



**Demolition Review Committee**  
**Special Meeting**  
**AGENDA**

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

**Civic Center Conference Room 3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482**

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/87615661273>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code: 876 1566 1273
- To Raise Hand enter \*9
- To Speak after being recognized: enter \*6 to unmute yourself

**March 5, 2026 - 3:00 PM**

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**1 CALL TO ORDER**

**2 ROLL CALL**

**3 APPROVAL OF MINUTES**

3.a. Approval of the Minutes from the November 20, 2025, Regular Meeting.

***Recommended Action: Approve the Minutes from the November 20, 2025, Regular Meeting.***

Attachments:

1. Nov 20, 2025 Draft Minutes

**4 COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

The Design Review Board (DRB) welcomes input from the audience that is within the subject matter jurisdiction of the DRB . 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 appeal process of the decisions made by the committee. All decisions are advisory to the City Council. Recommendations made by the Demolition Permit Review Committee are scheduled for a public hearing at a subsequent City Council meeting.

**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 228 East Perkins (APNs 002-192-17 and 002-192-22); File No. 25-000256; Permit No. PA25-000001)

**Recommended Action: The Demolition Review Committee will review and provide a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 228 East Perkins (APNs 002-192-17 and 002-192-22); File No. 25-000256; Permit No. PA25-000001).**

Attachments:

1. Application Materials
2. UCC Section 3016

**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.

Katherine Schaefer 2.26.26

**CITY OF UKIAH  
DEMOLITION PERMIT REVIEW COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
November 20, 2025**

**1. CALL TO ORDER**

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 10:30 a.m. in person and via Zoom teleconference.

**2. ROLL CALL**

Members Present: Chair Craig Schlatter, Director, Community Development Department; Member Alyssa Ballard, Mendocino County Historical Society; Member Matthew Keizer, Chief Building Official, Community Development Department

Members Absent: Member Tim Eriksen, City Engineer

Staff Present: Jesse Davis, Chief Planning Manager; Katherine Schaefers, Planning Manager

Others Present: Applicant, Mendocino-Lake Community College District (MLCCD) - Mac Lojowsky, Nicole Marin, Tim Karas

**3. APPROVAL OF MINUTES**

a. Special Meeting Minutes – May 22, 2025

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

**4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS**

None.

**5. APPEAL PROCESS**

The Committee reviewed the appeal process, noting that existing language referenced the RDA successor agency. The Chair clarified that the Demolition Review Committee is advisory, and therefore there is nothing for anyone to appeal from this Committee's decision. Any appeal would be submitted regarding the City Council's decision.

**6. NEW BUSINESS**

- a. Request for Review and Recommendation to the City Council Regarding the Demolition of two Structures over the Age of 50 Years Located at 101 and 105 South Maine, APN 00223101.

Planning Manager Katherine Schaefers presented the Project.

PUBLIC INPUT OPENED: 10:48 a.m. Speakers: The Applicant (MLCCD representatives);

Dennis Crean (member of the public)

PUBLIC INPUT CLOSED: 10:59 a.m. (*Re-opened at 11:03 a.m., closed again at 11:28 a.m.*)

- i. A motion was made by Member Kaiser to recommend to the City Council approval of the demolition permit subject to full compliance with the revised mitigation measures with the following modifications to the Draft Addendum:

1. CUL-2: Modify the first paragraph of CUL-2 (Use of Salvage/ Visually Similar Siding) to require that if salvaged siding is deemed unsuitable for exterior reuse, the applicant shall acquire and install 850 square feet of new press metal siding or equivalent that is visually and functionally similar in design, dimension, and finish. Strike the subsequent paragraph referencing the minimum of 250 square feet based on the Axia evaluation.
2. CUL-3: Strike the requirement for consultation with the Mendocino County Historical Society from CUL-3(1)(a).

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

## **7. UNFINISHED BUSINESS**

None

## **8. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:45 a.m.

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TO: Demolition Review Committee

FROM: Katherine Schaefers, Planning Manager

DATE: March 5, 2026

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 228 East Perkins (APNs 002-192-17 and 002-192-22); File No. 25-000256; Permit No. PA25-000001)

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## **BACKGROUND**

On January 20, 2026, a Demolition Permit application was received from the property owner, the Pinoleville Pomo Nation, to demolish a commercial building that has been vacant for many years (See Attachment 1 - Application Materials).

Based on a review of commercial building permits and appraisal records from the Mendocino County Assessor, the subject structure spans two parcels (APNs 002-192-17 and 002-192-22) and was originally constructed between 1965 to 1966. Throughout its history, the building has operated as a restaurant, cafe, and commercial bar, previously known as the "Perkins St. Grill" and "The Lido". Building records detail several modifications over the decades, including a restaurant addition around 1975-1976 and a bar remodel in 1981. The most recent assessor notes indicated the building was in "average condition" and had been closed.

The primary importance of these records is that they officially date the building to the mid-1960s, confirming the structure is over 50 years old. Under Ukiah City Code (UCC) Section 3016, any application to demolish a building that is 50 years or older automatically triggers a discretionary review process. The City must evaluate the structure to determine if it possesses any historical, architectural, or cultural significance before a demolition permit can be issued.

## **PROJECT DESCRIPTION**

The Property Owner/Applicant seeks approval for a Demolition Permit to remove the existing commercial structure and clear the site. While the applicant has indicated an intention to eventually develop a medical facility on the property, the City has not yet received an application or official plans for new development. Therefore, the current review and action are limited to the approval of the Demolition Permit.

If the City Council approves the demolition of the structure, the property owner/applicant plans to proceed with submittal of the demolition permit to the City of Ukiah. The application materials include documentation related to the Mendocino County Air Quality Management District (MCAQMD), noting that asbestos has previously been removed from the building and clearance for demolition has been sought.

## **STAFF REQUEST**

As conveyed in UCC Section 3016(A) (Attachment 2), discretionary evaluation is required before

demolishing structures older than 50 years to ensure preservation of historically, architecturally, or culturally significant buildings that may otherwise be overlooked. This review is conducted by the Demolition Review Committee and the City Council.

As part of this preservation check, the City utilizes Historical and Architectural Surveys (the original 1985 survey, and the updated survey from 1999) to identify and catalog local historic and architectural resources. These inventories act as a primary screening tool. Under the California Environmental Quality Act (CEQA), a property is generally presumed to be historically or culturally significant if it is included in a local register of historical resources, identified in a historical resource survey, or listed in (or eligible for) the California Register of Historical Resources. If the building were listed on the 1985 or 1999 City inventories, or any state/national register, demolishing it would be considered a "substantial adverse change" under CEQA, which would render it ineligible for an exemption, and require additional environmental review and potential mitigation.

The first step in the local review process is for the Community Development Director to review the property and determine that neither of the exceptions listed in subsections B1 or B2 of UCC §3016 apply. These exceptions include:

- B1: *...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.*
- B2: *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.*

As this demolition proposal does not meet the immediate exemption criteria pursuant to Ukiah City Code Section 3016(b) (e.g. it is not an immediate threat to public health/safety, and is not an accessory building), review of the building for historic or architectural significance by the Demolition Review Committee is required, along with a recommendation to the Ukiah City Council.

Per UCC Section 3016(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.*

In reviewing the application materials, historical inventories, and documentation from the Mendocino County Assessor, Staff has provided the following analysis pursuant to UCC Section 3016(e):

1. The structure is a standard 1960s commercial building that does not possess the distinctive architectural expressions required to be considered an exemplary historic resource. Under CEQA Guidelines, an exemplary building embodies the distinctive characteristics of a specific type,

period, region, or method of construction, or represents the work of an important creative individual. In contrast, the County Assessor and City Building records show this structure was built using standard, utilitarian materials, specifically concrete block (Basalite) and wood framing, with a flat composition roof and basic commercial storefronts.

2. The structure does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic, or architectural history. The structure is not listed on the City's 1985 or 1999 Historical and Architectural Surveys. While County Assessor records show it functioned as a local restaurant and bar for decades (operating under names like "Perkins St. Grill" and "Lido"), it does not reflect a significant milestone or stylistic movement in Ukiah's cultural or architectural history. Based on the Mendocino County Historical Society's evaluation of the adjacent mid-century property (214 E. Perkins – the former Curry's Furniture building), the mid-century commercial growth along this section of Perkins Street "did not materialize into a historically significant commercial district". Therefore, this building's contribution to the city's broader historical or architectural narrative is considered marginal.

3. There is no clear evidence that the structure is strongly associated with any historically significant person or event. Assessor transaction records document a succession of standard commercial property owners and operators throughout the building's history, including William Edwards, the Siderakis family, and various other private owners. None of these individuals, nor the businesses that operated there, are identified in the City's General Plan, historical inventories, or other available documentation as playing a significant role in shaping local, state, or national history.

Per UCC Section 3016(f), if the Demolition Review Committee finds that any of the criteria listed in subsection (e) apply to the building proposed for demolition, it shall recommend denial of the permit to the City Council.

In February 2025, the application was referred to departments and agencies with jurisdiction or interest in the project, including the City Building Official, Public Works, Ukiah Valley Fire Authority, Historical Society, Mendocino County Assessor, and City Electrical Utility. Comments returned to date from the Mendocino County Environmental Health Department, and the Ukiah Police Department indicate no objections or specific comments regarding the demolition.

