



CITY OF MANHATTAN BEACH
MILLS ACT APPLICATION PACKET

Mills Act Application

Property Information	
Address of Property:	2820 HIGHLAND AVE. M.B. CA. 90266
Legal Description:	TRACT # 3427 SW 52.5 FT. OF LOT 5 BLK 23
Assessor Identification No.:	4176 019 006 18 000
Date of Purchase by Current Owner:	SEPT 2012
Building size (sq. ft.):	1,430
Assessed Value:	\$1,395,030
Property Taxes Paid to Date? (Check One):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Use Category:	<input checked="" type="checkbox"/> Single Family House <input type="checkbox"/> Multi Family/Commercial

Property Owner Information (please use legal name/s, as appears on deed)	
Owner Name(s):	CHRIS PICKENS & ANNETTE MEJIA
Address:	2820 HIGHLAND AVE, M.B. CA 90266
Phone Number:	805-217-2717
Email:	ANNETTE.MEJIA@AOL.COM

Has the building been seismically retrofitted (e.g. bolted to the foundation)? ☒ Yes ☐ No

If so, provide written documentation such as a building permit or contractor/inspector certification.

Note: Seismic retrofitting is a standard condition for all historic landmarks with a Mills Act Contract. This requirement must be completed within 10 years of approval of the Contract.

Additional Information must be submitted with this application:

- ☒ Copy of the current Grant Deed with the property's legal description.
- ☒ Copy of the most recent tax bill.
- ☒ Rehabilitation, Restoration, and Maintenance Plan for proposed changes (window replacement, wood trim work, etc.). (Plan and timeline with itemized cost estimate of work)
- ☒ Photographs of the Property
- ☐ Estimated Property Tax Calculation

I hereby certify that I am the present owner of the subject property described above and that I have reviewed the subject application and apply for consideration for a Mills Act Contract. I further understand that a Mills Act Application does not result in an automatic entitlement and each application is evaluated on its own merits on its historical significance and inclusion in the City's program.

Owner's Signature:

Date:

12-14-18



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Rehabilitation, Restoration, and Maintenance Plan

Please use this form for your rehabilitation, restoration and maintenance plan and timeline. Copy this form as necessary to include all work items that apply to your property. *After the initial ten (10) year period, a new "Rehabilitation, Restoration, and Maintenance Plan" must be submitted.* Most applications will have more than four work items in their work plan. You may also prepare a separate list of rehabilitation work proposed, provided all of the information below is included. Include all proposed exterior and interior work (including electrical, plumbing, etc.) to be completed within the next ten years. Please complete all requested information on this form. Formal quotes are not required for all items but staff may request documentation of stated costs upon review.

	Contract Year	Building Feature	Proposed Work/Task	Est. Cost
1.	2019-2021	Exterior walls, doors, trim	Scrape, surface preparation, repair and paint all exterior walls, doors and trim	\$ 20,000
2.	2019-2029	Exterior Iron work	Strip paint, galvanize, powdercoat to prevent rust-as needed	\$ 5,000
3.	2019-2029	Glass window replacement	replace glass on windows, scrape, surface prep, recaulk-as needed	\$ 18,000
4.	2019-2029	Exterior & Interior tiles	replace broken tiles - as needed	\$ 5,000
5.	2019-2029	Interior Wood Floors	Re sand, repair, re stain all interior wood floors - as needed	\$ 5,000
6.	2019-2029	Re paint interior	Scrape, surface preparation, repair and paint interior walls, doors and trim - as needed	\$ 5,000
7.	2019-2020	Renovate Upper Bedroom Closet	Surface preparation, repair and paint all walls, doors and trim. Add new shelving and poles for clothes.	\$ 6,000
8.				\$
9.				\$
TOTAL COST				\$ 64,000



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Estimated Property Tax Calculation

The following is an example showing the possible tax benefits to the historical property owner of an owner-occupied single-family dwelling. THIS IS ONLY A SAMPLE. Your reduced property tax under a Mills Act contract is not guaranteed to match this calculation because some figures are determined at the discretion of the assessor. The parties to a historical property agreement may stipulate a minimum annual income to be capitalized, in which case the income to be capitalized may not be less than the stipulated amount.

