



Legislation Details (With Board Report)

File #: 16-1381 **Name:** PLN160289 - Hansen
Type: General Agenda Item **Status:** Passed
File created: 12/5/2016 **In control:** Board of Supervisors
On agenda: 12/13/2016 **Final action:** 12/13/2016
Title: Approve and authorize the chair of the Board of Supervisors to execute a Historic Property Contract with Julie K. Hansen, owner of the Alma Urmston House located at 3191 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number: 008-371-002-000)
CEQA Action: Categorically Exempt pursuant to Section 15331 of the guidelines

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Historic Property Contract, 3. Exhibit A - Hansen Legal Description, 4. Exhibit B - Hansen Workprogram, 5. Attachment B - HRRB Resolution, 6. Completed Board Order

Date	Ver.	Action By	Action	Result
12/13/2016	1	Board of Supervisors	approved	Pass

Approve and authorize the chair of the Board of Supervisors to execute a Historic Property Contract with Julie K. Hansen, owner of the Alma Urmston House located at 3191 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number: 008-371-002-000)
CEQA Action: Categorically Exempt pursuant to Section 15331 of the guidelines

RECOMMENDATION:

It is recommended that the Board of Supervisors approve and authorize the chair of the Board of Supervisors to execute a Historic Property Contract with Julie K. Hansen, owner of the Alma Urmston House located at 3191 Del Ciervo Road, Pebble Beach.

SUMMARY:

On April 8, 2014 the Board of Supervisors adopted a program implementing the State Mills Act (Government Code Sections 50280 through 50290). The Monterey County Mills Act program is codified at Chapter 18.28 of the Monterey County Code (MCC). The MCC set requirements and established a process for consideration of Historic Property Contracts including review and authorization. Historic Property Contracts are contracts between the owner of a qualified historic property and the County of Monterey. The contract provides preferential property tax assessment in exchange for the maintenance and preservation of an historic resource. A Historic Property Contract and work program outlining how the property tax savings will be invested in the maintenance and preservation of the property are provided in **Attachment A**.

On November 3, 2016, the Historic Resource Review Board of the County of Monterey (HRRB) approved a resolution finding that the Mills Act application for the Alma Urmston House complies with the applicable standards contained in County codes and State law and recommending approval of the contract to the Board of Supervisors. The findings of the HRRB included an exception from the property valuation limits set forth in Section 18.28.040.C of the MCC. The Alma Urmston House has assessed value of approximately \$3,860,000. Section 18.28.040.C limits eligibility for residential historic property contracts to properties whose fair market value does not exceed three million dollars unless an exception to this limit is granted pursuant to MCC. Section 18.28.080.B. The HRRB found that the Alma Urmston House qualifies for the exception because it is a

particularly important resource that represents an exceptional example of architectural and landscape styles designed by two noted female architects in the 1920's when female architects were rare. The HRRB resolution is provided in **Attachment B**.

An initial estimate on the revised property tax owed, from approval of this Historic Property Contract, is a reduction of approximately \$40,000 annually. The County has entered into three other Historic Property contracts with owners of historic properties. One of those contracts was voided. If this contract were approved, it would be one of three such contracts in effect.

OTHER AGENCY INVOLVEMENT:

The Historic Property Contract has been reviewed by the Resource Management Agency (RMA) - Planning Services, the County Assessor, and the Office of County Counsel. County Counsel has approved the contract as to form,

The proposed project was reviewed by the Historic Resources Review Board on November 3, 2016. The HRRB recommended approval of the contract by a vote of 6-0 with 1 absent. (**Attachment B**).

FINANCING:

Approval of the Alma Urmston House contract (PLN160289) will result in a loss of approximately \$40,000 per year in property tax revenue, of which the County gets a portion, for the life of the contract. Cumulatively, with the other two contracts in effect, the total tax revenue reduction is approximately \$62,700 annually. Denial of the contract would result in no net County costs. Funding for staff time associated with this project is included in the FY16-17 Adopted Budget for RMA-Planning, General Fund 001, Appropriation Unit RMA001.

Prepared by: Craig W. Spencer, Senior Planner, x5233

Approved by: Carl P. Holm, AICP, RMA Director

This report was reviewed by Jacqueline R. Onciano, Interim Chief of Planning, x5193

The following attachments are on file with the Clerk of the Board:

Attachment A - Historic Property Contract

- Legal Description of the property
- Work Program

Attachment B - Historic Resource Review Board Resolution

cc: Front Counter Copy; California Coastal Commission; Jacqueline Onciano, RMA Interim Chief of Planning; Julie Hansen, Applicant/Owner (Smith); The Open Monterey Project (Molly Erickson); LandWatch; Project File PLN160289