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Jennifer Scudellari  
Executive Assistant

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# AGENDA

## Joint Meeting of the Planning Commission and Design Review Committee

March 16, 2026

### Notice and Call of a Special Meeting

### 5:30 PM Study Session

Weimer Room  
300 E. Chapman Avenue  
Orange, CA 92866

PLANNING COMMISSIONERS:  
Isaiah Leslie, Chair  
Shannon Tucker, Vice Chair  
David Vazquez  
Rick Martinez  
Ruby Maldonado  
Alison Vejar  
Tim McCormack

DESIGN REVIEW  
COMMITTEE MEMBERS:  
Jerico Farfan, Chair  
Anne McDermott, Vice Chair  
Maryanne Skorpanich  
Robert Grosse  
Greg Ledesma  
Michael Lopez  
Adrienne Gladson

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The Orange Planning Commission and Design Review Committee welcome you to this joint Special Meeting. Special Meetings are held for a specific purpose and when action is needed prior to the next Regular Meeting.

#### Agenda Information

The agenda contains a brief general description of each item to be considered. The agenda and supporting documentation for a special meeting is available no later than 24 hours prior to the special meeting on the City's website at [www.cityoforange.org](http://www.cityoforange.org), at the City Clerk's Office located at 300 E. Chapman Avenue, and at the Main Public Library located at 407 E. Chapman Avenue.

#### Public Participation

Public Comments are limited to only those items described on this Special Meeting Notice/Agenda (Government Code Section 54954.3(a)).

Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission and Committee. All speakers shall observe civility, decorum, and good behavior.

Members of the public can also submit their written comments electronically for consideration by using the eComment feature on the Agenda page of the City's website at [www.cityoforange.org](http://www.cityoforange.org). To ensure distribution to the Planning Commission and Design Review Committee prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners and Committee Members for consideration and posted on the City's website after the meeting.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, please contact the City Clerk's office at (714) 744-5500. When possible, notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

***REMINDER: Please silence all electronic devices while the meeting is in session.***

**NOTICE IS HEREBY GIVEN, pursuant to Section 54956 of the California Government Code, that a Special Joint Meeting of the Planning Commission and Design Review Committee is hereby called for the following purpose:**

**1. OPENING/CALL TO ORDER**

**1.1 PLEDGE OF ALLEGIANCE**

Planning Commission Vice Chair Shannon Tucker

**1.2 ROLL CALL**

**2. STUDY SESSION**

**2.1. Historic Preservation Ordinance study session**

**Recommended Action:**

1. Receive and file.
2. Provide initial feedback to staff regarding the proposed scope and objectives of a potential ordinance.

**Attachments:**

[Staff Report](#)

[Attachment 1 Orange Municipal Code Chapter 17.17, Historic Districts](#)

[Attachment 2 Orange Municipal Code, Section 17.10.070, Design Review](#)

[Attachment 3 Orange Municipal Code, Section 17.10.090, Demolition Review](#)

**3. ADJOURNMENT**

The next Regular Planning Commission Meeting will be held on Monday, April 6, 2026 at 5:30 p.m., in the Council Chamber.

The next Regular Design Review Committee Meeting will be held on Wednesday, April 1, 2026, at 5:30 p.m., in the Council Chamber. The Wednesday, March 18, 2026, Regular Meeting has been cancelled.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website [www.cityoforange.org](http://www.cityoforange.org).

Date posted: March 12, 2026



# Agenda Item

## Joint Meeting of the Planning Commission and Design Review Committee

Item #: 2.1.

3/16/2026

File #: 26-0113

**TO: Chair and Members of the Planning Commission and Design Review Committee**

**THRU: Hayden Beckman, Planning Manager**

**FROM: Anna Pehoushek, Assistant Community Development Director**

### 1. SUBJECT

Historic Preservation Ordinance study session

### 2. SUMMARY

The City is preparing a Historic Preservation Ordinance to establish expanded content in the Orange Municipal Code that enables more effective management and protection of cultural resources in the community.

### 3. RECOMMENDED ACTION

1. Receive and file.
2. Provide initial feedback to staff regarding the proposed scope and objectives of a potential ordinance.

