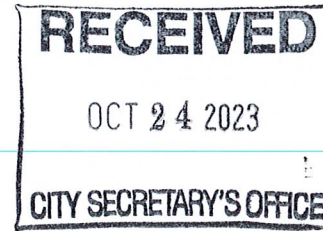


Charles C. Webb, Jr.
Benny M. Cason
Parker S. Webb
Patrick L. Beam
Matthew (Matt) S. Manning
Stephen J. Chapman
Craig A. Rogers



VIA E-Mail

Ms. Rebecca Huerta
City Secretary
City of Corpus Christi, TX
E: citysecretary@cctexas.com
E: cityclaims@cctexas.com

Mr. Joseph (Buck) Brice
Assistant City Attorney
City of Corpus Christi, TX
E: josephb@cctexas.com

23 October 2023

Re: NOTICE OF APPEAL to the Corpus Christi City Council from the 28 September 2023 Building Standards Board (BSB) recommendation of demolition of the property located at 1214 ½-1220 North Staples St., Corpus Christi, TX 78401

Case No: V184239-07122

Dear Corpus Christi City Council, Ms. Huerta and Mr. Brice:

Please be advised that my client, Mrs. Priscilla Tryon Cambric, provides this notice of appeal pursuant to §13-24 of the City of Corpus Christi Code of Ordinances, appealing the Building Standards Board's 28 September decision to recommend demolition of her property. The decision is erroneous, manifestly unjust, without good cause, and would cause undue hardship on Mrs. Cambric, the owner. This decision is against the spirit and purpose of the Code of Ordinances and is against the public interest in maintaining and preserving historical, culturally-significant buildings.

The error(s) committed by the Building Standards Board are thus:

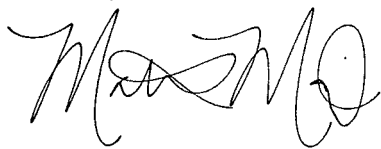
1. Appellant-Owner, Mrs. Priscilla Cambric, provided to the Building Standards Board letters from both the Texas Historical Commission and Texas Dance Hall Preservation, Inc., outlining the historical significance of the building (at different times known as the Ebony Recreation Spot, the Skylark Club, and the Fabulous Lounge), noting specifically that it is the only remaining structure of its historical significance to African-Americans left standing in this community, particularly in the Northside area known as "The Cut." The letters from both organizations **encouraged the City of Corpus Christi to afford Mrs.**

Cambric the opportunity and sufficient time to restore this building, considering its extraordinary historical significance. Copies of these letters are attached to this notice of appeal.

2. Undersigned counsel for Mrs. Cambric provided both a letter requesting continuance, due to previously-scheduled travel, and the report of the visual inspection of the property, as conducted by the Tradewinds Consulting Group, **and at the behest of the Board.** The Board nonetheless disregarded these communications in its decision. Copies of the e-mail requesting continuance; the letter requesting continuance; and the visual inspection report are attached to this notice of appeal.
3. With the exception of the 28 September 2023 meeting before the Board at which neither the property owner nor her counsel were present, the City of Corpus Christi Code Enforcement has not offered a **single** complaint from any member of the community regarding this property. Each alleged complaint was generated by Code Enforcement itself, seemingly intensifying upon Mrs. Cambric's challenging of Code Enforcement's repeated requests for demolition.
4. Mrs. Cambric has already incurred costs following the instruction of the Board to erect fencing on her property. She has put up a fence. It is erroneous and an undue hardship for the Board to force Mrs. Cambric to erect a fence on a property the Board is just ultimately going to recommend be razed.
5. At least one of the prior meetings, one member of the Board – Mr. John Solberg – recommended indefinitely tabling the discussion on Mrs. Cambric's property to afford her the time and opportunity to seek historical preservation and recognition for her property. Despite other Board members agreeing with that suggestion, the City Legal Department that there was no way to accomplish that. Notwithstanding the procedural issue, members of the Board were amenable to allowing Mrs. Cambric the opportunity to restore this culturally invaluable structure until the Board's abrupt about-face, divesting Mrs. Cambric; the Black community of Corpus Christi; and the City of Corpus Christi writ large of the presence and resurgence of one of its most culturally-significant structures.

