



City of Long Beach Mills Act Program Pre-Application Workshop

**Virtual Meeting
February 22, 2025**

INTRODUCTION

Planning Staff

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MILLS ACT PROGRAM

What is it?

- State legislation enacted in 1972
- City of Long Beach adopted program in 1993
- The Mills Act Program provides a financial incentive, in the form of property tax relief, in exchange for property owners' commitment to undertaking historic building restoration, rehabilitation or maintenance of a designated historic property pursuant to the terms of a Mills Act contract with the City.

PROPERTY TAXES AND MILLS ACT

Property values reassessed by the Los Angeles County Assessor using a prescribed income capitalization method instead of sales data method

- All calculations conducted by the County Assessor *after* the contract is recorded
- No guarantee of tax savings:
 - Exact amount is unknown until the tax year in question
 - Amount may vary from year to year
 - IN NO CASE HOWEVER WILL THE MILLS ACT CAUSE YOUR PROPERTY TAXES TO INCREASE

POTENTIAL BENEFIT

Who is likely to benefit?

- Generally, recent owners who have purchased their properties within the last few years are most likely to benefit
- Long-time owners will not likely benefit, because assessed value under the Mills Act will likely be higher than the existing base-year value of the property. However, owners may realize a potential premium when reselling a property if the potential for tax savings is a selling point for a future buyer

VALUATION LIMITS

2025 Mills Act Valuation

Property Type	Valuation Limit
Single Family Residential (1 dwelling unit)	Valuation less than \$1,665,435
Duplex or Triplex Residential (2 or 3 dwelling units)	Valuation less than \$999,390 per dwelling unit.
Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	No valuation limit.
Non-Residential (Commercial, Industrial, or Institutional)	Valuation less than \$4,310,320
(All Property Types – exceptional properties, culturally significant, or properties at risk of demolition)	No valuation limit – 2 contracts may be awarded.

CONTRACT LIMITS


CHC set the following guidelines for the 2025 application period:

Property Type	Mills Act Contracts per Year
Single Family Residential (1 dwelling unit)	Maximum 12
Duplex or Triplex Residential (2 or 3 dwelling units)	Maximum 3
Multifamily Residential or Mixed Residential/Commercial (4 or more dwelling units)	Maximum 4
Non-Residential (Commercial, Industrial, or Institutional)	Maximum 1
(All Property Types – exceptional properties, culturally significant or properties at risk of demolition)	Maximum 2


Application Process

APPLICATION AND GUIDE

CITY OF LONG BEACH
Community Development Department
Planning Bureau
411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194 | longbeach.gov/lbcd



Mills Act Program Application Guide



Thank you for your interest in the City of Long Beach Mills Act Property Tax Abatement Program (Mills Act Program). This application guide is intended to provide an overview and eligibility requirements of the Mills Act Program. Please read through the entirety of the application guide and required application forms prior to considering your level of interest in the Mills Act Program.

The purpose of the Mills Act Program is to encourage the designation and protection of historic properties. The City of Long Beach Mills Act Program was established in 1993, under the authority of State legislation, known as the "Mills Act," which was enacted in 1972. The Program is a financial incentive through tax abatement for property owners undertaking, or planning to undertake restoration, rehabilitation or maintenance of a designated historic property. Eligibility requirements are established through Federal, State and local (City of Long Beach) jurisdiction, including, but not limited to: [California Government Code Section 50280-50290](#), [California Revenue and Taxation Code, Article 1.9, Sections 439-439.4](#), and the [Secretary of the Interior's Standards for Rehabilitation](#).

Page 1 of 8
Revised 12/2024

Application Guide


Includes program explanation and directions for applying

Available at:
<http://www.longbeach.gov/mills-act/>

Application Package Check-Off List

Mills Act Pre-Application Fee
\$545.00

CITY OF LONG BEACH
Community Development Department
Planning Bureau
411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194 | longbeach.gov/lbcd



Mills Act Application Checklist

Read the Application Guide before completing your application.
Use this Checklist as a cover sheet for the items below.

