

**DEMOLITION PERMIT REVIEW
COMMITTEE MEETING
January 7, 2016**

MEMBERS PRESENT

Tim Eriksen, Director of Public Works
David Willoughby, Building Official
Charley Stump, Acting Chair
Cathy Elawadly, Recording Secretary

OTHERS PRESENT

MEMBERS ABSENT

STAFF PRESENT

Kevin Thompson, Principal Planner

The regular meeting of the City of Ukiah Demolition Review was called to order by Acting Chair Stump at 2:09 p.m. in the Conference Room 1, 300 Seminary Avenue, Ukiah, California. Roll was taken with the results listed above.

3. APPROVAL OF MINUTES: July 23, 2015

Member Eriksen recommended the 'members present' include their respective City titles.

M/S Eriksen/Willoughby to approve July 23, 2015 minutes, as amended. Motion carried (3-0).

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

5. APPEAL PROCESS

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

6. DEMOLITION PERMIT REVIEW AND RECOMMENDATIONS

A. Application by City of Ukiah to demolish a single family dwelling located at 517 S. Main Street.

Principal Planner Thompson gave a staff report:

- On behalf of PEP Housing, the City of Ukiah has applied for a demolition application to remove an existing single-family home located at 517 S. Main Street.
- The City is currently in the process of donating the property for the construction of a 42-unit affordable senior housing project.
- The structure is over 50 years old and therefore, according to City Code, the City Council must conduct a public hearing to review and determine if the home is historically significant and if so, whether or not the proposed demolition would adversely impact the historical resources in Ukiah.
- The house was constructed in 1950 and a small addition to the structure was completed in 1952.
- The house consists of ranch-style design having no significant architectural features.
- The house is not listed in the State of California Department of Parks and Recreation Historic Resources Inventory or the Ukiah Historical and Architectural Survey Update prepared in 1999.
- The intent of the proposed demolition is to clear the site for the construction of a 42-unit affordable senior housing project.

Acting Chair Stump:

- 1 • Requested clarification the California Green Building Code requires the recycling and
2 salvaging of materials in the case of a demolition.
3

4 **Member Willoughby:**

- 5 • Confirmed PEP Housing would be required to recycle/salvage 50% of the materials from
6 the home.
7

8 **Member Eriksen:**

- 9 • Inquired if consideration has been given as to how the corresponding utilities will be
10 capped.
11

12 **Member Willoughby:**

- 13 • As the City Building Official when the demolition application is 'finaled' will look at how the
14 utilities were capped.
15

16 **Demolition Permit Review Committee (DPRC) consensus:**

- 17 • The home is not historically significant having no historic value and supports approval of
18 the proposed demolition permit.
19

20 **M/S Eriksen/Stump** the proposed house located at 517 S. Main does not represent/exemplify
21 any distinctive characteristics or architectural style and as such, does not fulfill the criteria for a
22 historic significant structure pursuant to Section 3016(E) of the City of Ukiah Code and therefore,
23 recommends City Council approve issuance of the demolition permit for a single family dwelling
24 over 50 years old located at 517 S. Main Street.
25

26 **AYES: Members Willoughby, Eriksen, and Acting Chair Stump**

27 **NOES: None**

28 **ABSENT: None**
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30 **7. ADJOURNMENT**

31 There being no further business the meeting adjourned at 2:13 p.m.
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34 _____
35 Cathy Elawadly, Recording Secretary
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