

25.45.036 Procedures for demolition.

The following procedures shall be applied to all historic structures listed on the historic register and those structures listed on the historic inventory with a “K” or “E” rating, or structures which have been identified through the evaluation process identified in Section 25.45.022 of this chapter as properties eligible for a “K” or “E” rating.

- (A) Demolition permits are subject to compliance with the provisions of the California Environmental Quality Act and Title 14 of this code.
- (B) Applicants for demolition of historic buildings which appear on the city’s historic inventory or register or as required in this chapter shall make application for a demolition permit with the department of community development.
- (C) Upon receipt of the application to demolish, the department of community development shall, within thirty days, solicit input from the heritage committee prior to scheduling the request for public hearing before the design review board. Public notice for the design review board hearing shall be subject to the provisions of Section 25.05.065, except that if a coastal development permit is required pursuant to Chapter 25.07, noticing for that type of permit shall instead be carried out through the public notice provisions of Section 25.07.014.
- (D) Design Review Board Action. After the appropriate environmental review, pursuant to the California Environmental Quality Act (CEQA), the design review board shall receive a recommendation from the heritage committee and shall address and mitigate the cumulative impacts of allowing the demolition of structures that contribute to the overall neighborhood character or streetscape, but which may be individually insignificant. After conducting the public hearing, the design review board shall take the following action:
  - Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or documentation.
    - (1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city once a month for the first two months following the design review board’s hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department of community development prior to issuance of a demolition permit.
    - (2) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review board.
    - (3) The design review board may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent.
    - (4) During the continuance period, the heritage committee may investigate relocation of the building or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.
    - (5) During the continuance period, the applicant may pursue plan approval.
- (E) Findings. Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:
  - (1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan;