



Demolition Review Committee

Special Meeting AGENDA

(to be held both at the physical and virtual locations below)

Ukiah Civic Center Annex ♦ 411 West Clay Street ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://us06web.zoom.us/j/85739638518>

To view the meeting (without participating), go to: <http://www.cityofukiah.com/meetings/>

Or you can call in using your telephone only:

- Toll-free 1-669-444-9171
- Enter the Access Code: 857 3963 8518
- Raise hand: After being recognized, Enter *9
- To Speak after being recognized: enter *6 to unmute yourself

October 21, 2024 - 10:00 AM

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF MINUTES

3.a. Approval of the February 2nd, 2022 - Special Meeting Minutes

Recommended Action: Approve the Special Meeting Minutes of February 2, 2022

Attachments: Special Meeting Minutes of February 2, 2022

4 COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Demolition Review Committee welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

5 APPEAL PROCESS

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

6 NEW BUSINESS - DISCUSSION/ACTION

6.a. Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 233 Thomas Street (APN 003-084-02).

Attachments:

1. Application Materials - Demolition Review
2. Assessor Records (003-048-012)

3. UCC Section 3016
4. Public Agency Referral & Comments Received

7 UNFINISHED BUSINESS - DISCUSSION/ACTION

8 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. 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 24 hours prior to the meeting set forth on this agenda.

**CITY OF UKIAH
DEMOLITION PERMIT REVIEW
COMMITTEE MEETING
MINUTES
February 02, 2022**

1. CALL TO ORDER

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 2:01 p.m. via Zoom teleconference.

Chair Schlatter presiding.

2. ROLL CALL

Members Present: Matt Keizer, Chief Building Official, Community Development Department – Building Division; Alyssa Ballard, Archivist & Historian, Historical Society of Mendocino County; Tim Eriksen, City Engineer, Public Works; Chair Craig Schlatter, Community Development Director

Members Absent: None

Staff Present: Mireya Turner, Planning Manager

Others present: Joti Chandi, Property Owner/Applicant

3. APPROVAL OF MINUTES

- a. December 21, 2021- Regular Meeting Minutes **Motion/Second Eriksen/Ballard** to approve the minutes of December 21, 2021, as submitted. Motion carried by the following roll call vote: AYES: Chair Schlatter Member Eriksen, Keizer and Ballard. NOES: None. ABSTAIN: None. ABSENT: None.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPEAL PROCESS

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

6. NEW BUSINESS

- a. Request for Review and Recommendation to the City Council Regarding an Application for Demolition of Two Structures Over the Age of 50 Years Old Located at 1102 and 1104 South State Street (APNs 003-130-09 & 003-530-11)

Planning Manager Mireya Turner presented the Project.

PUBLIC INPUT OPENED: 2:11 p.m.

Speakers: Joti Chandi

PUBLIC INPUT CLOSED: 2:13 p.m.

- 1) **Motion/Second (Eriksen/Keizer):** to recommend City Council approval of the demolition permit to demolish the building located at 1102 South State Street in accordance with UCC Section 3016, and make a recommendation to the City Council

Motion carried by the following roll call vote: AYES: Chair Schlatter Member Eriksen, Keizer and Ballard. NOES: None. ABSTAIN: None. ABSENT: None.

- 2) **Motion/Second (Eriksen/Keizer):** to recommend City Council approval of the demolition permit to demolish the building located at 1104 South State Street in accordance with UCC Section 3016, and make a recommendation to the City Council

Motion carried by the following roll call vote: AYES: Chair Schlatter Member Eriksen, Keizer and Ballard. NOES: None. ABSTAIN: None. ABSENT: None.

7. **UNFINISHED BUSINESS**

None

8. **ADJOURNMENT**

There being no further business, the meeting adjourned at 2:17 p.m.

TO: Demolition Review Committee

FROM: Jesse Davis, Chief Planning Manager

DATE: October 9, 2024

SUBJECT: Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 233 Thomas Street (APN 003-084-02).

BACKGROUND & PROJECT DESCRIPTION

On September 12, 2024, the Property Owner/Applicant submitted a permit request to demolish the residential structure at 233 Thomas Street (APN 003-084-02). Based on a review of records from the Mendocino County Assessor, the subject structure was originally constructed in 1939. Since the building was constructed over 50 years, this request is subject to Ukiah City Code Section 3016. Notably, the subject structure is not listed on the City's Ukiah Historical and Architectural Survey Update (1999), nor is it included in the Ukiah Architectural and Historical Resources Inventory Report (1985).

DISCUSSION

Like other residential structures within this area of Ukiah, the combination of Heavy Commercial (C-2) zoning and airport compatibility restrictions has made the perpetuation of residential uses challenging. The Property Owner/Applicant seeks to demolish the residential unit to allow for more usable off-street area for the existing commercial structure, which is also located on the subject property, and is addressed as 235 Thomas Street.

The subject property is located within the Heavy Commercial (C-2) District and is therefore governed by the permitted uses and regulations of that zone. While most residential uses in the C-2 District require a discretionary permit, the existing residential structure, due to its age, is considered legal non-conforming. This C-2 zoning designation may create potential conflicts between the residential use and the adjacent commercial activities. Additionally, the property lies within Zone 2 of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), known as the "Approach/Departure Zone." This zone typically enforces stricter land use regulations due to the increased risks of noise, safety hazards, and frequent aircraft overflights.

If the City Council approves the demolition of the structure, the property owner/applicant plans to proceed with the demolition permit, which was submitted concurrently with this request and is detailed further in Attachment 1. The application materials include documentation related to the Mendocino County Air Quality Management District (MCAQMD) and related asbestos requirements.

Attachment 2 includes information from the Mendocino County Assessor, confirming that the residential structure was originally built in 1939. Additionally, it contains the Commercial Property Appraisal Record and the Industrial Building Record for the subject property.

UCC § 3016 – REGULATORY OVERVIEW

As iterated in Attachment 3, per Section 3016(A) of the Ukiah City Code, the demolition of structures older than 50 years requires additional evaluation to ensure that historically, architecturally, or culturally significant buildings are preserved. That additional review is facilitated by the Demolition Review Committee, as well as the City Council.

With regards to UCC §3016, the Community Development Director has reviewed the property and determined that neither of the exceptions listed in subsections B1 or B2 apply. These exceptions pertain to:

- B1: Cases where the building is determined to be an immediate threat to public health or safety.
- B2: Buildings that lack any historical, cultural, or architectural significance as defined under the City's guidelines.

