



Request by Councilmember Speake
Discussion on amending the criteria
for the relocation and demolition of
historic resources

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Planning and Development Director

The Ask...

That the City Council provide direction on amending the criteria for the relocation and demolition of historic resources.





Background

Historic Resources Ordinance CMC Chapter 17.63

Adopted 2001

- Established definitions and criteria for the preservation of historic resources.
- Planning Director review of certain modifications to **Heritage Inventory** properties, including requests for demolitions and relocations.
- Planning Commission and City Council review of relocation and demolition requests for **Corona Register** properties.

Amended 2024 (Effective Nov. 16, 2024)

- Established **Structure of Merit** criteria.
- Established duties for the newly created Historic Preservation Board.
- Historic Preservation Board replaced the Planning Director on the review of relocation and demolition requests of historic resources.

Councilmember Speake

Concern Raised

| Concern | Concern Addressed |
|--|---|
| <p>1 Planning and Development Director reviews demolition requests for properties listed on the Heritage Inventory.</p> <ul style="list-style-type: none"> • No public review process. • No review under CEQA for potential impacts to historic resources. • Review should be done by the Historic Preservation Board and City Council. | <p>Yes.</p> <p>Amendment to Historic Resources Ordinance in 2024:</p> <ul style="list-style-type: none"> ✓ Historic Preservation Board reviews relocation and demolition requests for Heritage Inventory properties. ✓ Discretionary review requires CEQA. ✓ City Council and HPB still review relocation and demolition requests for Corona Register properties, which include Landmarks, Districts, and Structure of Merit properties. |
| <p>2 Relocation and demolition criteria listed in CMC Sections 17.63.120(D)(6) and 17.63.120(E)(4), for historic resources on the Corona Register and Heritage Inventory, respectively, include the criterion:</p> <p><i>(c) not relocating or demolishing the historic resource would deprive the property owner of all economically viable use of the site.</i></p> | <p>No.</p> <p>Relocation and demolition criterion listed in CMC Sections 17.63.120(D)(6)(c) and 17.63.120(E)(4)(c) still exists in the amended ordinance.</p> |

Relocation and Demolition Criteria for Historic Resources

Properties on Corona Register CMC Section 17.63.120 (D)(6)

One of the following findings shall be made:

(a) The criteria required to delete the historic resource from the Corona Register set forth in § [17.63.110](#)(E) are satisfied;

(b) The historic resource has deteriorated or been modified to the extent that it is no longer representative as an historic resource to be preserved;

(c) Denial of the requested relocation or demolition of the historic resource will deprive the owner of all economically viable use of the site;

(d) Relocation or demolition of the historic resource will not have a significant effect on the achievement of the purposes of this chapter and appropriate mitigation measures will be undertaken to substantially reduce or eliminate the loss or diminishment of the historic resource;

(e) The historic resource is determined to be unsafe or dangerous by the Building Official and reasonable efforts to correct the situation are economically or physically infeasible.

Properties on Heritage Inventory CMC Section 17.63.120 (E)(4)

One of the following findings shall be made:

(a) The heritage property is not a good example of an historic period or architectural style;

(b) The heritage property has deteriorated or been modified to the extent that it is no longer representative as an historic resource to be preserved;

(c) Denial of the requested relocation or demolition of the heritage property will deprive the owner of all economically viable use of the site;

(d) Relocation or demolition or removal will not have a significant effect on the achievement of the purposes of this chapter;

(e) The heritage property is determined to be unsafe or dangerous by the Building Official and reasonable efforts to correct the situation are infeasible;

(f) The heritage property is inconsistent with the zoning designation for the site and adaptive re-use of the heritage property to achieve consistency is not economically viable.

Process to address Concern #2

If the Council wants to change the criterion in Sections 17.63.120(D)(6)(c) & 17.63.120(E)(4)(c)

Zone Text Amendment to Zoning Code:

- Revise the relocation and demolition criteria listed in CMC Chapter 17.63.
- Public Hearing by Planning and Housing Commission.
- Public Hearing by City Council to consider an ordinance amending the Zoning Code.

Timeline:

- Approximately 3 to 6 months depending on department workload.



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