

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION:	Time Extension	AGENDA ITEM:	AR-1
PREPARED BY:	Sheri Bermejo Planning Division Manager	MEETING DATE:	June 1, 2016
SUBJECT:	Time Extension for Mills Act Contr HL-75/MA-71 263 North Encinitas Avenue	ract Condition	
APPLICANT:	Larry and Cheri Olney 263 North Encinitas Avenue Monrovia, CA 91016		

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

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The property located at 263 North Encinitas Avenue was approved as a Historic Landmark with a Mills Act Contract by the City Council in November 2004. The owners are requesting a time extension for one Mills Act Condition.

DISCUSSION: The property at 263 North Encinitas Avenue celebrated its ten-year Mills Act anniversary in November 2014. The ten-year progress report indicates that the owners continue to preserve the home. In accordance with the City Council Staff Report and Mills Act Conditions, a seismic retrofit was required to be completed by the tenth-year anniversary.

The property owners are requesting a five-year time extension to complete this condition. The extension request will be calculated based on the original due date. The owner will work with the City's Building Division Manager to provide the documentation needed to verify and permit the retrofit.

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

Tax Year	Prop 13 Base Year Value	Estimated Current Fair Market Value	Mills Act Value	Savings
2014	\$1,021,103	\$780,000	\$237,200	77%
2015	\$1,041,503	\$740,000	\$243,500	77%

Staff recommends that the Commission extend the time until November 2019 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 November 2019 for completion of the seismic retrofit for the property located at 263 North Encinitas Avenue (Mills Act Contract MA-71)