### 4. PROJECT BACKGROUND

The content of the Orange Municipal Code (OMC) related to historic properties and districts is contained in Chapter 17.17, Historic Districts of Title 17 (Zoning) (see Attachment 2). Preservation-related Code provisions originated in 1988 with subsequent modifications in 1995, 1998, 2018, and 2024 to address refinements to applicability, procedures, and establishment of the Eichler Historic Districts.

Chapter 17.17 is focused on four topics:

- Purpose and intent of historic districts;
- Procedures and criteria for establishing historic districts;
- Applicability of historic preservation design standards and Secretary of Interior Standards to new development and rehabilitation; and
- Use of State Historic Building Code.

Chapter 17.04, Definitions, defines a limited number of historic preservation terms.

Chapter 17.10, Specific Administrative Procedures, establishes the design review and demolition review process for projects involving historic districts and structures in Section 17.10.070 (Attachment 3) and Section 17.10.090 (Attachment 4).

Chapter 15.57, California Historic Building Code, adopts the California Historic Building Code by reference.

As the City's historic preservation program has evolved over time to encompass the management of resources across four historic districts (acknowledging the Plaza Historic District as part of the Old Towne District), preservation incentive programs have gained popularity, and historic resources have become an integral part of the City of Orange's identity, the provisions of the Orange Municipal Code have not adequately served the scope of the program. Therefore, development of a new comprehensive Historic Preservation Ordinance is warranted.

## **5. PROJECT DESCRIPTION**

The City of Orange recently initiated preparation of a Historic Preservation Ordinance. The ordinance will be applicable to:

- Properties located in the City's Old Towne Orange and Eichler Homes Tract Historic Districts;
- Historic properties located outside of a historic district but identified on the City's Inventory of Historic Resources;
- Properties with the potential to be designated with historic status due to architectural or other cultural significance; and
- Archaeological and paleontological resources.

The ordinance will also address criteria and procedures for recognition/designation of historic and cultural resources, and the Mills Act, among other topics.

At this early stage of the work effort, a joint study session with the Planning Commission and Design Review Committee is being held to provide an orientation to the project and review the topics that are expected to be addressed in the ordinance. The study session is intended to provide an overview of the City's existing historic resources framework and a high-level introduction to the components typically included in a historic preservation and cultural resources ordinance. The purpose is to set the stage for the Planning Commission and Design Review Committee, as the ordinance is drafted and brought to them for review, comments, and approvals. The study session will also offer an opportunity to field general questions, concerns, or preliminary observations. No detailed policy decisions or program-administration issues are being requested from the Planning Commission or Design Review Committee at this stage. More detailed, policy-specific discussions will occur once draft ordinance language is available for formal review.

## **6. ATTACHMENTS**

- Attachment 1 Orange Municipal Code, Chapter 17.17, Historic Districts
- Attachment 2 Orange Municipal Code, Section 17.10.070, Design Review
- Attachment 3 Orange Municipal Code, Section 17.10.090, Demolition Review



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City of Orange, CA  
Saturday, February 28, 2026

## Title 17. Zoning

### Chapter 17.17. HISTORIC DISTRICTS

#### § 17.17.010. Title.

Historic District Zone as amended, previous reference "Old Towne Overlay Zone" and "Old Towne Districts," supplements the existing base zoning standards for residential, commercial, and industrial development within the City's historic areas.

(Prior code 17.10.010A; Ord. 38-88; Ord. 12-95)

#### § 17.17.020. Purpose and Intent.

The City Council has determined that the spirit, character and history of the City, State, and nation are reflected in the historic structures, improvements, natural features, sites, and areas of significance located within the City, and that in the face of ever-increasing pressures of modernization, cultural historic resources and historic districts located within the City are threatened with alteration, removal or demolition.

These structures and districts represent the City's unique historical, social and cultural foundations, and should be preserved as living parts of community life and development in order to build a greater understanding of the City's past and to give future generations the opportunity to appreciate, understand and enjoy the City's rich heritage.

