

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)