



AGENDA SUMMARY REPORT

SUBJECT: Approval of an Application for a 'Demolition Permit' to remove an existing residential structure subject to Historical Review, located at 233 Thomas Street; APN 003-084-02.

DEPARTMENT: Community Development

PREPARED BY: Jesse Davis, Chief Planning Manager

PRESENTER: Jesse Davis, AICP

ATTACHMENTS:

1. Application Materials - Demolition Review
2. Assessor Records (003-048-012)
3. UCC Section 3016 (Historic Demolition Regulations)
4. Demolition Review Committee (10-21-2024) Regular Meeting - Draft Minutes

Summary: The City Council will consider an application for a 'Demolition Permit' to remove an existing residential structure subject to Historical Review, located at 233 Thomas Street; APN 003-084-02.

Background: On September 12, 2024, the Property Owner/Applicant submitted a 'Demolition Permit' to remove the residential structure at 233 Thomas Street; APN 003-084-02. Based on a review of records from the Mendocino County Assessor, the subject structure was originally constructed in 1939. Since the building was constructed over 50 years, this request is subject to Ukiah City Code Section 3016 (Historical Review).

Notably, the subject structure is not listed in the City's Ukiah Historical and Architectural Survey Update (1999), nor is it included in the Ukiah Architectural and Historical Resources Inventory Report (1985).

Discussion: Like other residential structures in this area of Ukiah, the combination of Heavy Commercial (C-2) zoning and airport compatibility restrictions has made maintaining residential uses difficult. The property owner/applicant seeks to demolish the existing residential unit to create additional usable off-street space for the commercial structure and associated business at 235 Thomas Street, which is also located on the subject property.

The subject property is zoned Heavy Commercial (C-2) and is therefore governed by the permitted uses and regulations of that district. While most residential uses in the C-2 district require a discretionary permit, the existing residential structure is considered legal non-conforming due to its age. This zoning designation may lead to conflicts between residential and adjacent commercial activities. Additionally, the property is within Zone 2 of the Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP), known as the "Approach/Departure Zone." This zone imposes stricter land use regulations due to the risks associated with noise, safety hazards, and frequent aircraft overflights. If the City Council approves the demolition, the property owner will proceed with the demolition permit application, submitted concurrently with this request and detailed in Attachment 1.

Attachment 2 provides information from the Mendocino County Assessor, confirming that the residential structure was originally built in 1939. It also includes the Commercial Property Appraisal Record and the Industrial Building Record of the property.

As conveyed in associated sections of Ukiah City Code (Attachment 3), per Section 3016(A) additional evaluation is required before demolishing structures older than 50 years to ensure preservation of historically, architecturally, or culturally significant buildings. This review is conducted by the Demolition Review Committee and the City Council.

Upon request, the Community Development Director reviewed the property and determined that neither of the exceptions listed in subsections B1 or B2 of UCC §3016 apply. These exceptions include:

- B1: Buildings posing an immediate threat to public health or safety.
- B2: Buildings lacking historical, cultural, or architectural significance, as defined by City guidelines.

The Demolition Review Committee met on October 21, 2024, to evaluate the structure's historical, architectural, and cultural value in accordance with UCC §3016(E). In formulating its recommendation to the City Council, the Committee considered the application materials and documentation from the Mendocino County Assessor and the Mendocino County Historical Society, using the following criteria:

1. The structure does not have any special or particular quality, such as being the oldest, best example, largest, or last surviving of its kind.
2. The structure does not exemplify or reflect significant elements of the city's cultural, social, economic, political, aesthetic, or architectural history.
3. The structure is not strongly associated with persons or events significant in local, state, or national history.

After analysis and discussion, the Demolition Review Committee concluded that the structure did not meet the criteria set forth in UCC §3016(E), it recommended approval of the 'Demolition Permit' to the City Council. A draft copy of the minutes for the Demolition Review Committee meeting of October 21, 2023 is included as Attachment 4.

Recommended Action: Approve the 'Demolition Permit' to remove an existing residential structure subject to Historical Review, located at 233 Thomas Street; APN 003-084-02.

BUDGET AMENDMENT REQUIRED: N/A

CURRENT BUDGET AMOUNT: N/A

PROPOSED BUDGET AMOUNT: N/A

FINANCING SOURCE: N/A

PREVIOUS CONTRACT/PURCHASE ORDER NO.: N/A

COORDINATED WITH: Matthew Keizer, Chief Building Official

DIVERSITY-EQUITY INITIATIVES (DEI):N/A

CLIMATE INITIATIVES (CI):N/A

GENERAL PLAN ELEMENTS (GP):ED - 6.1 (Regulatory Environment)

Approved: 
Sage Sangiacomo, City Manager