The Demolition Review Committee is required meet to discuss and review the structure's historical, architectural, and cultural value. This meeting will include:

- A discussion of the building's significance based on the application materials and documentation from the Mendocino County Assessor.

A formal recommendation is subsequently forwarded to the City Council on whether the demolition permit should be granted. Upon receipt of the committee's recommendation, the Planning Division will schedule a public hearing before the City Council. Proper notice will be provided to ensure that all interested parties have an opportunity to participate in the public process. During the hearing, the City Council will consider the committee's recommendation and make a final decision on the demolition permit.

Prior to the City Council Hearing any additional Public Agency comments (Attachment 4), not included within the Application materials, will be conveyed for the evaluation of the City Council prior to their public hearing.

RECOMMENDATION

Staff is requesting the Demolition Review Committee:

Review the proposal to demolish the building at 233 Thomas Street in accordance with UCC Section 3016 and make a recommendation to the City Council.

ATTACHMENTS

1. Application Materials – Demolition Review
2. Assessor Records (APN 003-084-02)
3. UCC Section 3016
4. Public Agency Referral & Comments Received



City of Ukiah

BUILDING DIVISION

COMMUNITY DEVELOPMENT DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

Email: planning@cityofukiah.com

Web: cityofukiah.com

Phone: 707-467-5786

Fax: 707-463-6204

Inspections: 707-463-6739

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

Property Owner: Michael + Lisa Dunn		Applicant: Michael + Lisa Dunn	
Project Address/Cross Streets: 233 Thomas St. Ukiah, CA. 95482		Assessor's Parcel Number: 003-084-0200	
Zoning District: Commercial		General Plan Designation: Demo - remove House	
Age of Structure: 1950		How was age determined: Insurance record	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, answer the questions below.			
Is it one of the 200 individually listed properties? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Is it included on a potential Historic District? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, which one?	
Is it one of the properties not considered worthy of specific analysis? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Describe the structure's current condition:			
Describe the purpose of the demolition: To remove house to have more useable Land space			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed):			
Can the structure be moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		Are there plans to move the structure? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Describe any moving plans (location, timing, etc.): N/A			
Describe any unique features of the building or property: If anything such as fire were to destroy the house you could never rebuild the house because it is zoned commercial.			
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: no significance			
DATE SUBMITTED: 09/12/2024		APPLICATION NUMBER: FILE #: 24-001211	



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Release of Property Information Form

Date: 8-14-24

To: Mendocino County Assessor's Office
Attn: Mendocino County Property Appraiser
501 Low Gap Road, Room 1020
Ukiah, CA 95482

From (Property Owner): Michael + Lisa Dunn

Re: Assessor's Parcel No: 003-084-0200

Street Address: 233 Thomas 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.

Lisa Dunn
Property Owner Signature






8-14-24
Date

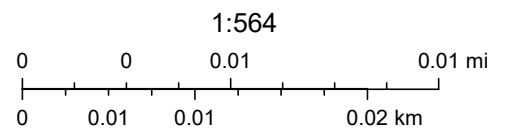
Revised 9/11/2012
Revised 3/7/19

233 Demolition Permit - Dunn



10/7/2024, 11:35:46 AM

-  County Boundary
 -  Private Roads
 -  Public Roads
 -  Parcels
 -  Highways
- Communities



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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24-00211

BUILDING PERMIT APPLICATION

Form with fields for Value of Work (\$), Assessor Parcel Number (003-084-0200), Use of Building, Building Address (233 Thomas St - Ukiah, CA, 95482), Description of Work (Demo of structure), Building Owner Name (Michael + Lisa Dunn), Building Owner Email (dunnrightpntg1@yahoo.com), Building Owner Phone # (707-972-5678), Building Owner Mailing Address (75 D. Kunzler Ranch Rd - Ukiah, CA, 95482), Designer Name (owner Michael + Lisa Dunn), Designer Mailing Address, Contractor Name, Contractor Mailing Address, and 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: License Number: Date:

Contractor Signature: Date:

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: <i>Michael G. M...</i> <i>Lisa Dunn</i>	Date: <i>8-14-24</i>
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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:

Name of Agent:	Phone #:	Verified By (City Staff):

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: <i>Michael G. M...</i> <i>Lisa Dunn</i>	Date: <i>8-14-24</i>
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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:
HIA

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: <i>Michael G. M...</i> <i>Lisa Dunn</i>	Date: <i>8-14-24</i>
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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)
 Revised 2/7/18 MK



City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

300 SEMINARY AVENUE UKIAH, CA 95482

BUILDING DIVISION

Email: planning@cityofukiah.com
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Inspections: 707-463-6739

Notice to Property Owner

Important Notice to Property Owner

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at: 233 Thomas St - Ukiah, CA 95482

The City of Ukiah Building Services is providing you with an Owner-Builder Acknowledgement and Information Verification form to make you aware of your responsibilities and risk you may incur by having this permit issued in your name as the Owner-Builder. Building Services will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address noted above.

Owner's Acknowledgement and Verification of Information

Read and initial each statement below to signify you understand or verify this information.


Initials

- 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his/her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his/her employees while working on my property. My homeowner's insurance may not provide coverage for these injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed contractor to assume responsibility.
3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from the potential financial risk by hiring a licensed Contractor and having the permit filed in his/her name instead of my own.
4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least \$500 including labor and materials, I may be considered an "employer" under state and federal law.
6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all the work is performed under contract with a licensed general building Contractor.
8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

- | | |
|-------------------------|--|
| 9.
M.E.D.
J.M.D. | 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I understand I may contact the California State License Board (CSLB) at 800-321-CSLB or www.cslb.ca.gov for more information about licensed contractors. |
| 10.
M.E.D.
J.M.D. | 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am partly legally and financially responsible for proposed construction activity at the address identified below. |
| 11. M.E.D.
J.M.D. | 11. I agree that, as the partly legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers. |
| 12.
M.E.D.
J.M.D. | 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that is an unlicensed Contractor or employee of this individual or firm s injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. |

Before a Building Permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: 	Date: 8-14-24
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Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

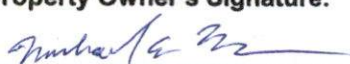
Authorization of Agent to Act on Property Owner's Behalf

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (Description of Work):	
Project Address/Location:	
Name of Authorized Agent:	Phone No.:
Address of Authorized Agent:	

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: 	Date: 8-14-24
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Revised 2/10/2014
Revised 3/7/2019



