



CITY COUNCIL STAFF REPORT

DATE: September 3, 2014 CONSENT AGENDA

SUBJECT: MILLS ACT HISTORIC SITE CONTRACT – 360 CABRILLO ROAD UNIT 229 (RACQUET CLUB COTTAGES WEST HD-3)

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 Victoria Crandell, Stephanie Hankey, (APN 504-131-036) and the Racquet Club Cottages West 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, Victoria Crandell, Stephanie Hankey and the Racquet Club Cottages West Homeowners Association, for 360 Cabrillo Road Unit 229, 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 13, 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 for 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, Victoria Crandell, Stephanie Hankey and Racquet Garden Villas

Homeowners Association.

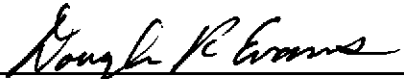
Pursuant with California Government Code Section 50280 – 50290 upon the application of an owner of any qualified historic property, the legislative body of a city may contract with the owner or agent to restrict the use of the property to carry out the purposes and goals of historic preservation of the 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 229 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 Unit 229 is qualified for a Mills Act Contract.

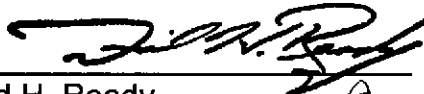
At Racquet Club Cottages West, routine maintenance and upkeep of the building exteriors and grounds is a shared responsibility of the home-owners association (HOA) and the individual unit owners. Because of this shared responsibility, the Mills Act Agreement in this particular case has been drafted with 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



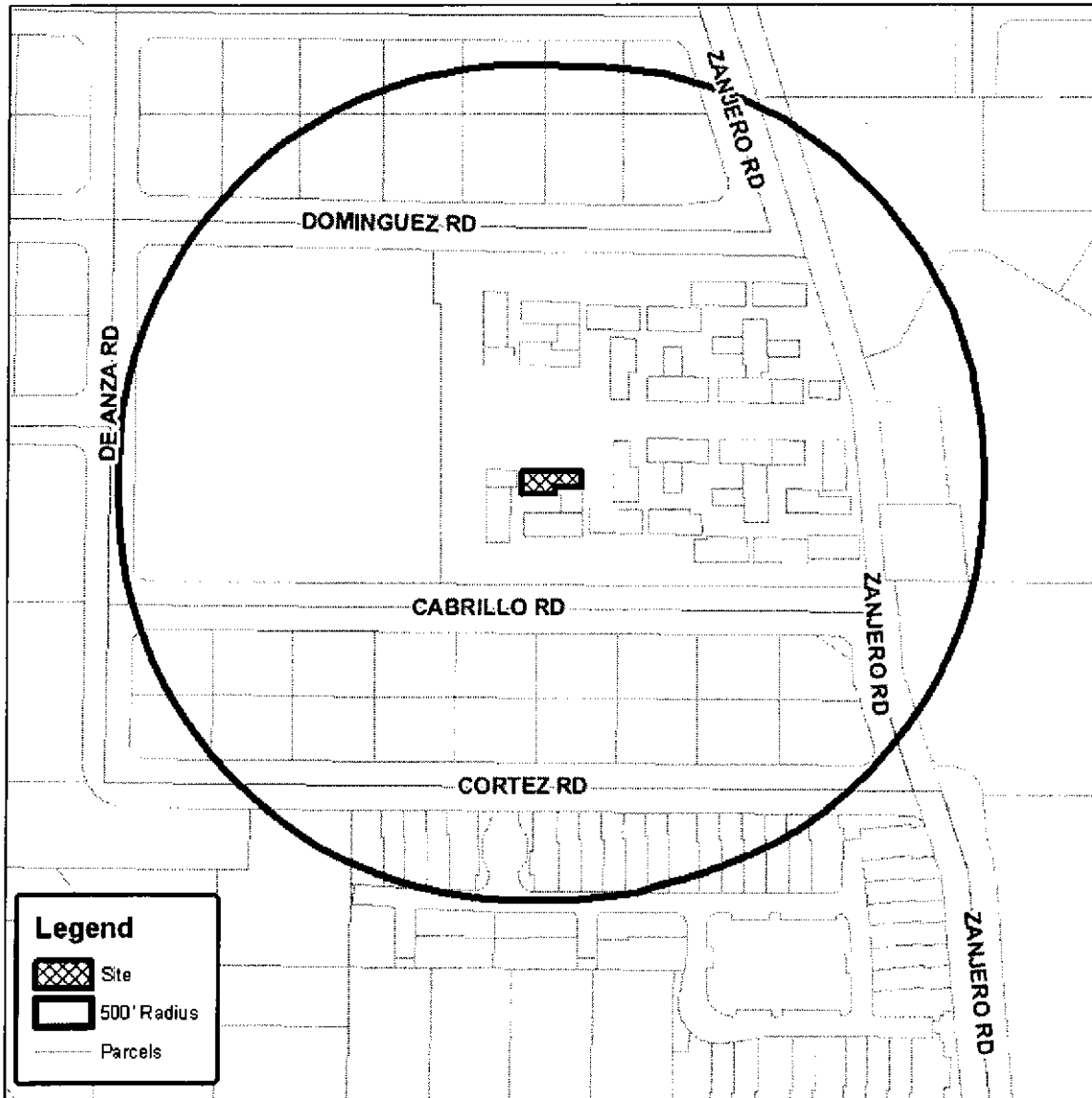
David H. Ready,
City Manager

Attachments:




- Vicinity Map
- City Council Action Summary (page 2) dated November 20, 2013.
- HSPB Meeting Minutes (page 2) dated August 12, 2014.
- Crandall and Hankey to HSPB letter of support dated June 26, 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: 504-131-036

APPLICANT: Victoria Crandall and
 Stephanie Hankey

DESCRIPTION: Application for a Mills Act Historic Property Maintenance Agreement between the City of Palm Springs, Racquet Club Garden Villas HOA, Victoria Crandall and Stephanie Hankey of Unit 229. Zone: RGA-6 Sec. 03/T4/R4.

