

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension AGENDA ITEM: AR-9

PREPARED BY: Ili Lobaco MEETING DATE: January 29, 2014

Associate Planner

SUBJECT: Time Extension for Mills Act Contract Condition

HL-60/MA-57

101 East Hillcrest Boulevard

APPLICANT: Edie and Mike Gardner

101 East 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 101 East Hillcrest Boulevard 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 a Mills Act Condition.

DISCUSSION: The property at 101 East Hillcrest Boulevard celebrated its 10-year Mills Act anniversary in December 2013. As part of the Mills Act Conditions the retaining wall along the west property line was supposed to be repaired or rebuilt by the 10-year anniversary.

The property owners are requesting a three-year time extension to complete the condition. 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
2011	\$701,800	\$950,000	\$323,600	54%
2013	\$730,150	\$1,528,000	\$343,500	53%

Staff recommends that the Commission extend the time for completion of the repair or rebuild of the retaining wall until December 2016. If the Commission concurs then the appropriate motion would be:

Extend the time requirement for completion of the rebuild or repair of the retaining wall along the west property line until December 2016 for the property located at 101 East Hillcrest Boulevard (Mills Act Contract MA-57)