Please confirm receipt and contact my office should you have any questions or need assistance in scheduling a date for us to appear before the City of Corpus Christi City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt S. Manning', written in a cursive style.

Matthew (Matt) S. Manning
Attorney for Priscilla T. Cambric

TEXAS HISTORICAL COMMISSION

real places telling real stories

July 27, 2023

Robert Kurtz, Historic Preservation Officer
Land Development | Development Services
City of Corpus Christi
2406 Leopard Street
Corpus Christi, Texas 78401

RE: Skylark Club/ Fabulous Lounge/Ebony Recreation Spot, 1214-1220 N. Staples, Corpus Christi, Nueces County, Texas

Dear Mr. Kurtz:

I have reviewed our files regarding the building at 1214-1220 N. Staples, Corpus Christi. The property served a variety of businesses through the mid-20th century, most importantly music venues known as the Skylark Club, and later the Fabulous Lounge. During the Jim Crow period in Corpus Christi, rhythm & blues and experimental modes of jazz played by African American musicians were performed for African American audiences only in nightclubs such as the Skylark Club. Some Anglo and Hispanic members of the Corpus Christi swing scene would often visit this neighborhood (known as “The Cut”) and participate in jam sessions in venues such as the Down Beat, In & Out, Hoot Club, Skylark Terrace, Club Alabam, and the Cotton Club, playing live music for predominantly – but not exclusively – Black audiences. Of these venues, only the building at 1214-1220 N. Staples is still standing.

Historic music venues and dance halls are integral to understanding Texas’ rich cultural heritage, and the Skylark Club/Fabulous Lounge is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Entertainment and Ethnic Heritage/Black at the state level of significance. The building stands as a rare and fragile example of a night club devoted solely to these forms of popular music in Corpus Christi, and we encourage the city and property owner to take steps to secure and preserve this significant property.

If you have any questions, you may contact me at (512) 463-6013 or greg.smith@thc.texas.gov. Thank you for your interest in the National Register and in preserving Texas’ cultural heritage.

Sincerely,



Gregory Smith
National Register Coordinator





July 27, 2023

Robert Kurtz

Historic Preservation Officer, Department of Development Services
2406 Leopard Street, Suite 100
Corpus Christi, TX 78408

Dear Robert:

Texas Dance Hall Preservation, Inc., has reviewed the available information concerning the Ebony Recreation Spot, formerly known as the Skylark Club and the Fabulous Lounge, located at 1214–1224 North Staples Street in Corpus Christi. I am writing today to encourage the City of Corpus Christi to table any action related to demolition and give the property owner sufficient time to determine whether this building can feasibly be secured, stabilized, and made weathertight.

The Ebony Recreation Spot is historically and architecturally significant as a fairly rare example, statewide, of a surviving urban dance hall from the mid-20th century. While hundreds of dance halls were built during the late 1800s and early to mid-1900s, very few of them remain.

The Ebony Recreation Spot meets the registration requirements for a dance hall as established by Texas Dance Hall Preservation and used, in part, to determine eligibility for the National Register of Historic Places. Other examples of long-vacant dance halls that have been recently rehabilitated and put back into productive use include Lerma's (San Antonio), the Eldorado Ballroom (Houston), and the Bellville Turnverein Pavilion (Bellville). All of these utilized a combination of historic tax credits, grants, and other funds — made possible by National Register eligibility — to complete the projects. In two of these cases, the building was being considered by the City for demolition before it was saved. Today, these dance halls and ballrooms are vibrant community spaces and are expected to catalyze economic development in the immediately surrounding area.

