

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| APPLICATION: | Time Extension | AGENDA ITEM: | AR-3 |
|--------------|---------------------------------|---------------|------------------|
| PREPARED BY: | lli Lobaco Associate Planner | MEETING DATE: | January 28, 2015 |
| | | | |

| SUBJECT: | Time Extension for Mills Act Contract Condition |
|----------|---|
| | HL-56/MA-52 |
| | 119 May Avenue |

APPLICANT: Paul Jarrell 119 May 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 119 May Avenue was approved as a Historic Landmark with a Mills Act Contract by the City Council in November 2003. The owner is requesting a time extension for a Mills Act Conditions.

DISCUSSION: The property at 119 May Avenue celebrated its 10-year Mills Act anniversary in November 2013. As part of the Mills Act Conditions a seismic retrofit (Condition #5) was required to be completed by the 10-year anniversary (see attached Standards and Conditions).

The property owner is requesting a 17-month time extension from original due date (until June 2016) to complete this condition. The seismic retrofit was completed by the previous owners but there are no building permits on file with the City. 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 their Prop 13 value:

| Tax Year | Prop 13 Base Year Value | Estimated Current Fair Market Value | Mills Act Value | Savings |
|-------------|----------------------------|--|-----------------|---------|
| 2014 | \$563,546 | \$800,000 | \$237,300 | 58% |
| 2013 | \$561,000 | \$639,000 | \$223,300 | 60% |

Staff recommends that the Commission extend the time to provide documentation acceptable to the Building Division Manager to complete the seismic retrofit until June 2016. If the Commission concurs then the appropriate motion would be:

Extend the time requirement for completion of the seismic retrofit until June 2016 for the property located at 119 May Avenue (Mills Act Contract MA-52)



CITY OF MONROVIA HISTORIC PRESERVATION

Application for Time Extension

As part of the Standards and Conditions of a Mills Act Contract, property owners must submit an update every two years for the first ten (10) years of the contract and then every five (5) years thereafter. Failure to provide an update or to complete the conditions in the time allotted may result in the cancellation of the contract.

Provide this completed application, a statement requesting the reason for the time extension and the applicable fee. Time extensions can be granted by the Historic Preservation Commission pending approval of an application.

| Site Address: 119 May Avenue HL-56 mA-52 |
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| Site Address. It pray Produce the |
| Owner(s) |
| Name(s): Paul Jarrell |
| Address: 119 May Aveaux |
| Phone Callo GZZ G833 |
| Amount of Time Extension Requested Per Item |
| EARTHQUAKE RETROFIT |
| - The house has been vetra-fit but hes |
| not been semitted. I was unaware |
| on the lack of the permit until repeating. |
| we will need to have this work done. |
| I articipate being able to do This by June 201 |
| owner(s) Signature out the latest. Thank you. |
| Dispersel |
| Signature Signature |

If you need any help or have questions, please contact the Planning Division Staff at (626) 932-5565.

10/2014