

636 W. Main Street Abatement of Public Nuisance and Demolition

City of Merced
Cost Assessment Report
January 6, 2020

Conditions of structure

Two rows/layers of brick wall belonging to adjacent structure burned down

Air gap at zero lot line



Front of parapet wall/storefront
irregular and un-grouted brick work

Roof peeling up allowing for intrusion of
the elements/rain



Systemic street fracture, not isolated,
along the length of the parapet



Rear of structure showing additional decay

Shoring of adjacent wall was temporary to prevent possible damage/collapse to abated structure



Debris at rear of property



Transients gaining access to inside and around structure



Inside showing transient activity,
entering through a hole in the
roof/ceiling assembly



Administrative Citations-Code Enforcement

November 2015:

City business license records indicate property abandoned

November 2016:

11/18/16 Back patio burned

12/18/16 Second fire to adjacent structure sharing Zero lot line

August 2017:

Administrative citations by Code Enforcement start to be issued

TRASH/DEBRIS

ABANDONED BUILDINGS

PREMISE MAINT CIVIL

GRAFFITI ABATEMENT

PUBLIC NUISANCE PROPERTY

ABANDONED/ UNUSED

POSSESSION OF CART

Public Nuisance Declared

Property remained in dangerous and substandard conditions:

December 2017:

Ordered Litigation Guarantee as part of the required Notice and Order process to ensure all parties with interest in the property receive Notice

July 2018:

No improvement shown on property, Notice and Order to Repair or Abate by demolition

Certified mailing sent to all parties having interest to the property

Appeal of Notice and Order

August 2018:

Appeal of Notice and Order by Appellant received by City.

After several hearings, due to request of continuance by Appellant, the appeal was denied by the Building and housing Board of Appeals on **February 5, 2019**

City continues with abatement by demolition

March 2019:

City orders update to Litigation Guarantee in order to properly notice those having an interest in the property

April 2019:

Merced Superior Court issued a Warrant to inspect and abate property by demolition

City receives proposals by Asbestos Abatement contractors for the testing and removal of hazardous materials

May 2019:

ET Abatement moves forward with abatement of hazardous materials

Licensed Professional Engineer under existing contract with City, confirms dangerous state of structure

June 2019:

Demolition permit issued to Unruh Bobcat

Shoring of adjacent wall at zero lot line needs plans and permit for installation due lack of lateral support after nuisance structure is demolished

August 2019:

Pelton Engineering submits plans for shoring of zero lot line wall shared with nuisance structure

August 2019:

Perimeter fence around property was taken down and replaced soon thereafter by City

September 2019:

City goes out to bid for Shoring contractor and Commercial Construction is awarded contract

Permit for shoring, along with approved plans is issued to Commercial Construction

Work commences on foundation for shoring

September 2019:

Discovery for the need for backfill due to Nuisance structure being on a raised foundation.

Once Nuisance structure is removed, this could not only cause damage to adjacent zero lot line structure's foundation, but would be creating an approximate 3' pit which would be hazardous to the public

(Photo from November confirms this condition)



October 2019:

Steel for shoring arrives and certified welder arrives on site, work complete except for paint

*Steel was used in this application with unknown time frame of future use of the property. This makes shoring more permanent rather than wood being used in a temporary scenario

Demolition starts October 22, 2019

November 2019:

Permit for shoring and demolition are final

RECOMMENDATION

City Council - Adopt a motion:

A. Adopting **Resolution 2020-01**, a Resolution of the City Council of the City of Merced, California, confirming the cost assessment report relating to the nuisance abatement at 636, 638 and 640 (APN 031-134-003) West Main Street, Merced, California, assessing a charge therefor against the property, approving a lien against the property, directing the Tax Collector of the Merced County to collect the delinquent account, and directing the City Clerk to file a certified copy of this Resolution with the County Recorder to provide notice of the lien; and,

B. Authorizing the City Manager or the Assistant City Manager to execute all necessary documents.