

Design Review/Preservation Board
Sacramento, California

Members in Session:

To: Board

From: Staff

SUBJECT: 612 - 15th Street, a Priority Structure in the Washington District
Preservation area. City Building Division request for demolition.

BACKGROUND: The subject structure was moved to the site and rehabilitation was slow in starting due to economic factors, the rehabilitation then stopped and the building has been left in various stages of disrepair and open to vandalism and use by transients. The neighbors adjacent to the building have been concerned about the possibility of transients starting a fire in the vacant structure and having it then cause fire damage to their homes. In addition, the neighbors in adjacent structures have been harassed by transients, both verbally and through trash and other debris being deposited on the subject site as well as thrown into their yards. The neighbors have complained repeatedly to the Building Division about the condition of the subject structure. The Building Division has attempted to get the developer or the owner of the property to complete the building or to secure the structure. This has largely been to little avail. The building has been resecured on the exterior by the City, and has been brought to the Housing Code Advisory and Appeals Board who voted to have the building demolished. CEQA process requires the review of the demolition process by the Preservation Board.

PROJECT EVALUATION: Staff has the following comments and recommendations:

1. The building is a Priority Structure in the Washington District Division Area.
2. Although the building has been left vacant, it is still capable of being rehabilitated.
3. The owner of the site does not have control over the rehabilitation of the building.
4. It appears that the person responsible for the relocation of the building to the site is not able to complete the project.
5. The neighbors are rightly concerned about their safety and the safety of their buildings if the building remains in its present condition.
6. Staff has recommended, in October of 1987, that the owner or the City secure the openings on the building and place a chainlink fence around the property at the property line. If the rehabilitation plan and schedule for rehabilitation by the owner of the project is not comply with, then, the Board should take the recommendation to the City Council that the City acquire the site and the building through condemnation and resale the property with rehabilitation requirements added to the condition of sale.

7. Staff feels that the building should not only be secured at the doors and windows, but should also have a chainlink fence placed around the perimeter of the site. The cost of securing the fence, the building and she can be recouped by placing a lien on the property. A rehabilitation schedule should be submitted by the owner and/or the developer of the property. This schedule must be adhered to and the property must be maintained secure and free of all vagrants and transients until the project has been completed. Should the owner not meet the agreed to schedule, then the Board should request the City Council to enter into condemnation proceedings in order to acquire the building so that the building may be placed for resale with rehabilitation as a condition of sale.

STAFF RECOMMENDATIONS: Staff recommends that demolition be suspended for 180 days with the following conditions:

1. The structure be secured, the perimeter of the site fenced with six feet high chainlink fencing and that this cost be borne by the owner or be secured by the City and a lien placed on the property.
2. A rehabilitation schedule shall be submitted by the owner or the developer to the Building Division that is acceptable to both the Building Division and Planning staff. Should this schedule not be adhered to, the Board should recommend that the Council enter into condemnation proceedings in order to acquire the property for resale with rehabilitation requirements as a condition of sale.
3. Should the Board agree with staff recommendations, the appropriate action to take would be:
 - (a) ratify the Negative Declaration;
 - (b) suspend demolition for 180 days with the above conditions.

Suspension of the demolition permit is based on the following findings of fact.

1. The building is a Priority Structure on the City's Official Register.
2. The building is capable of being rehabilitated.
3. The building, if secured and fenced, will prevent vagrants from occupying the area and will greatly reduce the fire threat to the adjacent neighbors as well as eliminating the on-site accumulation of trash.
4. An on-site rehabilitation program will allow the structure to remain in the neighborhood and be of benefit to the neighborhood and to the neighbors.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

Respectfully submitted,

Richard B. Hastings

Richard B. Hastings,
Design Review/Preservation Director

RBH:vf



612 15th St



2/17/89