

corrective action set forth in the Notice and Order dated October 26, 2017 are appropriate and reasonable.

BE IT FURTHER RESOLVED, that the City Council imposes the following condition on the Board of Appeals March 21, 2018 determination: All corrections set forth below shall be made by the Property owners and shall be completed within the timelinies set forth below:

<u>Violations Presenting Imminent Hazards (Exterior of Building on Property) – Observed conditions 1, 2, 5, 6, and 7 in Exhibit A.</u>	<u>Violations Presenting Non-Imminent Hazards (Interior and Exterior of Building on Property) – Observed Conditions 3, 4, 8, 9, and 10 in Exhibit A.</u>
<p>Observed condition 1: The west wall facing Central Avenue is in a deteriorated condition due to foundation settlement because of poor soil conditions in violation of UCADB § 302, subdivisions 4, 7, and 8.</p> <ul style="list-style-type: none"> Required correction(s): Properly support foundation to prevent further settlement and potential failure of the foundation. 	<p>Observed condition 3: There are damages on the second story in two areas and joists are deflected from the building in violation of UCADB § 302, subdivisions 1 and 7.</p> <ul style="list-style-type: none"> Required correction(s): Provide an engineered solution for support of the floor joists to mitigate the deflection in the joists.
<p>Observed condition 2: There is an unsupported parapet section approximately four feet above the roofline in violation of UCADB § 302, subdivisions 5, 6, and 7.</p> <ul style="list-style-type: none"> Required correction(s): Secure or remove the parapet on the west side of the building to prevent the collapse of the parapet on the public right of way. 	<p>Observed condition 4: The floor framing members in the first floor area near the bar and entry have failed in violation of UCADB § 302, subdivisions 1, 2, and 4.</p> <ul style="list-style-type: none"> Required correction(s): Repair or replace damaged floor joists in order to provide proper support for the floor.
<p>Observed condition 5: The overhang at the west side of the building, directly over the public way, has deteriorated and appears to have become partially detached from the structure. Dry rot may be present. This is in violation of UCADB § 302, subdivisions 4, 5, and 6.</p> <ul style="list-style-type: none"> Required correction(s): Provide proper attachment for the overhang to prevent it from falling on the public right of way. Replace any framing that has been damaged 	<p>Observed condition 8: Due to the weight of the items stored on the second floor and the damaged joists on the second floor, the floor is susceptible to failure in violation of UCADB § 302, subdivisions 1, 4, 6, and 7.</p> <ul style="list-style-type: none"> Required correction(s): Remove or relocate stored materials to an area that is designed to handle the additional load of the floor storage. <p>Observed condition 9: See copy of correction notices dated August 18, 2015 and October 5, 2015, attached hereto and</p>

Updated Plans Approved Approx 2 weeks to complete

Complete

Complete

Complete

Work in progress Approx 2 weeks to complete

Complete

Refer to Exhibit B

Complete

due to dry rot.

Observed condition 6: The masonry chimney at the south wall is leaning and deteriorated in violation of UCADB § 302, subdivisions 4, 5, 6, and 7.

- Required correction(s): Repair or remove the chimney to prevent it from dislodging and falling on the public right of way.

Observed condition 7: Due to the damaged second floor and the damaged roof and ceiling framing at the west side of the building, the ability of the structure to resist lateral forces is compromised in violation of UCADB § 302, subdivisions 4 and 7.

- Required correction(s): Replace the temporary bracing of the ceiling joists with permanent support of roof framing.

Per UCADB § 401.2, subdivision 3.1, all required permits must be secured to repair the building and the work physically commenced no later than 60 days from the date of this resolution. The 60 day timeline is as follows:

- 21 calendar days to submit plans and pay all plan check fees,
- 5 calendar days to resubmit plans,
- 3 calendar days to resubmit plans,
- 9 calendar days to receive permit(s) and pay all related fees.

Per UCADB § 401.2, subdivision 3.1, the building official has established the completion time as follows:

- For observed conditions 2, 5, 6, and 7 in Exhibit A, all work must be completed 30 days from the date of permit issuance,
- For observed condition 1 in Exhibit A, all work must be completed 90 days from the date of permit

hereinafter incorporated by reference as Exhibit B. The conditions stated in the correction notices remain unresolved in violation of UCADB § 302, subdivisions 8, 13, and 16.

- Required correction(s): Reinstate permits and complete identified corrections. The August 18, 2015 correction is associated with permit number 14-2432. The October 5, 2015 correction is associated with permit number 09-1477.

