

CORONADO HISTORIC RESOURCE COMMISSION

AGENDA ITEM
Public Hearing

Regular Meeting

October 20, 2021

HRPA 2021-09 654 J AVENUE: REQUEST FOR A HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 654 J AVENUE

RECOMMENDATION: Recommend denial of the Mills Act Agreement to City Council.

PUBLIC NOTICE: A public notice was published in the *Coronado Eagle & Journal* and notices were mailed to all property owners within 300 feet of the boundaries of the property.

BACKGROUND: The property was designated as a Historic Resource in 2019 and received approval for an addition and remodel that same year (HAP 2019-13). Subsequent to approval of HAP 2019-13 the property owner applied for a Mills Act Agreement but withdrew that application shortly after with the intent to resubmit after their alterations were complete. The property owner resubmitted the application on September 1, 2021.

ANALYSIS: One of the benefits of having the residence designated as a Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act) Agreement. A Mills Act Agreement is a contract between the property owner and the City, wherein the property owner agrees to preserve, and when necessary, restore and rehabilitate a designated historic resource throughout the term of the annually renewable ten (10) year agreement. In exchange, the property owner receives a reduction in property taxes. The Mills Act Agreement is administered as set forth in Sections 50280 et seq. of the Government Code, Sections 439 et seq. of the Revenue and Taxation Code, and program policies set forth by the Coronado City Council. The Mills Act Agreement is not an automatic entitlement; rather it is a benefit that the City provides to owners of historic properties in order to help offset the higher cost of preserving, restoring, and maintaining a Historic Resource. Each Mills Act application is evaluated on its own merits.

Once an application for a Mills Act Agreement has been determined to be complete, the City staff forwards it to the Historic Resource Commission for review at a noticed public hearing. The role of the Historic Resource Commission at today's public hearing is to review the application and make a recommendation to the City Council regarding the proposed list of improvements, any exclusions that should be written into the Agreement, and whether the application for a Mills Act Agreement should ultimately be approved or denied by the City Council.

In 2019, the City Council approved a Historic Alteration Permit for a remodel and addition to the property, as well as an exception to zoning regulations to allow for increased Floor Area Ratio. During the course of construction, the dwelling underwent almost complete demolition with the exception of some original framing that was left intact. Mills Act Agreements are intended to help

property owners with the higher cost of preserving and maintaining the original materials and workmanship of a Historic Resource. As a result of the near complete demolition of the dwelling, and consistent with recent City Council action on a similar property that requested a Mills Act Application at 834 Tolita Avenue, the application should be denied as very little historic material remains that would warrant a Mills Act Agreement. The application and plans for HAP 2019-13 and photographs taken during construction are included in attachments 2 and 3.

The applicant has not identified any items to be included on the List of Improvements. At the time of the Historic Resource Commission and City Council review of HAP 2019-13, the property owner had not applied for a Mills Act Agreement and did not indicate that they would be applying for a Mills Act in the future, therefore an analysis of the project's consistency with the Mills Act Alteration Guidelines was not included. However, the property owner was made aware in the staff report for that Historic Alteration Permit that should they apply for a Mills Act Agreement, modifications included in HAP 2019-13 that were not consistent with the Mills Act Alteration Guidelines would be included as restoration needs on the List of Improvements to be completed in the first 10 years that the contract is in place. The Mills Act Alteration Guidelines are included in attachment 4. While staff recommends denial of the Mills Act Agreement due to the near total demolition of the dwelling, the resulting List of Improvements recommendation is as follows:

1. Any vinyl building elements on the property must be removed (Guideline I-A.4).
2. Windows that were replaced must be restored to match those shown in the pre-construction photos, including size, shape, material, and profile of all window parts. Any aluminum windows and doors visible from the street must be replaced with wood (Guidelines I-C.1 through I-C.9).
3. The addition at the front façade of the dwelling must be removed (Guidelines II-A.4 and II-A.9).

If the Commission recommends approval of the Mills Act Agreement, Staff recommends that improvements completed in association with HAP 2019-13 as well as any future additions to the property shall be excluded from the Mills Act tax savings.

CONCLUSION: Staff recommends that the Commission recommend denial of the Mills Act Agreement to City Council. If the Commission recommends that the City Council approve the Mills Act Agreement, staff recommends that the Commission also recommend that the improvements associated with Building Permit HAP 2019-13 be excluded from the Mills Act tax savings, and that the following be included as restoration items for the List of Improvements:

1. Any vinyl building elements on the property must be removed (Guideline I-A.4).
2. Windows that were replaced must be restored to match those shown in the pre-construction photos, including size, shape, material, and profile of all window parts. Any aluminum windows and doors visible from the street must be replaced with wood (Guidelines I-C.1 through I-C.9).
3. The addition at the front façade of the dwelling must be removed (Guidelines II-A.4 and II-A.9).

Attachments:

1. Mills Act Application
2. Photos and building plans from HAP 2019-13
3. Construction photos
4. Mills Act Alteration Guidelines

Motion by Commissioner Jamison to approve the resolution for 820 A Avenue, as presented by staff determining that the property does not meet the criteria to be designated as a Historic Resource.

Second by Commissioner Clements.

AYES: Clements, Farley, Jamison, Sweeney.
NAYS: None.
ABSENT: Pastor.
ABSTAIN: None.
DISQUALIFIED: None.

The motion passed 4-0-1 with Vice Chair Pastor absent.
The vote was announced and appeal period noted.

HRPA 2021-09 654 J Avenue: Request for a Historic Preservation Mills Act Agreement for the Historically Designated Property Addressed as 654 J Avenue.

Chair Sweeney requested disclosures and ex-parte communications. All commissioners reported no ex-parte communications. Commissioner Clements disqualified herself from participating from this item because she owns property within 500 feet of 654 J Avenue and she is the mother of the property owner. She left the dias at 3:31 pm.

Associate Planner Tricia Olsen provided the staff report.

The applicants, Christian Rice, Darren Murphy, Rick Enrico, and Erin Enrico were available for questions of the Commission.

PUBLIC ORAL COMMUNICATIONS

Oral Communications were held.

COMMISSION DISCUSSION

Commission discussion was held.

Gary and Kristi Prado provided online public comment opposing approval of a Mills Act Agreement.

Don and Leslie Crawford provided online public comment opposing approval of a Mills Act Agreement.

- End of Public Comment -

COMMISSION ACTION

Motion by Commissioner Sweeney to recommend 654 J Avenue for Mills Act Agreement to the City Council.

Second by Commissioner Farley.

AYES: Farley, Sweeney.

NAYS: Jamison.
ABSENT: Pastor.
ABSTAIN: None.
DISQUALIFIED: Clements.

The motion failed 2-1-2 with Vice Chair Pastor absent and Commissioner Clements recused.
The vote was announced.

The Chair invited the Commissioners to make additional motions.
No additional motions were made.
The Chair closed the item.

HR 2021-18 236 D Avenue: Request for a Determination of Historic Significance Review for the Property Addressed as 236 D Avenue.

Chair Sweeney revisited this item moved from earlier in the meeting.

The applicant was not present.

COMMISSION ACTION

Motion by Chair Sweeney to continue to date certain, November 3, 2021.

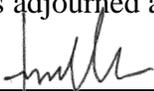
Second by Commissioner Farley.

AYES: Clements, Jamison, Sweeney.
NAYS: None.
ABSENT: Pastor.
ABSTAIN: None.
DISQUALIFIED: Farley.

The motion passed 3-0-2 with Vice Chair Pastor absent and Commissioner Farley recused.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:27 p.m.



Tricia Olsen, Associate Planner