Staff is requesting the Demolition Review Committee:

1. Review the proposal to demolish the building at 228 East Perkins Street in accordance with UCC Section 3016 and make a recommendation to the City Council.

## **ATTACHMENTS**

1. Application Materials
2. UCC Section 3016



*City of Ukiah*

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 SEMINARY AVENUE  
UKIAH, CA 95482

**BUILDING DIVISION**

Email: [planning@cityofukiah.com](mailto:planning@cityofukiah.com)  
 Web: [cityofukiah.com](http://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: PINOLEVILLE POMO NATION		Applicant: AMANDA PURCELL	
Project Address/Cross Streets: 228 E PERKINS ST UKIAH CA 95482		Assessor's Parcel Number: 00219217 AND 00219222	
Zoning District: UC ID		General Plan Designation:	
Age of Structure:  60		How was age determined: ASSESSOR	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>If yes, answer the questions below.</b>			
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: VACANT FOR MANY YEARS- POOR CONDITION			
Describe the purpose of the demolition: BUILD A MEDICAL FACILITY			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed): NONE			
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.): LOAD INTO DUMP TRUCK IN PARKING LOT AND HAUL TO DUMP			
Describe any unique features of the building or property: NONE			
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: NONE			
DATE SUBMITTED:		APPLICATION NUMBER:	



City of Ukiah

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 SEMINARY AVENUE  
UKIAH, CA 95482

**BUILDING DIVISION**

Phone: (707) 467-5786

Schedule Inspections: (707) 463-6739

Email: [buildingdivision@cityofukiah.com](mailto:buildingdivision@cityofukiah.com)

Website: [www.cityofukiah.com/building-services/](http://www.cityofukiah.com/building-services/)

**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(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work): \_\_\_\_\_

DEMOLITION OF PROPERTY

Project Location or Address: 228 E PERKINS ST UKIAH CA, 95482

Name of Authorized Agent: AMANDA PURCELL AND RYAN MAYFIELD

Address of Authorized Agent: 500C PINOLEVILLE RD UKIAH, CA 95482

Phone Number of Authorized Agent: 707-462-9557

Email of Authorized Agent: OFFICE@RANDMCONSTRUCTIONSERVICES.COM

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.

Property Owner's Signature: *Reona L Williams*

Date: 1/20/2026

**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. When the Permit Application and the Owner-Builder Declaration have been executed by a person other than the property owner, prior to issuing the permit the following shall be completed by the property owner and returned to the agency responsible for issuing the permit.



**Mendocino County  
Air Quality Management District**

1100A Hastings Road  
PO Box 247  
Ukiah, CA 95482  
707-463-4354 / 707-234-6360

mcaqmd@mendocinocounty.gov  
mendoair.org

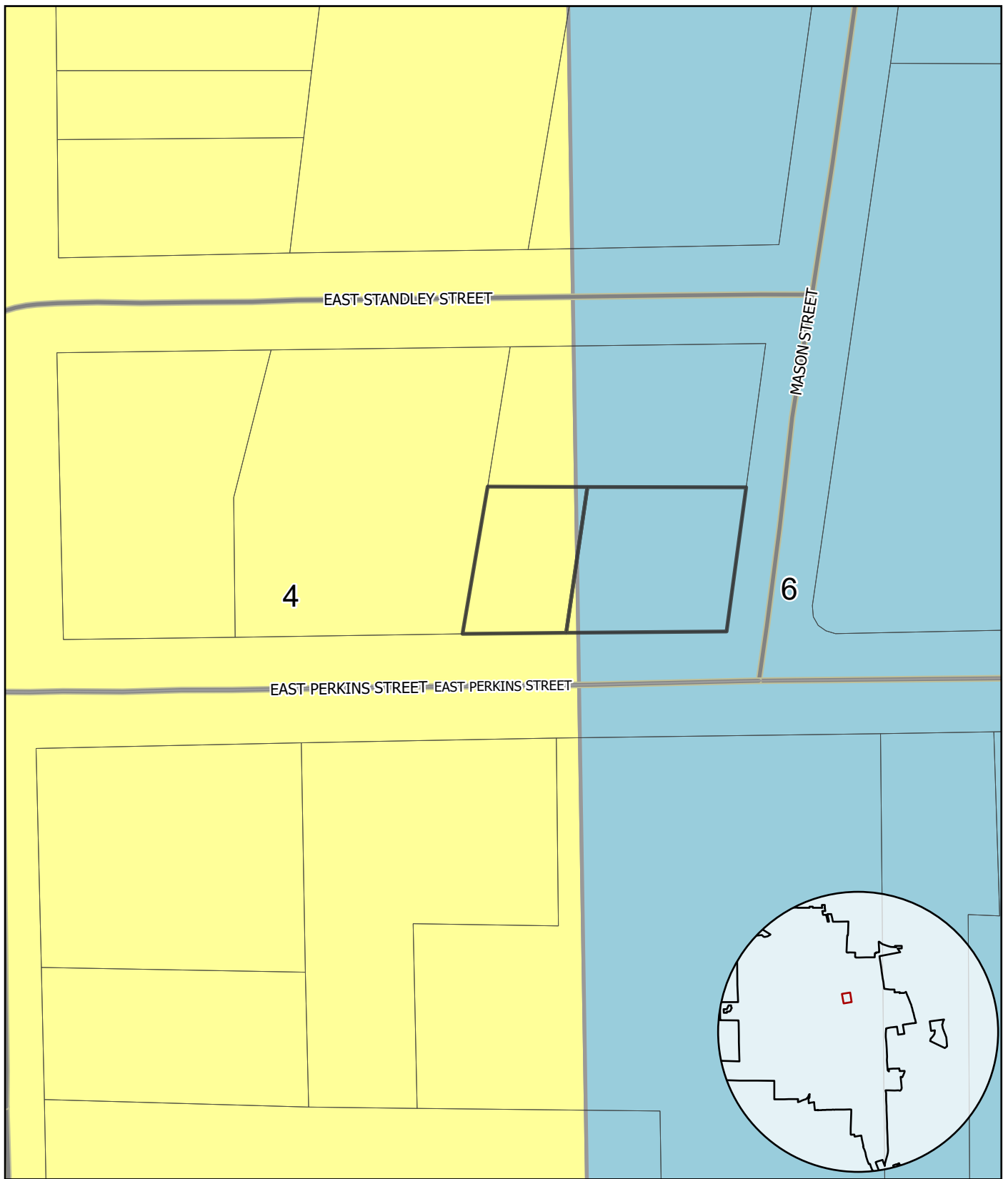
**ASBESTOS NOTIFICATION FORM FOR DEMOLITION AND RENOVATION**

For District Use Only:	Date Received: <u>1/20/26</u>	Notification #: ASB- <u>26-027</u>	Facility # <u>55723</u>
<b>I</b> Type of Notification:	<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Cancellation	<input type="checkbox"/> Revision #:
<b>II</b> Site Address: (include City)	228 E PERKINS ST UKIAH CA 95482		Cross Street: MAIN
Building Description:	COMMERCIAL BAR BUILDING		Single Family Dwelling: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current Use:	VACANT		Proposed Use: MEDICAL FACILITY
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Ordered Demolition [Attach Copy of Order]	<input type="checkbox"/> Renovation	<input type="checkbox"/> Emergency Renovation
<b>III</b> Owner Name:	PINOLEVILLE POMO NATION		Telephone: 707-463-1454
Mailing Address:	500B PINOLEVILLE RD		City: UKIAH
Email:	State: CA	Zip: 95482	
<b>IV</b> Is Asbestos Present?	<input type="checkbox"/> Yes <input checked="" 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.:	Linear Ft.:	Cubic Ft.:
Amount of Category 1 ACM:		Amount of Category II ACM:	
Scheduled Dates Asbestos Removal (MM/DD/YY)	Start Date:	Complete Date: 03/23/21	
Scheduled Dates of Demo/Renovation (MM/DD/YY)	Start Date: NOT AVAILABLE	Complete Date:	
Describe work to be performed, include work practices & engineering controls to be used to prevent airborne emissions of Asbestos: ASBESTOS HAS PREVIOUSLY BEEN REMOVED. REPORTS ATTACHED. NEW OWNER WOULD LIKE TO DEMOLISH THE BUILDING. LOOKING FOR APPROVAL FOR A DEMOLITION PERMIT.			
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: <u>All burned structures require consultation with the Air Quality Management District.</u>			
<b>V</b> Demolition or General Contractor:	R&M CONSTRUCTION SERVICES		
Email:	OFFICE@RANDOMCONSTRUCTIONSERVICES.COM	Telephone: 707-462-9557	Cell# 707-485-2875
Mailing Address:	PO BOX 2950	City: UKIAH	State: CA Zip: 95482
<b>VI</b> 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:	Cell# 707-291-9115
Mailing Address:	2655 Park Drive	City: Lakeport	State: CA Zip: 95453
Contact:	Title:	Telephone:	
<b>VII</b> Waste Transporter:	SEE ATTACHED		
<b>VIII</b> Disposal Site:	Address/City		
I certify that the above information is true and correct to the best of my knowledge.			
		<u>1/20/26</u>	
(Signature of Owner/Operator)		(Date)	
District Use Only: <i>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.</i>			
		<u>1/20/2026</u>	
District Representative:		Date:	