Observed condition 10: Refer to expired permit numbers below and to the comments for each permit, attached hereto and hereinafter incorporated by reference as Exhibit C:

- 99-196
- 00-3768
- 05-1140
- 08-1739
- 09-1477
- 13-0383
- 13-0639
- 13-1429
- 14-2432
- Required correction(s): Reinstate permits and finalize work identified in the scope of the permits.

The period to begin corrections of observed conditions 3, 4, 8, 9, and 10 will commence on the date of this resolution, and the timeline for correction of conditions 3, 4, 8, 9 and 10 shall be as follows:

- 90 calendar days to submit plans and pay all plan check fees,
- 20 working days to resubmit plans,
- 10 working days to resubmit plans,
- 10 working days to resubmit plans,
- Permit(s) issued upon payment of all fees,
- Complete all corrections 120

Complete

Refer to Exhibit C



Think Inside the Triangle™

City of Tracy
 Building Safety Division
 333 Civic Center Plaza
 Tracy, CA 95376
 (209) 831-6400

CORRECTION NOTICE

Permit Number: 14-2482	Inspection Date: 8/18/2015
Site Address: 714 N. CENTRAL AV.	Name: BBS ADVENTURES LLC

WHEN THE CORRECTIONS ARE COMPLETED, CALL 831-6440 FOR RE-INSPECTION

INSPECTION TYPE: 126-FINAL HVAC**

1. (8/18/2015 3:19 PM KEN)
2. PARTIAL UNITS ON SOUTH SIDE ONLY
- 3.
4. interior south wall liquid tight approved for 6ft max length .
5. support raceway on its own supports.
6. support line set.
7. secure electrical raceway 12" from outlet and unit.
8. seal all drain lines to exterior.
9. mc cable for split unit at panel A -neutral conductor being used as hot leg.
10. label breakers at panel A correctly.
11. missing blank cover at panel A.
12. max fuse/breaker 25amp per label not 30amp.
13. verify all wires at exterior disconnect at south side, may need a separate j-box?
14. #12 awg conductors only rated for 20amp.
15. label all exterior unit disconnects.
16. secure all exterior conduits.
17. provide fall protection guard rail at south side roof units .
18. provide energy forms if required?
19. have contractor meet inspector onsite at next inspection request.
- 20.
- 21.
- 22.
- 23.
24. secure all wiring raceways at exterior

*Split system HVAC
 work was complete
 and ready for inspection
 when building was
 vacated.
 Currently unknown
 if these units
 will be needed
 by new occupant
 and should be addressed
 as Tenant Improvements*

Inspector: KEN



Think Inside the Triangle®

City of Tracy
 Building Safety Division
 333 Civic Center Plaza
 Tracy, CA 95376
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CORRECTION NOTICE

Permit Number: 09-1477

Inspection Date: 10/5/2015

Site Address: 714 N CENTRAL AV

Name: BBS ADVENTURES LLC

WHEN THE CORRECTIONS ARE COMPLETED, CALL 831-6440 FOR RE-INSPECTIONINSPECTION TYPE: 132-FINAL BLDG**

1. (10/6/2015 7:04 AM JD)
2. 10/05/15. An inspection of the property was done at 1500 hrs per request. The following items are still not corrected.
- 3.
4. 1. The Structural engineer's report that was provided does not have a final acceptance letter attached. The shear tests done on the URM walls have low values for the existing mortar.
5. 2. Exterior elect panels not marked correctly. Felt pen is not approved, circuit directories not complete, wire color code missing.
6. 3. Interior elect panels not marked properly, missing wire color code, circuit directories not complete or legible.
7. 4. Cond drains installed for the four small Air conditioning units on the first floor not installed per the 2013 CPC requirements; the two units on the north wall incorrectly connected to a 4" waste/Vent line w/o required fittings, traps and vents. The drain line for the two units at the south exterior wall broken and leaking. Electrical Sealite conduit was found strapped to the A/C line sets at the interior side of these units.
8. 5. The Ansul Hood repairs are not completed.
- * 9. 6. A non-approved thru-wall penetration by a CATV cable at the N.W. corner of the second floor was not removed.
10. 7. The temporary support for the second floor ceiling at the north side of the second floor has not been replaced with a new wall.
- * 11. 8. Exposed NM cables, MC cables with open conductors are still present in the upstairs storage rooms at the west side of the building.
- * 12. 9. The required fire damper in a duct passing through the required 2 Hr wall upstairs was not installed.
- * 13. 10. A check of city records revealed that the following permits previously issued were expired or had fees due:
 14. 08-1729
 15. 13-0639
 16. 13-1429

Complete
 Vandalism + new
 occupant requirements
 all for new permit
 Tenant Improvements
 See Reverse

* Tenant Improvements

Complete

* Because of vandalism and unknown needs of new occupant, All Electrical work should be addressed (as Tenant Improvement) under a new permit.

