

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION:	Time Extension	AGENDA ITEM:	AR-8
PREPARED BY:	lli Lobaco Associate Planner	MEETING DATE:	January 29, 2014

SUBJECT:	Time Extension for Mills Act Contract Condition	
	HL-57/MA-53	
	131 East Hillcrest Boulevard	

APPLICANT: Nick and Alison Taylor 131 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 131 East Hillcrest Boulevard was approved as a Historic Landmark with a Mills Act Contract by the City Council in November 2003. The owners are requesting a time extension for a Mills Act Condition.

DISCUSSION: The property at 131 East Hillcrest Boulevard celebrated its 10-year Mills Act anniversary in November 2013. As part of the Mills Act Conditions a seismic retrofit of the house needed to be completed by the 10-year anniversary.

The property owners are requesting a time extension to complete the retrofit. The retrofit has been completed but no permits exist for the work that was completed. The owners will be working with the Building Division Manager to submit the required paperwork and obtain the necessary permits. 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	\$819,909	\$1,050,000	\$351,000	57%
2013	\$853,032	\$1,651,000	\$386,800	55%

Staff recommends that the Commission extend the time for completion of the verification of the seismic retrofit until November 2014. If the Commission concurs then the appropriate motion would be:

Extend the time requirement for completion of the seismic retrofit until November 2014 for the property located at 131 East Hillcrest Boulevard (Mills Act Contract MA-53)