

**CITY OF EL PASO**  
**BUILDING & STANDARDS COMMISSION BOARD PANEL "A"**  
**July 27, 2016**  
**5:30 P.M.**

**MINUTES**

The Building & Standards Commission Panel "A" held a public hearing at the El Paso City Council Chambers, Wednesday, July 27, 2016 at 5:30 p.m. with the following members present:

**Board Members Present:**

Sam Guido  
Chuck Taylor  
Jesse Sanchez  
Conrad Conde  
Al Jurado  
Teresa Munoz  
Michael Bray (Panel B)

**Others Present:**

Larry Nichols, Director of Planning and Inspections  
John Batoon, Senior Assistant City Attorney  
Wendi Vineyard, Assistant City Attorney  
Nathan Walsh, Chief Building Inspector  
Nellie Avalos, Building Inspector  
Nancy Spencer, Recording Secretary

**AGENDA**

I. Call to Order

The meeting was called to order by Chairman Jesse A. Sanchez at 5:32 p.m.

II. Approval of the March 30, 2016 minutes

**Motion made by Conrad Conde, seconded by Al Jurado to approve the March 30, 2016 minutes, passed. Board member Michael Bray from Panel B abstained since he was not present at last meeting.**

III. Call to the Public-Public Comment

Chairman Jesse Sanchez asked if there were members of the public who wished to address the commission on any items that were not listed on the agenda.

Enrique Esteves was present for public comment reference 105 N. Oregon to speak about the vacate notice received for the property at 105 N. Oregon. The notice is advising to vacate the premises the next day. This property is owned by Mr. William Abraham and is presently leased by Mr. Esteves as a UPS store. Mr. Esteves made a request for an extension of an additional 45 days to move his store. He advised that he has over 255 people who rent the mailboxes at that UPS location. His customers have contracts with his business for six to twelve months. He is also an approved vendor for the United States Postal Service. Mr. Esteves stated to vacate the property that soon would create a problem for him. His customers pay six to twelve months in advance. In addition, it would be difficult as it would require him to move all his equipment, computer and mailboxes. He requested the additional 45 days to find a location in the same area to move his UPS business. Mr. Esteves stated he bought the business six years ago and this is the only UPS location in the downtown area.

John Batoon, Senior Assistant City Attorney advised that this item is not listed on the agenda but only as public comment. He advised that the notice to vacate did go out and under the state rules, Chapter 44, the city will return and send a directive to law enforcement for the Sheriff to

actually take action. At this point, nothing will happen the next day. This case will come back and a request will be made for an order to direct a law enforcement official to do the actual vacation. At that time, the tenants may return to the commission and make their request...

Board member Michael Bray commented that the certificate of occupancy was removed in 2010, over 6 years ago when the original notice was sent out to vacate the building. Wendi Vineyard, assistant city attorney advised they still need to follow procedures on bringing this item back to the commission for action. Mr. Esteves was informed that the vacation would not take place the next day.

Chairman Sanchez requested all those present to give testimony on cases being presented at this meeting to be sworn in. Witnesses giving testimony at this meeting were sworn in.

#### Regular Items:

- IV. Public hearings to determine if the property located at 710 W. Missouri Ave. in the City of El Paso (legal description on file with the City Clerk) is a dangerous structure and determine if the owner will be ordered to secure, repair, remove or demolish the property. The owners of this property have been identified as Jose Martinez, Sr., the surviving heirs of the estate of Enrique A. Martinez, Deceased and the estate of Anita P. Martinez, Deceased; and Josephina Fierro Peralez, Enrique Eduardo Fierro, Juan Manuel Fierro, Rosa Maria Chacon Candelaria, Cecilia Aguilar, Enrique A. Martinez, III, Anita Barr, Maria Luisa Melton, Angela Fraser, Pamela Gendos, Jorge Medina, Jose Servin, Jr., Ricardo Servin, Patricia Ann Barrientos, David Barrientos, Joanne Barrientos, Anthony Barrientos and Diane Margaret Barrientos devisees of the descendants (record owners), and they have been notified of this hearing.

Staff Recommendation Summary: Demolish the structure

Nellie Avalos, Building Inspector introduced the case to the commission.

Inspector Avalos presented the case and gave a brief chronology on the history of the property and the condition that it was found in. .

