

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension AGENDA ITEM: AR-2

PREPARED BY: Teresa Santilena MEETING DATE: November 30, 2016

Assistant Planner

SUBJECT: Time Extension for Mills Act Contract Conditions

HL-97/MA-92

212 East Colorado Boulevard

APPLICANT: Enrique and Teresa Carvajal

212 East Colorado Boulevard

Monrovia, CA 91016

REQUEST: Extend the time requirement to complete Mills Act Contract Conditions

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The property located at 212 East Colorado Boulevard was approved as a Historic Landmark with a Mills Act Contract by the City Council in October of 2006. The owner is requesting a time extension for one Mills Act Condition.

DISCUSSION: The property at 212 East Colorado Boulevard celebrated its eight-year Mills Act anniversary in October of 2014. The eight-year progress report indicates that the owners continue to preserve the home. The home was tented and fumigated, and the original wood on the porch and front door was refinished. In accordance with the City Council Staff Report and Mills Act Conditions, a seismic retrofit (Condition #5) was required to be completed by the tenth-year anniversary.

Due to some financial hardships, the home owners are now requesting a five year extension for the seismic retrofit, which is the last remaining Mills Act Condition to be fulfilled. Attached is the owner's letter requesting the time extension.

Below is a chart showing the tax savings the property has realized based on their Prop 13 value:

Tax Year	Prop 13 Base Year Value	Estimated Current Fair Market Value	Mills Act Value	Savings
2014	\$758,056	\$580,000	\$229,100	70%
2015	\$773,201	\$660,000	\$237,100	69%
2016	\$784,982	\$830,000	\$276,800	65%

Staff recommends that the Commission extend the time until October 2021 to provide documentation acceptable to the Building Division Manager to complete the seismic retrofit. If the Commission concurs then the appropriate motion would be:

Extend the time requirement until October 2021 for completion of the seismic retrofit for the property located at 212 East Colorado Boulevard (Mills Act Contract MA-92)

If possible, the owners would like to respectfully request an extension on the last remaining item of their home's Standards and Conditions (Seismic Retrofit). Owner lost his job in June of 2015 and although he has found new employment, it was at a considerable less salary. Their daughter is attending her first year of college this fall and they do not know yet on how tuition will affect the family income.

If you have any questions or concerns, please contact Enrique Carvajal at 323/365-1155.

Thank you very much!

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