This chapter is intended to promote the public health, safety, and general welfare by:

- A. Providing a means of reviewing development projects to ensure that these projects are compatible with community aesthetics including architectural design, massing and scale, context, signage, and landscaping.
- B. Providing and encouraging preservation and complementary new development within the existing components of the Old Towne Historic District including the Plaza, Downtown Core, Spoke Streets, Nutwood Tract, and residential quadrants, and other districts as established.
- C. Preserving diverse architectural styles, patterns of development and design preferences reflecting the City's history and encouraging complementary design and construction and inspiring a more livable urban environment.
- D. Integrating the preservation of cultural historic resources, and historic districts into the public and private land use management and development processes.
- E. Stabilizing neighborhoods through the preservation of cultural resources and the establishment of historic districts, thus enhancing the City's attraction to tourists and visitors thereby stimulating business and industry.
- F. Encouraging public participation in identifying and preserving historic and architectural resources thereby increasing community pride in the City's cultural heritage.

(Prior code 17.70.010; Ord. 38-88; Ord. 12-95)

## § 17.17.030. District Established.

One district has been established, the Old Towne District as delineated on a map on file in the Planning Division, City Hall, City of Orange. The official map is entitled "Old Towne Boundaries." Said map is incorporated into this title by reference and shall be deemed as much a part of this title as if the information upon the map were fully described herein. Other historic districts may be established in the future.

(Prior code 17.70.010B; Ord. 38-88; Ord. 12-95; Ord. 15-98)

## § 17.17.040. Establishment Procedure.

Application for a historic district shall comply with the zoning amendment procedure for a change in the zoning district classification upon designation approval by City Council as prescribed under Section **17.10.020**.

(Prior code 17.70.040; Ord. 38-88; Ord. 12-95)

## § 17.17.050. Criteria for Establishment.

An historic district may be established to preserve landmarks and areas exemplary of architectural, archaeological, cultural, economic, social, or historical value if the landmark or area meets the following criteria:

- A. The resource exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history and possesses an integrity of location, design, setting, materials, workmanship, feeling and association; and
    1. It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
    2. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically, by plan or physical development; or
    3. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
    4. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
    5. It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community or the City of Orange.
  - B. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type, or specimen; or
  - C. It is identified with persons or events significant in local, state or national history; or
  - D. It is representative of the work of a notable builder, designer or architect.
- (Ord. 38-88; Ord. 12-95)

## § 17.17.060. Development Standards.

A historic district zone includes additional regulations and uses over base zoning of a particular area to encourage historic preservation and complementary new development. To promote orderly development and preservation within historic districts the following standards and their amendments shall apply: Historic Preservation Design Standards for Old Towne Orange, Historic Preservation Objective Design Standards (as applicable to qualifying multi-family housing projects), the Southwest Project Area Design Standards, the Orange Eichler Design Standards, the General Plan's Historic Preservation Element sample guidelines including the Secretary of the Interior's Standards and Guidelines for Rehabilitation. (Ord. 12-95; Ord. 14-18, 2018; Ord. 31-24, 12/10/2024)

### § 17.17.065. (Reserved)

### § 17.17.070. Use of State Historic Building Code.

Pursuant to the **California Health and Safety Code** 18950 et seq., any alteration made to a cultural resource or structure within a historic district for the rehabilitation, preservation, restoration or relocation of such structures shall be made according to the requirements of the State Historical Building Code. (Ord. 38-88; Ord. 12-95)