Mr. Enrique Fierro was present for public comment. Mr. Fierro advised that his uncle, Jose Martinez, who lived in Albuquerque, New Mexico, had control of the property but has since passed away. He stated his uncle had sent letters to the family asking to have the property signed over to him but no one responded. He also stated he knew about the problems with the property including the electrical, plumbing and structural issues.

Board member Michael Bray asked Mr. Fierro who at present owns the property. Mr. Fierro advised that the property was to be passed on to his aunt, Carmen Martinez but she passed away five or six years ago. The property has now passed down to the sons and daughters but they do not want anything to do with the property.

Chairman Jesse Sanchez asked Mr. Fierro if he was representing the family. Mr. Fierro advised he did not have the authority and none of the sons and daughters were present either. Mr. Sanchez asked when the property was last occupied and Mr. Fierro advised it was occupied by his aunt approximately 15 or 20 years ago. Mr. Sanchez asked Mr. Fierro if he understood what the staff recommendations were including that the structure to be demolished within 30 days. Mr. Fierro asked what the next step would be since it would be too expensive to rehabilitate the

property or if the land can be sold. Mr. Bray stated that the staff recommendation was to demolish the property. He advised that the current owner can demolish the property or the city do it on behalf of the owner and then attach a lien to the property. He stated that it is usually less expensive if the owner demolishes the property instead of the city doing it. Mr. Fierro stated that the sons and daughters of the owners would not do it and the only alternative would

be for the city to demolish the property. Mr. Bray stated that if the city demolishes the property, the property value would be less when selling it as they would have to pay off the lien and interest accrued on the property. Mr. Sanchez informed Mr. Fierro that a decision would be made and the current owners and interested parties will be notified of that decision. Mr. Sanchez asked if there had been any complaints involving the property. Inspector Avalos advised that the neighbor living to the east of the property is complaining that the wall of the house will collapse.

Mr. Sanchez requested to see exhibit 8 again. Inspector Avalos advised that the wall is bulging out.

**Motion made by Conrad Conde seconded by Al Jurado to accept staff recommendations, unanimously passed.**

The owners have been notified of the property violations at this property, to date there has been no response and therefore the Department recommends that it be found:

1. That the structure is substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
  2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
  3. That the structures' certificate of occupancy remain revoked; and
  4. That the structure be demolished within thirty (30) days; and
  5. That the premises be cleaned of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
  6. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.
- V. Public hearings to determine if the property located at 717 E. San Antonio Ave. in the City of El Paso (legal description on file with the City Clerk) is a dangerous structure and determine if the owner will be ordered to secure, repair, remove or demolish the property. The owner of this property has been identified as William D. Abraham (record owner), and he has been notified of this hearing.

A revision of the recommendations was provided to board members

Staff Recommendation Summary: Board and secure vacant portions of the structure

Sonya Cahalan, Code Field Operations Supervisor, presented the case and gave a brief chronology on the history of the property and the condition that it was found in. Ms. Cahalan advised they responded to a complaint of a bee infestation complaint at the address and upon inspection determined that a more thorough inspection of the property was needed.

A chronology of the inspections done on the property was presented to the board. Dates of the inspections were May 9, 2016 and May 11, 2016 where a writ of entry was obtained for inspection of the 4<sup>th</sup> floor. A follow up inspection was conducted on July 26, 2016. Staffs involved in the inspections were Adrian Garcia, Chief Building Inspector, Jay Stubbs, Building Combination Inspection Supervisor Ron Roth, Chief Building Inspector, Laura Foster, Architect Building Safety Manager, Oscar Pedregon, Electrical Inspector Supervisor, Arturo Vega, Fire Code Inspector, Antonio Gomez, Fire Code Inspector and Sonya Cahalan, Code Field Operations Supervisor. They also received assistance from the Police Department in order to

serve the writ of entry to the property. A follow up inspection was conducted on the entire property by the same team members on August July 26, 2016. Additional staff support included Fire Department Nick Torres and Carlos Piedra, Hector Castillo from the El Paso Police Department and Ms. Judith French, property owner representative.

