

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION:	Time Extension	AGENDA ITEM:	AR-4
PREPARED BY:	lli Lobaco Associate Planner	MEETING DATE:	December 3, 2014

SUBJECT:	Time Extension for Mills Act Contract Conditions
	HL-63/MA-60
	123 Melrose Avenue

APPLICANT: Stephen and Edith Repp 123 Melrose Avenue 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 123 Melrose Avenue was approved as a Historic Landmark with a Mills Act Contract by the City Council in December 2003. The owners are requesting a time extension for two Mills Act Conditions.

DISCUSSION: The property at 123 Melrose Avenue celebrated its 10-year Mills Act anniversary in December 2013. As part of the Mills Act Conditions a seismic retrofit (Condition #5) and rerouting of a water heater vent (Condition #6G) were required to be completed by the 10-year anniversary (see attached Standards and Conditions).

The property owners are requesting a one year time extension to complete these two conditions. The owners are in the process of securing bids for the seismic retrofit and will be having a plumber access the water heater vent situation. Attached is the owners' 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	\$617,792	\$850,000	\$267,000	57%

Staff recommends that the Commission extend the time for completion of the seismic retrofit and water heater vent reroute until December 2015. If the Commission concurs then the appropriate motion would be:

Extend the time requirement for completion of the seismic retrofit and the water heater vent rerouting until December 2015 for the property located at 123 Melrose Avenue (Mills Act Contract MA-60)