



# HISTORIC PRESERVATION COMMISSION STAFF REPORT

**APPLICATION:** Time Extension

**AGENDA ITEM:** AR- 1

**PREPARED BY:** Ili Lobaco  
Associate Planner

**MEETING DATE:** April 23, 2014

**SUBJECT:** Time Extension for Mills Act Contract Condition  
HL-12/MA-12  
208 Highland Place

**APPLICANT:** Don Jackimowicz and Red Lieng  
208 Highland Place  
Monrovia, CA 91016

**REQUEST:** Extend the time requirement to complete a Mills Act Contract Condition

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption (Class 1)

The property located at 208 Highland Place was granted historic landmark status and a Mills Act contract in November 1997. Condition #5 of his Mills Act Contract required the house to be seismically retrofitted by November 2007.

In May 2007, the previous owner requested, and was granted a one-year time extension (until November 2008) to complete the required seismic retrofit. In 2008, the same owner was granted a second time extension for the seismic retrofit until November 2012. The current owners, who purchased the home in September 2010, are now requesting a time extension to complete the seismic retrofit by November 2015 (see attached letter).

Below is a chart showing the tax savings realized based on the Prop 13 value:

| Tax Year | Prop 13 Base Year Value | Estimated Current Fair Market Value | Mills Act Value | Savings |
|----------|-------------------------|-------------------------------------|-----------------|---------|
| 2011     | \$825,000               | \$825,500                           | \$362,200       | 56%     |
| 2013     | \$858,850               | \$1,100,000                         | \$318,900       | 63%     |

Staff recommends that the Commission extend the time for completion of the seismic retrofit until November 2015. If the Commission concurs then the appropriate motion would be:

**Extend the time requirement for completion of the seismic retrofit until November 2015 for the property located at 208 Highland Place (Mills Act Contract MA-12)**