



City of Oroville

Planning Division - Community Development Department

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www.cityoforoville.org

Donald Rust
DIRECTOR

TRAKIT#: _____ - _____

LANDMARK DEMOLITION PERMIT

(Please print clearly and fill in/provide all that apply)

REQUIRED FOR A COMPLETE APPLICATION

- { } Completed and signed Application Forms
- { } Application Fee Paid: \$1,000.00 + \$60.00 (6% Tech Fee) = \$1,060.00

IDENTIFICATION DATA

Name of Property: _____

Address: _____

Construction Date: _____

Architect/Designer: _____

Builder: _____

Present Ownership

Name: _____ Address: _____ Phone #: _____

Form Prepared By (Applicant)

Name: _____ Address: _____ Phone #: _____

**** Only the owner of the site may apply for a landmark demolition permit. Are you the current property owner?: [] Yes [] No**

APPLICABILITY

Please check all that apply. A landmark demolition permit shall be obtained before a demolition permit is issued for any of the following:

- { } 1. Structure or site is designated as a California Historical Landmark, or is listed on the National Register of Historic Places.
- { } 2. Structure, building or site has an existing landmark designation through the City of Oroville.
- { } 3. Buildings, structures or improvements are identified in the City of Oroville historic survey for the Downtown Historic Overlay (DH-O) district.

* If the subject improvement has not previously been evaluated to determine whether it is a contributing feature of the DH-O district, the Historic Advisory Commission shall make this determination.

**A landmark demolition permit shall be required only for contributing features of the DH-O district.

RIGHTS GRANTED

A landmark demolition permit is a land use entitlement that authorizes its holder to apply for a demolition permit for a specified landmark. A landmark demolition permit shall not be construed to grant the rights that are provided by a demolition permit.

EXEMPTION FOR DANGEROUS BUILDINGS

The requirements of this section **shall not** apply to any building that the Building Official or Fire Marshal determines is dangerous to the health and safety of the building occupants, neighbors or general public, and consequently should be demolished immediately. The Building Official or Fire Marshal shall set forth in writing the reasons for his or her determination that immediate demolition is warranted.

REQUIRED DOCUMENTATION

In order to demonstrate that there is no feasible economic use of the building or structure to be demolished, all applications for a landmark demolition permit shall include economic evidence as follows:

1. **For all properties**, the following information shall be provided:

- { } a. The amount paid for the subject property.
- { } b. The date of purchase; the party from whom the subject property was purchased; and a description of the business or family relationship, if any, between the owner and the party from whom the subject property was purchased.
- { } c. The cost of any improvements since purchase by the applicant, and the date when each cost was incurred.
- { } d. The assessed value of the subject property and its improvements, according to the most recent assessments.
- { } e. Amount of real estate taxes for the previous 2 years.
- { } f. Amount of annual debt service, if any, for the previous 2 years.

- g. All appraisals obtained within the previous 5 years by the owner or applicant in connection with the purchase, financing or ownership of the subject property.
- h. Any listing of the property for sale or rent, including the price asked and the offers received, if any.
- i. Any consideration by the owner for profitable and adaptive uses for the property, including renovation studies, plans and bids, if any.

2. **For income-producing properties**, the following additional information shall be provided:

- a. Annual gross income from the property for the previous 4 years.
- b. Itemized operating and maintenance expenses for the previous 4 years.
- c. Annual cash flow for the previous 4 years.

OFFER TO MOVE REQUIREMENT

Whenever required by this section, the owner of a building that is proposed for demolition shall offer any member of the public the opportunity to move a building or structure from a landmark or landmark site.

1. At least 1 notice of the "offer to move" shall be published in a daily newspaper of local circulation. The notice shall be in a form approved by the Zoning Administrator and shall contain a statement that the building is being made available to any member of the public free of charge, or for a nominal cost based upon the building's salvage value, and must be moved at the taker's expense.
 - a. The offer contained in the notice shall remain outstanding for a period of 30 days.
 - b. The offer contained in the notice shall be conditioned upon the acceptor's agreement to remove the building in its entirety, along with any associated debris, from the site, no later than 90 days from the date of publication of the notice; however, nothing shall preclude the owner of the building and the acceptor from mutually agreeing to a longer period of time.
2. If an offer to move the building is accepted by any member of the public, the City shall process the necessary permits to accommodate the moving of the building.

EXPIRATION

A landmark demolition permit shall be valid for 1 year after the date when it is issued; provided, however, that if a demolition permit is obtained before the landmark demolition permit expires, the landmark demolition permit shall be valid until the demolition permit expires.

VIOLATION AND PENALTIES

Any person or entity that demolishes any building or structure for which a landmark demolition permit is required without first obtaining that permit in accordance with the provisions of this section shall be guilty of a misdemeanor, punishable by a \$1,000 fine and/or 6 months in the County jail. In addition, no building permit shall be issued for any development on the former landmark's site for a period of 5 years from the date the violation occurs; provided, however, that if necessary to protect health and safety, a permit may be issued for development that does not exceed the square footage or site coverage of the original structure, and that does not involve a change of use.

APPLICANT'S SIGNATURE

I hereby certify that the information provided in this application is, to my knowledge, true and correct.

Applicant's Signature: _____ Date: _____

OFFICE USE ONLY

APPROVED BY: _____ DATE: _____

Credit Card #: _____ Debit Card #: _____ Money Order Cash Check # _____

The Community Development Department operates on a full cost recovery for processing of permits. Staff will charge their time and any expenses associated with processing the application against the initial deposit. Fees that have been captured for the reimbursement of City expenses are non-refundable.

Technology cost recovery fees are non-refundable