



Meeting Date: 12/ 16/ 08

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s) _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s) _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: Brian Hann, Associate Planner

Agenda Item No. I-5

Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature] Other (Specify) \_\_\_\_\_

**DATE:** December 1, 2008

**TO:** City Council

**FROM:** Susan L. Martin, AICP, Planning Manager [Signature]  
Development Services Department

**SUBJECT:** **Approval of Contract for Mills Act Property Tax Abatement Program, 261 South "F" Street. Filed by Vincent and Kathleen Behrens.**

**RECOMMENDATION**

That City Council approve and authorize the Mayor to execute a Mills Act contract (City Contract No. A-7124) with Vincent and Kathleen Behrens, husband and wife, to maintain and preserve a historic property located at 261 South "F" Street through a reduction in property taxes.

**DISCUSSION**

On April 10, 2007, the City Council adopted a resolution authorizing Mills Act agreements for property tax relief contracts with owners of qualified historic properties who agree to restore and/or maintain their historic properties according to the Secretary of the Interior's Standards for the Treatment of Historical Properties guidelines.

Mr. & Mrs. Vincent and Kathleen Behrens have requested a Mills Act contract for their residence at 261 South "F" Street, built in 1919, and included in the Henry T. Oxnard Historic Area (Ventura County Landmark No. 161 - Attachment 1). The house was built for early businessman Paul Lehmann, owner of Lehmann Brothers, and designed by Los Angeles architect Alfred F. Priest. The Ventura County Cultural Heritage Board staff conducted a visual inspection of Mr. & Mrs. Behrens' property to determine the existing condition of the exterior structure and surrounding property and found the property in good condition. On August 11, 2008, the Ventura County Cultural Heritage Board (CHB) reviewed the proposal and developed specific requirements set forth in Attachment 3 (Historical Property Contract) that outline rehabilitation measures for the life of the contract and recommends approval. If approved, this will be the third property with a Mills Act contract in Oxnard.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, the establishment of a Mills Act contract is a discretionary action defined as a CEQA project. This action falls under Section 15331 a Class 31 CEQA exemption, "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties".

**Mills Act Contract**

December 16, 2008

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**FINANCIAL IMPACT**

Approval of a Mills Act contract would result in the annual loss of future property tax revenue to the City of approximately \$400 to \$600 as the Mills Act has the effect of freezing the assessed base value of the property.

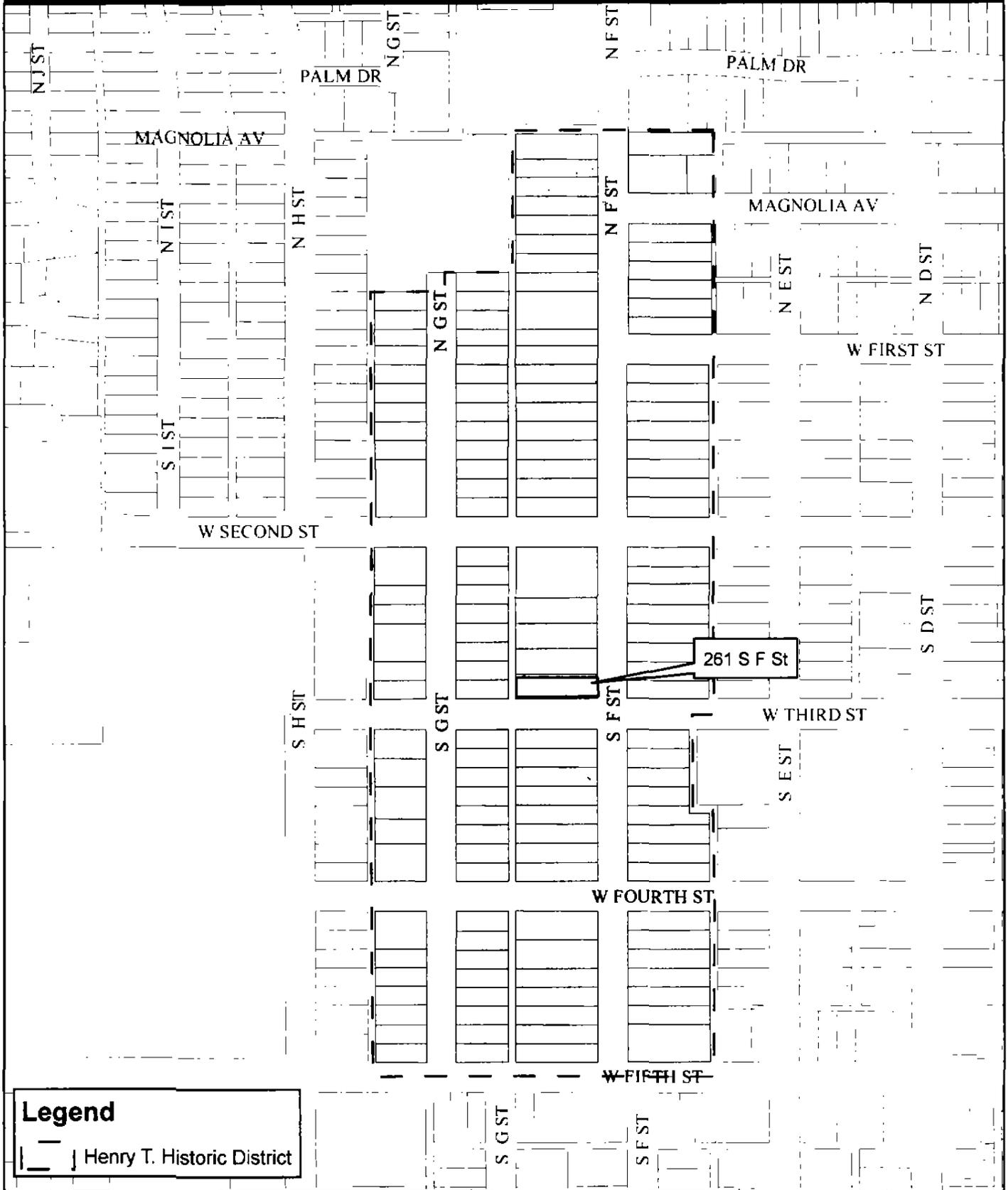
BH/bh

- Attachment #1 - Henry T. Oxnard Historic Area location map  
#2 - August 11, 2008, Ventura County Cultural Heritage Board Minutes  
#3 - Mills Act Historical Property Contract (City Contract No. A-7124)

Note: Attachment No. 3 has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, December 15, 2008.

**000022**

# Mills Act Map



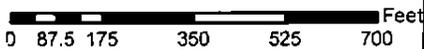
## Legend

 Henry T. Historic District



Oxnard Planning  
December 1, 2008

PZ 08-680-02  
Location: 261 S F St  
APN: 202007205



Mills Act Map  
Henry T Oxnard Historic District  
Ventura County Landmark No. 161

ATTACHMENT

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# Oxnard Cultural Heritage Board

November 19, 2008

TO: Brian Hann  
FROM: Kim Hocking  
Staff, Oxnard Cultural Heritage Board  
SUBJECT: 261 South F Street, Oxnard; Mills Act Contract Approval

*After a site tour at its meeting of August 11, 2008 the Cultural Heritage Board approved a Mills Act Contract for 261 South F Street finding the site to be of excellent historic integrity.*