MENDOCINO COUNTY AIR QUALITY MANAGEMENT

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

ASBESTOS NOTIFICATION FORM FOR DEMOLITION AND RENOVATION

For District Use Only:		Date Received: 8/14/24	Notification #: ASB-2024-065	Facility #: 55816
I Type of Notification:		<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Cancellation	<input type="checkbox"/> Revision #:
II Site Address: (include City)		233 Thomas Street Ukiah		Cross Street: Cunningham Street
Building Description:		Single family residence		Single Family Dwelling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Current Use:		Residence		Proposed Use: N/A
<input checked="" type="checkbox"/> Demolition		<input type="checkbox"/> Ordered Demolition [Attach Copy of Order]	<input type="checkbox"/> Renovation	<input type="checkbox"/> Emergency Renovation
III Owner Name:		Mike & Lisa Dunn		Telephone: 707-462-2705
Mailing Address:		233 Thomas Street		City: Ukiah
Email:		dunnrightpntg1@yahoo.com	State: CA	Zip: 95482
IV Is Asbestos Present?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Survey Date:	Attach Copy of Survey/Report? <input checked="" type="checkbox"/>
Approximate Amount of Asbestos Containing Materials:				
Amount of RACM:		Sq. Ft.: 3,500	Linear Ft.:	Cubic Ft.:
Amount of Category I ACM:		Amount of Category II ACM:		
Scheduled Dates Asbestos Removal (MM/DD/YY)		Start Date: 9/23/2024	Complete Date: 10/04/2024	
Scheduled Dates of Demo/Renovation (MM/DD/YY)		Start Date: 10/07/2024	Complete Date: 10/17/2024	
Describe work to be performed, include work practices & engineering controls to be used to prevent airborne emissions of Asbestos: Create negative pressure containment, workers in PPE, remove while wet using hand tools, double bag for disposal, hepa vacuum clean.				
If your project is below the "threshold" amounts described on Page 2, sign and date the bottom of this notification form and submit it to the District for approval. For all other projects, complete items V-VIII below. Note: All burned structures require consultation with the Air Quality Management District!				
V Demolition or General Contractor:				
Email:		Telephone:	Cell#	
Mailing Address:		City:	State:	Zip:
VI Asbestos Consultant: Air Environmental				
Email: caenvironmental@gmail.com		Telephone: 707-408-2080	Cell#	
Mailing Address: PO Box 294		City: Santa Rosa	State: CA	Zip: 95402
Asbestos Removal Contractor: Westlake Environmental				
Email: keith@westlakeenvironmental.com		Telephone: 707-291-9115	Cell#	
Mailing Address: 2655 Park Drive		City: Lakeport	State: CA	Zip: 95453
Contact: Keith Westlake		Title: Owner	Telephone: 707-291-9115	
VII Waste Transporter: Westlake Environmental				
			EPA ID# CAL000421056	
VIII Disposal Site: Recology Hay Road Address/City 6426 Hay Road Vacaville, CA 95687				
I certify that the above information is true and correct to the best of my knowledge.				
			9/06/24	
(Signature of Owner/Operator)			(Date)	
District Use Only: This project has met the requirements of Federal Asbestos NESHAP regulations under 40 CFR, 61.145 and may proceed with demolition or renovation activities upon completion of identified asbestos abatement and Lead Agency approval.				
Waverly Madsen			AOE	
District Representative:			Date: 9/6/2024	



Suspect Asbestos Sample Results for Demolition

From: Air Environmental LLC
P.O. Box 294
Santa Rosa, Ca 95402

To: Attn: Mike & Lisa Dunn
233 Thomas St,
Ukiah, CA 95482

Date: 8-23-24

Address: 233 Thomas St, Ukiah, CA 95482

Date of testing: 8-22-24

Per your request, Air Environmental performed suspect asbestos bulk sampling at the above referenced location. The purpose of this sample collection was to ascertain the presence or absence of asbestos in the suspect, Presumed Asbestos-Containing Material (PACM) / Asbestos Containing Building Material (ACBM), that will be disturbed during demolition and other work activities.

This sample collection does not include any areas other than the areas and materials listed in this report. If additional hidden materials are found such as transite inside walls or post tension cable sheathing in foundations please stop all work and call us for additional testing. (see attached chain of custody forms and sampling area plan for listed sample locations)

During the course of this asbestos inspection **(23)** bulk samples were collected with the subsequent analysis of **(35)** discrete samples. The samples collected were cataloged on site and then delivered, Via FedEx, to Environmental Testing Laboratories for analysis by Polarized Light Microscopy (PLM¹). **The analysis of the samples showed asbestos present in sample numbers listed on page 2.** (also see attached laboratory report) Air Environmental did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.).

An asbestos survey consisted of three steps: 1) a visual inspection of the site. 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials. 3) sampling friable and non-friable suspect materials if found.

Sample Analysis			
Sample #	Location	Description	Asbestos %
B4 Layer 2	Laundry Room Ceiling	Drywall Texture	2.25% Chrysotile
B11 Layer 2	Kitchen Wall	Texture	3% Chrysotile

Asbestos Information

The Code of Federal Regulations (CFR), 40 CFR 61, Subpart M, National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Federal Occupational Safety and Health Administration (FED OSHA) classify asbestos-containing material (ACM) as any material or product that contains greater than 1% asbestos. Non-friable ACM is classified by NESHAP as either Category I or Category II material defined as follows:

- **Category I** – asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products.
- **Category II** – all remaining types of non-friable asbestos-containing material not included in Category I that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Regulated asbestos-containing material (RACM), a hazardous waste, is classified as any manufactured material that contains **greater than 1%** asbestos by dry weight and is:

- Friable (can be crumbled, pulverized, or reduced to powder by hand pressure); or
- Category I material that has become friable; or
- Category I material that has been subjected to sanding grinding, cutting or abrading; or
- Category II non-friable material that has a high probability of becoming crumbled, pulverized, or reduced to a powder during demolition or renovation activities.

A homogeneous area shall be determined to contain asbestos based on a finding that the results of at least one sample collected from that area shows that asbestos is present. "Asbestos-containing construction material" (ACCM) means any manufactured construction material which contains more than one tenth of 1 percent asbestos by weight.

More than 50 countries, including the United Kingdom, Australia and all 28 countries of the European Union have banned the use of asbestos. However the U.S. continues to import and use asbestos with no plan for stricter regulations in place. We now know for certain that all forms of asbestos can cause mesothelioma, lung cancer and other chronic respiratory conditions. Although it is highly regulated in the U.S. asbestos continues to be used in hundreds of consumer products as long as it accounts for **less than one percent <1%** of the product by dry weight.

