



AGENDA REPORT

Department: Community Development
Prepared by: Sophia Depew, Assistant Planner
Meeting Date: Tuesday, June 3, 2025
Approved by: Scott W. Huth, Interim City Manager

SUBJECT:

Resolution of the City Council of the City of National City authorizing the Mayor to execute a Mills Act Historic Preservation Contract for 523 'F' Avenue. (Applicants: Patrick & Shaniece McCartney) (Case File 2025-08 M)

RECOMMENDATION:

Adopt the Resolution Entitled: "Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a Mills Act Historic Preservation Contract for 523 'F' Avenue - Applicants: Patrick and Shaniece McCartney, Case File No. 2025-08 M."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

Not Applicable.

EXPLANATION:

The property owners of 523 'F' Avenue are requesting a Mills Act contract. The structure is a two-story Victorian era house constructed in a Queen Anne style, located in the Small Lot Residential (RS-2) zone. The house is constructed with traditional wood siding, fish-scaled shingles, and a steeply pitched gable roof with asymmetrical dormer windows. The home was constructed in the late 19th century and has been used as a single-family home.

Mills Act contracts are historic preservation tools that provide property tax savings for owners in exchange for a commitment to maintain and/or restore a historic structure. This property was part of a list of historic properties designated by the City Council in 2018. The residence is in decent condition, but requires some maintenance and repair work. Future work includes repair (and replacement, as necessary) of exterior woodwork, windows, foundation, fencing, and remediation of the exterior paint. The Mills Act contract is valid for 10 years and automatically extends for one year on the anniversary date. The City may cancel the contract if breached or opt not to renew it if proper notice is provided. There are currently 20 Mills Act contracts in the City.

FINANCIAL STATEMENT:

If the Mills Act restriction on this property is approved, the County Assessor will determine the assessed value of the property based on the requirements of California Revenue and Taxation Code sections 439-439.4. The Assessor is required to annually review and value (reassess) properties with Mills Act restrictions. Any impact on the City's property tax revenues from year to year is expected to be insignificant.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Not Applicable

ENVIRONMENTAL REVIEW:

This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:

Agenda Report posted within 72 hours of meeting date and time in accordance with Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

- Exhibit 1 - Overhead
- Exhibit 2 - Site Photos
- Exhibit 3 - Maintenance Plan
- Exhibit 4 - List of current Mills Act contracts
- Exhibit 5 - Mills Act Contract
- Exhibit 6 - Resolution