

TWIN INVESTMENTS LLC
494 KENWOOD DR
UKIAH CA 95482

DATE POSTED: 4/8/24

**Subject: 2nd NOTICE OF VIOLATION –
HAZARDOUS CONDITION - PUBLIC NUISANCE**

Location of Violation: Entire Property
Address: 272 N STATE ST
Assessor's Parcel Number: 002-224-13
Owner: TWIN INVESTMENTS LLC
Managing Member: JITU ISHWAR

Dear Owner:

PART 1

PLEASE TAKE NOTICE that on 11/6/23 you were hand-delivered a Notice of Violation, copy attached. The Notice of violation detailed the results of an inspection performed on 9/29/23. That inspection resulted in the following determinations:

1. The building at 272 North State St. is structurally unsound, deteriorated, and constitutes a menace to public safety. Since the City Council findings adopted by Resolution No. 2015-07, a true and correct copy of which is attached to this Notice, the condition of the building has deteriorated to such an extent that it poses an imminent risk of collapse, endangering life, limb, health, and property of the public.
2. The condition of the above property has been deemed a public nuisance due to its hazardous condition and immediate action is necessary to abate the nuisance to protect public safety.

As a result of the above-described conditions, in attached Resolution No. 2023-35 adopted by the City Council on November 1, 2023, the historical significance of this building cannot impede the protection of public safety which is of paramount importance. You must take all necessary steps to ensure the safe and timely demolition or stabilization of this building.

In accordance with Section 116.1 of the 2022 California Building Code, YOU ARE HEREBY NOTIFIED: that the City of Ukiah is hereby issuing a formal order requiring

you as the property owner and managing member of the owner to initiate the demolition or stabilization of the structurally unsound building. Respond to this notice with a permit application and your **proposed plan within 30 days.**

PART 2

As of today 4/8/24, no permit application or plan has been submitted to the Building Division of the Community Development Department.

Therefore, in accordance with Section 116.1 of the 2022 California Building Code, YOU ARE HEREBY NOTIFIED: that the City of Ukiah is hereby issuing a formal order requiring you as the property owner and managing member of the owner to initiate a contract with ZFA Structural Engineers or similarly qualified engineering firm with experience in unreinforced masonry buildings similar in size and type to the Palace Hotel.

The contracted work with the approved firm is required to include the following:

- 1. An independent evaluation of the existing condition of the Palace Hotel structure.**
- 2. Supported recommendations to stabilize, demolish, or otherwise mitigate the hazard to the public caused by the current condition of the Palace Hotel.**
- 3. Plan set/ documentation of an engineer's estimate of cost to execute the above recommendation and a detailed scope of work for execution of construction/demolition.**

You are required to respond to this notice with a signed contract with an approved engineering firm by 4/16/2024. By 5/14/2024 You are required to submit documents and a permit application with the above three items showing a clear path forward for mitigation.

If you have not taken steps to abate the violation in the time given above by taking the actions described above, the City will take enforcement action as authorized by law which may include any or all of the following: (1) issuance of a citation for violation of Cal. Health & Safety Code §17995 (which makes violation of the building code a misdemeanor punishable for a first offense by a fine of \$1,000, six months in the county jail or by both a fine and imprisonment with the fine increasing to \$5,000 for a second or subsequent violation); and (2) filing a civil action to enjoin the violation as a public nuisance, to recover from you the costs to demolish the building and to take any other actions necessary to protect public health and safety, to impose the penalties prescribed by Cal. Health & Safety Code §17995, to prevent you from taking a tax deduction for interest, expenses, depreciation or amortization arising from your ownership of the property, or the City can request reinstatement of the receivership recently terminated and the appointment of a receiver to take possession and control of the property, make all repairs, impose those costs as a lien on the property and seek to recover any deficiency from you. In a civil action you may become liable for the City's attorneys' fees and costs in bringing the action. THIS IS THE ONLY NOTICE THE CITY WILL GIVE BEFORE TAKING ENFORCEMENT ACTION.

Sincerely,



Matt Keizer
Chief Code Enforcement Officer

Sent Via: Certified mail
cc: City Attorney