



CITY COUNCIL

# The Old School

Mills Act Contract

# Applicant's Request

- To execute a Historical Property Contract (a.k.a. Mills Act Contract) pursuant to Government Code § 50280 *et seq.* and FMC § 18.175.320 *et seq.*



# Project Site

- 43551 Mission Blvd.
- Mission San Jose Community Plan Area



# Background

- 1998: DRP
- 1998: City Council approval of 11 live/work units
- 2007: Planning Commission approval of a Conditional Use Permit for residential condominium conversion
- 2008: Planning Commission approval of a tract map

# Local Requirements

- Fremont's General Plan calls for the protection of historic structures
- Fremont's Zoning Ordinance states that a Mills Act Contract may be approved, at the discretion of the City Council, for the purpose of preservation, rehabilitation, and maintenance of a designated historic resource



# Mills Act Contract

- Contract between the property owner and the City
- Property tax relief for maintenance of the historical and architectural character of the structure

*"The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners."*

- Office of Historic Preservation



# HARB

- The Historical Architectural Review Board (HARB) held a public hearing in April and recommended approval of the Contact



# Recommendation

- Hold public hearing
- Adopt a Resolution that:
  - Finds the project exempt from CEQA
  - Finds the Mills Act Contract consistent with the General Plan
  - Approve that the Mills Act Contract and authorize its execution



# Questions