**RECEIVED**

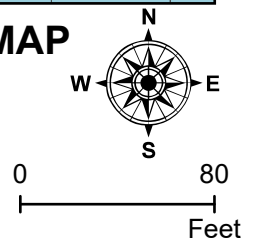
JAN 20 2026



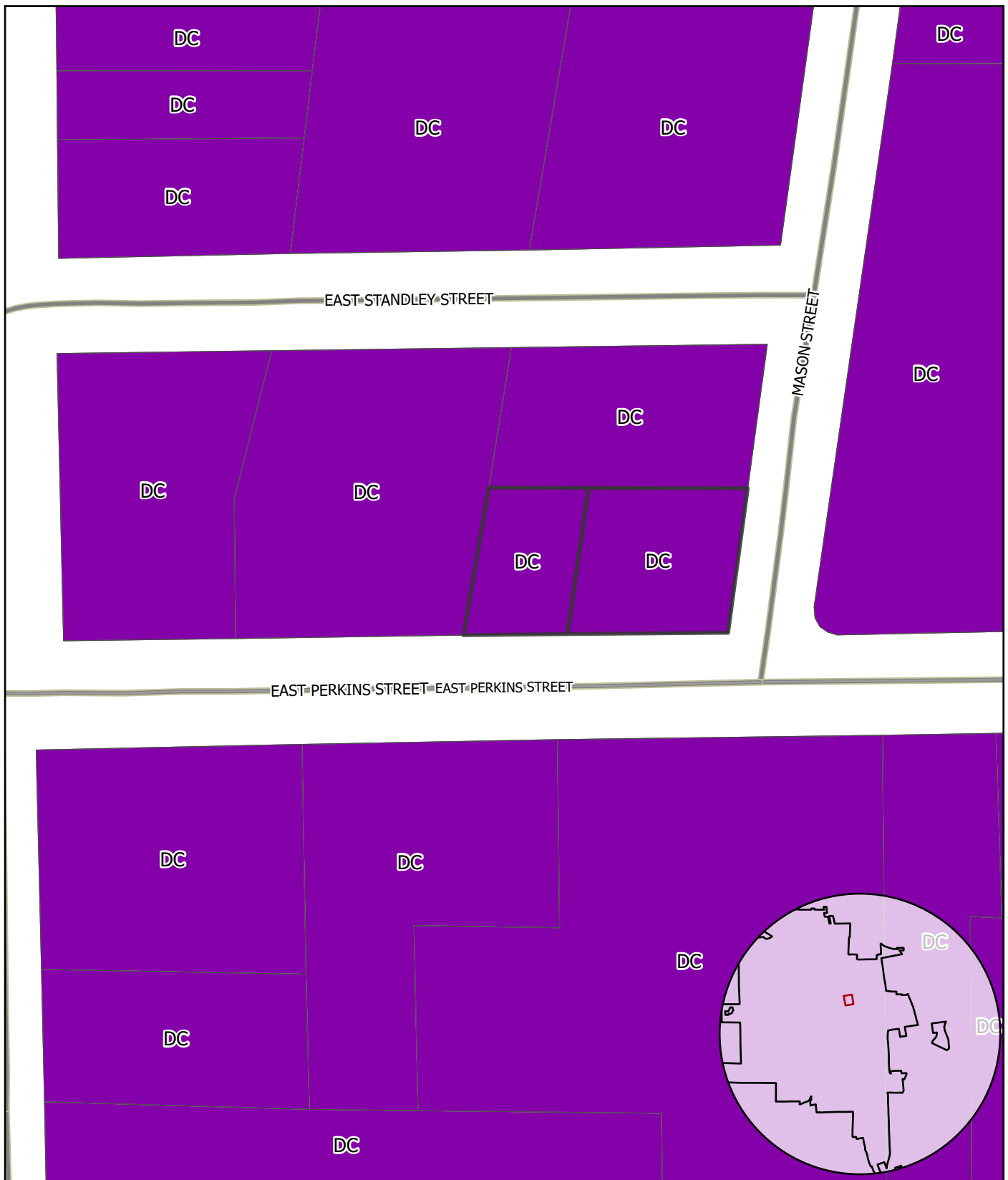


**228 EAST PERKINS STREET AIRPORT COMPATIBILITY ZONE MAP**

-  Zone 4: Outer Approach/Departure Zone
-  Zone 6: Traffic Pattern Zone
-  228 E Perkins Street

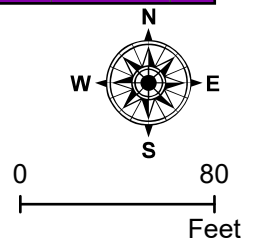


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 Map generated by City of Ukiah Community Development Department staff.



**228 EAST PERKINS STREET 2040 GP LAND USE MAP**

- Downtown Core
- 228 E Perkins Street

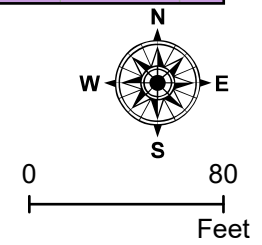


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### 228 EAST PERKINS STREET ZONING MAP

- Urban Center (UC)
- General Urban (GU)
- ROW - Right of Way
- 228 E Perkins Street



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City of Ukiah

COMMUNITY DEVELOPMENT  
DEPARTMENT

300 SEMINARY AVENUE  
UKIAH, CA 95482

**BUILDING DIVISION**

Email: [planning@cityofukiah.com](mailto:planning@cityofukiah.com)  
Web: [cityofukiah.com](http://cityofukiah.com)  
Phone: 707-467-5786  
Fax: 707-463-6204  
Inspections: 707-463-6739

**Release of Property Information Form**

Date: 1/22/26

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

From (Property Owner): LEONA WILLIAMS- PINOLEVILLE POMO NATION

Re: Assessor's Parcel No: 00219217 AND 00219222  
Street Address: 228 E PERKINS 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.

Leona Williams  
Property Owner Signature

1/26/26  
Date

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

# COMMERCIAL PROPERTY APPRAISAL RECORD

OWNER

Edwards, William

SITUS

228 E. Perkins St.

Parcel 2-192-17

T.A.C. 003-014 Chg. Code

Use Code 14C1

Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets

Appr No. \_\_\_\_\_

D.B.A.

(Perkins St. Gravel)

Property Manger	CHARACTER OF SUBJECT PROPERTY			
	Use	Building	Land Improvements	Topography
Phone Number	Store	Class:	Sidewalk	Level
	Office	Built:	Curb/gutter	Other
Photo	Motel	Stories:	Street:	Veg Cover:
Zone <u>C-1</u>		Area:	Sewer:	
Subdivision		No. of Units:	Water:	View:
BLK Lot		Avg Unit: <input checked="" type="checkbox"/>	Utilities:	
Pct. Size <u>58x86.32 = 5006</u>				
	Vacant			

Assessment Year	2018 <sup>S</sup>	20	20	20	20	20	20	20	20
Appraiser and Date	<u>JK-17 5/19</u>								
WHY NEW VALUE									
Base Value Computations	<u>TC 10/25/18</u>								
	<u>2019 BY</u>								
New Construction \$									

Sale Price/Unit	<u>Ad-</u>								
G.I.M. Indicator	<u>2-192-22</u>								
Cost Approach									
Market Approach									
Income Approach									
Listed Price	<u>Quint</u>								
Sale Price	<u>550000MKT</u>								

## APPRAISAL

Total Property Value									
Land Value	<u>75000</u>								
Improvement Value	<u>175000</u>								
Entered	<u>AKH 7/4/19</u>								

AH 510B

5-28-19 Jm

# COMMERCIAL PROPERTY APPRAISAL RECORD

PARCEL 2-192-17  
3-014  
COMMUNITY 14C1

NAME 002-192-17 00  
SIDERAKIS SID S 1/2  
ADDRESS 228 E. PERKINS ST - UK  
Siderakis Vagelis S 1/2 Perkins St Grill BLK

LOT 9 SHEET OF SHEET

462-1221 CHARACTER OF SUBJECT PROPERTY

USE	TOPOGRAPHY	LAND IMPS.	BUILDING
Store	Level	Sidewalk	Class:
Office	Bank	Curb	Stories:
Hotel	Hole	Gutter	Area:
58 x 86.32 = 5006	Slope	Pavement	Proper
Zoning: C1		Orn. Lights	Typical
UTILITIES			Over Imp.
All Installed	Underground	Poles, Front	Under-imp.

