



APPROVED  
BY THE CITY COUNCIL

NOV 5 1998

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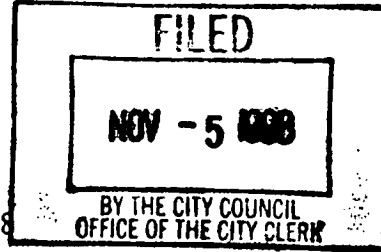
JACK CRIST  
DEPUTY CITY MANAGER

NEIGHBORHOODS, PLANNING AND  
DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

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October 15, 1998

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: Demolition Permit Application Procedures**

**LOCATION AND COUNCIL DISTRICTS:** Citywide

**RECOMMENDATION:**

This report is for information only

**CONTACT PERSON:** Roberta Deering, Preservation Director, 264-8259  
Josh Pino, Chief of Code Action Team, 566-6515

**FOR COUNCIL MEETING OF:** November 5, 1998

**SUMMARY:**

Councilmember Jimmie Yee asked for a report back on the process for demolishing a building on October 1, 1998. This report outlines the process for 1. demolishing a building when no historic structure is involved or when the demolition of a historic structure has been approved and 2. the process when a historic structure is the subject of the demolition application.

**COMMITTEE/COMMISSION ACTION:**

None

**BACKGROUND:**

1. **Demolition Permit Application Process:**

Ministerial action not requiring CEQA review for non-historic properties; and, for historic properties with Board (deemed) approval of demolition application.

**Step 1 - Application submitted** - for demolition and sewer disconnect permit (no public notice required).

**Step 2 - Application reviewed** - Over-the-counter, by Public Works Street Division; Fire Department; Utilities Department; and NPDS Planning Division. If the structure to be demolished is over 4 units and/or a commercial structure, there is a 10-day asbestos abatement review by the Air Quality Management District.

**Step 3 - Permit issued.**

2. **“Historic structure” demolition application process:**

Pursuant to Title 32 of the City Code; and, as a discretionary action, pursuant to the California Environmental Quality Act.

**Step 1 - Application Submitted** - Applicant submits Design Review & Preservation Board application to demolish structure. (Includes providing required public notice.)

**Step 2 - Environmental Review** - Staff conducts environmental review on proposed action. (Depending on level of environmental review and whether public comments period is required, this review could take from 1 to 90+ days.)

**Step 3 - Public Hearing** - Design Review and Preservation Board holds public hearing to hear testimony from applicant and public, certify the environmental document, and make a decision on application. Board decision may approve, approve with conditions or may suspend action on the issuance of a demolition permit. Board actions may be appealed to the City Council, by either the applicant or a third party.

**BASED UPON THE BOARD’S DECISION:**

**If the Board approves, or approves with conditions, the application, and no appeal is made to the City Council,** proceed to “Ministerial” Demolition Permit Application Process.

**If the Board suspends action on the demolition permit,**

**A. 180/180-day Suspensions:** For individually-listed structures, National Register and California Register structures, a “Suspension Period” is begun, to suspend action on the demolition permit for 180 days, starting from the date the completed application is received by the Preservation Director. Prior to the end of the 180-day period, the City Council may, by resolution, extend the suspension for an additional 180 days.

**B. 90/180-day Suspension:** For structures in Preservation Areas, and not individually-listed or National or California Register properties, the original suspension period extends for 90 days, with provision for an additional 180-day suspension extension upon resolution of the City Council.

**Expiration of suspension period(s):** At the expiration of any suspension period imposed by the Board or the City Council, the permit shall be deemed to have been approved by the Board and proceed to “Ministerial” Demolition permit Application Process.

"Historic Structures" include: Properties listed on the City of Sacramento's Official Register of Historic Structures and Preservation Areas, properties listed in the National Register of Historic Places, and properties listed in the California Register of Historical Resources, and such other properties as may be subject to Title 32 of the City Code based upon City Council action.

The new Landmarks Preservation Ordinance revisions will recommend eliminating the suspension period process for Historic Building Demolition applications.

City staff are also considering an ordinance establishing a new residential demolition permit review structure.

**FINANCIAL CONSIDERATIONS:**

There are no fiscal impacts associated with this report.

**ENVIRONMENTAL CONSIDERATIONS:**

There are no environmental considerations associated with this report.

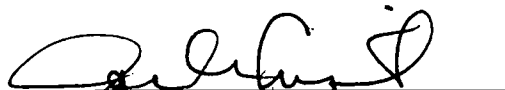
**POLICY CONSIDERATIONS:**

The procedures described in this report are consistent with the guidelines pursuant to the California Environmental Quality Act.