Activities that disturb materials containing asbestos are subject to certain requirements of the Cal/OSHA asbestos standard contained in Title 8, CCR Section 1529. Typically, removal or disturbance of more than 100 square feet of material containing more than 0.1% asbestos must be performed by a DOSH registered asbestos abatement contractor. Materials containing more than 1% asbestos are also subject to NESHAP regulations (40 CFR Part 61, Subpart M). RACM (friable ACM and non-friable ACM that will become friable during demolition operations) must be removed from structures prior to demolition.

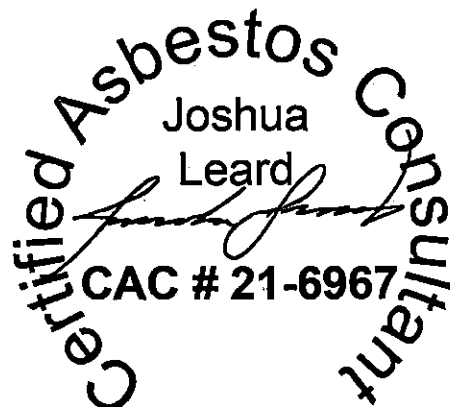
Certain non-friable ACM and materials containing 1% or less asbestos may remain in structures during demolition; however, there are waste handling/disposal issues and Cal/OSHA work requirements that may make it cost ineffective to do so. Contractors are responsible for segregating and characterizing waste streams prior to disposal. With respect to potential worker exposure, notification, and registration requirements, Cal/OSHA defines asbestos-containing construction material as material that contains more than 0.1% asbestos (Title 8, CCR 341.6).

The Department of Toxic Substances Control (DTSC) classifies asbestos-containing material as a hazardous waste if it is "friable" and contains one percent (1.0%) or more asbestos as hazardous waste. A friable waste is one that can be reduced to a powder or dust under hand pressure when dry. This classification standard is given in California Code of Regulations, section 66261.24. Because the United States Environmental Protection Agency (U.S.EPA) does not regulate asbestos as hazardous waste under the Resource Conservation and Recovery Act (RCRA), it is considered to be a "non-RCRA, or "California-only" hazardous waste.

Joshua Leard, Nate Cowan & Pierce Tibbals
Certified Asbestos Consultant
CA DOSH #21-6967

Office: 707-408-2080
Cell: 707-322-3183
CaEnvironmental@Gmail.com

¹ (PLM) Polarized Light Microscopy EPA Method 600/R-93-116
² (NESHAP) National Emission Standards for Hazardous Air Pollutants



Chain of Custody

Air Environmental

PO Box 294, Santa Rosa, Ca 95402
707-408-2080 - CaEnvironmental@gmail.com

Page 1 of 2

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only
Lab No. _____
Accept Reject

Contact Information		Project Information	
Company: Air Environmental	Phone: 707-408-2080	Project Name: 271836	
Contact: Josh Leard	Cell Phone:	Project Location: 233 Thomas St	
Account #:	E-mail: CaEnvironmental@gmail.com	Ukiah, CA 95482	
SAMPLED BY: Name: JL (NC) PT	Date: 8-22-24		

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
Nate Cowan	8-22-24	Fedex	Bella Rossi	8/23/24
Nate Cowan	4 pm		<i>[Signature]</i>	10:17 am

REQUESTED SERVICES (Please the Appropriate Boxes)

PLM	PCM	Mold	Soot	Bacteria	Drug	TURNAROUND TIME
<input checked="" type="checkbox"/> Bulk Analysis (EPA 600/R-93/116)	<input type="checkbox"/> NIOSH 7400	<input type="checkbox"/> Air Sample	<input type="checkbox"/> Tape Lift Analysis	<input type="checkbox"/> Swab Analysis	<input type="checkbox"/> Methamphetamine	<input type="checkbox"/> Rush
<input type="checkbox"/> 400 Point Count	<input type="checkbox"/> Air - AHERA	<input type="checkbox"/> Tape Lift			<input type="checkbox"/> Fentanyl	<input checked="" type="checkbox"/> Same Day
						<input type="checkbox"/> 24 - Hour
						<input type="checkbox"/> 3 - Day
						<input type="checkbox"/> 5 - Day

any →

Sample ID	To Be Analyzed	Lab ID	Description	Volume	Stop @ 1st Pos	Comments / Notes
B1	<input checked="" type="checkbox"/>	11698 490	Living Room Wall Drywall + Texture		<input checked="" type="checkbox"/>	<10% Point
B2	<input type="checkbox"/>	491	Kitchen Ceiling " "		<input type="checkbox"/>	"
B3	<input type="checkbox"/>	492	Bedroom 2 Wall " "		<input type="checkbox"/>	"
B4	<input type="checkbox"/>	493	Laundry Room Ceiling " "		<input type="checkbox"/>	"
B5	<input type="checkbox"/>	494	Bathroom 1 Wall " "		<input checked="" type="checkbox"/>	"
B6	<input type="checkbox"/>	495	Bathroom 1 Floor Vinyl Sheeting + Mastic		<input checked="" type="checkbox"/>	
B7	<input type="checkbox"/>	496	" " " " "		<input checked="" type="checkbox"/>	
B8	<input type="checkbox"/>	497	Laundry Room Floor Vinyl Sheeting + Mastic		<input checked="" type="checkbox"/>	
B9	<input checked="" type="checkbox"/>	498	Bathroom 2 " " " "		<input checked="" type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	