CHARACTER OF NEIGHBORHOOD 53761

USE	TOPOGRAPHY	TREND	GENERAL
Residential	Level	Developing	Desirability;
Commercial	Low	Stationary	Stability;
Industrial	High	Declining	Land Imps;
Area	Slope	Blighted	Utilities;
Spotted	Hilly		Built up %;
Ribbon			Date Imps.;
			Race;

SUMMARY

	1977	1978	1982	5/19/84	8/5/1986	2/8/1989	7/6/1997	1900-5
Assessment Year	1977	1978	1982	5/19/84	8/5/1986	2/8/1989	7/6/1997	1900-5
Appraiser And Date	M3 12-76		NEW 3/82	NEW 7/84	RAH 1/85		09 6/67	07 pt. 5/01
Improvement Replacement Cost (Structures)	87220			83500 T	Sale			T @ 12-12-00
Improvement R. C. (Fixtures And Equipment)				83100				
Personalty R. C. (Furniture And Equipment)				34664				01(97) 50% 39500
Land Value	14700			204748 I				02(97) 50% 91100
Improvement R.C.L.N.D. (Structures)	82860						11/6147	
Improvement R.C.L.N.D. (Fixtures And Equip.)								01(01) 50% 41200
Personalty R.C.L.N.D. (Furniture And Equip.)								02(01) 50% 15000
Total Property R.C.L.N.D.	97,560							
Capitalized Earning Ability								
Indicated Sale Price	175,000	+76 A...		7/84 T ad	8/11/85 205,000*	3/11/88 T		AOL 12-12-00
Listed Price	192,220				400	new		249999-50%

APPRAISAL

	68			4e	97 87
Total Property Value	7000	97,000	98,880	237,000	339,412
Land Value	7000	14,700	15,000	34,300 (NC)	34,664 (NC)
Improvement Value (Structures)	0	82,300	83,880	202,700 (NC)	204,748 (NC)
Improvement Value (Fixtures And Equip.)					
Personalty (Furniture And Equipment)					

ASSESSED VALUES

Land	Improvements	Personalty	Total Property

Entered 7 218 5-68 C 5-28 CB 12-29-88 C9 JUL 08 1997  
5-81 500 VMS 5-7-10-97 JMD 6-10-1-74  
AH 510B 3-54 Page 17 of 50

TRANSACTION RECORD

2-192-17

REMARKS

Date	I.R.S.	Tr. Deed	Indicated Price	Grantee	Source	Remarks
73	137 <sup>50</sup>	AOL	125000	JOHNSON, D.P. & EVA M. & STYER, IRVINE & JUANITA M.	48265 (-AOL-22)	Restroom addition - notice of completion 10-24-75 1017 4 1/2" 14112
5/12/81	419 <sup>65</sup>	AOL		FINNEGAN, PATRICK M. & SIOGA, VINCENT J.	7424 1306/44 (AOL-2-192-22)	
12/26/81	11 <sup>02</sup>	LL		(NOW OWNS 100%) FINNEGAN, PATRICK M. - 1/2 (1/2 T)	16439 (AOL-2-192-22) (REMOVE SISCO, VINCENT J. - 1/2)	1276 Measured parcel - 86X57
2/2/84	-	AOL UNPAID	374,496.53	STYER, IRVINE M. & JUANITA M. - 1/2	1830 (AOL-2-192-22) (Trustee's deed - paper)	INCLUDING SIDEWALKS - CORNERS ARE SURVEYOR MARKED.
8-14-85	313 <sup>50</sup>	LL		JOHNSON, D.P. & EVA M. - 1/2	11316 (AOL-2-192-22) 11317-02/85	SEE NOTES ON 2-192-22
3-17-88	-	AOL		Styer, Irvine M. & Juanita M. - 1/2	4082 (AOL-2-192-22) (Trustee's deed)	
4-28-88	6			Styer, Irvine M. & Juanita M. - 1/2 (NT)	1675/160 (AOL-2-192-22)	3/82. Comp on - 22 for 8' sale

RENTALS

St. No.	Front	Depth	Tenancy	19	19	19	19	19	19	19
Vacant	2 (Cm)	2-193-43	- 7000sf @ 98	8.74	62500					
use	225/6	1-360-25	27900sf @ 92	10.61	296000					
Land		2-193-23	14400sf @ 100	2.54	100000					
		3-031-71	30000sf @ 100	35000	06.5	1095sf	Pat blt	650/6	comparing	
			L = 165000							
			I = 110000							

1/84 trustee's sale - see - 22  
 Horey 84 value 4-11-82 NLW  
 7 ten 100 - C. orphans. has exclusive listing with 250,000 - 1/2 owner = 125,000

CAPITALIZED EARNING ABILITY

	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
1968					7000
1977	4902		3.00		14,700
82	4900		7		34300
97	58486 = 4988		@ 7 1/2		39500

COMPUTATION OF MODIFYING FACTOR

Lot	Width	Depth	Area	Base Dpth	METHODS USED						Mod. Fact.	
					No.	Corner	No.	Misc.	No.	Misc.		No.
-17	58	86										
	57	86	4902									

COMMERCIAL BUILDING RECORD

Spencer Johnson

ADDRESS

228 E Perkins St

PARCEL

2-192-17

SHEET

OF

SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL												
							ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH					
C-6	Light Sub-Standard	Frame	FLRB	Flat	Wiring	Heating Cooling													
ARCHITECTURE	Standard Heavy	Concrete Brick		Unfinished S.C. Brick	Recessed Transoms	K.I. Conduit	Forced Gravity	Clean Humid.	Store										
TYPE	Special	Reinforced		Terra Cotta	Plate Glass in	Few Cheap		Floor Unit											
USE	DESIGN	FOUNDATION		Pilasters	Sheet Glass in	Avg. Med		Zone Unit	Office										
Apartment		Concrete		Ct. Bond Beam	Metal Roof	Many Good		Central	Lobby										
Garage		Brick		Partitions				Steam	Hall										
Hotel		Reinforced			ROOF			Hot Water	Lavatory										
Market				Wall "x"	Trusses														
Office	Light Heavy			Party Wall				Oil Burner	Living										
Store					Steel Deck			M-B.T.U.	Dining										
Theatre				Conc. Floor	Composition	Lighting			Bed										
		Sub Floor		Tile	Trim	Drop Ceiling		Water Softener	Kitchen										

CONSTRUCTION RECORD			EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E,G,A,F,P)					BATH & LAVATORY DETAIL																	
Permit No.	For	Amount			Date	Age	Remaining Life	Table	%	Cond	Arch. Attr.	Func. Plan	Con-tern	Storage Cupbd	Space Closet	Work-ship	Fl.	No.	FINISH		FIXTURES			SHOWER						
202	Addition	50,000	5-76															Floors	Walls	Wc.	La.	Tub	Ur.	Type	Grade	St.	Qt.	G.D.	Finish	
H 157	E. 057	78,000		1966	1985	19	7	50	25	43	A	A	A	A	A	2														
				66	87	21	11	40	43																					

COMPUTATION																	
Appraiser & Date		Unit Cost	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
MS 1276																	
Bldg		27 <sup>90</sup>	2807	78320				5/11	15,900	75	210	525	80 <sup>00</sup>	224	560	109 <sup>30</sup>	306805
Ac		2 <sup>50</sup>	2807	7020				7 <sup>00</sup>	19,600		nil	280	7865	3 <sup>78</sup>	10610		
CCP		4 <sup>50</sup>	330	1490				6.50	2,000								
Asphalt		3 <sup>00</sup>	1290	390				1.00	1300	/	1300	150	1935	3 <sup>50</sup>	4515		
TOTAL			87220	87220					174,500		211825	234360	321930				
NORMAL % GOOD			90	.95					43		obs	65%	65%	obs			
R.C.L.M.D.			78,500	82,860	208,660				75,200		91,000	152334	209254				



# COMMERCIAL PROPERTY APPRAISAL RECORD

Parcel 2-192-22  
 T.A.C. 3-014 Chg. Code \_\_\_\_\_  
 Use Code \_\_\_\_\_ 14 C1  
 Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets  
 Appr. No. 5375

**OWNER**

002-192-22 00  
 EDWARDS WILLIAM

**SITUS** 228 E. Perkins @ Mason

**D.B.A.**

Property Manager	CHARACTER OF SUBJECT PROPERTY			
	Use	Building	Land Imps.	Topography
Phone Number	Store	Class	Sidewalk	Level
	Office	Built	Curb/gutter	Other:
Photo	Motel	Stories	Street:	Veg. Cover:
Zone		Area:	Sewer:	
Subdivision		No. of Units:	Water:	View:
BLK Lot		Avg. Unit $\phi$ :	Utilities:	
Pct. Size $90 \times 86.32 = 7768$				
	Vacant			

Assessment Year	5 19 83/84	85 19 86	87 19 89	96 19 95	100-5	18 18 5	19	19	19
Appraiser and Date	NEW 3/84	RAH 7/85	RAH 11/85	09 6/97	07 pp 5/01	JK-17 5/19			
WHY NEW VALUE	'83-1 T	Solo			T @ 12/12/00	T @ 10/25/18			
Base Value Computations	'83 sold				01/97 50% 61200				
	48480 L				02/97 50% 48200				
	217150 I								
					T	01/01 50% 64100	2019 BY		
				1/6/97	02/01 50% 162200				
New Construction \$									

Sale Price/Unit						Adl -			
G.I.M. Indicator	Bill 01-02-23					2-192-17			
Cost Approach									
Market Approach									
Income Approach									
Listed Price									
Sale Price	(2/84) T sold	AR 2/1/85 285,000*	AR 7/1/85	97 BY	12/12/00 50%	Direct			
		c/o			249999	550000 MKT			
					APPRAISAL				
Total property Value	265632	125,000	130,500						
Land Value	48480/nc	45,000	48,000	61200	64473	100000			
Improvement Value	217150/nc	80,000	82,500	98200	133126	200000			
Entered	5-68 c	55-28 c6	12-29-88 YMD c9	JUL 08 1997	1111 - 3 800	ALL 29 2011			
AH 510B		505	588	7-10-97 YMD	6-7-01 TW	5-23-19 YMD			





MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
BLK TOP	97x44	-	15x44				
Conc Curb	88-6	14-4-10	-8-40	-26-4	=	200	
Ex. Ag. Conc	8x13	-	5x10	-	7x4		

BLDG	COMPUTATIONS		
71x9 =	639	BLK TOP	
73x13 =	949	86x44 =	3784
80x8 =	640		
75x10 =	750	Conc:	
	2978	8x13 =	104
		5x10 =	50
		7x4 =	28
			182
		CC Patio (Prior 2018)	
		14x24 =	336

(See Misc. Bldg Record for Diagram)

Remarks: 5/19 Bldg in Aug cond on exterior, no interior view. Closed now. In process of getting their liquor license, noted 14x24 CC patio here at purchase. Parking lot needs re-surfaced. JK.



