

**DEPARTMENT OF
CITY PLANNING**

OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801

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September 22, 2014

The Honorable City Council
City of Los Angeles
200 N. Spring Street, Room 395
Los Angeles, CA 90012

Attn: Sharon Gin, Legislative Assistant

RE: 2014 "MILLS ACT" HISTORICAL PROPERTY CONTRACTS

Pursuant to Los Angeles Administrative Code Chapter 14 (Approval of Historical Property Contracts), authorization for the Director of Planning to execute 66 Historical Property Contracts is hereby requested. The contracts are pro-forma and vary only to the extent that each contract represents a different property. Each property owner has entered into this agreement voluntarily and submitted the City's standard form of Historical Property Contract. The standard contract has been approved as to form and legality by the City Attorney.

As required under provisions of Ordinance No. 172,857 implementing State Government Code Sections 50280 et seq., commonly known as the "Mills Act", the Department of City Planning has verified the following:

1. That the properties subject to the contract are either designated as Historic-Cultural Monuments or Contributing Structures to an Historic Preservation Overlay Zone, and;
2. Engaging in these contracts will not cause the City's lost property tax revenues from the Historical Property Contracts program in aggregate to exceed \$2 million annually.
3. The applicants have submitted a rehabilitation/maintenance/preservation scope of work for the property.

The Mills Act Historical Property Contracts program is the State's leading financial incentive for historic preservation projects. Enabling legislation was approved by the state legislature in 1974, and, since then, 707 properties have benefited from the program. It allows local jurisdictions to enter into contracts with owners of qualified historical properties for their preservation maintenance and rehabilitation. The property is assessed on an income basis rather than market value. The result is property tax abatement. The program is designed to assist under-utilized and under-valued properties. The City of Los Angeles adopted the Mills Act in 1996 and the first year of contracts began in 1997.

The Mills Act Ordinance governs limitations on historical property contracts. These include requirements that eligible single-family homes are to be limited to pre-contract assessment valuations of \$1,500,000; and that commercial properties are limited to pre-contract assessed valuations of \$3,000,000 unless the Cultural

**2014 "Mills Act" Historical Property Contracts
Transmittal to the City Council, City of Los Angeles**

Heritage Commission grants an exemption from these caps. The criteria for granting the exemption are 1) that the exemption will assist in the preservation of a structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, substantial alteration or relocation; 2) the structure is an exceptional Historic-Cultural Monument or a Contributing Structure to an HPOZ; and 3) granting the exemption will not cause the annual cumulative loss of property tax revenue to the City to exceed \$2,000,000. Pursuant to Administrative Code 19.142, six applications for exemptions to these limitations were received by the Department. The exemption cases will be reviewed by the Commission on October 2, 2014. At this meeting, the Commission will review all six properties and determine if they meet the exemption criteria. The remaining sixty properties have been qualified under priority consideration criteria established in the ordinance for investment, necessity and uniqueness. All properties are subject to final inspection to verify existing conditions on the property.

Program Summary

| | |
|---|------------|
| Existing contracts in program: | 707 |
| Pending 2014 applications (new contracts): | 66 |

Estimated Mills Act fiscal impact for 2014-15

| | |
|---|--------------------|
| Current tax revenue loss to City: | \$953,664 |
| Estimated impact of the new contracts: | \$59,097 |
| Cumulative impact of existing and new contracts: | \$1,012,761 |
| Estimated total tax revenue loss (all agencies): | \$9,335,353 |
| Percentage of annual cap committed: | 50.6% |
| Percentage of annual cap available: | 49.4% |

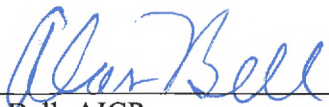
The City's share of the general levy property tax collected by the County Assessor for FY 2013-14 (1% of property value) is .108486629, or slightly under 11%. The 2014-15 Apportionment Factor has not been posted as of the writing of this report, so the "Estimated total tax revenue loss" will change slightly after the new factor is programmed into the calculation. It is the intent of the City Council that unrealized City revenue from the loss of property taxes not collected due to executed Historical Property Contracts shall not exceed \$2,000,000 annually.

