



CITY COUNCIL STAFF REPORT

DATE: September 3, 2014 CONSENT AGENDA

SUBJECT: MILLS ACT HISTORIC SITE CONTRACT – 360 CABRILLO ROAD UNIT 209 (HSPB # 88/HD-3, RACQUET CLUB COTTAGES WEST)

FROM: David H. Ready, City Manager

BY: Planning Services

SUMMARY

This action would engage the City of Palm Springs into a standard Mills Act Agreement with James A. Hanapel, owner of 360 Cabrillo Road Unit 209, (APN 504-131-061) and the Racquet Garden Villas Homeowners Association. The intent of this contract is to require maintenance and preservation of this Class 1 historic site in exchange for possible property tax relief as calculated by the County of Riverside.

RECOMMENDATION:

1. Approve a Mills Act Historic Property Agreement between the City of Palm Springs, James A. Hanapel and the Racquet Garden Villas Homeowners Association, for 360 Cabrillo Road Unit 209, a Class 1 historic site (HSPB #88 / HD-3).
2. Authorize the City Manager to execute the Agreement.
3. Direct the City Clerk to record the Agreement.

STAFF ANALYSIS:

On November 20, 2013, the City Council designated the Racquet Club Cottages West a Historic District (HSPB #88 / Historic District #3). The Racquet Club Cottages West Historic District is comprised of thirty-seven (37) residences clustered in twenty-one buildings. As such, each of the thirty-seven units are deemed "contributing" and are therefore subject to Class 1 regulations and are also each qualified for application of a Mills Act Historic Property Preservation Agreement.

On August 12, 2014 the Historic Site Preservation Board voted 4-0-1 (La Voie abstained) to recommend that the City Council execute a Mills Act Contract between the City of Palm Springs, James A Hanapel and the Racquet Garden Villas Homeowners

Association.

Pursuant with California Government Code Section 50280 – 50290 upon the application of an owner of any qualified historic property, the legislative body of a city may contract with the owner or agent to restrict the use of the property to carry out the purposes and goals of historic preservation of the property. Such a contract is commonly referred to as a “Mills Act Agreement” and it provides for possible alternative property tax rate calculations in exchange for specific and ongoing preservation and maintenance of the property, specifically its historically significant elements and characteristics.

The property at 360 Cabrillo Road Unit 209 has been deemed a “contributing structure” within the Racquet Club Cottages West Historic District. Pursuant to Municipal Code Section 8.05.125, contributing structures in a historic district are subject to Class 1 regulations and are designated Class 1 historic sites. State of California Governmental Code Section 50280.1 denotes that properties that are eligible for application of a Mills Act contract must be listed in a state, city, county official register of historic sites. As such, 360 Cabrillo Road is qualified for a Mills Act Contract.

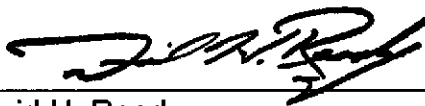
At Racquet Club Cottages West, routine maintenance and upkeep of the building exteriors and grounds is a shared responsibility of the home-owners association (HOA) and the individual unit owners. Because of this shared responsibility, the Mills Act Agreement in this particular case has been drafted with both the homeowners and the HOA as parties to the agreement. If, in the future, other individual home owners at the Racquet Club Cottages West wish to pursue a Mills Act Agreement, the same contractual arrangement would apply.

FISCAL IMPACT: None


There is no known fiscal impact upon the city as a result of this recommended action.



