



Agenda Report

File #: 19-0931

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 11/6/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

City Council consideration of HRPP2019-0001 a Historic Resource Property Preservation Agreement for property listed on the Corona Register of Historic Resources (located at 506 E. Seventh Street). (Applicant: Robert and Angela Montanez)

RECOMMENDED ACTION:

That the City Council approve HRPP2019-0001, a Historic Resource Property Preservation Agreement for the property listed as Historic Landmark-49 (HL-049) located at 506 E. Seventh Street.

ANALYSIS:

The property located at 506 E. Seventh Street was approved by the City Council on September 18, 2019, as Historic Landmark HL-049 and placed on Corona's Register of Historic Resources. Because of the property's listing as a local historic landmark, the property owners can participate in a Historic Resource Property Preservation Agreement, also known as the Mills Act Contract with the City of Corona. The Agreement allows the property owner of this historic landmark to receive a reduction in property tax in exchange for a commitment to maintain and preserve the home's historic value. Program regulations specify that the City will process all applications at a single Council meeting for submission to the County Assessor prior to the end of the calendar year. The property tax reduction will become effective on the subsequent year's tax bill. The inclusion of this property into the program will bring the total number of property preservation contracts to 44.

The purpose of the program is to provide financial incentives to owners to preserve and maintain their historic homes for the benefit of the entire community. The preservation of historic resources will have a positive, indirect effect on neighborhoods, businesses, community pride and regional image, particularly in the downtown where the majority of the historic resources are located. The agreement has a term of 10 years with one additional year automatically added on the anniversary date of the effective date of the agreement unless a notice of non-renewal is issued to the City. Exhibit B of the Mills Act Contract describes the maintenance, use and preservation requirements for

the property. If the property owner fails to comply with the standards listed in the contract it could result in the city issuing a notice of nonrenewal on the contract at the time of its annual anniversary.

This Agreement continues to support the city's General Plan goal to promote the retention, restoration, adaptive reuse, and maintenance of historic structures and properties in a manner that will conserve the integrity of the resource in the best possible condition.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid the city's processing fee of \$1,818.00 for the Historic Resources Property Preservation Agreement.

ENVIRONMENTAL ANALYSIS:

This request is not defined as a project under the California Environmental Quality Act and therefore exempt from further environmental analysis.

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, INTERIM CITY MANAGER

Attachments:

1. Exhibit 1 - Locational Map
2. Exhibit 2 - Historic Property Preservation Agreement (Mills Act Contract).

APPLICANT INFORMATION

Applicant Information; Robert and Angela Montanez, 506 E. Seventh Street, Corona, CA 92882