City of Orange, CA  
Saturday, February 28, 2026

## Title 17. Zoning

### Chapter 17.10. SPECIFIC ADMINISTRATIVE PROCEDURES

#### § 17.10.070. Design Review.

- A. Purpose and Intent. The design review process is established to provide a means of reviewing development projects to ensure that these projects are compatible with community aesthetics including architectural design, massing and scale, context, color palette, signage and landscaping. The design review process serves a primary role in the implementation of adopted design standards. The City's design objective is to enhance the community character and identity of the City by promoting diversity, creativity and cohesiveness in the development of property, building structures, site relationships and landscape through quality design.
- B. When Design Review Is Required. Design review is required for all projects listed below:
1. Development projects requiring Planning Commission or City Council approval;
  2. Any project requiring major site plan review;
  3. Signs as specified in Chapter **17.36**;
  4. All projects within Old Towne or other historic districts as established, except where otherwise exempted by adopted design standards and/or adopted specific plan(s);
  5. External remodeling of commercial, industrial, institutional and large scale multiple family developments, except where otherwise exempted by City codes, including adopted design standards and/or adopted specific plan(s) including:
    - a. Facade renovation of the majority of a multi-family residential complex, multi-tenant commercial or industrial center, or institutional property.
    - b. Introduction of new structural architectural elements to the facade of individual in-line or freestanding pad tenants within a multi-tenant commercial or industrial center where such elements project more than 12 inches from any exterior wall plane.
  6. Projects subject to minor site plan review that also involve exterior remodeling of residential, commercial, industrial, and institutional development.
  7. Exception. Units created in a single-family (R-1) residential zone pursuant to SB 9 shall not require design review but shall instead meet all objective design review standards specified in Section 17.13.040.GGG and Chapter **17.14**.
- C. Initiation and Application. Design review applications shall be filed in accordance with application and submittal requirements. Application materials may include site, building and landscape plans, photographs, colored elevations and/or renderings and color and material boards. This information must be of sufficient detail to allow the reviewing body to determine the compatibility of the change to the existing structure, area, or district and that the project meets established design standards and criteria. In addition, to comply with provisions of the California Environmental Quality Act, most

projects in historic districts will require an application for environmental review in accordance with Section **17.08.030**. Submittal materials shall also include information pertaining to scale, massing, streetscape, landscaping and open space.

- D. Design Review Procedure and Criteria. When a matter or application meets the Historic Threshold, the Design Review Committee shall make a recommendation or final determination as authorized by Section 17.08.020.D to approve, approve with conditions or deny a project at a public meeting. In making such recommendation or determination, the Committee shall consider adopted design standards and guidelines (where applicable), the Secretary of the Interior's Standards and Guidelines for Rehabilitation (where applicable) and the following general criteria in making a project determination:

The project shall have an internally consistent, integrated design theme which is reflected in the following elements:

1. Architectural Features.

- a. The architectural features shall reflect a similar design style or period.
- b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

2. Landscape.

- a. The type, size and location of landscape materials shall support the project's overall design concept.
- b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
- c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.

3. Signage. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.

4. Secondary Functional and Accessory Features. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner which is architecturally compatible with the principal building(s).

E. Administrative Design Review.

1. Purpose and Intent. The administrative design review process is established to allow for a simplified review process for specific types of new development, exterior building alterations, and sign modifications which the City anticipates will not adversely affect surrounding properties.

2. Actions Eligible for Administrative Design Review. The following types of projects are eligible for administrative design review:

- a. Projects subject to minor site plan review that also involve exterior remodeling of residential, commercial, industrial, and institutional development that is not visible from the public right-of-way.
- b. Projects that involve exterior remodeling of an individual free-standing commercial, industrial, or institutional building on an individual parcel that is not part of a larger center or campus, including changes in exterior building material, roof form, and window or door openings.
- c. Infill residential development as specified in the City of Orange Infill Residential Design Guidelines.

- d. Modifications to existing sign programs that involve changes in color, font style, height, width, method of illumination or sign area that are otherwise in compliance with the provisions of Chapter **17.36**.
3. Initiation and Application. Applications for administrative design review shall be filed in accordance with submittal requirements as determined by the Community Development Director. Additional information may be requested from an applicant to allow for thorough design review of a project.
4. Procedure and Criteria. The Community Development Director, pursuant to Section **17.08.020**, shall be responsible for administrative design review. Once an application for administrative design review has been deemed complete, the Community Development Director shall consider and approve, deny or refer the project to the Design Review Committee. In making such determination, the Community Development Director shall consider adopted design standards and guidelines where applicable, the general criteria set forth in Section **17.10.070(D)**, and the findings required in Sections 17.10.070(G)(3) and (4). Appeals of decisions by the Community Development Director shall be made in accordance with the City appeal procedures set forth in Section **17.08.050**. Notification of administrative design review shall be in accordance with Section **17.08.040** and community development noticing procedures.
- F. Conditions of Approval. The reviewing body may require reasonable conditions of approval to mitigate potential aesthetic impacts of a project. These conditions may include, but are not limited to, the following:
1. Modifications to building height, bulk, scale, mass and placement;
  2. Changes in building materials and color palette;
  3. Screening of parking areas, trash receptacles, storage areas, mechanical equipment;
  4. Changes to the location and use of plants in required landscape areas to mitigate community concerns.
- G. Findings Required. The reviewing body shall make findings for all projects based upon design criteria stated above. A specific finding shall be made for projects as follows:
1. When a matter or application meets the Historic Threshold, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee or other reviewing body for the project.
  2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.
  3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.
  4. For infill residential development, as specified in the City of Orange infill residential design guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character.
- H. Expiration. If not utilized, project approval expires two years from the approval date. Extensions of time may be granted in accordance with Section **17.08.060**.  
(Prior code 17.96.020, 17.96.100, 17.96.110, 17.96.130; Ord. 4-74; Ord. 20-82; Ord. 4-87; Ord. 16-94; Ord. 12-95; Ord. 15-98; Ord. 10-99; Ord. 8-04; Ord. 09-13, 2013; Ord. 17-21, 2022; Ord. 15-23, 11/14/2023; Ord. 18-25, 11/12/2025)