Texas Dance Hall Preservation works with dance hall owners to provide technical assistance and consulting during restoration or rehabilitation projects. We can assist property owners with funding strategies, historic tax credit projects, connecting hall owners to specialized building professionals, etc. We have already spoken with Matt Manning, the property owner's attorney, regarding the potential historic designations available for the property and the financial incentives available for the rehabilitation of this historic building, including state and federal tax credits; grants such as the Texas Preservation Trust Fund grant program, Texas Dance Hall Preservation's Preservation Fund grant program, and others; state sales tax exemptions on construction labor for properties listed on the National Register and on "amusement services" when the building is returned to productive use; and the Property Assessed Clean Energy (PACE) program, which can assist with financing for energy-efficient building systems.

In 2019, Texas Dance Hall Preservation developed a toolkit for “mothballing” vacant buildings. We will be happy to provide this to the property owner and their building professionals at no charge, to assist in making this building secure and weathertight while future plans can be considered.

Texas Dance Hall Preservation is currently documenting extant dance halls in the Hurricane Harvey disaster area, with a grant from the National Park Service, and our historic resources survey team is in touch with the owner of this property, with plans to document the Ebony Recreation Spot next week, on Thursday, August 3. The photographs and information collected during that visit will provide more information about the condition of the building and help to inform the property owner’s decision-making about next steps.

We request that the City of Corpus Christi defer any action on this building and allow us to work with the property owner to determine whether and how this building could be put back on the City’s tax rolls and once again contribute to the economic vitality of this neighborhood.

Very best regards,

A handwritten signature in black ink that reads "Steph McDougal". The signature is written in a cursive, slightly slanted style.

Steph McDougal, Past President, Texas Dance Hall Preservation Board of Directors

On behalf of Bethany Wolf, Executive Director

CC:

Mrs. Patricia Cambric

Matt Manning, Esq.

Gregory Smith, Texas Historical Commission

Tradewinds Consulting Group

5321 Crestwick Drive
Corpus Christi, TX 7843
Cell: 361-658-5353
elsample@att.net

August 16, 2023

Ms. Priscilla F. Cambric
2814 Rogers Street
Corpus Christi, TX 78405
Cell: 361-765-9476
Email: ptrycam@aol.com

Re: 1214 ½ -20 North Staples Street
CORPUS CHRISTI, TX 78401

Ms. Cambric:

As requested, I have performed a visual inspection of the above captioned property on August 14, 2023. The commercial building was vacant and not occupied during our inspections. Directional references are made as viewed from North Staples Street facing the building.

This commercial building is a two-story structure built on a slab-on-grade foundation approximately 75 years ago. The exterior covering is metal with a conventionally framed wooden stud wall system. The roof is no longer functional.

As stated, this building is approximately 75 years old. However, the slab-on-grade foundation appeared to be in favorable condition. No major repairs appear to be required.

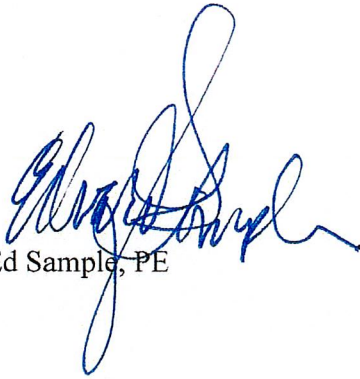
The purpose of the inspection was to ascertain the general structural condition of the building and formulate a plan to move forward with renovation and repairs.

There are several options available to accomplish this task. Based on my inspections and our resulting discussion, a plan at this time is to remove or demolish the second-floor, including walls and remaining roof system. The existing roof was supported by trusses with a conventional roof covering system resting on the exterior walls.

