



CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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HANDOUT 802 January 2019 HISTORIC RESOURCE PRESERVATION AGREEMENT (MILLS ACT)

PURPOSE: To request to enter into a Mills Act Agreement, for a property tax reduction for Historic Resources.

AUTHORITY: Coronado Municipal Code Title 84, Historic Preservation, Chapter 84.10.100; and California Government Code Sections 50281 through 50290; and California Revenue and Taxation Code Section 439.

NOTES:
1. A Historic Resource Preservation (Mills Act) Agreement may provide up to a 50% reduction in property taxes for owners of qualified historically designated properties who agree to preserve, and when necessary restore and rehabilitate, the property according to the Secretary of the Interior's Standards and the City's Guidelines for Alterations to Mills Act Properties.
2. Application packages shall be submitted to the City of Coronado Community Development Department. Faxed, copied, or scanned applications will not be accepted.
3. Fee - See the current Planning Fee Schedule at www.coronado.ca.us
4. Complete applications (inclusive of all attachments) will be docketed for the earliest available hearing. Incomplete applications will not be docketed and will be returned to the property owner.
REQUIRED ATTACHMENTS:
[] Completed and signed application.
[] Copy of Grant Deed (not needed if this application is submitted concurrently with a Determination of Historic Significance).
[] Current color photographs of the street view of the property, and each exterior elevation of all structures on the property. Include these photographs digitally as jpg files, on a flash drive or CD or emailed to tolsen@coronado.ca.us (not needed if this application is submitted concurrently with a Determination of Historic Significance).

APPLICANT DATA:
Address of Property: Assessor Parcel No.:
Owner: Applicant:
Mailing Address: Mailing Address:
Phone #: Phone #:
Email: Email:
Signature: Signature:
Is the property the owner's primary residence? Yes No If no, what is the property owner's primary residence address?
What is the estimated monthly rent? /month. Please provide an estimate even if the property is not rented.
Property owner please initial to acknowledge the following:
I understand that submittal of a Mills Act Application does not result in an automatic entitlement. Each application is evaluated on its own merits and final approval of a Mills Act Agreement rests with the City Council.

CITY STAFF USE:
Case #: Date Received Date Application Complete Hearing Date:

PROPERTY ADDRESS: _____

LIST OF EXTERIOR RESTORATION NEEDS:

Provide a list of exterior features that are non-historic and should be restored to period appropriate appearance. Do not include regular maintenance, or interior restoration needs and improvements. Attach additional pages as necessary.

APPLICATION PROCESS:

1. Application Submittal – In order to be scheduled for a meeting of the Historic Resource Commission, applications must be complete inclusive of all attachments. Upon receipt of a complete application, City staff will review the list of improvements and conduct a site visit to determine if restoration during the first ten years of the agreement is required.
2. Historic Resource Commission (HRC) Review – Once an application has been determined to be complete, City staff will forward it to the HRC for review at a noticed public hearing. The HRC will consider the application and make a recommendation to the City Council regarding the proposed list of improvements, any exclusions from property tax savings that should be added to the agreement, and whether the application for a Mills Act Agreement should be approved or denied.
3. Prioritization – At the end of each calendar year, the HRC prioritizes applications for Mills Act Agreements received during the calendar year ending based on their historical significance. The prioritized applications are then added to the waiting list for City Council approval.
4. City Council Review – Once per year, City Council considers approval of Mills Act Agreements at a noticed public hearing. The City Council is provided with the HRC and Staff recommendations, as well as information regarding the estimated fiscal impact on City and Successor Agency funds for applications that are currently on the waiting list, and votes to either approve or disapprove said requests.
5. Recordation – Once a request is approved and a contract is signed by the applicant and the City, it will be forwarded to the County Recorder's office for recordation.
6. Inspections – Every five years, the City, County, or City and County will inspect the property to determine the owners continued compliance with the Mills Act Agreement.

ADDITIONAL INFORMATION:

Per City Council Resolution No. 8524, a property owner may see a savings of up to 50% of current property taxes, however it may be less than 50%. Homeowners benefitting from Proposition 13 assessment values may not see a savings with a Mills Act Agreement..

Additional information about the Mills Act and Mills Act legislation can be found at the following websites:

- City of Coronado Historic Preservation Program Guidebook, available at City Hall and online at:
- www.coronado.ca.us/preservation
- San Diego County Assessor Q and A, available online at:
<https://arcc.sdcounty.ca.gov/Pages/tax-tips.aspx>
- California Government Code Section 50280-50290, available online at: <http://www.parks.ca.gov/pages/1074/files/cgc12.pdf>