Chain of Custody

Air Environmental
P.O. Box 294, Santa Rosa, Ca 95402
707-408-2080

Page 2 of 2

For Lab Use Only

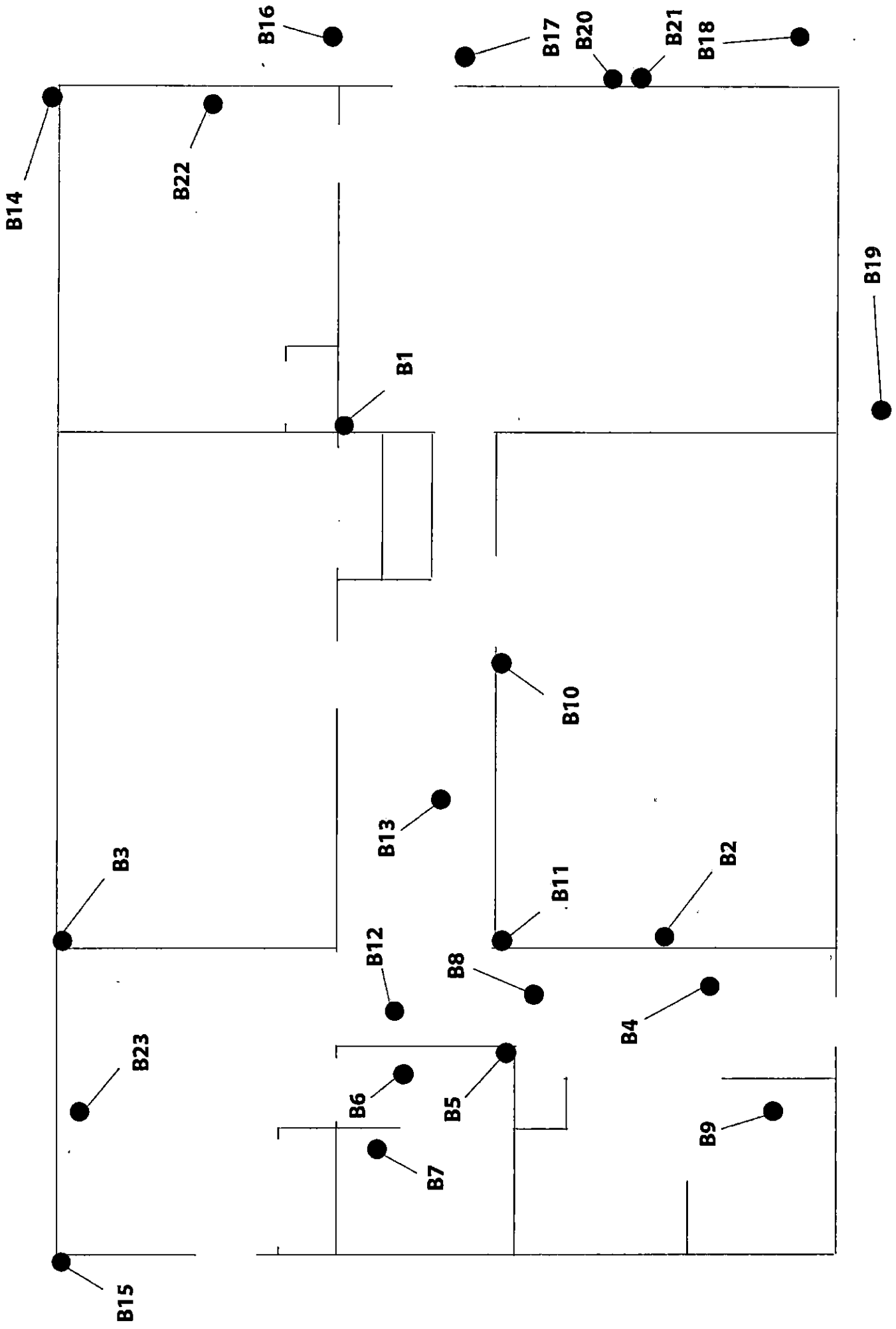
Lab No. _____

Accept Reject

Legal Document

Project Information						
Company: Air Environmental			Project Location: <u>233 Thomas St, Ukiah, CA 95482</u>			
Sample ID	<input checked="" type="checkbox"/> To Be Analyzed	Lab ID	Description	Volume / Area	Stop @ 1st Pos	Comments / Notes
B10	<input checked="" type="checkbox"/>	499	Kitchen Wall Brick Veneer		<input checked="" type="checkbox"/>	
B11	<input type="checkbox"/>	500	" " " "		<input checked="" type="checkbox"/>	
B12	<input type="checkbox"/>	501	Attic Insulation, Blown-In		<input checked="" type="checkbox"/>	
B13	<input type="checkbox"/>	502	" " " "		<input checked="" type="checkbox"/>	
B14	<input type="checkbox"/>	503	Exterior Foundation Concrete		<input checked="" type="checkbox"/>	
B15	<input type="checkbox"/>	504	" " "		<input checked="" type="checkbox"/>	
B16	<input type="checkbox"/>	505	Exterior Stairs Concrete		<input checked="" type="checkbox"/>	
B17	<input type="checkbox"/>	506	" " "		<input checked="" type="checkbox"/>	
B18	<input type="checkbox"/>	507	Exterior Sidewalk Concrete		<input checked="" type="checkbox"/>	
B19	<input type="checkbox"/>	508	" " "		<input checked="" type="checkbox"/>	
B20	<input type="checkbox"/>	509	Exterior Window Glazing		<input checked="" type="checkbox"/>	
B21	<input type="checkbox"/>	510	" " "		<input checked="" type="checkbox"/>	
B22	<input type="checkbox"/>	511	Roofing Shingle + Paper		<input checked="" type="checkbox"/>	
B23	<input checked="" type="checkbox"/>	512	" " "		<input checked="" type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	

O. [Signature]





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City of Ukiah

BUILDING DIVISION

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

Email: planning@cityofukiah.com

Web: cityofukiah.com

Phone: 707-467-5786

Fax: 707-463-6204

Inspections: 707-463-6739

Release of Property Information Form

Date: 8-14-24

To: Mendocino County Assessor's Office
Attn: Mendocino County Property Appraiser
501 Low Gap Road, Room 1020
Ukiah, CA 95482