City of Orange, CA  
Saturday, February 28, 2026

## Title 17. Zoning

### Chapter 17.10. SPECIFIC ADMINISTRATIVE PROCEDURES

#### § 17.10.090. Demolition Review.

A. Purpose and Intent. The demolition review process has been established to preserve the integrity of the City's cultural and architectural history. For this reason, a specific demolition review process has been established for historic districts and structures. The provisions of this section shall apply to the demolition of:

1. Any structure within an established historic district that is over 120 square feet in area.
2. Any structure listed on the National Register at any location within the City.

Exception: This process is not intended to apply to:

1. Demolitions ordered by the Chief Building Official or Fire Chief of the City of Orange to remedy conditions determined to be dangerous to life, health, or property.
2. Demolition of a noncontributing structure which has a floor area less than 120 square feet. Demolition of structures in the Plaza Historic District shall require approval of the State Historic Preservation Office.

B. Initiation and Application. Demolition review includes evaluation of a replacement use or structure, and application shall be made in the same manner as for design review, in accordance with Section **17.10.070(C)**. Most demolition reviews will also require a concurrent application for environmental review, in accordance with the California Environmental Quality Act and the City's Environmental Review Guidelines.

C. Issuance of a Demolition Permit. A permit to demolish a building or structure within the boundaries of Old Towne shall only be issued concurrently with the issuance of a building permit for the approved replacement building, structure, or other permit approving the future use. This section shall be effective when:

1. The structure is to be removed from the site, by either destruction or relocation.
2. All or part of the structure is to be demolished to the extent that its structural or architectural integrity is permanently impaired.

D. Appeals.

1. Demolition reviews may be appealed in accordance with Section **17.08.050** of this code.
  - a. An appeal of a decision to either approve or deny the design of a replacement building, structure or use shall be based upon the criteria contained in Section **17.10.070(D)** of this code and/or the design standards for the Old Towne Historic District as adopted by reference in Section **17.17.060** of this code.
  - b. An appeal of a decision to approve the demolition of a building or structure that the appellant believes is worthy of preservation because it makes a significant contribution to

the historical or cultural heritage of the City shall be substantiated by a contributing or higher status on the Historic Survey, or other evidence from an expert in the area of historical structures. Such appeal shall also require that the appellant present a plan and schedule for preservation through relocation of the building or structure, with evidence of financial ability to complete the proposed project.

- c. An appeal of a decision to deny the demolition of a historically or culturally significant building or structure may be based upon economic hardship. The appellant shall provide evidence to substantiate the fact that preservation is not economically feasible.
2. If no appeal is filed within the established 15 day appeal period, the demolition permit shall be issued subject to all the provisions of this chapter.
- E. Penalties for Noncompliance. Any structure demolished without benefit of a City demolition permit may be subject to either or both of the following penalties:
1. Civil penalties specified in Section **1.08.010** of this code.
  2. No application for permit nor building construction shall be allowed for a period of one year from the date of the demolition of the structure. This penalty shall apply to all properties unless waived or modified, upon appeal in accordance with Section **17.08.050** of this title.

(Ord. 12-95; Ord. 15-98)