All applicants shall submit the following with the signed Mills Act Contract Application :

- Mills Act Contract Application
- Detailed Workplan and Schedule
- Photographs
- Site Plan
- Most recent property tax bill
- Grant Deed (owner name must match application form)
- Mills Act Pre-Application Fee

Additional Forms that may be required:

- Priority Consideration Criteria Worksheet
- Certificate of Appropriateness Landmark Designation Application

Condominium buildings must have 100% owner participation to be eligible for consideration. Additional requirements for Condominiums:
The authorized agent(s) of the HOA must submit the following for the building's commonly held spaces:

- HOA Covenants, Conditions & Restrictions (CC&Rs)
- Matrix of Condominium Ownership Information

Applicants must submit all applicable forms along with the Pre-Application Fee by the applicable deadline to be considered for the Mills Act Program

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

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Revised 12/2024

APPLICATION



MILLS ACT APPLICATION

Property Address: Zip Code:
Assessor Parcel Number (APN): Council District No:
Owner(s) of Property:
Owner(s) Mailing Address:
Home Telephone: Work Telephone:
Mobile Telephone: Alternate Telephone:
Owner(s) Email: Alternate Email:

Property Purchase Date: Most Recent Assessed Value:

Property Use:

- Single-Family (1 dwelling unit) Duplex/Triplex (2-3 dwelling units)
 Multi-Family (4 or more dwelling units) Commercial/Industrial/Institutional

List addresses of all other property owned within the City of Long Beach (attach sheet if needed):

Street Address: Zip Code:
Street Address: Zip Code:
Street Address: Zip Code:

Are taxes on all property owned in the City of Long Beach paid current to date?

- Yes No

Are there any orders to comply from City of Long Beach Building and Safety or Code Enforcement on any property owned?

- Yes No

(continued on next page)

Important Information

- Legal Owner Name
- Owner Contact
- Property Type
- Assessor Parcel Number
- Property Assessment Valuation
- Council District
- Designated Landmark

Submit hardcopy of the two-page application form along with a storage device (flash / thumb drive) that contains all other required documentation as a pdf file

HOA CONTROLLED PROPERTIES - CONDOMINIUMS

ALL property owners must consent to the application, also submit:

- One Mills Act Contract Application form for the building's exterior and common spaces, to be completed by the HOA's authorized agent(s)
- Signed application form for each individual condominium unit owner
- Copy of the HOA Covenants, Conditions & Restrictions (CC&Rs)
- Matrix of Condominium Ownership Information Form
- Grant deeds for all units in the building

RECORDED GRANT DEED

DOCUMENT: 20716964 Pages: 3

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Shahmirzad Properties, LLC
1348 Shuman Drive #4
San Jose, CA 95118

REGINA ALCONDEBRAS RDE # 804
SANTA CLARA COUNTY RECORDER 5/28/2018
Recorded at the request of
First American Title Company

A.P.N.: 569-43-052-00 File No.: 4316-3479070 (AW)

GRANT DEED

The Undersigned Grantor(s) Declares(s) DOCUMENTARY TRANSFER TAX \$388.85, CITY TRANSFER TAX \$595.95,
SUNSHINE HOMEPORT FEE \$

computed on the consideration or full value of the subject property, and

unincorporated area of the City of San Jose, and

Noel Galliani
Signature of Grantor(s)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Glenn K. Tuan, a single man
hereby GRANTS to Shahmirzad Properties, LLC, a California limited liability company
the following described property in the City of San Jose, County of Santa Clara, State of California:

PARCEL ONE:
UNIT NO. 4 OF LOT NO. 75 OF "TRACY NO. 4636 CHERRY PLAZA UNIT NO. 2", FILED FOR
RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF
CALIFORNIA ON MARCH 28, 1969 IN BOOK 251 OF MAPS, AT PAGE 6, AS SHOWN ON
EXHIBIT "A" ATTACHED TO THE CONDOMINIUM PLAN DATED AUGUST 1, 1969 AND
RECORDED IN BOOK 8638 OF OFFICIAL RECORDS, PAGE 410, SANTA CLARA COUNTY
RECORDS, AND AS DEFINED IN THE DECLARATION OF RESTRICTIONS (ENABLING
DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP OF CHERRY PLAZA
HOMES) DATED APRIL 9, 1969 AND RECORDED IN BOOK 8501 OF OFFICIAL RECORDS, PAGE
4, SANTA CLARA COUNTY RECORDS, AND THE DECLARATION OF ANNEXATION DATED
AUGUST 1, 1969 AND RECORDED IN BOOK 8638 OF OFFICIAL RECORDS, AT PAGE 412,
SANTA CLARA COUNTY RECORDS.