Douglas R. Evans
Interim-Director of Planning Services



David H. Ready,
City Manager

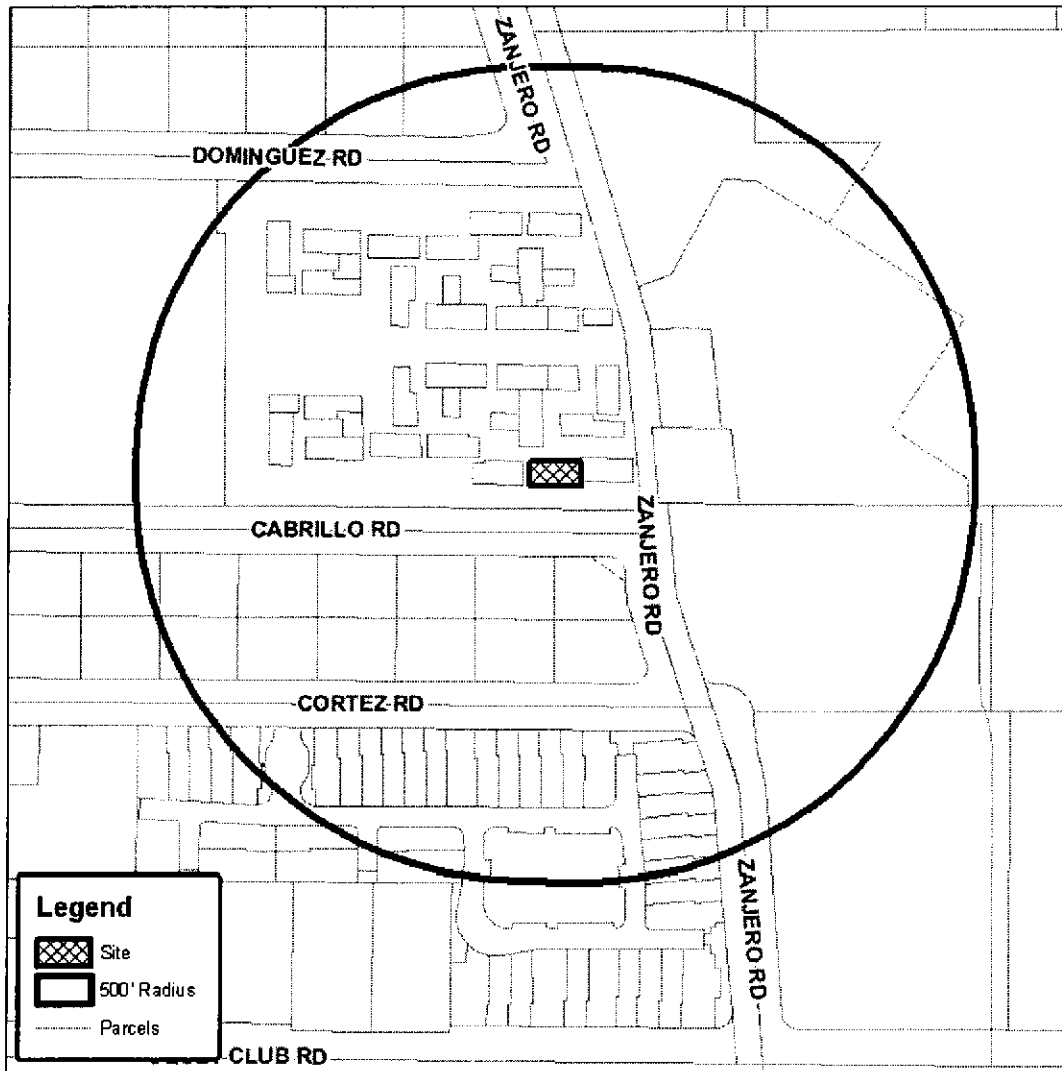


Attachments:



- Vicinity Map
- City Council Action Summary (page 2) dated November 20, 2013
- HSPB Meeting Minutes (page 2) dated August 12, 2014
- Hanapel letter of request dated June 23, 2014.



Department of Planning Services Vicinity Map



Legend

-  Site
-  500' Radius
-  Parcels

CITY OF PALM SPRINGS

CASE NO: HSPB 88/HD-3 360
Cabrillo Road APN: 504-131-061

APPLICANT: James A. Hanapel

DESCRIPTION: Application for a Mills Act Historic Property Maintenance Agreement between the City of Palm Springs, Racquet Club Garden Villas HOA, and James A. Hanapel of Unit 209. HSPB 88/HD-3 Zone: RGA-6 Sec. 03/T4/R4

seconded withdrawn by Hays.

VICE-CHAIR PLOSS listed corrections to minutes

- Spelling of Donna Shaban,
Tracy Conrad's comments about a previous historic resources survey and that Conrad was previously on the Planning Commission
- Clarify the vote on the Charlie Farrell Residence Class 1 designation that it was recommended that the main house only be designated and not the guest house, until both parcels are merged as a single parcel (which is why she voted against the motion)

M/S/C Dixon/Hays (4-1-0) Approve the minutes of the July 12, 2014 HSPB minutes as amended. Ploss opposed on the lack of first names.

- 1.B. REQUEST BY VICTORIA CRANDALL AND STEPHANIE HANKEY, (OWNERS) FOR EXECUTION OF A MILLS ACT HISTORIC PROPERTY PRESERVATION AGREEMENT FOR THE PROPERTY LOCATED AT 360 CABRILLO ROAD UNIT 229, (HSPB 88 / HD-3).**

STAFF MEMBER LYON summarized staff report.

M/S/C Dixon/Hays (4-0-1) Approve as staff recommended by consent. La Voie abstained for the reason that he is a property owner in the same historic district.

- 1.C. REQUEST BY JAMES A. HANAPEL, (OWNER) FOR EXECUTION OF A MILLS ACT HISTORIC PROPERTY PRESERVATION AGREEMENT FOR THE PROPERTY LOCATED AT 360 CABRILLO ROAD UNIT 209, (HSPB 88 / HD-3)**

STAFF MEMBER LYON summarized staff report

M/S/C Dixon/Ploss (4-0-1) Approve as staff recommended by consent. La Voie abstained for the reason that he is a property owner in the same historic district.

2. UNFINISHED BUSINESS:

- 2.A. REVIEW OF PALM SPRINGS MUNICIPAL CODE SECTION 8.05 "HISTORIC PRESERVATION"**

STAFF MEMBER LYON noted that a study session was conducted with HSPB members La Voie and Ploss, and council members Chris Mills,

June 16, 2014

RECEIVED

JUN 24 2014

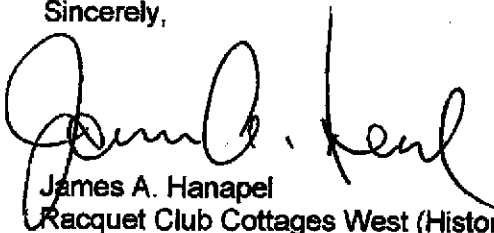
PLANNING SERVICES
DEPARTMENT

Margo Wheeler
Director of Planning
City of Palm Springs
3200 E. Tahquitz Canyon Road
Palm Springs, CA 92262

Dear Ms. Wheeler:

I am interested in entering a Mills Act Property Preservation Agreement with the city of Palm Springs for the property shown below. Attached you will find the application fee of \$824.

Sincerely,



James A. Hanapel
Racquet Club Cottages West (Historic District 3)
360 Cabrillo Road, Unit 209
Palm Springs, CA 92262

RECEIVED

JUN 25 2014

PLANNING SERVICES
DEPARTMENT

JUN 25 2014

H566 #88 HO-3 504-131-061

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