Ms. Cahalan advised this structure was built on or about 1910. The commission was advised the building was constructed of wood framing with brick veneer and wood frame structure and is a 5 story structure. It is currently occupied on the third floor by a law firm and two tenants on the first floor. There are also two tenancies on the first floor that do have a certificate of occupancy but are currently unoccupied. On the fourth floor, there is an apartment that is completed unable to ascertain if any permits have been obtained. There is also another office space that is possibly being used. As the inspection was being conducted, there was evidence of fire damage in two locations one on the fifth floor and one in the basement. The commission was advised that Mr. Abraham stated the fire damage was there at the time that the building was purchased.

These were the exhibits presented on the issues needed to be addressed.

Exhibit 1 – Evidence of fire damage on the 5<sup>th</sup> and basement floors.

Exhibit 2 - Shows that fire protection was compromised due to penetrations of and removed or added portions of assemblies through the structure.

Exhibit 3- Fire protection compromised due to penetrations of and removed or added portions of assemblies.

Exhibit 4-Elevators without current state certification/inspection leaking hydraulic fluid and not functioning properly.

Exhibit 5-Illegal and non-compliant electrical work found throughout with live electrical current in all areas of the building.

Exhibit 6-Illegal and non-compliant electrical work found throughout with live electrical current in all areas of the building.

Exhibit 7-Non-compliant plumbing work found in the basement and plumbing code violation in two ground floor tenant spaces.

Exhibit 8-Non-compliant plumbing work found in the basement and plumbing code violation in two ground floor tenant spaces.

Exhibit 9-Mechanical equipment including a package unit, a compressor and a cooling tower abandoned on the roof.

Exhibit 10-Combustible material being stored illegally throughout the building, mostly on the fourth floor and basement.

Exhibit 11-Combustible material being stored illegally throughout the building mostly on the fourth and basement floors.

Exhibit 12-A tenant improvement of a completed apartment without permits or certificate of occupancy.

Exhibit 13-Tenant improvement of the apartment without permits and no certificate of occupancy.

Exhibit 14-several broken windows and/or unsecured or improperly secured allowing entrance of pigeons and other pests.

EXHIBIT 15-Same violations of broken windows and/or unsecured or improperly secured allowing entrance of pigeons and other pests

Exhibit 16-Indication of illegal residential occupancy in the basement. However, inspection conducted on July 26, 2016, showed everything had been removed and was informed that no one was occupying the room.

Exhibit 17-Indication of illegal residential occupancy in the basement

Ms. Cahalan advised that the Notice of Violation was mailed to Mr. William Abraham on May 18th, 2016 and the Notice of Public Hearing was also mailed to the owner and interested parties on May 18th, 2016 and July 11, 2016. The notice was also posted and delivered to all current tenants in the building. As of July 19, 2016, \$42,948.58 in taxes is owed. There is also a pending tax lawsuit filed in August, 2015, cause number 2015TX0791, City of El Paso vs. William D Abraham regarding these property taxes and eight others. The commission was provided with the updated staff recommendations. Ms. Cahalan advised there have been minimal cosmetic repairs done on the property.

A breakdown of staff recommendations was read out to the board. Chairman Jesse Sanchez asked when the updated staff recommendations were done and was advised on this date in the afternoon. There was discussion on Item 7 noted on the previous staff recommendations reference the combustible material where the revised recommendations stated reducing it to 10% as per the International Building Code and requested by the Chief Building Official.

Carlos Eduardo Cardenas one of the tenants was present for public comment. Mr. Cardenas advised that he is an attorney practicing law since 1980. He advised that since 1991, his office has been located on the third floor of the Toltec building located at 717 E. San Antonio Ave... He also advised that in the past 25 years he has not experienced or witnessed any condition or problem in the building that he considered to be life threatening or hazard to the public welfare, health or safety. Mr. Cardenas stated that he finds the building to be in an optimum location. Clients have expressed admiration of the building. He stated that over the years the fire department has conducted inspections on the building and was unaware until recently that the fire department had declared the building to be a safety health hazard and unfit for occupation. Mr. Cardenas stated that he did not believe that the building posed a structural danger to the public or tenants. He added that the owner has invested a considerable amount of money over the years to bring the building to what it is today. He also stated that in addition to his office and the other tenants, there are two other businesses, a bails bond office and a passport business. Mr. Cardenas requested for the commission to make a fair decision based on objective factors and findings and not order the tenants to vacate the building. He commented that being there since 1991 he has not witnessed any fire in the building nor he or his clients has had issues with the elevators. He advised the files located in the basement belong to the law practice of Mr. Sid Abraham Jr who died in 2014. He also stated disruption of the building would affect his practice, clients, family, livelihood and profession and to please take that into consideration when making the decision.

