significant in local, state, or national history.

F. If the demolition review committee finds that any of the criteria listed in subsection E of this section apply to the building proposed for demolition, it shall recommend denial of the permit to the city.

G. 1. The city council shall conduct a public hearing pursuant to subsection D of this section to consider the recommendation of the demolition review committee, and to determine if any of the criteria listed in subsection E of this section apply to the building proposed for demolition. If the city council determines that any one of the criteria applies, it shall make a corresponding finding to that effect.

2. At the hearing, the applicant shall have the opportunity to present evidence that a viable market does not exist for the building, taking into account the condition of the building, the probable cost to put the building into marketable condition, and the uses of the property allowed under existing or probable future zoning regulations. The city council shall consider such evidence offered by the applicant and any other information presented at the meeting by any interested party or by staff, to determine whether or not a

viable market exists. "Viable market" means that it is reasonably likely that the building could be sold within a commercially reasonable period of time for more than the seller would be required to invest in the purchase of the property and preparing the property for sale, or that the property could produce a reasonable return on the amount of money it would take to purchase the property and prepare the building for income producing purposes. "Reasonable return" means the average rate of return on real estate investments in the Ukiah Valley.

3. If the city council determines that a viable market exists:

a. It shall so notify the building official who shall not issue the permit. The city council shall determine whether a viable market exists based on substantial evidence presented at the hearing, or, it may assume that a viable market exists, if the applicant fails to present substantial evidence that a viable market does not exist;

b. Not more than once within any twelve (12) month period, the applicant may submit a new application for a permit and the city council may reconsider whether a viable market exists:

(1) Upon a showing by the applicant that market conditions have changed; or

(2) Based upon new information that in the exercise of reasonable diligence the applicant could not have produced at the first hearing.

4. If the city council determines, based on substantial evidence, that a viable market does not exist, the issuance of the permit shall be stayed for a period of ninety (90) days.

a. During that ninety (90) day period, the city shall do the following:

(1) Determine whether other alternatives to demolition exist, which are acceptable to the applicant, that would preserve the historic, architectural or cultural significance of the building;

(2) Determine whether funds are available from any private source for the acquisition and preservation of the building through a negotiated purchase on terms acceptable to the applicant; or

(3) If sufficient funds are available from any private source and a negotiated purchase is not possible, determine whether to acquire the building through eminent domain.

b. If within the ninety (90) days, the city does not reach agreement with the applicant or commence acquisition of the building, the building official may issue the permit in accordance with the provisions of the California building code.

c. If within the ninety (90) day period, the city either: 1) reaches agreement with the applicant or 2) commences acquisition of the building, the building official shall not issue the permit.

d. However, the building official shall continue to process the application for the permit in accordance with the California building code, if the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

e. The city manager or his/her designee shall inform the building official whenever the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

f. If the building official has issued a demolition permit under this subsection and the permittee applies to extend the permit an additional one hundred eighty (180) days in accordance with the applicable provisions of the California building code then in effect, the building official shall refer the application to the city manager for an initial determination as to whether market conditions have changed. The city manager shall make the determination within ten (10) days after the application is referred by the building official. If the city manager determines that market conditions may have changed and that a viable market may exist for the property, he or she shall schedule the matter for a hearing before the city council to be noticed and conducted in accordance with subsection D of this section and this subsection G. However, at the hearing the city shall have the burden of proving by a preponderance of the evidence that market conditions have changed and a viable market exists. If the city manager determines that market conditions have not changed, he or she shall so notify the building official and the applicant. Upon such notification, the building official shall further process the application to extend the term of the permit in accordance with the requirements of the California building code then in effect. If the city council conducts a hearing upon referral by the city manager, the city clerk shall provide written notification to the building official and the applicant of the city council decision. If the city council decides that a viable market exists, the building official shall not issue the permit, but the provisions of subsection G3b of this section shall apply. If the city council decides that a viable market does not exist, the building official immediately shall proceed to further process the application in accordance with the applicable provisions of the California building code then in effect.

5. "Diligently pursue acquisition" means taking all steps within the time required by law to acquire the building by eminent domain.

6. References to "applicant" herein shall include the building owner.

H. The planning director shall provide a written notice of the city council determination to the applicant. The written notification shall be mailed or hand delivered within five (5) days from the date of the city council's decision. The notice shall include the finding(s) and decision made by the city council and a copy of this section.

I. The applicant for a permit for a building determined to have historic, architectural or cultural significance shall salvage the building materials for reuse to the maximum extent feasible, and shall ensure that upon completion of the demolition, the site is left in a safe, presentable, and clutter free condition.

J. 1. Grounds For Reconsideration: The city council may reconsider a decision under this section within sixty (60) calendar days from the date the decision was made, if information that may have materially affected the decision was: a) misrepresented by the applicant, or b) not disclosed by the applicant, if the applicant knew or should have known that the information may have affected the city council decision. "Information" as used herein means matters of fact or law.

A decision may not be reconsidered, if all three (3) of the following have occurred: The permit: a) has been issued, b) did not at the time it was issued violate any provision of the California building code, as adopted by the city, or any other city ordinance or state or federal law, and c) the permittee has commenced demolition in good faith reliance on the permit.