INCOME OF PROPERTY

	Potential Monthly Rental Income	\$ 5,000
		x 12 months
1	Potential Annual Rental Income =	\$ 60,000

ANNUAL EXPENSES

	Insurance	
	Utilities	
	Maintenance	
	Other	
2	Total expenses	\$ 12,000

NET OPERATING INCOME

	Line 1	\$ 60,000
		-
	Line 2	\$ 12,000
		=
3	Net Operating Income	\$ 48,000

CAPITALIZATION RATE

	Interest Component	4.75%
	Historic Property Risk	2%
	Amortization Component	.5%
	Property Tax Component +	1%
4	Capitalization Component	8.25%

TAXES

	Line 3	\$ 48,000
		+
	Line 4	8.25 %
		=
5	Mills Act Assessment	\$ 581,818.18
		x
	Mills Act property tax: 1%	0.01
		=
6	Tax under Mills Act	\$ 5,818.18
	Current Property Tax	\$
		-
	Line 6	\$ 16,156.39
		=
	Tax Savings to Owner	\$ 10,338.21

Even if the property is owner-occupied, the County Assessor's Office uses a state-mandated reassessment formula based on "capitalization income" rather than simple "market value." Remember to include all potential sources of income (i.e. filming, advertising, etc.).

Approximately 20% of Line 1
Ex) Fire, liability, water, gas, electric, gardening, cleaning, security
Mortgage payments and property taxes are not operating expenses.

Interest component is determined by the State Board of Equalization by September of the year preceding the assessment year and is based on the effective rate on conventional mortgages as determined by the Federal Home Loan Bank Board. 2018's assessment is 4.00 percent, 2019's assessment

4% - single family / 2% other (DUPLEX) 4.75%

The land is a non-depreciating asset so the amortization is adjusted. Estimate the percentage of total property value attributable to improvements, multiplied by the reciprocal of the remaining life of improvements. Wood frame is typically 20 years, masonry is typically 50 years.

If 70% of the property value is attributed to improvements, and the life of the improvement is 20 years, use $70\% \times 1/20 = 3.5\%$.

The Property Tax Component (Post-Prop. 13) is fixed component of 1%.

Pre Mills Act; Assessed value x .01

RE: Rehabilitation, Improvements
ADDRESS: 2820 Highland Ave. Manhattan Beach, CA 90266
OWNERS: CHRIS AND ANNETTE MEJIA PICKENS

Below is a list of improvements made to the property after the home was purchased in 2012:

CONTRACT YEAR: 2013-2018

BUILDING FEATURE: REMODEL OF LOWER UNIT

Work Completed:

- Refurbished all wood floors: living area, bedroom, hall & kitchen (6 layers of linoleum had to be removed so original wood floors could be exposed & refinished)
- Repaired some areas of wood floors that needed repairing (missing panels, etc.)
- Repainted all interior walls
- Replaced all cabinets (kitchen & bath) with new custom made cabinets (kitchen & bath) to look like original cabinets from 1932
- New flooring in bathroom
- New bathtub/shower (new vintage), new toilet and new sink
- New plumbing fixtures in kitchen and bathroom
- Repairs to walls in bathroom
- Replaced stove with 1950's refurbished O'Keefe and Merritt stove
- Replaced all light fixtures in with New lighting fixtures (keeping to Spanish Revival Style)
- Replaced refrigerator with New Samsung Refrigerator
- Replaced microwave oven with new microwave oven.