From (Property Owner): Michael + Lisa Dunn

Re: Assessor's Parcel No: 003-084-0200

Street Address: 233 Thomas St. - Ukiah, CA. 95482

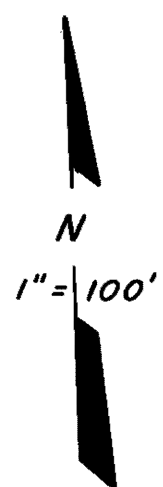
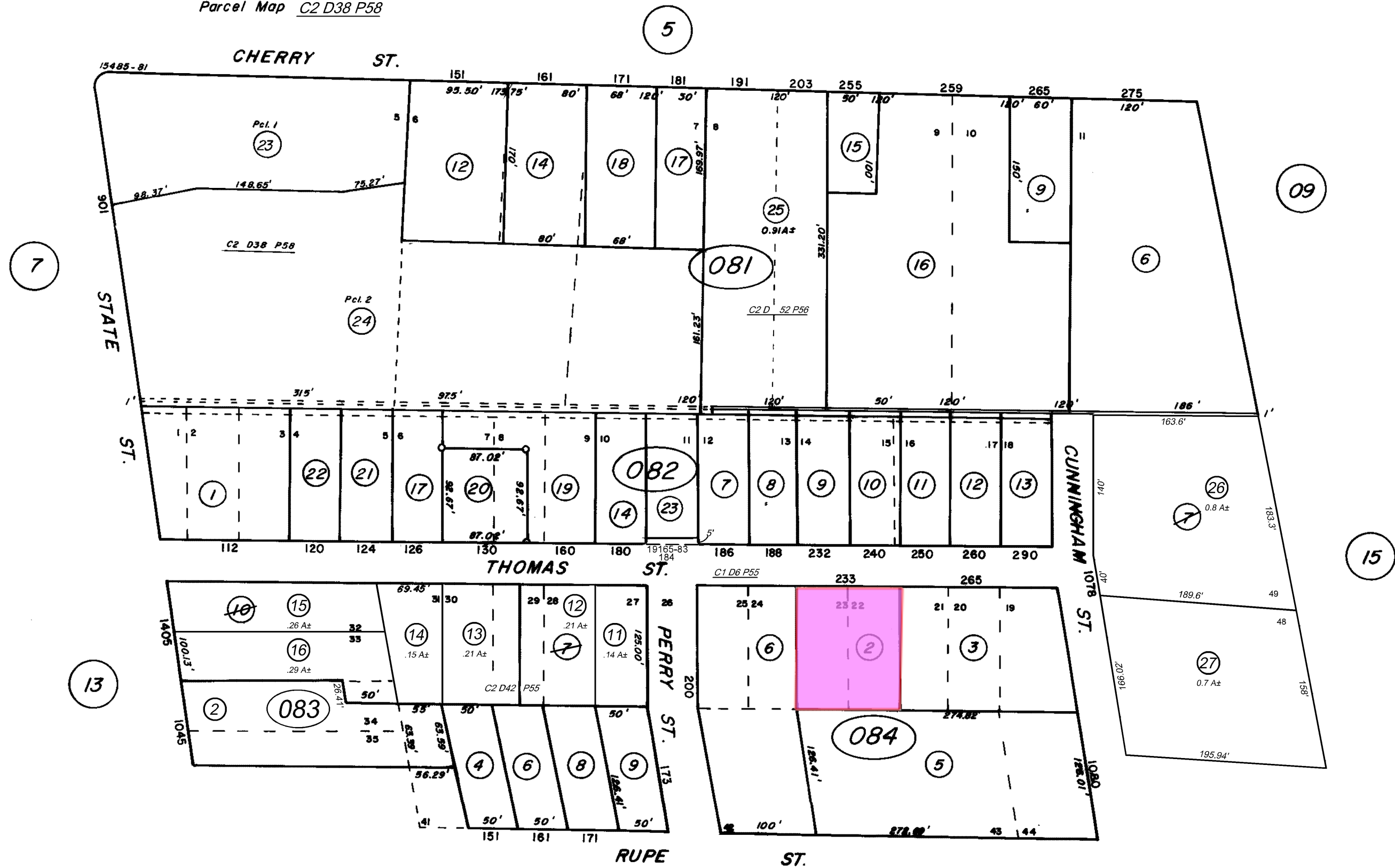
This is to authorize your office to release all information regarding the above listed property to the City of Ukiah Planning and Community Development Department.

Lisa Dunn
Property Owner Signature

8-14-24
Date

Revised 9/11/2012
Revised 3/7/19

UKIAH CITY Lots 5 to 11 McCowens Suburban Addition, Lots 1 to 35, 48, 49, Fr. 41 to 44 Cunningham & Thomas Subdivision
Parcel Map C2 D38 P58



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
September 26, 2023

RESIDENTIAL PROPERTY APPRAISAL RECORD

OWN 003-084-02 00
DUNN MICHAEL E & LISA M TTEES

235 Thomas St. (Shop)
SITUS 233 Thomas St. (Res)

Parcel 003-084-02

T.A.C. 3-031

Use Code _____

SW Code 01M1

Subdvn
Map: C- D- Pg.- Pcl.-
Block- Lot-
Acres/Sq. Ft. <u>100x120⁺</u>
Photo
Zone

CHARACTER OF SUBJECT PROPERTY			
Use	Building	Land Imps.	Topography
<input checked="" type="checkbox"/> Owner Occupied	Class: <u>D5 1/2 A</u>	Sidewalk	Level
<input checked="" type="checkbox"/> Single	Built: <u>1939</u>	Curb/gutter	Other:
<input type="checkbox"/> Mobile	Stories: <u>1</u>	Street:	Veg. Cover:
<input type="checkbox"/> Multiple	Area: <u>1280</u>	Sewer:	View:
<input type="checkbox"/> Vacant		Water:	
		Utilities:	

Assessment Year	⁰¹ 19 995	⁰² 19 015	19	19	19	19	19	19	19
Appraiser and Date	JK-17 6/7/00	JK-17 11/20/01							
WHY NEW VALUE									
Base Value Computations	<u>T@ 8/18/99</u>	<u>T@ 8/20/01</u>							
New Construction \$									

Cost Approach	<u>(0084)</u>	<u>(0284)</u>						
Market Approach								
Income Approach								
Listed Price								
Sale Price	<u>175000 (RE)</u>	<u>215000</u>						

APPRAISAL									
Total Property Value									
Land Value	<u>60000</u>	<u>70000</u>							
Improvement Value	<u>115000</u>	<u>145000</u>							
Entered	<u>JUL 1 1 2000</u>	<u>JAN 11 2002</u>							

