



Diane N. Tradd  
Assistant City Manager/DPD Director

R. Eric Slagle  
Director of Development Services

David Fuller  
Building Commissioner

TO: Eileen Donoghue, City Manager *EMD*  
FROM: R. Eric Slagle, Director of Development Services  
DATE: June 3, 2020  
RE: Motion by C. Chau - Req. City Mgr. Investigate And Update Council Regarding The Collapsed And Abandoned Property Located At 242 Lakeview Avenue Whose Work Order Expired On 12/19/2018.

This memorandum addresses the request from Councilor Chau to investigate the property located at 242 Lakeview Ave.

The property at 242 Lakeview Ave. originally came on the radar of Development Services back in 2018, when a former owner proposed to convert it to a sober home. At the time, Development Services was informed the construction had started on the property without a permit. Though the contractor had applied for a permit, the permit had not yet been issued. A stop work order was issued on the job, and the permit was eventually issued. However, even though the use as a sober home was allowed by right, the City required certain life safety upgrades to the property (sprinklers, etc.) as a part of the change of use. The contractor/owner was not prepared to make these upgrades, and the permit was withdrawn on December 19, 2018.

The applicant pulled another permit to remodel the structure in March of 2019, but that permit was also withdrawn once the scope of the renovation was determined.

The property was sold in April of 2019 to Julio Cortez, and Mr. Cortez has informed the City that he would like to completely demolish the structure and build new residential construction. As yet, the owner has not pulled any permits to do so, and has indicated this spring that the pandemic is currently part of the delay.

The property has a garage in the rear of the property that has partially collapsed, which is fully fenced, allowing no access. The main structure is boarded and secured. Building Commissioner David Fuller communicated this week with Mr. Cortez, who submitted conceptual plans for a new residential structure on the property, and indicated that he will be pulling a permit to demolish the existing structures. We will continue to work with the property owner to make sure the appropriate permits are pulled for the work.

ES  
06/03/2020