



CITY OF LONG BEACH

CITY PLANNING COMMISSION

333 W. Ocean Blvd. - Long Beach, CA 90802 - 562/570-7713 - FAX 562/570-6205

May 10, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION

Authorize the City Manager to execute a Mills Act Historic Property contract with Bill Pratt and Bob Phibbs, owners of 3040 First Street, a qualified historic property in the Bluff Park Historic District. (District 3)

DISCUSSION

The Mills Act Historic Property Contract for 3040 First Street was recommended by the Cultural Heritage Commission on March 16, 2005, and by the Planning Commission on April 7, 2005 (Attachment).

The Mills Act was enacted as State legislation in 1972 and amended in 1984. The Mills Act Historic Property Contract is a contractual agreement between the City and a property owner allowing a reassessment and reduction in property taxes in return for historic preservation and restoration of a qualified property. To qualify, a property must be officially designated as historic, either as an individual landmark or as a contributing building in a historic district. In reviewing candidates for Mills Act contracts, the Cultural Heritage Commission seeks owners with a strong commitment to preserve and restore their property, and where the restoration will have a demonstrable public benefit. The resulting tax savings from a Mills Act contract assist an owner with the financial burdens of preserving and restoring a historic building.

The subject property is an intact Mediterranean style house constructed between 1929 and 1931. It is an outstanding example of that style and a contributing property in the Bluff Park Historic District; designated by ordinance C-5869 adopted July 29, 1982 and amended December 18, 1990, Ordinance C-6835. The house was deteriorated when purchased by the current owners, who have undertaken an enormous job in rehabilitation and restoration, retaining the historically important architectural features. The Long Beach Heritage Association presented the owners with a Historic Preservation Award this year for the work they have already undertaken to restore this property. The owners are aware of their obligations under the contract and readily accept them.

The terms and conditions of the agreement are as follows:

- Term: Ten years.
- Option to Renew: Renewed automatically annually, unless or until discontinued by either party.
- Restoration work: Over the next ten years, the owners intend to restore the original green tile roof, replace inappropriate doors, nickel plate interior hardware, faux paint the upstairs woodwork to match existing, and perform general upkeep and maintenance.

This report was reviewed by Assistant City Attorney Michael Mais on April 28, 2005, and by Budget Management Officer David Wodynski on April 27, 2005.

TIMING CONSIDERATIONS

The Mills Act contract needs to be executed, finalized and recorded by the City Clerk by December 31, 2005, in order for the property owner to realize a tax savings benefit in 2006.

FISCAL IMPACT

The revenue loss to the City for the property tax reduction is estimated at \$2,067 annually.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

By: 
SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SMF:CT:kmb

Attachment: Planning Commission Staff Report 4/7/2005