COMMERCIAL PROPERTY APPRAISAL RECORD

PARCEL 3-084-02
3-031
 COMMUNITY Ukiak 15M
 SHEET 1 OF 3

NAME OF PROPERTY _____ ADDRESS 235 THOMAS ST. (SHOP)
233 Thomas St. (RES)
 SUBDIVISION _____ BLK. _____ LOT. _____

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD					
USE		TOPOGRAPHY	LAND IMPS.	BUILDING	USE			TOPOGRAPHY	TREND	GEN
Store	<input checked="" type="checkbox"/> Proper	<input checked="" type="checkbox"/> Level	Sidewalk	Class:	Residential	Commercial	Industrial	<input checked="" type="checkbox"/> Level	Developing	Desira.
Office	Marginal	Bank	Curb	Stories: /	Single	Retail	Light	Low	<input checked="" type="checkbox"/> Stationary	Stabil.
Hotel	Sub Marg'l	Hole	Gutter	Area:	Income	<input checked="" type="checkbox"/> Wholesale	Heavy	High	Declining	Land I
<input checked="" type="checkbox"/> Auto Repair Shop + RES.		Slope	<input checked="" type="checkbox"/> Pavement	<input checked="" type="checkbox"/> Proper	Area	Area	Area	Slope	Blighted	Utiliti.
Zoning:			Orn. Lights	Typical	Spotted	Spotted	Spotted	Hilly		Built u
UTILITIES				Over Imp.	Ribbon	Ribbon	Ribbon			Date I
<input checked="" type="checkbox"/> All Installed	Underground	<input checked="" type="checkbox"/> Poles, Front	Poles, Rear	Under-imp.	Zoning:					Race; No

SUMMARY									
Assessment Year	1968	1974	1976	1978	1978	1983	1984s	1985	
Appraiser And Date	B 11/20/67	DL 5/74	N 3 4/76	19 9/77	T. C.	RAW 3/83	RAH 11/84	RAH 11/84	
Improvement Replacement Cost (Structures)	19,340	26,350	22,520	39,950			Sale	+2%	
Improvement R. C. (Fixtures And Equipment)									
Personalty R. C. (Furniture And Equipment)									
Land Value	4400	4400	4400	12440					
Improvement R.C.L.N.D. (Structures)	14870	19490	22700	30540					
Improvement R.C.L.N.D. (Fixtures And Equip.)									
Personalty R.C.L.N.D. (Furniture And Equip.)									
Total Property R.C.L.N.D.			27100	42980					+2%
Capitalized Earning Ability									
Indicated Sale Price		74/30000*				1/82 * 70,000	1/84 100,000*		
Listed Price									

APPRAISAL									
Total Property Value		23900	27000	44400	26000	70,000	90,000	91,800	
Land Value	4400	4400	4400	12400	10000	40,000	45,000	45,900	
Improvement Value (Structures)	14900	19500	22600	32000	16000	30,000	45,000	45,900	
Improvement Value (Fixtures And Equip.)									
Personalty (Furniture And Equipment)									

ASSESSED VALUES									
Land	500	1100							
Improvements	3260	3720							
Personalty									
Total Property		4820							

Entered _____ 353 6x190 8x082 _____ 4-olt _____

TRANSACTION RECORD

3-084-02

REMARKS

Date	I.R.S.	Tr. Deed	Indicated Price	Johnson Grantee	Source
11-14	33 ⁶⁰	27000 (S)	30000*	Brooks, Howard & Beverly	69/23
11/24/82	37 ⁴⁰	32800 (S)		Hynock, William W. & Ruth L.	15972 1375/142
6/20/84	110 ⁰⁰ EV	64700 (S)		MANNING ALZA MAE & ALVA LEE	9036 1462/228

RENTALS

St. No.	Front	Depth	Tenancy	1976	19	19	19	19	19	19	19
			Reduced Communitation	592	11/94	ind	ind	ind	ind	ind	ind

CAPITALIZED EARNING ABILITY

	19	19	19	19	19	19	19	19	19
Fair Rent									
Land Value									
Imp. R.C.N.									
Formula									
C.E.A.									

LAND VALUE COMPUTATION

Year	Width Area	Mod. Fact.	Unit Value	Fr. Ft. Value	Value
68	12,444			.35	4355
78	12,440	100			12440

COMPUTATION OF MODIFYING FACTOR

Lot	Width	Depth	Area	Base Dpth	METHODS USED						Mod. Fact.
					No.	Corner	No.	Misc.	No.	Misc.	
-2	102	122	12444								

INDUSTRIAL BUILDING RECORD

PARCEL 3-084-2

Johanson

ADDRESS *235 Thomas St.*

SHEET 2 OF 3

SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL				EXTERIOR		ROOF		LIGHTING		ROOM AND FINISH DETAIL						
		Light	Sub-Standard	Soale Steel	Trusses	FL	LR	Arch	Wiring	FL	FLOOR FINISH	INTERIOR FINISH						
5 ARCHITECTURE	Standard	Concrete	Wood	Steel			Unfinished	Flat	1/4	K.T.	X	Conduit						
	Heavy	Brick	Arch Rib				Corrugated Iron	Gable	4/4	Bx.	X	Cable	Office	X	3 1/2 UNF 1/2 UNF	Gd.	Walls <i>TRUSS</i>	Ceilings <i>25 R. 1/2 T</i>
	Special	Reinforced	Flat Top				S.C. Brick	Shed	1/4									
USE TYPE		Pilasters	Parallel Chord				Terra Cotta	Saw Tooth		X	Few	Cheap	Mezzanine					
Cannery		Ct. Wall Beam	Triangular							X	Avg.	Med.						
		FOUNDATION					Stucco	Rafters			Many	Good	BLDG	X	CONC		UNF	UNF
Factory	X	Concrete					CORRUG. G.I.											
		X	Partitions	2x4-10 V. RUS			Glass	Sheathing:					Basement					
Packing Plant	X	Reinforced					Siding						Lavatory	2				
			Sub-Floor				Post & Girder											
Mill		Light	Heavy				Windows	Composition		Poor	Good							
X Radio Shop							Steel Sash	X	Corrugated Iron				ITEM	Number or Capacity	Material or Type	Grade or Quality		
Warehouse									Concrete				Mach. Found					
													Elevators					

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E,G,A,F,P)					Elevators			
No.	Permit For	Amount	Date			Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ade-quacy		Work-ship		
5465	Bldg.	5400	1956		1968	12	38	OR50	90	G	A	A	A	A	Sky Lights	4-4x12	F.G.
1076-075	Alter	1500	10-75												Sprinklers		
1717	elec service	Ref.	5/25/84												Doors	10x10 roll-up Alum-	
															Front		
															Air Cond.		