Mr. Sanchez asked reference Item 3's recommendations and asked staff if Mr. Cardenas is one of the tenants that is being referenced to and was advised that he was. Mr. Sanchez was also advised that Mr. Cardenas may remain subject to all the recommendations made.

Ms. Judith French, representative for Caples Land Company was present for public comment. Ms. French presented pictures of Mr. Cardena's office to the commission. Pictures of the bail bonds office and the unfinished unoccupied 5th floor were also presented. Ms. French advised that the fire escape stairwells have been labeled. She stated that there are functioning offices that tenants are using that are very nice and are accommodating to clients and customers. The commission was informed that there have been two different tours in the building conducted by the Historic Preservation office and on July 26, 2016, the city inspectors, fire department and police department also inspected the building. She advised that they had a voluntary walk through the building to obtain recommendations and show everyone what improvements have been done and continuing to work on. Some of the things being worked on are the signage that the fire department requested, labeling the stairwell and putting caps on the exposed electrical wiring. Ms. French requested adjustments to be made on the staff recommendations including not condemning the building and be given additional time so that the accommodations can be

made. She identified the first floor where Mr. Cardenas Office, the bail bonds business and the passport business are located. She included having access to the fourth floor as the plat forms and other documents are located on that floor. Ms. French advised reference the apartment on the fourth floor, they agree to hire a contractor to obtain a tenant improvement permit and have inspections done for the purpose of obtaining a certificate of occupancy. Ms. French added the electrical system was an extravagant system was installed in 1988 with all required permits. The floors are operating separately and a request was made to only shut off the electricity to the unoccupied floors which at present are the fifth floor and the second floor. A request was made to be given 45 days to make the necessary repairs to the elevators. She also stated that as far as the pending tax lawsuit, prior lawsuits have been settled with Mr. Abraham receiving credits for overpayment on the taxes. She stated the speculation that he owes taxes is incorrect. Ms. French again requested an extension of time, 45 days for the elevator, 30 days for the electrical, 45 days on the combustibles, 45 days on the securing, 90 days on the mechanical, and 90 days the structural engineer and 30 days to make sure that all the tempered water is in place.

Mr. Sanchez asked Ms. French what her relationship is on this case. Ms. French replied that she is the representative for the owner.

Board member Chuck Taylor commented on what has been accomplished in the building but had not seen a comparison on before and after on the conditions of the building. He asked Ms. French if she can show that if it has been documented and if that information had been provided to the staff. Ms. French stated by way of the tour conducted, they showed what was accomplished and they pointed out the additional items that needed to be addressed. She said the fire department went and gave them a list of six items that needed to be addressed and corrected. They were shown the progress that had been made and was given a list of additional items that the fire department wanted addressed. Mr. Taylor asked Ms. French if she had the document from the fire department. She advised that she had the document that lists the additional things that the fire department wanted them to correct. She also advised that the only documentation of the issues that have been accomplished was an email from Mr. Victor Morrison-Vega where he acknowledges that they have complied with some of the items that needed to be addressed. Assistant City Attorney Wendi Vineyard advised Mr. Taylor he would need to ask a building inspector those questions about the building.

Board member Michael Bray commented on an investigation done in May, 2016... He advised that work had been done without the permits. Ms. French was asked if they were able to show the permits. She replied that the work that appeared to be done without permit on the fifth floor was in fact done with permits in 1988. There was an apartment that was built on the fourth

floor where they were not able to show permits. She advised that it was agreed that they would hire a contractor to obtain a tenant improvement permit for the apartment and obtain a certificate of occupancy. There was discussion on when did the process to obtain the permits began. Ms. French advised she started working with Mr. Abraham seven weeks ago and started working with the different departments on obtaining permits and obtaining the certificate of occupancy. Mr. Bray commented on the lack of expediency in addressing the issues. He also commented that there was a request for additional time beyond what the staff was recommending with the modifications made before the meeting. Ms. Cahalan advised the revised recommendations was in line with the request that Ms. French was asking for. Ms. Cahalan also informed the commission that there was an electrical permit for the service obtained in 1989 where it separated each floor and was finalized. The permit for the partitions on the 5th floor, had no final inspection and therefore, the electrical work will have to be exposed or be removed.

