



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-6

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
Development Services Department

[Signature]

SUBJECT: Approval of Contract for Mills Act Property Tax Abatement Program,
110 South "F" Street. Filed by Josie Vazquez.

RECOMMENDATION

That City Council approve and authorize the Mayor to execute a Mills Act contract (City Contract No. A-7123) with Josie Vazquez, to maintain and preserve a historic property located at 110 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.

Ms. Josie Vazquez has requested a Mills Act contract for her residence at 110 South "F" Street, built circa 1920 and included in the Henry T. Oxnard Historic Area (Ventura County Landmark No. 161 - Attachment 1). The Ventura County Cultural Heritage Board staff conducted a visual inspection of Ms. Vazquez' property to determine the existing condition of the exterior structure and surrounding property and found the property in good condition. On November 24, 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 second 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

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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 - November 24, 2008 Ventura County Cultural Heritage Board Minutes
#3 - Mills Act Historical Property Contract (City Contract No. A-7123)

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.