**MBE/WBE CONSIDERATIONS:**

There are no goods or services being purchased.

Respectfully submitted,



JACK CRIST  
Deputy City Manager

**RECOMMENDATION APPROVED:**



WILLIAM H. EDGAR  
City Manager

Please distribute the two attached letters  
to the mayor and all members of the

City Council

Thank - you

For mtg  
w/ Jerry Patterson

Steve Lohr

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Ed Cox  
Vice President  
Tim Duabar  
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Lynn Duabar  
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SACRAMENTO OLD CITY ASSOCIATION  
Post Office Box 1022, Sacramento, California 95812

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Margery Winter

October 5, 1998

Mayor Serna  
Members of the City Council  
City Hall - 915 I Street  
Sacramento CA 95814

Re: Strengthening of the Central City Housing Strategy

Dear Mayor Serna and Members of Council

The Central City Housing Strategy has the strong support of all the Central City neighborhoods and is an essential tool in the battle to stabilize and improve Central City neighborhoods.

The first major test of the Strategy came when Bruce Bell and the Gottlieb Trust asked for a rezone of the residentially zoned property at 27th and V. While Mr. Bell and the Trust were unable to get their rezone, they were able to get an over the counter permit to demolish what had once been five well maintained houses. Their actions highlight the essential weakness of the Central City Housing Strategy - namely that, unless a house or other residential unit is on the City's preservation list or in a preservation district, it's owners can easily get a demolition permit. The 27th and V houses are the most egregious example of this, but the Central City is littered with hideous vacant lots - most weed invested and filled with junk, some used as illegal parking lots - where the owners simply decided to demolish their residential buildings.

The SOCA Board thinks there is a clear way to fix this problem and that is to develop an ordinance that stops all over the counter demolition permits on residential units in the Central City and requires 1) a public hearing on the proposed demolition and 2) that, even where demolition may be appropriate, a demolition permit can be granted if and only if the application for it is accompanied by an application and detailed plan for the building of replacement housing. If such an ordinance had been in place this year, we wouldn't be facing the disaster that we are currently facing in Newton Booth.

Sincerely,

*Ed Cox*

Ed Cox, President

President  
Ed Cox  
Vice President  
Tim Dunbar  
Secretary  
Lyon Dunbar  
Treasurer  
Dennis Neufeld

Preservation Chair  
Karen Jacques  
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October 5, 1998

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City Hall - 915 I Street  
Sacramento CA 95814

Re. Stabilizing the Newton Booth Neighborhood

Dear Mayor Serna and Members of Council

As you are all well aware, the five houses at 27th and V have now been demolished. The Newton Booth neighborhood, particularly the area from 26th Street east, was already extremely fragile. Since 1994 when the Fainted Ladies Tour began, the neighborhood had already lost five other houses to demolition (2012 26th, 2611 S, 2819 S, 1821 27th and 1827 28th) and the Tour had identified fourteen more that are extremely rundown and, therefore, at risk. Prior to their acquisition by the Gottlieb Trust the five houses at 27th and V were in good condition and added to the stability of the neighborhood. The Gottlieb Trusts failure to keep it's promise to donate the houses to a non-profit which would restore them has been a devastating blow and one which we fear will lead to more disinvestment in the neighborhood and more demolitions. We are aware that Mr. Bell has told Mayor Serna that the Gottlieb Trust plans to build new housing at the 27th and V site or sell the property to someone who will. However, no plans have been forthcoming and, given Mr. Bell and the Trust's behavior to date, their promises are less than credible.

The SOCA board is extremely concerned about the Newton Booth neighborhood. We strongly urge the Council to take all possible steps to stop further demolitions and stabilize what is left of Newton Booth. One immediate step that the Council can take is to 'fast track' the proposed Newton Booth Preservation District. While the proposed district does not include the entire Newton Booth neighborhood, it will at least protect a portion of the housing and send a message to property owners, developers and the community at large that the Council is serious about preserving Newton Booth. Additional steps that we also strongly recommend are 1) that the Council make it clear to Mr. Bell and the Gottlieb Trust that the 27th and V property will remain residential and that they cannot come back at some future date and get their rezoned; 2) that the Council request that Mr. Bell provide regular updates as to his progress in getting new housing at 27th and V; 3) that the Council instruct planning staff to explore the possibility of expanding the Newton Booth preservation district to protect more of the neighborhood; and 4) that the Council place an emergency moratorium on any over the counter demolition permits for residential units in the Newton Booth neighborhood until such time as a more permanent solution for the problem of over the counter demolitions can be found.

Thank you for your consideration

Sincerely

*Ed Cox*

Ed Cox, President