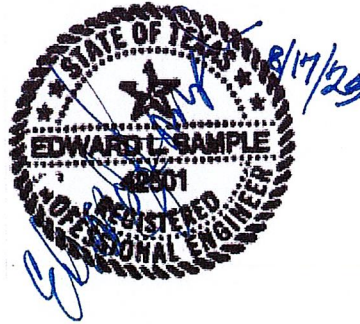
This option continues, after the demolition of the second-floor, to construct wood stud walls around the length and width of the entire building and construct a new roof structure. This would result in a one-story building with a new roof structure. This plan would allow the building to be secured until further construction and remodeling would be done.

We appreciate the opportunity to be of service to you in preparing this report.

Yours truly,



Ed Sample, PE



Re: Building Standards Board Meeting -- 28 September 2023 @ 1330;
Continuance

Matt Manning <Matt@wcctxlaw.com>

Thu 9/28/2023 12:54 PM

To: Buck Brice <josephb@cctexas.com>; Amanda Pena <amanda@wcctxlaw.com>
Bcc: ptrycam@aol.com <ptrycam@aol.com>

📎 2 attachments (539 KB)

23 0928 Correspondence to Building Standards Board.pdf; 1214 North Staples Report.pdf;

Buck:

My apologies. My internet service has been wonky here at the Houston Hobby airport.

Please find attached our letter requesting a continuance and the inspection report. Please confirm receipt.

Best,

Matt Manning

Attorney

WEBB, CASON & MANNING

710 MESQUITE STREET
Corpus Christi, TX 78401

512.431.9810 **C**

361.887.1031 **T**

361.887.0903 **F**

MATT@WCCTXLAW.COM **E**



Member



Fellow

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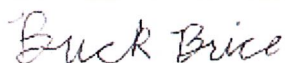
From: Buck Brice <josephb@cctexas.com>

Sent: Thursday, September 28, 2023 12:37 PM
To: Matt Manning <Matt@wcctxlaw.com>
Subject: Re: Building Standards Board Meeting -- 28 September 2023 @ 1330; Continuance

Matt,

As previously discussed, you are going to submit an actual letter requesting a continuance. I have not recieved such letter, and the BSB meeting is 1 hour away.

Thank You for Your Time and Attention,



Buck Brice, LLM, JD, MBA
Deputy City Attorney
City of Corpus Christi
Phone: 361-826-2376
Fax: 361-826-3239

"Confidential Attorney/Client Privileged Information"

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From: Matt Manning <Matt@wcctxlaw.com>
Sent: Thursday, September 28, 2023 8:39 AM
To: Buck Brice <josephb@cctexas.com>
Subject: Re: Building Standards Board Meeting -- 28 September 2023 @ 1330; Continuance

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Buck:

Thanks. In that event, I'd appreciate it if you'd do me the professional courtesy of passing this along to the Board, as I'll be in the air at that time.

Last my client and I spoke, she was planning to erect a fence. Haven't seen it with my own eyes, but I believe she put it up.

The engineering report requested by the Board is attached.

We are still intending to get our application in next month for historical designation and to get with the dancehall preservation folks we've been in contact with for funding.

Best,

Matt Manning

Attorney

WEBB, CASON & MANNING

710 MESQUITE STREET

Corpus Christi, TX 78401

512.431.9810 C

361.887.1031 T

361.887.0903 F

MATT@WCCTXLAW.COM E

SENT FROM MY IPHONE

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On Sep 27, 2023, at 09:27, Buck Brice <josephb@cctexas.com> wrote:

Matt,

I am not aware of any particular means.

Thank You for Your Time and Attention,

<Outlook-1476474776.png>

Buck Brice, LLM, JD, MBA

Deputy City Attorney

City of Corpus Christi

Phone: 361-826-2376

Fax: 361-826-3239

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From: Matt Manning <Matt@wcctlaw.com>
Sent: Tuesday, September 26, 2023 9:57 AM
To: Buck Brice <josephb@cctexas.com>
Subject: [EXTERNAL]Building Standards Board Meeting -- 28 September 2023 @ 1330; Continuance

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Buck:

Good morning. I hope you're well. I'm bothering you because my client, Mrs. Priscilla Cambric Tryon, is slated to appear this Thursday in relation to her property at 1214 1/2-20 Staples St. N. at 1:30pm. As you surely recall, I've appeared there with her before.