COMPUTATION																	
Appraiser & Date		11/20/67 B		11/3 4-70		11/3		84		JK-17 6/7/00		JK-17 11/20/01					
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
Bldg	1600	3.10	4960		4960	6.50	10400	12.00	19,200	12.75	20520	15.59	32427				
Partitions	468	1.00	470														
Floors			150		150		INCLD		ENCL		inc		inc				
Mezz. (STRG)	480	1.50	720		720	2.00	960	3.00	1,440	9.50	4560	12.00	5760				
Stairs	42	1.50	60		60	3.00	120	5.00	210		inc		inc				
Doors			300		300		500		ENCL		inc		inc				
Internal Offices	480			8.00	3840	6.00	2880	25.00	12,000	19.00	9120	23.00	11040				
A/C					200		400		2,000								
ROOF	380					4.00	1520	15.00	5,700	23.00	8740	25.00	9500				
STG	108					3.50	380	8.00	860	20.00	2160	23.00	2484				
PLMG									3,000		inc		inc				
TOTAL			6660		10230		17160		44,410		51100		61211				
NORMAL % GOOD			90		90		85		75		70%		75%				
R.C.L.N.D.			5990		9200		14590		33,310		35770		45908				

RESIDENTIAL BUILDING RECORD

Johnson

ADDRESS

233 Thomas

PARCEL 3-084-2

SHEET 3 OF 3

SHEETS

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL															
ARCHITECTURE		Standard	2" x 4" - 16"	Stucco on	Flat Pitch	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH										
TYPE		Standard	Sheathing	Siding 1" x 6"	Hip 4"	K.T. Conduit	Forced Clean'g	Humid.	All	B I 2	Material Grade	Walls	Ceilings										
D5.5A		Sub-Standard	2" x 4" - 16"	Stucco on	Flat Pitch	K.T. Conduit	Forced Clean'g	Humid.	All		D.F.	PI	PI										
Above-Standard		Concrete Block	Concrete Block	V. Rus	Shed 4"	Fixtures	Watt Unit	5															
Special		B.&B. T.&G.	Brick	Shingle	Dormers	Avg. Med.	Floor Unit	Zone Unit	Ent. Hall														
Single		Concrete	Floor Joist: E	B.&B. T.&G.	Gutters	Many Special	Central	Oil Burner	Living	1	W/W												
Double		Reinforced	18" 2" x 6" 34"						Dining														
Duplex		Brick	2" x 4" - 16"	Brick	Shingle	PLUMBING			Bed	1	1170												
Apartment		Wood	Sub-Floor	Stone	Shake	Poor Std. Spac			Bed	1													
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	Sink																	
Motel				D.H. Casement	Tile Trim	Laundry	M-B.T.U.																
Units		Light Heavy	Insulated Ceilings	Metal Sash	Compo.;	Water Htr.-Auto.	Fireplace		Kitchen	1	1170												
			Insulated Walls	Screens	Compo. Shingle	Water-Softner			Drain Bd.														
CONSTRUCTION RECORD		Permit	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)			BATH DETAIL										
No.	For				Age	Remain'g Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupbd	Space Closet	Work-in-shp	Fl. No.	FINISH		FIXTURES		SHOWER		
6183	Perch	678	9/22/58	1939	1947	1968	21 av.	35	R55	70	A	A	A	A	A	A	1	Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T.G.D. Finish
																	1	1170		1			
																	1	1170					
SPECIAL FEATURES																							
					Book Cases			Built-in Beds			Venetian Blinds												
					Shutters																		

COMPUTATION																	
Appraiser & Date		11/20/67 JB		DL 5-74		M 0-77		84		JK-17 6/7/00		JK-17 11/20/01					
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
Res.	1280	8.00	10,240	11.70	14,980	15.30	19,580	27.00	34,560	51.48	65,894	55.92	71,577				
C-EP 1/2	153	4.00	610	5.80	890	8.00	1,220	14.00	2,140	25.00	3,825	27.96	4,277				
C-EP 1/3	18	2.70	50	3.90	70	4.00	70	8.00	140		inc		inc				
A.C.	15		400		500		1,920	2.50	3,200	1.89	2,419	1.98	2,534				
276	380	2.50	950	5.80	2,200		ON Comm'l										
810	108	4.00	430	6.00	650		FORM										
TOTAL			12680		19290		22790		40,040		72138		78388				
NORMAL % GOOD			70		70		70		60		70% OBS		80% OBS				
R.C.L.N.D			8880		13500		15950		24,020		50496		62710				
											(mult 70000)		(MKT 95000)				

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

Res. ~~Back of steel bldg~~
~~32 x 40 = 1280. ~~Int.~~~~
~~19 x 20 = 380.~~
 C-EP
 17 x 9 = 153. ~~sto~~
~~9 x 12 = 108.~~
 C-CP
 6 x 3 = 18. ~~Part of~~
~~Commi Bldg~~

Remarks: 6/77 Good appearance for age & quality - well
 Maintained
 1/4 No changes, rental RM 1/20 Res in A^o cond
 on exterior & interior mostly needs cosmetic work. If
 1/01 Res in good cond on exterior, new paint, roof looks
 good. NOH-1BC. JK

17
 9 C-EP
 40
 Res
 32
 C-CP 3
 6

§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)



PROJECT REVIEW REFERRAL
Please provide comments by: October 18, 2024

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
	City Community Development Director		Mendocino County Planning and Building
X	Chief Building Official	X	Mendocino County Assessor
X	City Engineer		Mendocino Transit Authority
X	Ukiah Valley Fire Authority		US Army Corps of Engineers
X	City Police Dept		Regional Water Quality Control Board
	City Code Enforcement Division		CA Dept. of Fish and Wildlife
X	City Electric Utility Dept.		CA Dept. of Transportation
	Ukiah Municipal Airport Operations Manager		NCRWQCB
	Airport Land Use Commission		AT & T
X	Mendocino County Air Quality		PG & E (gas)
	Mendocino County Environmental Health		PG & E (Land Rights)
	Military Review-Large Development Projects	X	Mendocino County Historical Society
FROM PROJECT PLANNER: Jesse Davis, Chief Planning Manager			

PROJECT INFORMATION:	
Project Name & Permit #:	Demolition of Structure > 50 Years of Age; #24-001211
Site Address & APN:	233 Thomas Street, Ukiah, CA, 95482 (APN 003-084-02)
General Plan:	Commercial
Zoning:	"C-2" Heavy Commercial
Airport Compatibility Zone:	Zone 2: Inner Approach/Departure Zone
Date Filed:	09/12/2024
Resubmittal:	N/A
Date Referred:	10/09/2024
Prev. Projects on Site (include file #)	N/A
Applicant/Agent Name:	Michael & Lisa Dunn
Phone:	707-972-5678
Email:	Dunnrightpntg1@yahoo.com
Project Summary: Please Review Attachments 1 & 2.	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) _____

- No Comment
- Comments / Conditions of Approval Attached

Signature

Date

Comments / Conditions of Approval:

[Empty box for comments or conditions of approval]