# COMMERCIAL BUILDING RECORD

Satterwhite

ADDRESS Rankins & Mason

PARCEL 2-192-23

SHEET 2 of 2 SHEETS

## DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	FRONT	LIGHTING	AIR CONDITION	ROOM AND FINISH/DETAIL											
							ROOMS	FLOORS	FLOOR FINISH	INTERIOR FINISH								
C6.	Light	12'x11' Frame	FLRB	X Flat	Wiring	X Heating	Cooling	B	1	2	3	Typ	Top	Material	Grade	TRIM	Walls	Ceilings
	Sub-Standard	X Basalite			X													
ARCHITECTURE	Standard	Concrete		Unfinished	Recessed	K.I.	X Conduit	Forced	Ceiling	ROOF								
	Heavy	Brick	X X X X	Basalite Br.	Transom	Bx.	Cable	Gravity	Humid.	Plumbing								
TYPE	Special	Reinforced		Terra Cotta	Plate Glass in	Few	Cheap	Floor Unit		ROOF								
		X Pilasters 12'x12"		Stucco	Sheet Glass in	X Avg.	X Med	Zone Unit		Plumbing								
USE DESIGN	FOUNDATION	X Ct. Band Beam	X	Siding	Metal Wood	Many	X Good	Central		Plumbing								
Apartment	X Concrete	X Curtain Walls			Bulkhead:					Plumbing								
Garage	Brick	X Partitions:								Plumbing								
Hotel	X Reinforced									Plumbing								
Market		X Wall 2'x4"x10"	X	Trusses Glulam	Back Trim:					Plumbing								
Office	Light Heavy	Party Wall	X	5'x8'-7/8"						Plumbing								
Store		X Insulation		Steel Deck						Plumbing								
Theatre		X Conc. Floor	X	Compositing	Lighting					Plumbing								
X Cafe X		Sub Floor		Tile	Trim					Plumbing								

CONSTRUCTION RECORD				EFFEC.	APPR.	NORMAL % GOOD				RATING (E,G,A,F,P)				1-4' Pull Room Bath & Lavatory Detail													
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	Bar	Cond	Arch.	Plumb.	Con.	Storage	Space	Work-	FI. No.	FINISH			FIXTURES				SHOWER		
171	Restaurant	39,000	10/20/65	1966	1966												1	2	Mno.	1	1	Mod.	G.			Part	
202	Add	52,000	5-75	1966	1985	19	7	CRS	43								1	1	"	1	1				"	"	
584	Remodel Bar	500	5-20/81	1966	1997	31	10	40	43	A	A	A	A	A	A	A	1	1	"	2	2						

Appraiser & Date		COMPUTATION															
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.	2978	17.10	50,920		50,920	17.10	98,920	27.90	83,090								
A.C.	2000	2.50	5,000		5,000		10,000	2.50	5,000								
Walk-in	16.5	25	4,000		4,000		4,000		4,000								
Sign			1,000		1,000		1,000		1,000								
Service CCP	1402	4.40	1,770		1,770	4.40	3,220	4.50	1,810								
Comp.	182	.60	110		110		110		110								
Curb.	200		400		400		400		400								
BIK+P	3724	.12	590		590		740	.30	1,140								
<b>TOTAL</b>			61,830		63,820		118,420		96,130								
<b>NORMAL % GOOD</b>			100		100		100		85								
<b>R.C.L.N.D.</b>			61,830		63,820		118,420		81,710								

2-192-22

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Bldg	97x44	15x44					
Panel	88	-6-1	7-4	10-8-40	-26	-4	= 200
Ev. Ap. Unit	8x13	-	5x10	-	7x4		
CC-P	ct	EXPOSED 4x8		MANIPULATED FLOORING	CONC	50 Coiled lights	see drawings

COMPUTATIONS

CCP  
 74x4 = 296  
 6x9 = 54  
 4x13 = 52  
 6x19 = 114  
 32x3 = 96  
 402

Bldg. Bldg. 3784  
 71x9 = 639 80x44 = 3520  
 73x13 = 949 15x4 = 60  
 80x8 = 640 280x15 = 4200  
 75x10 = 750 CONC. 6120  
 77x19 = 1463 2978 8x13 = 104  
 71x19 = 1349 5x10 = 50  
 4x8 = 32 7x4 = 28  
 5785 187  
 1 Walk-in Ref Box  
 2 1.5x11 = 16.5  
 30. 30. 2-CPARIO (Print 2018)  
 14x24 = 336

THIS DOWN UNIT ON PLOT 17

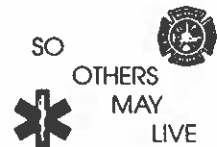
Remarks: 12/24/65 Contract does not include Air Cond. Electrical, plumbing, or sheet metal or walk-in.

17.39 + 16.76 = 17.07 41.76 Picked up bldg addition  
 12/96 Bldg addition now calculated on -17. Hk  
 bldg is single unit 77 and/or based on entire  
 bldg w- portions allocated to different parcels. No chg  
 since 75  
 4/81 RR in den near ant-Roomba installed  
 4/11 No changes - Rent in one cond - since 5/19 Bldg in  
 One cond on exterior no interior view - Closed 3/11  
 parcel d. getting their liquor license. Noted  
 14x24 CPARIO - Parking lot needs re-surfaced. JK



FIRE DEPARTMENT  
300 SEMINOLE AVE., UKIAH, CA 95482-5400

**ROE M. SANDELIN**  
Fire Chief



FIRE 707/463-6274  
FAX 707/463-6733  
E-MAIL ukiahfd@pacific.net



January 5, 1999

Mr. Bob Rodgers  
228 East Perkins Street  
Ukiah, CA 95482

Mr. Rodgers:

It has come to my attention that portions of your building may be experiencing overcrowding conditions on weekend evenings. This information has been provided to our department by the Ukiah Police Department, who have been at your facility on several occasions recently and are reporting "elbow-to-elbow" conditions.

The fire department cannot continually be present during these times of high occupancy to assure that overcrowding is not taking place. The responsibility to assure compliance with fire safety requirements ultimately falls directly upon you as the management for this facility. I therefore take this opportunity to advise you of your responsibilities, and of the requirements for assuring adequate fire and life safety conditions in your business.

Your building has been constructed and provided with exiting to serve the following numbers of people: (1) in the kitchen area—2 persons; in the dining room area—126 persons; in the banquet room for dining—55 persons, and for dancing—86 persons; in the bar/lounge area—55 persons. These figures are based upon our most recent surveys and inspections, and assume that there have been no alterations that would change these numbers. These numbers of persons permitted in the various areas are calculated based upon requirements of the California Building Code as adopted by the City of Ukiah.

The California Building Code classifies your facility as an A-3 (assembly) occupancy. The California Fire Code states the following for overcrowding in A-3 occupancies:

"Overcrowding and admittance of persons beyond the approved capacity of a place of assembly are prohibited. The chief, upon finding overcrowding conditions or obstructions in aisles, passageways or other means of egress, or upon finding a condition which constitutes a serious menace to life, is authorized to cause the performance, presentation, spectacle or entertainment to be stopped until such condition or obstruction is corrected."

The ramifications to you of permitting overcrowding are as follows: (1) you assume an enormous liability should an emergency event occur where individuals are injured; (2) your operation can legally be halted until such time as it complies with the code requirements stated above; (3) you face the possibility of citation, accompanied with court appearance, for failure to comply with fire and life safety codes, and for permitting an unsafe place of assembly.

The solution for this matter may be relatively simple, and lies solely with determining and maintaining the number of people present in your facility at any one time.

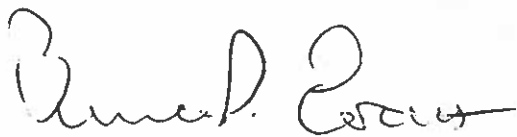
The seating in the dining area is relatively well controlled due to the number of chairs at tables. And the dining area undoubtedly empties out before the real overcrowding occurs later in the evening in the bar/lounge and dancing areas. The dining area should therefore not be a problem.

The bar/lounge and dancing areas, where standees are permitted, is a different situation. The only practical means for controlling the occupant load in these areas is to conduct a head count at the door as entry is made. When the occupant load of the areas in question reaches the maximum permitted limit based upon the head count, no one else is to be permitted in until someone leaves. Entry is then permitted only on a one-for-one basis with departures. This is a very common practice at assembly facilities such as yours.

We will continue to monitor the status of your occupant load through the reports of the Ukiah Police Department. If necessary, the Fire Department will conduct on-site head counts during the time periods in question. If overcrowding is found to continue, appropriate action will be initiated.