I have a previously scheduled trip where I'll be flying out that morning. I was going to write a letter to the BSB apprising them of why we were not in attendance but wanted to seek guidance before I did that. Is there a particular way those boards like to receive continuances? Any help you can provide would be greatly appreciated.

Best,

Matt Manning

Attorney

WEBB, CASON & MANNING

710 Mesquite Street

Corpus Christi, TX 78401

512.431.9810 **C**

361.887.1031 **T**

361.887.0903 **F**

matt@wcctlaw.com **E**

<image001.png>

<image002.png>

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WEBB, CASON & MANNING

Charles C. Webb, Jr.
Benny M. Cason
Parker S. Webb
Patrick L. Beam
Matthew (Matt) S. Manning
Stephen J. Chapman
Craig Rogers

September 28, 2023

Building Standards Board
City of Corpus Christi
1201 Leopard St.
Corpus Christi, Texas 78401

Re: Case No.: V184239-07122
Property Address: 1214 ½-20 Staples St. N.

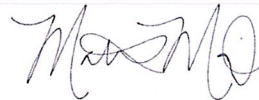
Dear Building Standards Board:

I hope this letter finds you well. I am unable to appear before you today as I had previous travel plans. Accordingly, we are respectfully asking that you grant us a continuance on our appearance before you this afternoon. Also, please find attached/enclosed the Inspection Report produced by the Tradewinds Consulting Group, who inspected the property on 16 August 2023.

In conformity with the Board's prior instructions, my client has erected a fence around the property and got the property inspected. It is our intention to further our communication with the dancehall preservation entities and the Texas Historical Commission to apply for the Untold Markers program and any others for which the property is eligible.

We ask the Board's grace in accepting this letter and the attached report in lieu of in-person attendance this afternoon and appreciate your consideration thereof in advance.

Best Regards,



Matt Manning

MSM/alp
Enclosures



Code Compliance Division

Notice of Building Standards Board Order Case No. V184239-07122



9/28/2023

CERTIFIED LETTER # **7020 1810 0000 1229 0641**

CAMBRIC PRISCILLA
2814 ROGER ST.
CORPUS CHRISTI, TX. 78405

In regard to the building(s) or structure(s):
located at **1214 ½-20 STAPLES ST. N. CORPUS CHRISTI, TX. 78401**
located on the property described as **COLONIA MEXICANA LTS 3, 4, 5 & 6 BLK SE/2 E**
described as **COMMERCIAL STRUCTURE**

The Building Standards Board (hereinafter, "Board") met at **1:30pm on September 28, 2023**, in the 6th Floor Executive Conference Room, 1201 Leopard, to hear matters concerning the substandard building(s) located at the above referenced property. In reference to the substandard building(s), the Final Order of the Board's decision is enclosed. The Final Order specifies the time allowed for the owner, lienholder, and/or mortgagee to comply with the Board's Final Order. The time permitted commences from the date listed on the enclosed Order. An appeal of this Board's decision may be made to the City Council under the provisions of Corpus Christi Code Sec. 13-24 - Appeals. If the ordered action is not taken, the City may vacate, secure, remove, or demolish the building or relocate the occupants of the building. A lien will be placed on the property to cover the costs incurred by the City to vacate, secure, remove, and demolish the structure. The lien will be removed if the property owner or another person reimburses the City for the expenses. Furthermore, criminal prosecution in Municipal Court will be pursued if the ordered action is not taken. You can be assessed a fine of up to \$500.00 each day a violation continues.

It may be necessary for the owner, lienholder, and/or mortgagee to obtain the proper permits before initiating demolition or repairs ordered by the Board. A permit can be obtained at Development Services located at 2406 Leopard Street, Corpus Christi, Texas.