COST: \$40,000.00

CONTRACT YEAR: 2018

BUILDING FEATURE: WATERPROOF EXTERIOR STAIRS

Work Completed:

- Scrape, surface preparation, waterproof exterior stairs

COST: \$ 1,000.00

TOTAL COST: \$41,000.00



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Recording Request By
City of Manhattan Beach
Planning Division

WHEN RECORDED MAIL TO

NAME City of Manhattan Beach
 City Clerk

MAILING _____
ADDRESS

CITY, STATE Manhattan Beach, CA 90266
ZIP CODE

Space Above this Line Reserved for Recorder's Use / Exempt from Filing Fee Pursuant to Gov't Code § 27383

MILLS ACT CONTRACT



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

MILLS ACT CONTRACT

BY AND BETWEEN THE CITY OF MANHATTAN BEACH,

A MUNICIPAL CORPORATION, AND

FOR THE PRESERVATION AND BENEFIT OF THE
DESIGNATED HISTORIC PROPERTY LOCATED AT

Manhattan Beach, CA 90266



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

CITY OF MANHATTAN BEACH MILLS ACT AGREEMENT HISTORICAL PROPERTY PRESERVATION CONTRACT

THIS AGREEMENT is made and entered into this _____ by and between the CITY OF MANHATTAN BEACH, a municipal corporation (hereinafter referred to as "City"), and Annette Mejia Pich Chris Pickens (hereinafter referred to as "Owners").

RECITALS

(i) California Government Code Section 50280, et seq., authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as property of historical significance;

(ii) Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located at the street address 2820 HIGHLAND AVE. Manhattan Beach, California, (hereinafter referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit A and is incorporated herein by this reference;

(iii) On March 20, 2018, the City Council of the City of Manhattan Beach adopted Resolution No. 18-0034 (attached and incorporated by reference as Exhibit "C") thereby declaring and designating the Historic Property as a landmark pursuant to the terms and provisions of Chapter 10.86 of the Manhattan Beach Municipal Code and vesting the City with authority to enter into historic property contracts with property owners; and

(iv) City and Owner, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property, and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

NOW, THEREFORE, City and Owner, in consideration of the mutual covenants and conditions contained herein, do hereby agree as follows:

1. EFFECTIVE DATE AND TERM. This Agreement shall be effective and commence on _____ and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such initial term will automatically be extended as provided in paragraph 2, below.



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

2. RENEWAL.

(a) **AUTOMATIC RENEWAL.** Each year, upon the anniversary of the effective date of this Agreement (hereinafter referred to as "annual renewal date"), one (1) year shall be added automatically to the term of this Agreement, unless timely notice of non-renewal is given as provided in paragraph 3 of this Agreement.

(b) **NOTICE OF NONRENEWAL.** If City or Owner desires in any year not to renew this Agreement, that party shall serve written notice of non-renewal in advance of the annual renewal date of this Agreement as follows: Owner must serve written notice of non-renewal at least ninety (90) days prior to the annual renewal date; City must serve written notice of the non-renewal at least sixty (60) days prior to the annual renewal date. Upon receipt by Owner of a notice of non-renewal from the City, Owner may make a written protest. At any time prior to the annual renewal date, City may withdraw its notice of non-renewal.

(c) **EFFECT OF NOTICE OF NONRENEWAL.** If either City or Owner serves timely notice to the other of non-renewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. **VALUATION OF PROPERTY.** During the term of this Agreement, Owner is entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

4. **STANDARDS FOR HISTORIC PROPERTY.** During the term of this agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

(a) **PRESERVATION OF PROPERTY.** Owner shall preserve and maintain the characteristics of historical significance of the Historic Property. Attached hereto marked as Exhibit B, and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement. In addition, Owner shall comply with the terms of the City's Historic Preservation Ordinance, requiring owner to maintain the Historic Property in a good state of repair and shall obtain any applicable permits to restore the Historic Property to maintain its historic and cultural significance.

(b) **RESTORATION OF PROPERTY.** Owner shall, where necessary, restore and rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United State Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code, and the City of Manhattan Beach.



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

(c) **INSPECTIONS.** Owner shall allow for an inspection of the interior and exterior of the Historic Property by the City, prior to a new agreement, and every five years thereafter, to determine Owner's compliance with the terms and provisions of this Agreement.

(d) **REPORTING.** Biannual reporting on the accomplished and/or progress of the Maintenance Plan will be submitted to the City.