Mr. Sanchez asked about the change on the recommendations for the timeline to accomplish what needed to be done. Ms. Cahalan advised they are trying to work with owner and Ms. French has been cooperating with the staff. Both Chairman Sanchez and Mr. Bray asked if the timeline set would be met.

Mr. Bray commented he was concerned in granting an extension of time, until they see some significant compliance. Ms. Cahalan advised that with the meetings held, it can be accomplished and if not, the city can go ahead and move forward. In setting the timelines, she and Ms. French met and this was also discussed with the Chief Building Official. Mr. Sanchez asked Ms. French if she was in agreement with the staff recommendations to include obtaining a structural engineer's report. Ms. French advised there was a request for a 90 days extension. Board member Al Jurado commented that staff was originally recommending that the structure be condemned as substandard and unfit for habitation. However, the recommendations were modified. Ms. Cahalan stated the recommendations were changed in Item 3 to allow occupancy in the tenant spaces and to allow tenants to remain in the building with the conditions that they are protected from the rest of the building until it is brought into compliance.

There was public comment from Bernard Sargent. Mr. Sargent applauded the efforts made by the staff and commission regarding this building. Mr. Sargeant asked about the proof of tax payments on back taxes. Mr. Bray informed him that the commission did not deal with tax issues. Ms. Vineyard also added that the City of El Paso has outside counsel that deals with tax issues.

There was public comment from Max Grossman, Vice-Chairman of the County Historical Commission reference the Toltec Building. He advised the building is one of the most significant buildings and is only one of 24 buildings on the national registrar since 1979. He gave a chronology of the history of the building. He also advised that the structure is wood frame and not a reinforced concrete structure and is vulnerable to fire, mold and other hazards. The primary concern is for the building to be made safe for the fire fighters and the public and that the building is preserved for future generations. He also added that it is an economic asset and is fundamental to the heritage to the tourism economy.

Mr. Sanchez asked if the recommendations would come into conflict with TDLR reference the elevator. Ms. Cahalan stated as far as the conversations with TDLR, she was provided with a copy of the notice of violation. It was mostly in regards to the fines for not having been certified in 2010, 2011, 2012, 2013, and 2014. The state inspector will conduct the inspections as soon as possible. She also informed the commission that they are aware of the pending case. Mr.

Sanchez asked about the consequences if the elevator is not functional and was informed that the recommendation would then be made to move the tenants on the third floor to the ground floor.

Larry Nichols, Director of Planning and Inspections Department, commented stating that additional information was to be considered when making a decision. One is the overall building itself, the condition of the exterior, unwanted entry, the lack of board and securing on certain floor and unsecured floors. Also the 3rd and 4th floors may possibly be brought into compliance if there is licensed electrician, plumber and mechanical tradesmen to do the work. Mr. Nichols also stated that Ms. French and attorney Mr. Cardenas who occupy the spaces both stated that the spaces are in good repair. He advised that those areas are functional however; a lot of the work that was done was done without permits and without inspections and will need to be inspected. He also stated that if they follow items listed in item 3 that would allow them to occupy that space and follow the time lines given it would be a step forward. However, if they fail to follow the recommendations, the case would be back to the commission for non-

compliance and the building would have to be vacated and the certificate of occupancy be removed. He informed the commission, there will be two decisions to make. It would be the continued occupancy of the third and fourth floor, and bring the remaining floors into compliance and board and securing them

Mr. Sanchez asked about fire damage on exhibits one and two. Fire Marshal Orlando Arriola advised the extent of damage is unknown as it has been covered by underlayment and flooring which has been placed on the burnt beam. It would have to be uncovered to inspect it. In addition, there is no record of a fire. Mr. Sanchez asked if the city has the authority to investigate the damage. Fire Marshal Arriola advised that through the inspections, yes it would have to be done. He stated it is one of the assessments, for the owner hire an engineer and require that an engineer's report be submitted.