If you have any questions regarding this matter, Roland Maldonado, Code Compliance Supervisor, can be reached at (361) 826-3046.

Sincerely,
Roland Maldonado
Code Compliance Supervisor
Development Services

Attachment: Building Standards Board Order



**FINAL ORDER OF THE
BUILDING STANDARDS BOARD
Case No. V184239-07122**

In regard to the building(s) or structure(s):
located at **1214 ½-20 STAPLES ST. N. CORPUS CHRISTI, TX. 78401**
located on the property described as **COLONIA MEXICANA LTS 3, 4, 5 & 6 BLK SE/2 E**
described as **COMMERCIAL STRUCTURE**

this Final Order is issued pursuant to the authority granted to the Building Standards Board ("Board") of the City of Corpus Christi, ("City"), Nueces County, Texas in accordance with the Charter of the City, Chapter 13 of the City's Code of Ordinances ("Code") and the Texas Local Government Code.

On **September 28th, 2023** the City of Corpus Christi Building and Standards Board held a public hearing and made the following findings regarding the building(s) or structure(s) referenced above:

FINDINGS:

that a notice of violation and request to correct was sent to the owner(s), lienholder(s), mortgagee(s) and all known interested parties and published in the Corpus Christi Caller Times;

that 30 days have elapsed since the notice of violation was received and/or published and those violations were not cured;

that a complaint was filed with the Chair of the Board and the public hearing was held not fewer than 10 days and not more than 45 days after the complaint was filed;

that proper notice was sent to the owner(s), lienholder(s), mortgagee(s), and all known interested parties, and published in the Corpus Christi Caller Times;

that a public hearing was held during a meeting of the Corpus Christi Building and Standards Board during which all interested persons were allowed to appear and be heard;

that, after considering all testimony, documentation, and information at the public hearing, the building(s) or structure(s) identified above is(are) in violation of the standards set out in the Corpus Christi Code of Ordinances and is(are) dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare;

that the building(s) or structure(s) cannot be repaired because of the refusal of owner or its intrinsic state of disrepair or both and is dilapidated or substandard where the Board orders demolition;

that City will vacate, secure, remove, or demolish the building or relocate the occupants of the building if the ordered action is not taken within a reasonable time.

ORDER:

UNLESS SPECIFICALLY SELECTED BY CHECKBOX BELOW, IT IS HEREBY ORDERED:

that the substandard building(s) and/or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days**; and

that, if there are items of personal property in the substandard building(s) and/or structure(s) to be demolished, the owner shall remove them within 30 days.

Or in the **alternative to Demolition within 30 days**, the Board **ORDERS** as indicated by the checked box(s) below:

DEMOLITION WITHIN 31 TO 90 DAYS

The dilapidated or substandard building(s) or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s), **within _____ (31 to 90) days**. Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

MORE THAN 90 DAYS TO DEMOLISH

The Board finds that the owner(s), lienholder(s), and/or mortgagee(s) has submitted a detailed plan and schedule for the demolition of the building(s) or structure(s) and the owner(s), lienholder(s) and/or mortgagee(s) has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore, **the Board ORDERS:**

The dilapidated or substandard building(s) or structure(s) referenced above shall be **removed or demolished** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the detailed plan and schedule submitted to the Board and approved by the Board. The owner(s), lienholder(s), and/or mortgagee(s) shall submit monthly progress reports to the Code Enforcement Division to demonstrate compliance with the time schedules established for commencement and performance of the work. The detailed plan and schedule approved by the Board is attached and incorporated by reference to this Order and includes the amendments and/or additions noted below:

The Board further finds the above referenced property, including structures or improvements on the property, exceeds \$100,000 in total value; therefore, the owner(s), lienholder(s), and/or mortgagee(s) shall **post a cash or surety bond** in an amount adequate to cover the cost of repairing, removing or demolishing the building(s) or structure(s) not later than the 30th day from the date of this Order. In lieu of a bond, the owner, lienholder, or mortgagee may provide a letter of credit from a financial institution or a guaranty from a third party approved by the City.