5. **PROVISION OF INFORMATION.** Owner shall furnish the City with any and all information requested by City which City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.

6. **CANCELLATION.** City, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., may cancel this Agreement if City determines Owner has breached any of the conditions or covenants of the Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historical property. City may also cancel this Agreement if it determines Owner has failed to restore or rehabilitate the Historic Property in the manner specified in paragraph 4 of this Agreement. City's right to cancel this Agreement pursuant to this paragraph shall in no way limit or restrict its rights or legal remedies arising from City's Historic Preservation Ordinance and Municipal Code.

(a) **CANCELLATION FEE.** In the event of cancellation, Owner shall be subject to payment of those cancellation fees set forth in California Government Code Sections 50280, et seq., described herein. Upon cancellation, Owner shall pay a cancellation fee equal to twelve and one-half percent (12.5%) of the current fair market value of the property as determined by the County Assessor as though the Historic Property were free of the contractual restriction pursuant to this Agreement. The Owner shall pay the cancellation fee to the county auditor in the time and manner prescribed by the County Auditor. As an alternative to cancellation of the contract for breach of any conditions, the City, or landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(b) **OPPORTUNITY TO CURE.** In lieu of and/or in addition to any provisions to cancel the agreement as referenced herein, City may specifically enforce or enjoin the breach of the terms of this agreement. In the event of a breach by Owner under the provisions of this agreement, City shall give written notice to Owner by registered or certified mail to the address stated in this agreement, which notice shall specifically identify the alleged breach and the proposed action which City recommends to Owner to cure said alleged breach. Owner shall thereafter have sixty (60) days within which to cure such breach to the reasonable satisfaction of the City. Upon completion by Owner of the cure of the breach, City shall withdraw its notice of breach.

(c) **CITY ACTION UPON OWNER FAILURE TO CURE.** If such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days after the date of the notice of violation, or within such a reasonable time as may be required to cure the breach or default (provided that acts to cure the breach or default are commenced within thirty (30) days and thereafter diligently pursued to completion),



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or for such other relief as may be appropriate.

7. **DESTRUCTION:** Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Paragraph 8, if the existing single-family residence [the "Structure"] on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent (1) the then fair market value of said Structure is reduced by 51 percent or more; or (2) 51 percent or more of said Structure's floor area is destroyed or irreparably damaged; or (3) 51 percent or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (exclusive of insurance proceeds) to restore the Structure to its prior condition would exceed 10,000.00. If the Owner desires to cancel this Agreement under this Paragraph 9, written notice shall be given to the City within 90 days after such damage or destruction occurs. In the event the Owner desires to cancel this Agreement due to the circumstances outlined in this Paragraph 9, either party may request a hearing before the City Council to determine (a) the extent of diminution of value, (b) the extent of the damage or destruction to the floor area of said Structure, and/ or (c) extent of damage or destruction to the Character Defining Features of the said Structure. The City Council may refer any matter relating to (c) to the Preservation Commission for its findings and recommendations.

8. **ENFORCEMENT OF AGREEMENT.** In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement.

9. **WAIVER.** City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. **BINDING EFFECT OF AGREEMENT.** Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

11. COVENANTS RUN WITH THE LAND. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

12. NOTICE. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

City: City of MANHATTAN BEACH
Department of Community Development
1400 Highland Avenue
Manhattan Beach, CA 90266
ATTENTION: Historic Preservation

Owner: _____

Manhattan Beach, CA 90266

13. EFFECT OF AGREEMENT. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

14. INDEMNITY OF CITY. Owner agrees to protect, defend, indemnify, and shall hold City and its elected officials, officers, agents, and employees harmless from liability for claims, loss, proceedings, damages, causes of action, liability, costs or expense, including reasonable attorney's fees in connection with damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of such Owner or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to the use, operation and maintenance of the Historic Property. Owner hereby agrees to and shall defend the City and its elected officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of Owner's activities in connection with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied or approved the plans, specifications or other documents for the Historic Property.



