



## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** Time Extension

**AGENDA ITEM:** AR-2

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** February 25, 2015

**SUBJECT:** Time Extension for Mills Act Contract Condition  
HL-65/MA-62  
145 West Hillcrest Boulevard

**APPLICANT:** Marcos and Karen Castro  
145 West Hillcrest Boulevard  
Monrovia, CA 91016

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

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

**BACKGROUND:** The property located at 145 West Hillcrest Boulevard was approved as a Historic Landmark with a Mills Act Contract by the City Council in December 2003. The owner is requesting a time extension for a Mills Act Condition.

**DISCUSSION:** The property at 145 West Hillcrest Boulevard celebrated its 10-year Mills Act anniversary in December 2013. As part of the Mills Act Conditions a seismic retrofit of the house needed to be completed by the 10-year anniversary.

At the January 29, 2014 Historic Preservation Commission meeting the owners requested and were granted a one-year time extension to complete the seismic retrofit by December 2014. The owners are requesting another one-year time extension (until January 31, 2016) to complete the retrofit. 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
2011	\$1,493,330	\$850,000	\$289,400	81%
2013	\$1,553,658	\$1,466,000	\$363,900	77%
2014	\$1,560,711	\$1,700,000	\$384,500	75%

Staff recommends that the Commission extend the time for completion of the seismic retrofit until January 2016. If the Commission concurs then the appropriate motion would be:

**Extend the time requirement for completion of the seismic retrofit until January 2016 for the property located at 145 West Hillcrest Boulevard (Mills Act Contract MA-62)**