OR

REPAIR WITHIN 30 DAYS

The Board finds the substandard building(s) or structure(s) can reasonably be repaired so as to comply with the code; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days**. Repairs must comply with City Ordinance Section 13-22(g).

OR

REPAIR WITHIN 31 TO 90 DAYS

The Board finds the substandard building(s) or structure(s) can reasonably be repaired so as to comply with the code; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ (31 to 90) days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board, to wit:

OR

MORE THAN 90 DAYS TO REPAIR

The Board finds that the owner(s), lienholder(s), and/or mortgagee(s) has submitted a detailed plan and schedule for the **repair** of the building(s) or structure(s) and the owner(s), lienholder(s) and/or mortgagee(s) has established that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work; therefore, **the Board ORDERS:**

The dilapidated or substandard building(s) or structure(s) referenced above shall be **repaired** by the owner(s), lienholder(s), and/or mortgagee(s) **within _____ days**. Repairs must comply with City Ordinance Section 13-22(g). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall secure the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the detailed plan and schedule submitted to the Board and approved by the Board. The owner(s), lienholder(s), and/or mortgagee(s) shall submit monthly progress reports to the Code Enforcement Division to demonstrate compliance with the time schedules established for commencement and performance of the work. The detailed plan and schedule approved by the Board is attached and incorporated by reference to this Order and includes the amendments and/or additions noted below:

The Board further finds the above referenced property, including structures or improvements on the property, exceeds \$100,000 in total value; therefore, the owner(s), lienholder(s), and/or mortgagee(s) shall **post a cash or surety bond** in an amount adequate to cover the cost of repairing, removing or demolishing the building or structure not later than the 30th day from the date of this Order. In lieu of a bond, the owner, lienholder, or mortgagee may provide a letter of credit from a financial institution or a guaranty from a third party approved by the City.

OR

30 DAYS TO SECURE

The substandard building(s) or structure(s) referenced above shall be **secured** by the owner(s), lienholder(s), and/or mortgagee(s) from unauthorized entry **within 30 days**.

AND



VACATE STRUCTURE(S)

The Board finds the substandard building(s) or structure(s) is(are) so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety of the occupants or the public; therefore, **the Board ORDERS:**

The substandard building(s) or structure(s) referenced above shall be **vacated** by the owner(s), lienholder(s), and/or mortgagee(s) **within 30 days or _____ days**. The building(s) or structure(s) shall be **placarded** to prevent occupancy until the building(s) or structure(s) is brought up to all minimum standards of the code by the owner(s), lienholder(s), and/or mortgagee(s). Further, the owner(s), lienholder(s), and/or mortgagee(s) shall **secure** the property in a reasonable manner from unauthorized entry while the work is being performed, and work shall be commenced and performed in accordance with the time schedules established by the Board.

Catherine Giffin
Monica Pareso
John B. Solberg

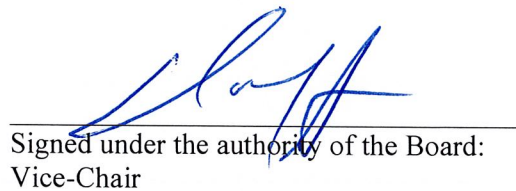
~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~

Merced Pena
Carlos Martinez

~~FOR/AGAINST/ABSTAIN~~
~~FOR/AGAINST/ABSTAIN~~

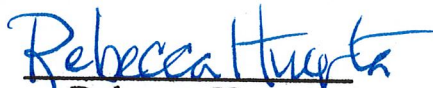
Ordered this 28TH day of SEPTEMBER, 2023.


Signed under the authority of the Board:
Chair


Signed under the authority of the Board:
Vice-Chair

Filed with the City Secretary:

Date Filed 9:12am
9.29.23


Rebecca Huerta
City Secretary