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

15. BINDING UPON SUCCESSORS. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

16. LEGAL COSTS. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

17. SEVERABILITY. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

18. GOVERNING LAW. This Agreement shall be construed and governed in accordance with the laws of the State of California.

19. EMINENT DOMAIN PROCEDURES. Upon the filing of an action in eminent domain by a public agency for the condemnation of the fee title of any land described herein or of less than fee interest which will present the portion of land condemned or other land or a portion of it which is the subject of this Agreement from being used for any authorized use, or upon the acquisition in lieu of eminent domain by a public agency for a public improvement, the portions of this Agreement by which Owner agrees to preserve and to restrict the use of property described herein shall be null and void upon such filing as to the portion of the land condemned or acquired and to the additional land the use of which for an authorized purpose will be prevented as a result of condemnation or acquisition.

If, subsequent to the filing of an action in eminent domain, the proposed condemnation is abandoned by the condemning agency as to all or a portion of the land subject to this Agreement, the restrictions on the use of the property included in this Agreement shall, without further agreement of the parties, be re-instituted and the terms of this Agreement shall be in full force and effect.

20. RECORDATION. No later than sixty (60) days after the parties execute this Agreement, the owner or agent of owners shall record this Agreement in the Office of the County Recorder of the County of Los Angeles.

21. AMENDMENTS. This Agreement may be amended, in whole or in part, only by written recorded instrument executed by the parties hereto.



**CITY OF MANHATTAN BEACH
MILLS ACT APPLICATION PACKET**

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the day and year first written.

CITY OF MANHATTAN BEACH

BY:

Bruce Moe, City Manager

City of Manhattan Beach

ATTEST:

APPROVED AS TO FORM:

Liza Tamura, City Clerk

City of Manhattan Beach

Quinn Barrow, City Attorney

City of Manhattan Beach

OWNERS

BY:

Dated 12-19-18

Chris P. [Signature]

Owner

Dated 12-19-18

Arnette [Signature]

Owner

Note: City and Owner(s) signatures must be notarized by a Notary Public.

Exhibit A: Legal Description

Exhibit B: Secretary of the Interior's Standards for Rehabilitation

Exhibit C: Resolution No. 18-0034

State of HAWAII

)
) ss.
)

County of Hawaii

On this 19th day of December, 2018, before me personally appeared Annette Mejia Pickens and Chris Pickens, to me personally known (or proved to be on the basis of satisfactory evidence), who, being by me dully sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Signature: _____

Name: Jodie Feltmann
Notary Public, State of Hawaii

My Commission expires May 25, 2019

(SEAL)

Doc Date: <u>12/19/18</u>	# Pages: _____
Name: <u>Jodie Feltmann</u>	<u>3rd</u> Circuit
Doc. Description: <u>Mills Act</u>	
<u>Application</u>	
Signature: <u>[Signature]</u>	Date: <u>12/19/18</u>
NOTARY CERTIFICATION	
(Stamp or Seal)	



**CITY OF MANHATTAN BEACH
MILLS ACT APPLICATION PACKET**

EXHIBIT A

[LEGAL DESCRIPTION OF PROPERTY]

TRACT # 3427 SW 52.5 FT. OF LOT S BLK 23



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

EXHBIT B

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

EXHIBIT C

RESOLUTION
[see attached]



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

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The Property Tax Component (Post-Prop. 13) is fixed component of 1%.

Pre Mills Act; Assessed value x .01

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2018 TO JUNE 30, 2019

JOSEPH KELLY, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT lacountypropertytax.com