I appreciate your responsiveness during our phone conversation this date, and hope that you will conscientiously work with us to provide for a safe occupancy through the suggestions that I have made above. It is imperative that you do so to avoid unsafe conditions, litigation or citation.

Please feel free to contact me directly at 463-6264 if you have any questions about this matter.



Bruce P. Evans, Fire Marshal  
City of Ukiah Fire Department

Fire Department

INSPECTION NOTICE

~~463-3573~~ File

Occupancy Sunset Grill Phone 463-80740  
Address 228 E. Perkins St. Juris.  
Management Sue Markin [463-3573]

1. Occupant loads for your restaurant are as follows:

126 = Main Dining Room, including waiting area

55 = Bar Area

55 = Banquet Room for dining

86 for dancing

5/4/92 T.P. Ron Meaux 1000 hrs

① double swinging door OK between Banquet & bar

② Lighted Exit sign w/battery for ~~door~~ middle door - sign on each side of door.

③ Approved landing No. EXIT from Banquet room.

④ Thumb latch for Perkins St. Exit Door

non-locking latch for corridor gate. This ~~mitigates~~ mitigates the dead end <sup>created</sup> when corridor is closed by the gate. Note: There are two conforming exits serving the bar/banquet area.

Received by [Signature] Date 4/30/92 Report by [Signature]

City of Ukiah

300 SEMINARY AVE., UKIAH, CA 95482 ■ ADMIN. 707/463-6200 ■ POLICE 463-6242 ■ FIRE 463-6274

October 1, 1991

SUNSET GRILL RESTAURANT  
228 East Perkins Street  
Ukiah, California 95482

RE: 228 EAST PERKINS STREET, BUILDING CODE VIOLATION

Gentlemen:

It has come to the attention of this office that remodel work, for which a building permit is required, has recently been completed on your property (or property under your control) at the above address without a building permit in violation of Uniform Building Code Section 301.

The work in question is the alteration of the north wall of the bar area, which separates the bar from the banquet room. Most of this wall has been removed and replaced with a large folding door. As folding doors are not proper exits, a dangerous condition has been created. To mitigate the the immediate danger, I suggest you contact the City Fire Marshal for advice on providing some temporary measures for exiting until a building permit can be issued based on plans by a professional architect or engineer for a more permanent solution to the problem and compliance with the Building Code.

To correct the violation it will be necessary for your contractor (or the legal owner of the property) to make application for the required building permit. This should be done as soon as possible, but in any case within 10 days of the date of this letter. Failure to apply for a permit may result in formal legal action to resolve this matter. It is my sincere hope that your cooperation will preclude any such action on behalf of the City of Ukiah.

If you have any questions, please feel welcome to contact this office. We believe this violation has created a very real danger to your customers and the citizens of Ukiah. We want to help and encourage you to correct this situation as soon as possible.

Sincerely,

*Clif Shepard*  
Clif Shepard  
Building Inspection

cc: Director of Community Development  
City Attorney  
City Fire Marshal  
CS:kk:R:BLDG3:L SUNSET

*MIKEY  
This type of letter is  
Not Necessary - I won't  
do it again - Thanks For  
your guidance -  
Clif 10/9/91*

*CHUCK -  
FYI  
M*

*CLIF -  
PLEASE NOTE  
COMMENTS FROM CHUCK. I THINK  
HE'S GOT A GOOD POINT, MAYBE  
WE CAN COULD THOSE TEAMS  
IN MORE OF COOPERATIVE TONE.  
WE MAY WANT TO MAKE PERSONAL  
CONTACT ON SOME OF THOSE BUSINESSES  
FIRST SO THEY KNOW WE'RE CONCERNED  
BUT ALSO WANT TO HELP THEM.  
THANK YOU -  
M*

*MIKE  
Was this  
letter in  
this manner  
absolutely necessary?  
- Chuck*









**COUNTY OF MENDOCINO**  
**BUILDING INSPECTION DIVISION**

880 N. BUSH ST., UKIAH, CA. 95482  
 PHONE (707) 468-4287

FORT BRAGG, CA. 95437  
 PHONE (707) 964-5379

**APPLICATION FOR BUILDING PERMIT**

**APPLICANT - COMPLETE DATA WITHIN HEAVY RULE OUTLINE**

**JOB LOCATION: 228 E. Perkins St -**

**APPLICATION NO. 2 A-295**

**RECEIVED BY: [Signature]**

**DATE 5-20-81**

**USE OF BUILDING APPROVALS**  
 Rostavorant/Bor 5422101 Alteration

**OWNER:** 228 E. Perkins St, Ukiah, CA 95482  
**ARCHITECT:** 308 S. School St, Ukiah, CA 95482  
**ENGINEER:** [Blank]  
**CONTRACTOR:** 2. Tom Alford, Ukiah, CA 95482

**MAILING ADDRESS:** 228 E. Perkins St, Ukiah, CA 95482  
**MAILING ADDRESS:** 308 S. School St, Ukiah, CA 95482

**PLANNING DEPT. (ZONING PERMIT OR CLEARANCE):** [Blank]

**PERMIT NUMBER:** 584  
**PREVIOUS PERMIT:** A-3

**PERMITS:** BUILDING, PLAN CHECK, S.M.I.P. TAX, MECHANICAL, PLUMBING, SURVEY

**PLANS TOTAL \$:** 2550

**APPROVED:** [Signature] DATE: 5/20/81

**FINAL INSPECTION:** [Blank] DATE: [Blank]

**PERMITS:** BUILDING, PLAN CHECK, S.M.I.P. TAX, MECHANICAL, PLUMBING, SURVEY

**PLANS TOTAL \$:** 2550

**APPROVED:** [Signature] DATE: 5/20/81

**FINAL INSPECTION:** [Blank] DATE: [Blank]

**CONSTRUCTION LENDING AGENCY:** [Blank]

**WHEN VALIDATED THIS IS YOUR PERMIT:** [Blank]

**PERMITS:** BUILDING, PLAN CHECK, S.M.I.P. TAX, MECHANICAL, PLUMBING, SURVEY

**PLANS TOTAL \$:** 2550

**APPROVED:** [Signature] DATE: 5/20/81

**FINAL INSPECTION:** [Blank] DATE: [Blank]

CLIF SHEPARD, BUILDING OFFICIAL  
(707) 462-2971 ext. 27

203 SOUTH SCHOOL STREET  
UKIAH, CALIFORNIA 95482

**OFFICIAL NOTICE**

TO: P. Timm Alfred

ADDRESS: \_\_\_\_\_

SUBJECT: "The Lido" 228 Perkins St.  
Notice To Stop Work

Altering a building without a permit in violation  
of UBC sec. 301

You are hereby notified to stop work on this  
project until proper permits are obtained.

POSTED 5/20/81  
Date  
 MAILED \_\_\_\_\_  
Date  
Clif Shepard  
Inspector

RECEIVED BY \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

"The Lido"

