

HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Time Extension AGENDA ITEM: AR-6

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

Associate Planner

SUBJECT: Time Extension for Mills Act Contract Condition

HL-59/MA-55

514 West Maple Avenue

APPLICANT: Deanna and Eric Pare

514 West Maple 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 514 West Maple Avenue 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 two Mills Act Conditions.

DISCUSSION: The property at 514 West Maple Avenue celebrated its 10-year Mills Act anniversary in November 2013. As part of the Mills Act Conditions a seismic retrofit of the house and installation of a new concrete driveway needed to be completed by the 10-year anniversary.

The property owners are requesting a five-year time extension (until November 2018) to complete the two conditions. Attached is the property 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	\$294,963	\$700,000	\$222,900	24%
2013	\$306,876	\$620,000	\$234,600	24%

Staff recommends that the Commission extend the time for completion of the two conditions until November 2018. If the Commission concurs then the appropriate motion would be:

Extend the time requirement for completion of the seismic retrofit and new driveway until November 2018 for the property located at 514 West Maple Avenue (Mills Act Contract MA-55)