		ASSESSOR'S ID. NO.	YR	SEQ	CK
PROPERTY IDENTIFICATION		4176 019 006 18 000			
ASSESSOR'S ID. NO.: 4176 019 006 18 000					
OWNER OF RECORD AS OF JANUARY 1, 2018					
SAME AS BELOW					
MAILING ADDRESS					
PICKENS, CHRIS AND ANNETTE					
2820 HIGHLAND AVE					
MANHATTAN BEACH CA 90266-2013					
DETAIL OF TAXES DUE FOR		4176 019 006 18 000 40			
AGENCY		AGENCY PHONE NO.	RATE	AMOUNT	
GENERAL TAX LEVY					
ALL AGENCIES			1.000000	\$	13,952.40
VOTED INDEBTEDNESS					
METRO WATER DIST			.003500	\$	48.83
COMMUNITY COLLEGE			.022229		310.14
UNIFIED SCHOOLS			.092838		1,295.31
DIRECT ASSESSMENTS					
FLOOD CONTROL (626) 458-5165				\$	7.58
COUNTY PARK DIST (833) 265-2600					8.08
LIGHT/LANDSCAPE (310) 802-5563					27.25
RPOSD MEASURE A (833) 265-2600					21.48
MEASURE MB TAX (800) 676-7516					225.00
STORMDRAIN ASMT (310) 802-5563					6.40
WB MWD STDBY CHG (800) 676-7516					24.00
SBC SAN DIST (562) 908-4288					158.40
TRAUMA/EMERG SRV (866) 587-2862					60.71
LA WEST MOSQ AB (310) 915-3770					10.81

ELECTRONIC FUND TRANSFER (EFT) NUMBER
ID#: 19 4176 019 006 3 YEAR: 18 SEQUENCE: 000 0
PIN: FGPTCM

SPECIAL INFORMATION

INFORMATION ONLY

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION		TOTAL TAXES DUE		\$16,156.31
2820 HIGHLAND AVE MANHATTAN		FIRST INSTALLMENT TAXES DUE NOV. 1, 2018		\$8,079.37
TRACT # 3427 SW 52.5 FT OF LOT 5 BLK 23		SECOND INSTALLMENT TAXES DUE FEB. 1, 2019		\$8,077.02
ASSESSOR'S REGIONAL OFFICE		VALUATION INFORMATION		
REGION #14 INDEX: 62000042 TRA: 06174		ROLL YEAR 18-19	CURRENT ASSESSED VALUE	TAXABLE VALUE
SOUTH DISTRICT OFFICE		LAND	865,807	865,807
1101 E WILLOW STREET		IMPROVEMENTS	529,223	529,223
SIGNAL HILL CA 90755				
(562) 256-1701		PERS PROP	210	210
ACCT. NO.: 572 PRINT NO.: 196435 BILL ID.: IB		TOTAL		1,395,240
		LESS EXEMPTION:		
		NET TAXABLE VALUE		1,395,240

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

INFORMATION ONLY

2018

PICKENS, CHRIS AND ANNETTE		ASSESSOR'S ID. NO. YR SEQ CK PK		
2820 HIGHLAND AVE		4176 019 006 18 000 40 2		
MANHATTAN BEACH CA 90266-2013		2ND INSTALLMENT DUE		INDICATE AMOUNT PAID
PAYMENT DUE 02/01/19		\$8,077.02		
IF NOT RECEIVED OR POSTMARKED BY 04/10/19				
REMIT AMOUNT OF \$8,894.72				
MAKE PAYMENT PAYABLE TO:		LOS ANGELES COUNTY TAX COLLECTOR		
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.		P.O. BOX 54018		
30451		LOS ANGELES, CA 90054-0018		

19318000041760190060000807702000088947245120410

2ND

INFORMATION ONLY

2018

PICKENS, CHRIS AND ANNETTE		ASSESSOR'S ID. NO. YR SEQ CK PK		
2820 HIGHLAND AVE		4176 019 006 18 000 40 1		
MANHATTAN BEACH CA 90266-2013		1ST INSTALLMENT DUE		INDICATE AMOUNT PAID
PAYMENT DUE 11/01/18		\$8,079.37		
IF NOT RECEIVED OR POSTMARKED BY 12/10/18				
REMIT AMOUNT OF \$8,887.30				
MAKE PAYMENT PAYABLE TO:		LOS ANGELES COUNTY TAX COLLECTOR		
Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment.		P.O. BOX 54018		
40143		LOS ANGELES, CA 90054-0018		

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