The current total revenue loss projection for 2014-15 would put the program at 50.6% capacity.

If there are any questions, please contact Ken Bernstein at (213) 978-1181 or Lambert Giessinger at (213) 978-1183.

Sincerely,

MICHAEL J. LOGRANDE
Director of Planning

 10-29-2014
Alan Bell, AICP Date
Deputy Director

Attachments: 2014 Mills Act List of Applications
66 Historical Property Applications

2014 Mills Act: List of Applications



| # | Property Address | Property Use | HCM Number | HPOZ Name | Original Const. Date | Style |
|----|---|------------------|------------|--------------------|----------------------|--------------------------|
| 1 | 1265 3rd Avenue Los Angeles, CA, 90019 | SFD | | Country Club Park | 1909 | Craftsman |
| 2 | 3661 3rd Avenue, Los Angeles, CA, 90018 | SFD | | Jefferson Park | 1910 | craftsman |
| 3 | 3665 3rd Avenue | SFD | | Jefferson Park | 1912 | Craftsman Bungalow |
| 4 | 2424 4th Avenue (2424-2426-2428-2430), Los Angeles CA 90018 | MFD/Comm /Indust | 1062 | West Adams Terrace | 1921 | French Eclectic Revival |
| 5 | 218 W. 5TH STREET | MFD/Comm /Indust | 80 | | 1887 | BEAUX ARTS |
| 6 | 2190 West 24th Street Los Angeles CA 90018 | SFD | | West Adams Terrace | 1905 | Craftsman Bungalow |
| 7 | 2254 W. 25th Street Los Angeles CA 90018 | SFD | | West Adams Terrace | 1903 | Colonial Revival |
| 8 | 2107 west 28th St Los Angeles CA 90018 | SFD | | Jefferson Park | 1908 | craftsmen |
| 9 | 2078 W. 29th Place, Los Angeles, CA, 90018 | SFD | | Jefferson Park | 1909 | Craftsman |
| 10 | 2201 W. 31st St., Los Angeles, CA 90018 | MFD/Comm /Indust | | Jefferson Park | 1909 | Craftsman |
| 11 | 2389 West 31st Street, Los Angeles, CA 90018 | SFD | | Jefferson Park | 1910 | Craftsman |
| 12 | 1325 W. ADAMS BLVD. LOS ANGELES, CA 90007 | SFD | 1043 | | 1899 | SHINGLE STYLE |
| 13 | 3710 W. Adams Blvd., Los Angeles, CA, 90018 | SFD | | West Adams Terrace | 1923 | French Revival |
| 14 | 9027 Alden Drive, Los Angeles, CA 90048 | MFD/Comm /Indust | 995 | | 1931 | Spanish Colonial Revival |
| 15 | 1130 S. Alvira Street, Los Angeles, CA 90035 | SFD | | South Carthay | 1934 | Spanish Colonial Revival |
| 16 | 1206 Alvira Street, Los Angeles, CA 90035 | SFD | | South Carthay | 1934 | Spanish Colonial Revival |