~~Motion Councilmember Hutcheson, seconded by Councilmember Lewin and unanimously carried on a roll call vote.~~

1.B. AMENDMENT TO THE PALM SPRINGS ZONING CODE REGARDING CHURCHES IN VARIOUS ZONES (CASE 5.1306 ZTA):

ACTION: 1) Continue the Public Hearing with no public testimony at this time; 2) Direct staff and the Planning Commission to further review churches in the Central Business District; and 3) Direct the City Clerk to re-notice pursuant to law. **Motion Councilmember Lewin, seconded by Councilmember Foat and unanimously carried on a roll call vote.**

Councilmember Hutcheson stated he had a property related conflict of interest with respect to Item 1.C., would not participate in the discussion or vote, and left Council Chamber.

1.C. HISTORIC DISTRICT DESIGNATION FOR THE RACQUET CLUB COTTAGES WEST CONDOMINIUMS (NOW KNOWN AS THE RACQUET CLUB GARDEN VILLAS) AT 360 WEST CABRILLO ROAD (HSPB 88, HD-3):

ACTION: Adopt Resolution No. [REDACTED], "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, DESIGNATING THE RACQUET CLUB COTTAGES WEST LOCATED AT 360 CABRILLO ROAD AS HISTORIC DISTRICT NO. 3 (COMMON AREA APN 504-131-061) (HSPB 88, HD-3)." **Motion Councilmember Foat, seconded by Councilmember Lewin and unanimously carried 4-0 on a roll call vote.**

AYES: Councilmember Foat, Councilmember Lewin, Mayor Pro Tem Mills, and Mayor Pougnet.

NOES: None.

ABSENT: Councilmember Hutcheson.

Councilmember Hutcheson returned to the dais.

1.D. PROPOSED ORDINANCES ADOPTING AND AMENDING THE 2013 CALIFORNIA BUILDING STANDARDS CODE, ADOPTING AND AMENDING THE 2013 CALIFORNIA FIRE CODE, ADOPTING AND AMENDING THE 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE, ADOPTING THE CITY OF PALM SPRINGS BUILDING ADMINISTRATIVE CODE, AND REPEALING ARTICLE VII OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE RELATING TO SWIMMING POOL SAFETY STANDARDS:

ACTION: 1) Waive the reading of the text in its entirety and read by title only and introduce on first reading Ordinance No. [REDACTED], "AN ORDINANCE OF THE CITY OF PALM SPRINGS, CALIFORNIA, AMENDING AND RESTATING ARTICLE I OF CHAPTER 8.04 OF THE PALM SPRINGS MUNICIPAL CODE, ADOPTING BY REFERENCE, TOGETHER WITH CERTAIN ADDITIONS, AMENDMENTS AND DELETIONS, THE 2013

They did not adopt Reso that was on Agenda, needs to put back on when Ordinances are adopted.

Public Hearing Notice Published.

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,

Victoria Crandall and Stephanie Hankey

929 Agate Street

San Diego, CA 92109

June 26th, 2014

M. Margo Wheeler, FAICP,

3200 Tahquitz Canyon Way

Palm Springs, CA 92262

RE: Mills Act Contract – Racquet Club Cottages West Historic District (HD-3 / HSPB 88)

Dear M. Margo Wheeler,

We are the Owners of 360 Cabrillo Rd. #229, Palm Springs, CA 92262 (Assessment Parcel Number 504131036) located at The Racquet Club "Garden Villas". The Racquet Club "Garden Villas" is the newest Historic District, opening its gates for the first time last year for the week of modernism. I am writing to kindly request that the city execute the Mills Act agreement between myself (Owners) and the city. Enclosed is a check for \$824.00 to begin the application process.

We purchased this unit because of the historical and original exterior features this complex has preserved. We also desired Unit #229 for the significance that Linda Christian lived and painted in this unit until she passed in 2011. We are historical advocates and will carefully maintain the trademark designs of William Cody with our décor and any restoration, interior or exterior, that we may address in the future.

We are excited to open our doors for next year's week of modernism with Linda Christian and Racquet Club memorabilia.

Through the Mills act economic incentives, we look forward to performing ongoing preservations of our unit.

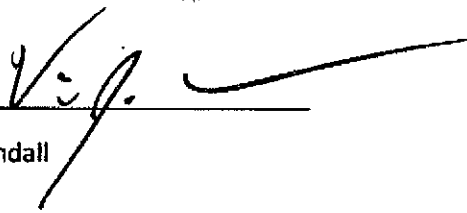
If you have any questions or need additional information, you may contact me at vcrandall@torreypinespm.com or 858-232-7652

Sincerely,

RECEIVED

JUN 30 2014

PLANNING SERVICES
DEPARTMENT


Victoria Crandall


Stephanie Hankey