

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension AGENDA ITEM: AR-7

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

Associate Planner

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.

The property owners are requesting a one-year time extension (until December 2014) to complete the retrofit. A time extension for completion of a retrofit is generally the most common time extension request reviewed by the Commission. 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% |

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

Extend the time requirement for completion of the seismic retrofit until December 2014 for the property located at 145 West Hillcrest Boulevard (Mills Act Contract MA-62)