2014 Mills Act: List of Applications



| # | Property Address | Property Use | HCM Number | HPOZ Name | Original Const. Date | Style |
|----|---|------------------|------------|------------------------|----------------------|---|
| 17 | 150 S. AVENUE 55, HIGHLAND PARK, CA 90042 | SFD | | Highland Park-Garvanza | 1917 | PRAIRIE INFLUENCE |
| 18 | 5609 Baltimore Street, LA, CA 90042 | SFD | | Highland Park-Garvanza | 1912 | Craftsman |
| 19 | 1100 S. Broadway, Los Angeles, CA 90015 | MFD/Comm /Indust | 1075 | | 1926 | Renaissance Revival Commercial (Vertical) |
| 20 | 811 S Bronson Ave Los Angeles CA 90005 | SFD | | Wilshire Park | 1923 | Spanish Colonial Revival |
| 21 | 861 S. Bronson Ave., Los Angeles, CA 90005 | SFD | | Wilshire Park | 1919 | Spanish Colonial/Revival |
| 22 | 680 SOUTH BRONSON AVENUE, L.A., CA., 90005 | SFD | | Wilshire Park | 1923 | ASYMMETRIC AL ITALIAN RENAISSANCE / |
| 23 | 1160 South Bronson Avenue, Los Angeles, CA 9019 | MFD/Comm /Indust | | Country Club Park | 1925 | Mediterranean Revival |
| 24 | 1626 S. BUCKINGHAM ROAD, LOS ANGELES, CA 90019 | SFD | | Lafayette Square | 1925 | HOLLYWOOD TUDOR |
| 25 | 1841 S. BUCKINGHAM ROAD, LOS ANGELES, CA 90019 | SFD | | Lafayette Square | 1929 | MEDITERRANEAN REVIVAL |
| 26 | 3327 Country Club Drive, Los Angeles, CA 90019 | SFD | | Country Club Park | 1923 | Spanish Colonial Revival |
| 27 | 1167-1169 S. CRESCENT HEIGHTS BLVD. & 6059 W. PACKARD STREET, LOS ANGELES, CA 90035 | MFD/Comm /Indust | | South Carthay | 1934 | SPANISH COLONIAL REVIVAL |

2014 Mills Act: List of Applications



| # | Property Address | Property Use | HCM Number | HPOZ Name | Original Const. Date | Style |
|----|--|---------------------|------------|-------------------------------|----------------------|--------------------------------------|
| 28 | 12743 Darla Ave, Granada Hills, CA 91344 | SFD | | Balboa Highlands | 1964 | Mid-Century Modern |
| 29 | 162-64 N. DETROIT STREET, LOS ANGELES, CA 90036 | MFD/Comm /Indust | | Miracle Mile North | 1930 | SPANISH COLONIAL REVIVAL |
| 30 | 1044-1046 EDGEWARE RD. LOS ANGELES, CA 90026 | MFD/Comm /Indust | | Angelino Heights | 1906 | TURN OF THE CENTURY: CRAFTSMAN |
| 31 | 4071 W. EIGHTH STREET, LOS ANGELES, CA 90005 | SFD | | Wilshire Park | 1923 | SPANISH COLONIAL REVIVAL |
| 32 | 6317 ELGIN STREET, LOS ANGELES, CA 90042 | SFD | | Highland Park- Garvanza | 1910 | CRAFTSMAN |
| 33 | 975 Foster Dr, Los Angeles, CA 90048 | SFD | | Carthay Circle | 1927 | Spanish Colonial |
| 34 | 2090 South Harvard Blvd, Los Angeles, CA 90018 | SFD | | Harvard Heights | 1910 | Italian Renaissance |
| 35 | 1805 S. Hobart Blvd., Los Angeles, CA, 90006 | SFD | | Harvard Heights | 1907 | Craftsman |
| 36 | 1811 S Hobart Blvd, Los Angeles, CA 90006 | SFD | | Harvard Heights | 1907 | Craftsman, two storey |
| 37 | 2703 South Hoover Street and 1110 West 27th Street, Los Angeles, CA 90007 | SFD | 240 | | 1888 | Queen Anne |
| 38 | 121 S. HUDSON AVE. LOS ANGELES, CA 90004 | SFD | | Hancock Park | 1930 | MEDITERRANE AN REVIVAL |
| 39 | 771 E Kensington Rd, Los Angeles, CA 90026 | SFD | | Angelino Heights | 1910 | Craftsman |
| 40 | 1130 South La Jolla Avenue, Los Angeles, CA 90035 | SFD | | South Carthay | 1935 | Spanish Colonial Revival |