EXHIBIT C

Expired Building Permits
714 Central Avenue -- The Great Plate
June 5, 2018

Permit No.	Permit Type	Date Issued	Date Expired	Applicant
99-196	Electrical	02/2/1999	10/26/1999	Wilcox Electric
*	Comments: Permit to replace bussing in 200 Amp subpanel located at the east exterior wall and add a 20 Amp circuit in the kitchen for a freezer. Permit expired prior to any building inspections performed.			
00-3768	Electrical	01/17/2001	07/16/2001	Wilcox Electric
*	Comments: Permit for five (5) new electrical outlets in the upstairs bar area. No requests for building inspections were made while the permit was active.			
05-1140	Electrical	05/18/2005	12/14/2005	Wilcox Electric
*	Comments: Permit to replace 100 amp to 200 amp service on the panel located at the northeast corner of the building. Inspections were scheduled on 10/12/2004, but cancelled by applicant. Permits expired without required inspections.			
08-1729	Electrical/Mechanical	12/30/2008	03/12/2013	Dale Cose
	Comments: Permit for a new two-hour firewall including mechanical and electrical revisions to comply with the occupancy separation requirements on the first and second floor. Partial approval received by the City of Tracy, Building Division on rough building/frame, drywall nail, and rough electrical. Permit expired without final inspection.			
09-1477	Structural Repair	02/16/2010	08/15/2010	Dale Cose
	Comments: Permit for wall bracing at east end of building, masonry wall reconstruction at the north wall, parapet repair and reconstruction of south wall and first floor reinforcement. Work based on a design approved by the City, submitted by the applicant's structural engineer, Richard A. Strand. Work included repointed brick, repair of damaged truss and bracing of east wall. Work required the Engineer's approval based on his design standards; however, no formal approval was received by the City. The permit expired prior to a receiving building inspection final.			
13-0383	URM/Wall Repair	04/11/2013	04/26/2014	Brandon Perry
	Comment: Permit to complete work started under Permit 09-1477 (expired). Permit expired prior to receiving a building inspection final.			
13-1429	Electrical	11/25/2013	11/02/2014	Dale Cose
*	Comment: Upgrade electrical service to the restaurant's bar area. A three phase, 200 Amp panel was replaced with a single phase, 400 Amp panel and rerouting of existing feeders. Permit expired prior to receiving a building inspection final.			
14-2432	3 HVAC Units/Repairs	06/19/2015	09/21/2017	Church Heating & Air
	Comments: Permit for installation of three (3) small AC units on the north and south wall of the first floor (adjacent to the dining area and front doors). Permits expired prior to receiving a building inspection final.			

Complete
cut ceiling
joists addressed
in new permit
com 21-0011

Complete
com 21-0011

Complete
com 21-0011

See Exhibit
B

From: Lisa Perry [REDACTED] >
Sent: Monday, December 6, 2021 7:11 PM
To: Web - City Clerk <CityClerk@cityoftracy.org>
Subject: Great Plate property - Do not destroy!

Good evening Mayor and Council,

I have been following the issues at The Great Plate property very carefully, and want to provide my support to save this historic property. Please allow me to make a few points on the issues:

1. Had the City not stopped the construction project at this property it would be complete today.
2. The building is now safe and does not pose a hazard to the community. Tearing it down is simply spiteful.
3. The owners have worked diligently for the past several months and demonstrated their willingness to complete the project.
4. Allowing the owners more time to complete the project will result in a win-win for the community: saving a historic property and bringing in new tax revenue for the City.

Do not allow this building to be torn down based on misguided intentions. The last thing this City needs is another vacant property in the Downtown Core.

Thank you,
Lisa Perry - concerned citizen

Melissa Marteney Lea

It's absolutely shameful that our City plans to demolish this historic building. Also, when emailing our city council regarding this issue, no response at all. They have the ability to stop this and simply won't. They have all lost my vote moving forward unless they change the fate of this building.

Thank you!

Closed Session – Item 4

-----Original Message-----

From: Sandra Saldivar <[REDACTED]>
Sent: Sunday, December 5, 2021 7:40 PM
To: Web - City Clerk <CityClerk@cityoftracy.org>
Subject: The Great Plate

Please reconsider and allow the owners to continue doing the necessary fixes and preserve this historic building. The owners have contributed many many years of service to the community and in return should be given this one last opportunity to turn it all around.

The citizens do not want to see a parking lot! Why don't you worry about the west side market and spend efforts there in doing something???

There are other important agendas that we feel should be addressed, such as the homeless people at Pescadero park, or spend money on red light cameras at many intersections.

Thank you,
Sandra Saldivar