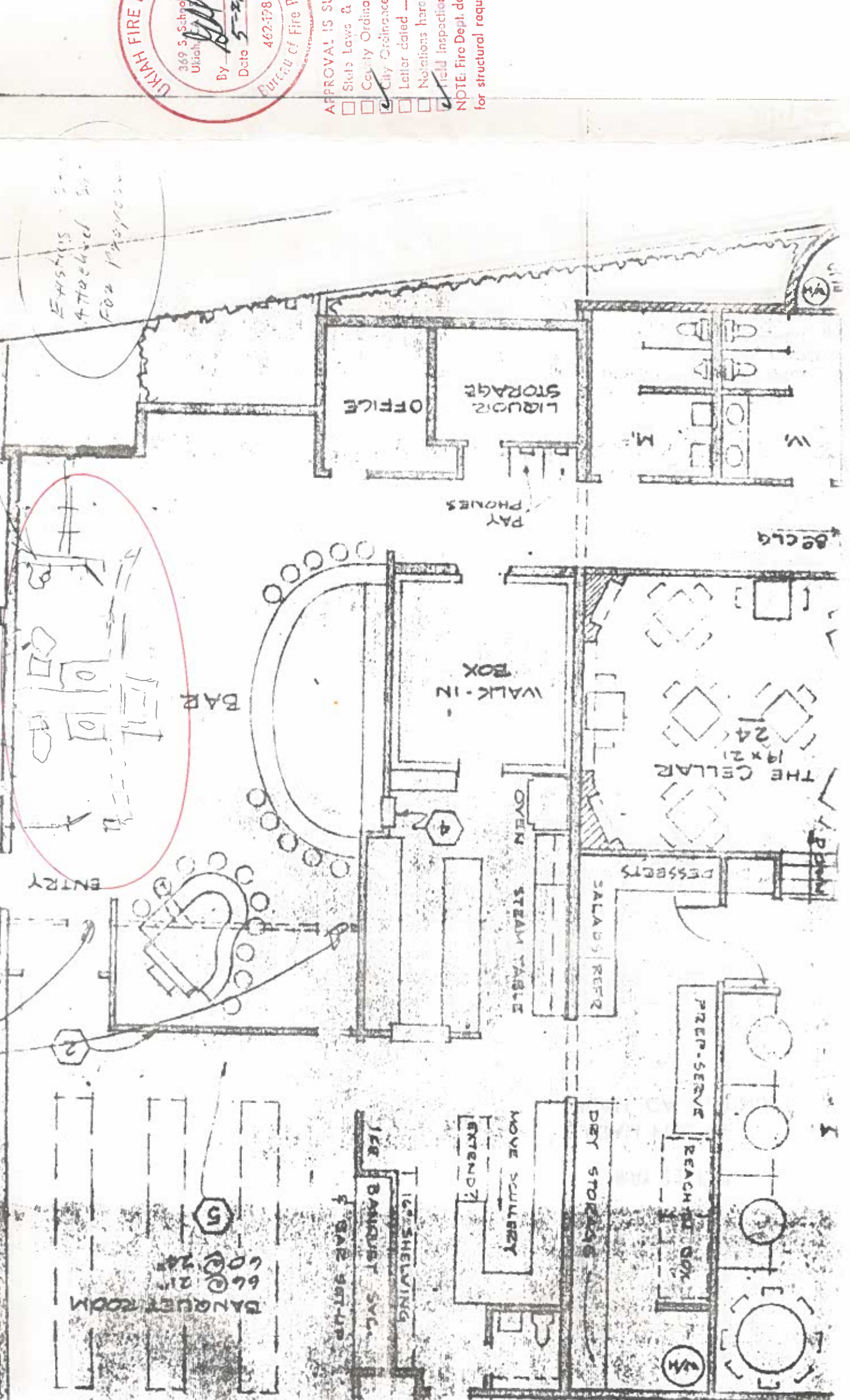
14-2-81  
SHI. 1. 1. 2

Existing  
& walls to be removed

200

66 @ 21"  
60 @ 24"  
BANQUET ROOM

16" SHELVING  
1/2" BANQUET SVC.  
\$ BAR SET-UP



EXISTING  
ATTACHED  
FOR PROJECT



APPROVAL IS SUBJECT TO

- State Laws & Regulations
- County Ordinances
- City Ordinances
- Letter dated \_\_\_\_\_
- Notations hereon
- Field Inspections & Tests

NOTE: Fire Dept. does not check for structural requirements.

1981  
MAY 21

UKIAH FIRE DEPT.  
UKIAH, CALIFORNIA

MAY 21 1981

RECEIVED  
By \_\_\_\_\_

100 RESTAURANT BUILDING ADDRESS 228 E. PERKINS DATE 5/20/75  
 BLOCK ADDITION BUILDING PERMIT NUMBER

TLETS, FEE	6.40	FEE	RECEIPTS	DESCRIPTION	SERVICE: TYPE <u>400A</u> SIZE WIRE	
... FEE	4.00				CONDUIT	SWITCH
... FEE	2.40				VOLTAGE	NO. OF CIRCUITS
... <u>Motors</u>	6.60				TOTAL H.P.	or K.W.
... <u>400A Service TOTAL FEE</u>	2.00				NOTE: DO NOT ENCLOSE OR CONCEAL WIRING UNTIL INSPECTOR HAS APPROVED SAME.	

~~23.30~~  
23.30

visions of the City of Ukiah Plumbing Code, Building Code, Zon-  
 her pertinent City Ordinances, California State Housing Act and  
 .abor Code of the State of California relating to Workman's Com-  
 e shall be complied with whether or not herein specified. I  
 conditions herein above mentioned and certify that all statements  
 me are true.

he performance of the work for which this permit is issued I  
 any person in any manner so as to become subject to the work-  
 y Laws of California.

**P** **A**  
 MAY 21  
 CITY

261977  
BLF ELECTRIC CO BY

QUANTITY	DESCRIPTION OF OUTLETS
44	LIGHTING OUTLETS
20	RECEPTACLES
12	SWITCHES
	RANGE
	WATER HEATER
	AIR HEATERS
	FURNACE
	GARBAGE DISPOSAL
	DISHWASHER
	VENT FAN
	RECTIFIER
2	MOTORS (less than 1/2 H.P.) <u>BATH</u>
1	MOTORS (1/2 H.P. to 2 H.P.) <u>COOLER</u>
3	MOTORS (over 2 H.P.) <u>A.C. 2</u>

James Sheffer

ISSUED BY Cayabrough

Lido  
INSPECTIONS MADE  
 INSPECTOR: D.C. Witzel  
 AS: E. Perkins

FIELD INSPECTIONS MADE  
 DATE: 7/10/75 INSPECTOR: D.C. Witzel  
 JOB ADDRESS: 228 E. Perkins

- CON STEEL
- GIRDERS
- SEWER
- OR ROUGH PLUMBING
- SHEATHING
- PLUMBING
- SHEATHING
- ELECTRICAL
- FOUNDATION
- WORK
- WIRE

- SETBACK
  - FOUNDATION STEEL
  - PIERS & GIRDERS
  - HOUSE SEWER
  - SUB-FLOOR ROUGH PLUMBING
  - FRAMING
  - ROOF SHEATHING
  - ROUGH PLUMBING
  - ROUGH HEATING
  - ROUGH ELECTRICAL
  - INSULATION
  - SHEETROCK
  - GASLINE
  - STUCCO WIRE
  - OTHER 5/8 sheetrock @ ext. roof
- Remarks: overhang OK

OWNER'S NAME: Lido BUILDING ADDRESS: 228 E. Perkins DATE: 5/22/75

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ ADDITION: \_\_\_\_\_ SEWER APPLICATION NUMBER: \_\_\_\_\_ COPP. SERV. APPLICATION NUMBER: \_\_\_\_\_ BUILDING PERMIT NUMBER: \_\_\_\_\_

FIXTURE FEE	20.00	
SANITARY SEWER INSPECTION FEE		
GAS INSPECTION FEE	1.00	
APPLIANCE FEE	1.00	
PERMIT FEE		
<b>TOTAL FEE</b>	<b>22.00</b>	

FIXTURES (Itemize Below)

METER SIZE

RESIDENTIAL \_\_\_\_\_ NEW WORK \_\_\_\_\_

COMMERCIAL \_\_\_\_\_ ADDITIONAL \_\_\_\_\_

All applicable provisions of the City of Ukiah Plumbing Code, Building Code, Zoning Ordinance, other pertinent City Ordinances, California State Housing Act and provisions of the Labor Code of the State of California relating to Workman's Compensation Insurance shall be complied with whether or not herein specified. I hereby accept all conditions herein above mentioned and certify that all statements herein recorded by me are true.

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 workmen's compensation Laws of California.

**PAID**  
MAY 22 1975  
CITY OF UKIAH

LIC NO \_\_\_\_\_  
PLUMBING CONTRACTOR \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_

APPLICANT'S SIGNATURE **X** Lee Richardson

QUANTITY	DESCRIPTION OF FIXTURES FOR ABOVE
3	WATER CLOSETS
	BATHS
4	LAVATORIES
	SINKS
1	HOT WATER HEATERS
1	URINALS
2	FLOOR DRAINS
	SLOP SINKS
	SHOWERS
	GREASE TRAPS
	LAUNDRY TRAYS
	SUMPS
1	DISH WASHER
	WASHING MACHINES
	GARBAGE DISPOSAL

*2 wash rough ins*

ISSUED BY [Signature]

**PLUMBING PERMIT**

CITY OF UKIAH

PERMIT N<sup>o</sup> **3195**

OWNER'S NAME: The Lido BUILDING ADDRESS: 228 E. Perkins DATE: 6/11/75

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ ADDITION: \_\_\_\_\_ SEWER APPLICATION NUMBER: \_\_\_\_\_ COPP. SERV. APPLICATION NUMBER: \_\_\_\_\_ BUILDING PERMIT NUMBER: \_\_\_\_\_

FIXTURE FEE		
SANITARY SEWER INSPECTION FEE	10.00	
GAS INSPECTION FEE	10.00	
APPLIANCE FEE	250.00	
PERMIT FEE		
<b>TOTAL FEE</b>	<b>270.00</b>	

4" Sewer

All applicable provisions of the City of Ukiah Plumbing Code, Building Code, Zoning Ordinance, other pertinent City Ordinances, California State Housing Act and provisions of the Labor Code of the State of California relating to Workman's Compensation Insurance shall be complied with whether or not herein specified. I hereby accept all conditions herein above mentioned and certify that all statements herein recorded by me are true.

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 workmen's compensation Laws of California.

**PAID**  
JUN 11 1975  
CITY OF UKIAH

LIC NO \_\_\_\_\_  
PLUMBING CONTRACTOR \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY & STATE \_\_\_\_\_

APPLICANT'S SIGNATURE **X** Empire Development Co.  
by Emily Benghaf

QUANTITY	DESCRIPTION OF FIXTURES FOR ABOVE
	WATER CLOSETS
	BATHS
	LAVATORIES
	SINKS
	HOT WATER HEATERS
	URINALS
	FLOOR DRAINS
	SLOP SINKS
	SHOWERS
	GREASE TRAPS
	LAUNDRY TRAYS
	SUMPS
	DISH WASHER
	WASHING MACHINES
	GARBAGE DISPOSAL

ISSUED BY [Signature]

CITY OF UKIAH  
BUILDING INSPECTION DEPARTMENT

APPLICATION FOR BUILDING PERMIT

BUILDING ADDRESS 228 E. Perkins

DATE 5/7/75 PERMIT NO. 202

LOCALITY Lido Restaurant

I am a licensed Contractor:  
License No. \_\_\_\_\_

OWNER \_\_\_\_\_

MAIL ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

PHONE \_\_\_\_\_

Signature: \_\_\_\_\_

I am Unlicensed and claim exemption from  
the Contractors Law by virtue of Section \_\_\_\_\_

CONTRACTOR Empire Development Co.