Mr. Bray stated for the first and third floor could be occupied. He asked if it was possible to isolate access to the second floor. Ms. Cahalan advised that yes, the elevator can be set for certain floors and stairway would have locks on the doors. Mr. Bray commented that the first and third floors are habitable, however, if the other floors are not addressed, then the first and third floors would be uninhabitable. He asked if the second, fourth and fifth floors are not addressed, would it compromise the integrity of second and fourth floors and other floors. Fire Marshall Arriola stated that a condemnation affects the whole building. However, in this case, staff and the owner are trying to work together where certain floors of the building are safe and habitable and can still be occupied with the understanding that the rest of the building is rehabilitated as required. He stated that if the requirements are met, then the first and third floor may be occupied. Mr. Nichols stated for this particular building, there are means to isolate certain floors and by doing this, the other issues can be brought into compliance.

Mr. Sanchez asked about the tempered water on the ground floor, whether the other floors have tempered water. Ms. Cahalan stated that the ground floor does not have tempered water. The other floors do have tempered water.

**Motion made by Michael Bray, seconded by Conrad Conde to accept the revised staff recommendations with the revised recommendations, unanimously passed.**

The owners have been notified of the property violations at this property, to date there has been no response and minimal cosmetic corrective actions taken and therefore the Department recommends:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That occupancy be prohibited with the following exception:
  - a) The three (3) current tenants, one on the third (3<sup>rd</sup>) floor and two (2) on the ground floor, may continue to occupy if the following conditions are met:
    - i) Electrical system isolated by tenant spaces and properly functioning
    - ii) Plumbing system isolated and properly functioning
    - iii) Mechanical system separated from main structure and properly functioning
    - iv) Fire protection/separation restored for each tenancy
    - v) Fire alarms/suppression system provided in compliance with the 2009 International Fire Code; and

- 4) That the vacant portions of the structure be secured both on the exterior and interior from unwanted entry of both humans and pests within forty-five (45) days, in accordance with the 2009 International Property Maintenance Code, Section 110; and
- 5) That the abandoned mechanical equipment be removed within ninety (90) days or placed into use by completing installation with proper permits; and
- 6) That all storage of combustible material be removed or reduced to 10% per floor as required per the 2009 International Building Code, section 509.3, Incidental Storage within forty-five (45) days; and
- 7) That permits for the electric and plumbing improvements be obtained within sixty (60) days; and
- 8) That all non-compliant work be removed and electric service discontinued for all vacant portions of the structure, specifically the second (2<sup>nd</sup>), fourth (4<sup>th</sup>) and fifth (5<sup>th</sup>) floors within thirty (30) days, not to affect fire protection systems; and
- 9) That one of the elevators be repaired and certified by a licensed elevator technician within thirty (30) days or the occupants of third (3<sup>rd</sup>) floor must relocate until such time as is repaired and certified; and
- 10) That tempered water be provided to both ground floor tenants within thirty (30) days; and
- 11) That a structural engineer's report on the fire damaged areas be submitted to the City within ninety (90) days; and
- 12) That the certificate of occupancy be revoked for all unoccupied tenancies/spaces; and
- 13) That prior to any new occupancy, certificates of occupancy must be obtained for each use and/or tenant space; and
- 14) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance or vacate, board and secure the entire building, and place a lien on the property for the work which will be done by the City.

#### IV. Update(s)

2521 Richmond Ave. - Property has been brought into compliance. There has been a change in ownership. Owner has applied for permits and is working on the structure.

1430 Myrtle Ave. - Property has been brought into compliance; Structure was demolished on or about May 10<sup>th</sup>, 2016

5617 Arrowhead Dr. - Property has been brought into compliance. The main structure has been secured and the accessory structure has been demolished.

151 N. Cotton St. - The structure is pending demolition by the Street Department.

8601-8621 Lawson Dr. - The property has changed ownership to Mr. Carlos Quintana. Owner has fenced it and is pending an engineer's report to rehabilitate the structures.

#### VI. Adjournment

**Motion made by Conrad Conde seconded by Michael Bray to adjourn this meeting was unanimously carried. The meeting adjourned at 6:58p.m.**

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Chairman Jesse A. Sanchez  
Panel A

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Nathan Walsh  
Chief Building Inspector, CBO