

**DEMOLITION PERMIT REVIEW  
COMMITTEE MEETING  
February 20, 2014**

**MEMBERS PRESENT**

Roger Vincent  
Tim Eriksen  
David Willoughby  
Charley Stump, Acting Chair

**OTHERS PRESENT**

Tim Martin  
Pat Meek

**MEMBERS ABSENT**

Judy Pruden

**STAFF PRESENT**

The regular meeting of the City of Ukiah Demolition Review was called to order by Acting Chair Stump at 2:00 p.m. in the Conference Room 1, 300 Seminary Avenue, Ukiah, California. Roll was taken with the results listed above.

**3. APPROVAL OF MINUTES:** January 11, 2010  
**M/S Vicent/Eriksen** to approve January 11, 2010 minutes, as submitted. Motion carried 4-0.

**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 Tim Martin at 108 Echo Way (formerly part of 400 Park Boulevard) to demolish a Single Family Dwelling over 50 years old.**

**Member Willoughby** reviewed the Demolition Permit application and determined:

- Numerous additions have been made to the structure over the years portions of which are very low to the grade such that there is no crawl space.
- Much of the subfloor for the home was built within six inches of the dirt and because of this moisture over the years has allowed for termites and/or wood boring beetles to infest some of the areas. Pest damage is evident inside of the house.
- Review of assessor records indicate the original home was constructed in the 1930s consisting of 624 sq. ft. In 1957 the house was enlarged to 960 sq. ft. and then enlarged again at some point to 1240 sq. ft. These numerous additions are evident when walking through the home and have occurred in a hodgepodge manner. Other issues include faulty/substandard wiring that is hazardous.
- Is of the opinion the home is in overall poor condition and would require an immense amount of money and work to make it habitable and comply with current California building codes.
- Recommends approval of the demolition permit application.

**Acting Chair Stump:**

- Referenced staff comments from Development Permit Coordinator Ballard dated February 14, 2014 and cited one portion of the memorandum that reads, 'This residence was part of a bigger parcel that belonged to the Goodwin family. It was recently passed onto the Goodwin children who decided to sell the parcel. It has now been subdivided into four parcels and a remainder. The residence has numerous small additions and

conversion over the years. It has no notable historic significance.' As such, the building is not listed in the City's inventory of significant historic structures.

**Member Eriksen:**

- Referenced staff comments from Senior Civil Engineer Kageyama dated February 3, 2014 that states the project is located adjacent to Gibson Creek and is within the flood plain. Demolition operations shall incorporate best management practices as necessary to minimize erosion and prevent sediment from the entering the creek.
- Since the existing house is located in the floodplain a new foundation would have to be constructed above the floodplain.

**Acting Chair Stump:**

- Asked applicant about recycling/salvaging of material and how this will be handled if the demolition permit application is approved.

**Tim Martin, Applicant:**

- Has provided the City Building Department with a list of materials that will be recycled/salvaged.
- Indicated some of the materials are not salvageable.
- All concrete and brick will be recycled. Talked about the handling of other materials, such as sheetrock, miscellaneous wood, carpeting.

**Acting Chair Stump:**

- Acknowledged the building proposed for demolition is not listed in the City's inventory of historical buildings.
- Was of the opinion the building does not meet any of the criteria set forth in City Code Section 3016 (E) of the City Code in that it does not fulfill a particular/special quality such as the oldest best example and/or largest or last surviving example of its kind nor does the building exemplify or reflect special elements of the City's cultural, social, economic, political, aesthetic or architectural history. The building does not strongly identify with persons or events significant local, state or national history. Therefore, recommends the City Council approve the demolition permit application.

**M/S Eriksen/Willoughby** to recommend to the City Council the demolition permit be approved since the building does not meet any of the criteria set forth in Section 3016(E) of the Ukiah City Code. Motion carried with the following roll call vote:

**AYES: Members Willoughby, Eriksen, Vincent and Acting Chair Stump**  
**NOES: None**  
**ABSENT: Chair Pruden**

**7. ADJOURNMENT**

There being no further business the meeting adjourned at 2:22 p.m.

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Cathy Elawadly, Transcriptionist