2. Procedure On Reconsideration: Reconsideration of a decision under this section may be placed on the agenda for a regular city council meeting by any member of the city council who voted in favor of the original decision. Notice of any meeting where reconsideration is on the agenda shall be provided in accordance with subsection D of this section. If already issued, the permit shall be suspended from the date that an eligible city council member requests that the matter be placed on the agenda and until the city council makes a final decision upon reconsideration. The building official shall notify the applicant in writing of the permit suspension. At the meeting, the city council shall determine, based on evidence provided to the city prior to or during the meeting, whether reconsideration is permitted under subsection J1 of this section. Any motion to reconsider the decision shall contain findings supported by substantial evidence. If upon reconsideration the city council makes a different decision, the city clerk shall provide notice of that decision to the building official and the applicant/permittee within five (5) working days after

the decision is made. If, upon reconsideration, the city council determines that a building has historic, architectural, or cultural significance, and the building official has issued a permit based on the previous decision, the building official shall revoke the permit. If the previously issued permit has expired, the building official shall deny an application for a new permit, unless the permit is issued in accordance with subsection G4 of this section. (Ord. 838, §1, adopted 1984; Ord. 927, §1, adopted 1992; Ord. 1014, §1, adopted 1998; Ord. 1103, §1, adopted 2007)

**CITY OF UKIAH
DEMOLITION PERMIT REVIEW
COMMITTEE MEETING
MINUTES
November 28, 2017**

1. CALL TO ORDER

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 11:05 a.m. in Conference Room No. 1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

Chair Craig Schlatter presiding.

2. ROLL CALL **Present:** Member Tim Eriksen, Matt Keizer, Estok Menton
and Chair Craig Schlatter

Absent: None.

Staff Present: Kevin Thompson, Planning Manager
Adele Phillips, Assistant Planner
Cathy Elawadly, Recording Secretary

Others present: Ryan LaRue
Mike Palleson

3. APPROVAL OF MINUTES – January 07, 2016

Motion/Second Eriksen/Schlatter to approve January 07, 2016, as submitted. Motion carried by the following roll call vote: AYES: Member Eriksen, Menton, and Chair Schlatter. NOES: None. ABSTAIN: None. ABSENT: Member Keizer.

Member Keizer present at 11:12 a.m.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

Member Menton:

- Recognizes the importance of the Demolition Permit Review Committee and gave a history about the reason he is serving.

5. APPEAL PROCESS

There is no formal process of decisions made by the Committee. All decisions are advisory to the City Council.

6. DEMOLITION PERMIT REVIEW AND RECOMMENDATIONS

- a. An application was received by the City of Ukiah to demolish a single-family home at 215 Norton Street. The single-family home was constructed in 1908.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 27, 2017.
- The home is not historically significant and meets the criteria for demolition.

Minutes of the Demolition Permit Review Committee, November 28, 2017, Continued:

Note: The California Green Building Code requires the recycling of materials in the case of a demolition such that the applicant would be required to recycle 65% of the materials from the home.

There was Committee discussion regarding the importance of reclaiming, salvaging and/or recycling of materials as much as possible.

Member Menton:

- Related to determining the historical, cultural, and/or architectural significance of the structure, is of the opinion while the home at 215 Norton Street has no real historical importance, there are certain selective materials with regard to the decorative wood columns on the porch, and possibly the accessible 'drop siding' and wood framing have some relevance for reclaiming purposes and/or corresponding benefit for adaptive re-use elsewhere.
- Understands the essential value of reclaiming and/or salvaging of materials for possible re-use elsewhere and inquired about the process since the home is City-owned.

Member Eriksen:

- Acknowledged the subject property and house is City-owned and as such, there is specific protocol regarding demolition procedures and processes pertinent to reclaiming/salvaging of materials.

PUBLIC HEARING OPENED: 11:24 A.M.

Ryan LaRue:

- Agrees consideration should be given to reclaim and salvage materials as much as possible for demolition of structures/buildings over 50 years older.

PUBLIC HEARING CLOSED: 11:25 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Member Menton:

- Requests the motion to recommend City Council approve the demolition of the house at 215 Norton Street provide an Exhibit A for reclaim of selective materials that include the following items:
 1. Decorative wood columns on porch;
 2. Accessible drop siding on the structure;
 3. Structural wood framing.

Motion/Second to recommend City Council approve the demolition of the home at 215 Norton Street to include Exhibit A, as referenced above. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

Minutes of the Demolition Permit Review Committee, November 28, 2017, Continued:

- b. An application was received by Rural Communities Housing Development Corporation (RCHCD) to demolish two structures at 232 and 245 E. Gobbi Street. The two structures were originally constructed in 1951 and altered in 1968.

Planning Manager Kevin Thompson:

- Gave a staff report as provided in a Memorandum from the Building Official, dated November 20, 2017.
- The home is not historically significant and meets the criteria for demolition.

There was Committee/applicant discussion about the possibility of relocating one of the structures as opposed to demolition.

PUBLIC HEARING OPENED: 11:38 A.M.

PUBLIC HEARING CLOSED: 11:38 A.M.

Demolition Permit Review Committee (DPRC) consensus:

- The home is not historically significant having no historic value and supports approval of the proposed demolition permit.

Motion/Second Menton/Eriksen to recommend City Council approve the demolition of two structures at 232 and 245 E. Gobbt Street. **Motion carried** by the following roll call vote: AYES: Member Eriksen, Keizer, Menton and Chair Schlatter. NOES: None. ABSENT: None. ABSTAIN: None.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 11:42 a.m.

Cathy Elawadly, Recording Secretary