MAIL ADDRESS 300 E Gobbi Street

CITY Ukiah

PHONE 462-8823

Signature: \_\_\_\_\_

In compliance with Section 3800, Labor  
Code, State of California

( ) "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 Workmen's Compensation laws of the  
State of California."

( ) "I am herewith filing a Certificate  
of Workmen's Compensation Insurance,  
issued by an admitted insurer, or a  
Certificate of Consent to Self-Insure,  
issued by the Director of Public Relations."

ARCHITECT - ENG. \_\_\_\_\_

MAIL ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

PHONE \_\_\_\_\_

ERECT ( ) ADDITION (X) RELOCATE ( )  
ALTER ( ) REPAIR ( ) DEMOLISH ( )  
OTHER: \_\_\_\_\_

WORKMEN'S COMPENSATION POLICY NO. \_\_\_\_\_

DATE OF EXPIRATION \_\_\_\_\_

SELF-INSURER CERTIFICATE NO. \_\_\_\_\_

DATE OF EXPIRATION \_\_\_\_\_

Work of under \$100 valuation exempt from above

USE OF STRUCTURE: Dwellings: Single \_\_\_\_\_ ;  
Duplex \_\_\_\_\_ ; Triplex \_\_\_\_\_ ; Apartment: \_\_\_\_\_  
No. Units \_\_\_\_\_ ; Motel \_\_\_\_\_ ; Hotel \_\_\_\_\_ ; No. of  
Units \_\_\_\_\_ ; Professional Offices \_\_\_\_\_ ; No. of  
Units \_\_\_\_\_ ; Commercial (X) ; Warehouse \_\_\_\_\_  
Public \_\_\_\_\_ ; Other \_\_\_\_\_

SQUARE FEET: 5840 STORIES: 1  
EXTERIOR: Block (X) Siding ( ) Stucco ( )  
Other: \_\_\_\_\_

I hereby make application for permit to  
execute the work as outlined hereon and  
described in accompanying plans, drawings and  
specifications which are made a part thereof

It is understood that this application is  
also made subject to all provisions of Federal,  
State, County, and City ordinances applicable  
thereto.

LOT: Hillside ( ) Level ( )

SIZE OF PARCEL: \_\_\_\_\_

AREA \_\_\_\_\_ sq. ft.

SETRACKS: Front Yard: \_\_\_\_\_

Back Yard: \_\_\_\_\_

Side Yard: \_\_\_\_\_

Side Yard: \_\_\_\_\_

**P A I D**  
MAY - 7 1975  
CITY OF UKIAH

STOCK PLAN NO. \_\_\_\_\_

BY \_\_\_\_\_

SIGNATURE OF PERMITTEE OR AUTHORIZED AGENT

BUILDING DEPARTMENT APPROVAL BY \_\_\_\_\_

OCCUPANCY GROUP B-3

TYPE OF CONSTRUCTION TH-N

FIRE ZONE 1

VALUATION 59,000

BUILDING PERMIT NO: \_\_\_\_\_

PERMIT FEE \$ 170.50

ZONING \_\_\_\_\_

PLUMBING PERMIT NO: \_\_\_\_\_

PLAN CHECK \$ 85.25

USE PERMIT NO: \_\_\_\_\_

ELECTRIC PERMIT NO: \_\_\_\_\_

S.M.I.P.\* \$ 4.90\*

VARIANCE NO: \_\_\_\_\_

E.I.S. REQUIRED: Yes \_\_\_\_\_ No \_\_\_\_\_

TOTAL FEE \$ 260.65

ARCHITECTURAL REVIEW REQUIRED: Yes \_\_\_\_\_ No \_\_\_\_\_

\* .007 percent (7¢ per \$1,000 in Construction Cost) 50¢ minimum.

46  
1/7/58



D. K. DONOHUE, FIRE CHIEF  
(707) 462-1981

369 SOUTH SCHOOL STREET  
UKIAH, CALIFORNIA 95482

California

PLAN REVIEW COMMENTS

EET	CODE/SECTION	NO.	COMMENTS
2	UBC/TABLE 5A	1.	Door # 2 is to be a one hour labled fire assembly.
2	UBC T-19/B3316	2.	Doors # 1 and 2 are to <del>be</del> be provided with approved panic hardware.
2	UFG/13.3012	3.	Provide a fire extinguishing system for the grease hood & duct.
6	UBC/3312(a)	4.	Provide illuminated exit signs at Doors 1 and 2.

JRIS. City	APN	PLANS <input checked="" type="checkbox"/>	SPECS	NEW <input type="checkbox"/>	REMODEL <input checked="" type="checkbox"/>	CONST. DESCRIP. III-N	AS	BY Gene Hassler	DATE 5/7/75	PAGE
SECTION/FLOOR		FZ I	OCC B3	OCC.LD.	AREA 5,840 sq ft	ARCH/ENG/CONTRACTOR/OWNER Kappeler & apt	TP 462-8515			OF
		NAME OF FACILITY Dick's Restaurant				LOCATION 228 E. Perkins				

CITY OF BURLINGAME  
BUILDING DEPARTMENT CHECK LIST

NAME Lido Restaurant

DATE May 6, 1975

ADDRESS 228 East Perkins St.

CONTRACTOR OR PERMITTEE Empire Development Company

PROJECT LOCATION \_\_\_\_\_

		Acct. #	Permit #	Amount
Plan Check				85.25
Building Permit		G-330	202	170.50
Electric Permit		G-331		
Plumbing Permit		G-332		
Temp. Power Pole	(\$ 25.00)	UB-1611		
Install New Water Service 3/4"	(\$250.00)	UB-2611a		
Install Water Meter 3/4"	(\$ 45.00)	UB-2611a		
Water Service Charge-Exist. Meter	(\$ 7.50)	UB-2611		
Water Service Charge-New Meter	(\$ 10.00)	UB-2611a		
Water Transmission & Storage (Ord. 647)				
Sewer Const. Fee - City 4"	(\$250.00)	UD-420	3195-	250.00
Sewer Connection Fee - City	(\$ 10.00)	G-332	5	10.00
Sewer Inspection Fee - City	(\$ 10.00)	G-332		10.00
Sewer Const. Fee - U.V.S.D. 4"	(\$250.00)	UD-3		
Sewer Connection Fee - U.V.S.D.	(\$ 10.00)	UD-1		
Sewer Inspection Fee - U.V.S.D.	(\$ 10.00)	UD-2		200.00
Sewer Improvement Fee (Ord. 646)				
Use Permit	(\$ 10.00)	G-339		
Variance	(\$ 20.00)	G-339		
Zone Change Applications	(\$ 50.00)	G-339		
Subdivision Filing Fees		G-340		
Subdivision Inspection Fees		G-340a		
Environmental Impact Report	(\$ 50.00)			
Application for Electric Turn On				
Application for Water Turn On				
Oversize Water Service Estimate				
Oversize Sewer Connection Estimate				
S.M.L.P. .07/\$1000 - min. .50		TAC-453		4.90
TOTAL				\$730.65

CITY OF BREA  
BUILDING DEPARTMENT CHECK LIST

NAME Lido  
~~Empire Development Co.~~  
ADDRESS 228 E. Perkins  
CONTRACTOR OR PERMITTEE Empire Development Co.  
PROJECT LOCATION \_\_\_\_\_

DATE 5/6/75

	Acct. #	Permit #	Amount
Plan Check			85.25
Building Permit	G-330	202	170.50
Electric Permit	G-331		
Plumbing Permit	G-332		
Temp. Power Pole (\$ 25.00)	UE-1511		
Install New Water Service 3/4" (\$250.00)	UB-2611a		
Install Water Meter 3/4" (\$ 45.00)	UP-2611a		
Water Service Charge-Exist. Meter (\$ 7.50)	UB-2611		
Water Service Charge-New Meter (\$ 10.00)	UB-2611a		
Water Transmission & Storage (Ord. 647)			
Sewer Const. Fee - City 4" (\$250.00)	UD-420		250.00
Sewer Connection Fee - City (\$ 10.00)	G-332		10.00
Sewer Inspection Fee - City (\$ 10.00)	G-332		10.00
Sewer Const. Fee - U.V.S.D. 4" (\$250.00)	TSD-3		<del>250.00</del>
Sewer Connection Fee - U.V.S.D. (\$ 10.00)	TSD-1		
Sewer Inspection Fee - U.V.S.D. (\$ 10.00)	TSD-2		
Sewer Improvement Fee (Ord. 646)			200.00
Use Permit (\$ 10.00)	G-339		
Variance (\$ 20.00)	G-339		
Zone Change Applications (\$ 50.00)	G-339		
Subdivision Filing Fees	G-340		
Subdivision Inspection Fees	G-340a		
Environmental Impact Report (\$ 50.00)			
Application for Electric Turn On			
Application for Water Turn On			
Oversize Water Service Estimate			
Oversize Sewer Connection Estimate			
S.M.I.P. .07/\$1000 - min. .50	TAC-453		4.90
TOTAL			\$730.65

## §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)