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| # | Property Address | Property Use | HCM Number | HPOZ Name | Original Const. Date | Style |
|----|--|------------------|------------|--------------------|----------------------|------------------------------|
| 41 | 1163 South La Jolla Avenue. Los Angeles, CA 90035 | SFD | | South Carthay | 1938 | Minimal Traditional |
| 42 | 7129 W. LA PRESA DRIVE LOS ANGELES, CA 90068 | SFD | 1064 | | 1970 | MID-CENTURY MODERN |
| 43 | 215 South Larchmont Boulevard, Los Angeles, CA 90004 | SFD | | Windsor Square | 1921 | Mediterranean Revival |
| 44 | 813½ LAVETA TERRACE, LOS ANGELES, CA 90026 | SFD | | Angelino Heights | 1924 | CRAFTSMAN (ECLECTIC REVIVAL) |
| 45 | 505 Lorraine Blvd., Los Angeles, CA, 90020 | SFD | | Windsor Square | 1924 | Tudor Revival |
| 46 | 611 S. LORRAINE BOULEVARD, LOS ANGELES, CA 90005 | SFD | | Windsor Square | 1923 | TUDOR REVIVAL |
| 47 | 730 S. Los Angeles Street (range includes 730, 732, 736 S. Los Angeles Street) | MFD/Comm /Indust | 1067 | | 1924 | Chicago School |
| 48 | 617 S. LUCERNE BLVD. LOS ANGELES, CA 90005 | SFD | | Windsor Square | 1923 | ENGLISH REVIVAL |
| 49 | 2800 Manitou Avenue, Los Angeles, CA 90031 | SFD | | Lincoln Heights | 1897 | Queen Anne |
| 50 | 121 N. Martel Avenue, Los Angeles 90036 | SFD | | Miracle Mile North | 1927 | Tudor |
| 51 | 156 South Martel Avenue, Los Angeles CA 90036 | SFD | | Miracle Mile North | 1928 | Tudor Revival |
| 52 | 6503 Moore Drive, Los Angeles, CA 90048 | SFD | | Carthay Circle | 1924 | Spanish Colonial Revival |
| 53 | 103 N. NORTON AVENUE, LOS ANGELES, CA 90004 | SFD | | Windsor Square | 1951 | CONTEMPORARY |

2014 Mills Act: List of Applications



| # | Property Address | Property Use | HCM Number | HPOZ Name | Original Const. Date | Style |
|----|---|------------------|------------|-------------------|----------------------|---|
| 54 | 1338 N Orange Grove Ave, Los Angeles, CA 90046 | SFD | | Spaulding Square | 1919 | Colonial Revival Bungalow |
| 55 | 231 S. PLYMOUTH BOULEVARD, LOS ANGELES, CA 90004-3813 | SFD | | Windsor Square | 1921 | COLONIAL REVIVAL |
| 56 | 4421 RICHARD CIRCLE, LOS ANGELES, CA 90032 | SFD | 1037 | | 1936 | STREAMLINE MODERNE |
| 57 | 632 - 634 South Spring Street, Los Angeles, CA 90014 | MFD/Comm /Indust | 631 | | 1930 | Art Deco |
| 58 | 1225 S. Van Ness Avenue, Los Angeles, CA 90019 | SFD | | Country Club Park | 1921 | Mediterranean Revival |
| 59 | 1230 South Van Ness Avenue, Los Angeles, CA 90019 | SFD | | Country Club Park | 1923 | Tudor/English Revival |
| 60 | 2012 S. Victoria Ave. Los Angeles CA 90016 | SFD | 1044 | | 1909 | Craftsman-Arts & Crafts interior /Mission |
| 61 | 1662 S. VICTORIA AVENUE, LOS ANGELES, CA 90019 | SFD | | Lafayette Square | 1924 | MEDITERRANEAN REVIVAL |
| 62 | 1657 Virginia Road, Los Angeles, CA 90019 | SFD | | Lafayette Square | 1923 | Mediterranean |
| 63 | 1832 VIRGINIA ROAD LOS ANGELES, CA 90019 | SFD | | Lafayette Square | 1923 | ITALIAN RENAISSANCE REVIVAL |
| 64 | 6528 Warner Drive, Los Angeles, CA 90048 | SFD | | Carthay Circle | 1926 | Spanish Colonial Revival |
| 65 | 2226 WAYNE AVE. LOS ANGELES, CA 90027 | SFD | 1065 | | 1960 | MID-CENTURY MODERN |
| 66 | 507 N WILCOX AVE. LOS ANGELES, CA 90004 | SFD | | Hancock Park | 1924 | SPANISH COLONIAL REVIVAL |