



December 21, 2021

**NOTICE AND ORDER
TO
DEMOLISH**

**701 Wilson Street (Commercial Building – Southeast corner of parcel at intersection of
Wilson St. & 8th St.)
SANTA ROSA, CA**

MAIL

**Pullman Lofts First phase LLC
30 Myers Ct
Novato, CA 94947**

NOTICE AND ORDER LEGAL PROPERTY DESCRIPTION:

LEGAL OWNER OF RECORD: PULLMAN LOFTS FIRST PHASE LLC

LEGAL ADDRESS: 701 WILSON ST

ASSESSOR PARCEL NUMBER: 010-191-005 CITY ZONING DESIGNATION: NMU

The City of Santa Rosa desires your cooperation and prompt resolution of unsafe building concerns. In accordance with applicable State and local codes, the Building Official has caused the properties indicated above to be inspected and has found the building to be a dangerous structure in violation of **Santa Rosa City Code Section 18-20.010 referencing the 2018 International Property Maintenance Code.**

A description of violations, dangerous conditions and required actions are listed below:

108.1.5 #3: Dangerous structure or premises – Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that is likely to partially or completely collapse, or to become detached or dislodged

108.1.5 #4: Dangerous structure or premises - Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value

108.1.5 #7: Dangerous structure or premises - The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act

108.1.5 #8: Dangerous structure or premises - Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety

108.105 #11: Dangerous structure or premises - Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public

The property at 701 Wilson Street (Commercial Building – Southeast corner of parcel at intersection of Wilson St. & 8th St.) was inspected by Christian Hains, PE at Innovative Structural Engineering the week of November 1, 2021. The building is identified as a commercial structure located on the southeast corner of the parcel. This inspection identified deteriorated structural conditions resulting from long-term exposure to weather, age, neglect and damage in the following elements:

1. Insufficient reinforcing & running bond methods at North CMU block wall
2. Lack of out-of-plane resisting attachments & collectors at the top of the CMU wall to roof framing to prevent wall from falling over during a seismic event. If the CMU wall collapses, then roof supported by the CMU wall will collapse as well.
3. Insufficient lateral resisting system (shear walls) in remainder of building to support CMU wall.
4. Lack of proper plate washers at sill plate to foundation connection to prevent structure from sliding off if foundation during seismic event.
5. Insufficient foundation reinforcing and lack of sufficient anchorage in high seismic zones.

The inspection identified that the structure is deteriorated, is an attractive nuisance and causes health and safety risks. Based on this inspection, the Chief Building Official has determined that the deteriorated condition of the building is so extensive that the structure is unsafe and of such a nature that the health and safety of the public is substantially endangered. It is further determined that it is unreasonable to repair the structure, **Therefore:**

You are hereby ordered to demolish and remove the structure as per SRCC Sec. 18-20.010 referencing the 2018 International Property Maintenance Code section 110.

Commencement of shoring the north CMU wall shall be executed immediately to secure the wall. Only the tenant or their designated employees may occupy the building for the purposes of removal of valuable inventory; the building shall not be accessed by the public. Permits to demolish the structure must be secured **within 30 days**. Demolition work must be completed **within 120 days** of permit issuance. Failure to comply with the aforementioned time frame may result in the application of the provisions of Health and Safety Code Section 17980.7.

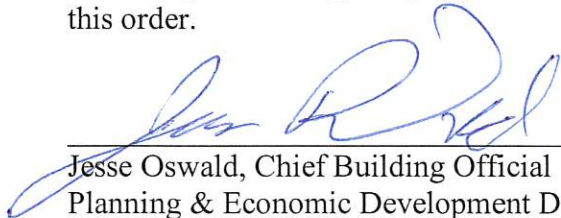
Any action taken by the City of Santa Rosa on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Any person(s) having any record title or legal interest in the property and structure at **701 Wilson Street (Commercial Building – Southeast corner of parcel at intersection of Wilson St. & 8th St.)** may appeal this Notice to the Board of Building and Regulation Appeals. The appeal must be in writing as provided in this code and must be filed with the Building Official **within fifteen (15) days** from the date of service of such Notice, along with the payment of the appropriate fee identified in the currently-adopted fee schedule. Failure to appeal constitutes a waiver of all right to an administrative hearing and determination of the matter.


You must file your appeal with:

City of Santa Rosa
Planning & Economic Development Department
Chief Building Official: Jesse Oswald
100 Santa Rosa Avenue, Room #3
Santa Rosa, CA 95404

Your cooperation is greatly appreciated. Please call me at 543-3249 if you would like to discuss this order.



Jesse Oswald, Chief Building Official
Planning & Economic Development Department



Date

MEANS OF APPEAL

(A) Any affected person may appeal from any notice, order, or any action of the Building Official under this code by filing at the office of the Building Official a written appeal containing:

- (1) A heading in the words: "Before the Board of Appeals of the City of Santa Rosa";
- (2) A caption reading: "Appeal of," giving the names of the appellants participating in the appeal;
- (3) A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order;
- (4) A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant;
- (5) A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside;
- (6) The signatures of all parties named as appellants, and their official mailing addresses;
- (7) The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.
- (8) Payment of fee to file an application to appeal a decision by the Chief Building Official to Board of Building Regulations Appeals in the amount fixed by resolution of the City Council.