

ORDINANCE NO. 1950

AN ORDINANCE OF THE CITY OF REDLANDS
AMENDING ORDINANCE NO. 1828 RELATING TO
THE PRESERVATION OF HISTORICALLY SIGNIFI-
CANT BUILDINGS SCHEDULED FOR DEMOLITION

THE CITY COUNCIL OF THE CITY OF REDLANDS DOES
ORDAIN as follows:

SECTION 1: Section III of Ordinance No. 1828 is
hereby amended to read as follows:

"SECTION III - APPLICATION. This ordi-
nance shall apply to any structure of
unknown age and any structure constructed
fifty or more years prior to the date of
demolition permit application. A claim
that a structure was constructed within
the last fifty years prior to the date of
application must be substantiated with
evidence of the completion date."

SECTION 2: Subsections (C), (D) and (E) of
Section V of Ordinance No. 1828 are hereby amended to read
as follows:

"C. DEPARTMENTAL REVIEW OF PERMIT APPLI-
CATION. The permit application shall be
reviewed by the Department of Building
and Safety to determine whether the
building would qualify as a building of
historical significance to the City of
Redlands as follows:

1. Structures verified as having
been completely constructed within
the last fifty years prior to the
application date, and which have not
been listed in the City's Register
of Historic and Scenic Properties,
shall be exempt from further review
for historical significance, and a
demolition permit shall be issued in
accordance with normal procedures.

2. Structures of unknown age, structures completed fifty or more years prior to the application date, and structures listed in the City's Register of Historic and Scenic Properties, shall be immediately referred in writing to the Historic and Scenic Preservation Commission. If the structure is listed in the Register of Historic and Scenic Properties, the permit procedures set forth in Article 182 of this Code shall apply.

D. COMMISSION REVIEW OF PERMIT APPLICATION. Upon referral of a non-registered structure from the Department of Building and Safety to the Historic and Scenic Preservation Commission, the Commission shall arrange for a special meeting within ten days from the date of the permit application. Notice of the special meeting shall be provided as required by law. At such meeting, the Commission shall determine the historical significance of the structure.

1. Buildings having no historical significance as determined by the Commission shall be exempt from further review for historical significance. The Department of Building and Safety shall be notified in writing of the Commission's determination, and shall thereupon issue the demolition permit in accordance with normal procedures.

2. If the Commission determines that the application is for a permit to demolish a qualified historical building, the Commission shall order a delay in the issuance of the demolition permit for a period not to exceed ninety days to provide interested parties with the opportunity to contact the owner of the structure for purposes of purchasing the site, relocating the structure, or making any other arrangements to

rescue the structure from demolition. At the time of ordering the delay, the Commission shall inform the applicant of his or her right to request a hearing before the City Council. The applicant may, at the time of the order delaying the issuance of the demolition permit, or within ten days thereafter, request such a hearing. The request shall be made to the Commission or to the person designated by the Commission to receive such request.

E. CITY COUNCIL REVIEW OF COMMISSION DETERMINATION. Within two days of receiving a request for a hearing before the Council, the Commission shall notify the City Clerk in writing of the application for demolishing a qualified historical building, the significant features of the structure, the period of delay for issuing the demolition permit, and the name and address of the owner of the property. The notice shall include a request for a public hearing before the City Council. The City Clerk shall place this item on the agenda for the next regular Council meeting scheduled to be held at least 15 days after the date on which the notification from the Commission is received. The City Clerk shall notify the owner of the property of the public hearing by certified mail.

At the public hearing, the Council shall hear testimony from representatives of the Commission concerning the historical, architectural or cultural significance of the structure and the necessity for delay in issuing the demolition permit. The applicant and any other interested persons shall also be provided an opportunity to speak. After considering the findings and testimony by the Commission, together with the testimony from all other interested persons, the Council shall confirm, modify, or reject the findings of the Commission. The decision of the Council shall be final and conclusive."

SECTION 3: Section X of Ordinance No. 1828, relating to violations and penalties, is hereby repealed.

SECTION 4: This Ordinance shall be in force and shall take effect as provided by law.

SECTION 5: The City Clerk shall certify to the adoption of this Ordinance and cause it or a summary of it to be published once in the Redlands Daily Facts, a newspaper of general circulation printed and published in this City.


Mayor of the City of Redlands

ATTEST:


City Clerk

I, Lorrie Poyzer, City Clerk, City of Redlands, hereby certify that the foregoing ordinance was duly adopted by the City Council at a regular meeting thereof held on the 20th day of May, 1986, by the following vote:

AYES: Councilmembers DeMirjyn, Johnson, Wormser;
Mayor Beswick
NOES: None
ABSENT: Councilmember Larsen


City Clerk, City of Redlands