PARCEL TWO:
AN UNDIVIDED 1/4 INTEREST IN COMMON AREA A OF LOT 75 AS SHOWN ON EXHIBIT "A"
AFORESAID, AND AS DEFINED IN SAID DECLARATION OF RESTRICTION, BEING ALL OF
SUCH LOT 75 AND IMPROVEMENTS THEREOF, EXCEPT FOR THE UNITS.

PARCEL THREE:

Make sure the names match

MILLS ACT APPLICATION SIGNATURE BOX

I am (We are) the present owner(s) of the property described above and hereby apply
for a Historical Property Contract.

_____	_____	_____	_____
Owner Signature	Date	Owner Signature	Date
_____	_____	_____	_____
Print Name		Print Name	

After Recording Return To:

(Space Above This Line For Recording Data)

DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined
in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this
document are also provided in Section 19.

(A) "Security Instrument" means this document which is dated _____,
_____ together with all Riders to this document.

(B) "Borrower" is _____ Borrower
is the trustor under this Security Instrument.

(C) "Lender" is _____ Lender
is a _____ organized and existing under the laws of
_____. Lender's address is _____
_____ Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is _____

(E) "Note" means the promissory note signed by Borrower and dated _____,
_____. The Note states that Borrower owes Lender
_____ dollars (U.S. \$ _____) plus interest.
Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full
not later than _____.

(F) "Property" means the property that is described below under the heading "Transfer of
Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and
late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower.
The following Riders are to be executed by Borrower [check box as applicable]:

<input type="checkbox"/> Adjustable Rate Rider	<input type="checkbox"/> Condominium Rider	<input type="checkbox"/> Second Home Rider
<input type="checkbox"/> Balloon Rider	<input type="checkbox"/> Planned Unit Development Rider	<input type="checkbox"/> Others (specify) _____
<input type="checkbox"/> 1-4 Family Rider	<input type="checkbox"/> Biweekly Payment Rider	

CALIFORNIA—Single Family—Fannie Mae/ Freddie Mac UNIFORM INSTRUMENT Form 3021 1/01 Page 1 of 16 pages

ASSESSOR PARCEL NUMBER

1

Click search "By Address" under Find a Property.

2

Type your address in the box. Follow website instructions on how to correctly enter your address.

3

Select your property from the generated list by clicking "Property Details."

Details will include 10 digit APN/AIN and Most Recent Assessed Value.

Visit:
<http://maps.assessor.lacounty.gov/>

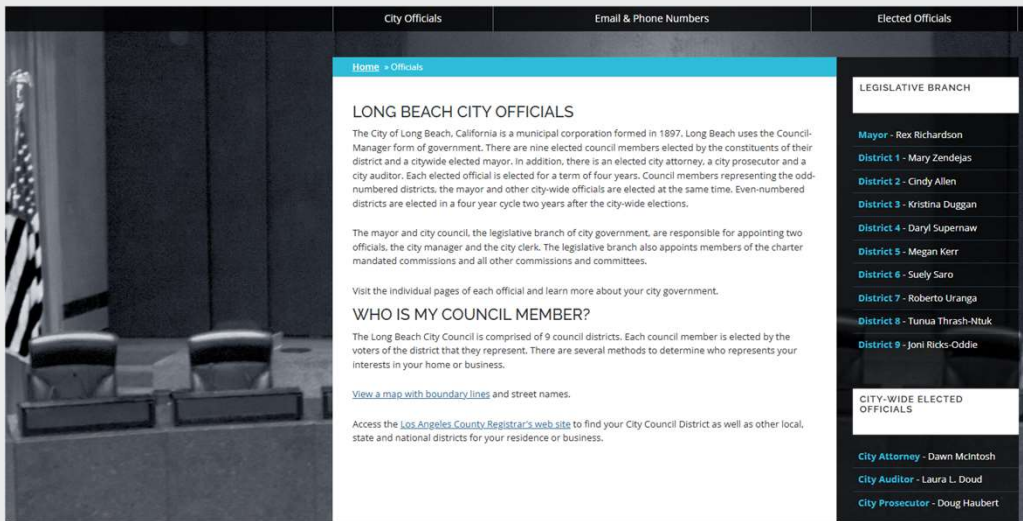
2022 ANNUAL SECURED PROPERTY TAX INFORMATION STATEMENT 2022
 CITIES, COUNTY SCHOOLS AND ALL OTHER TRADING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023
 KEITH KNOX, TREASURER AND TAX COLLECTOR
 FOR ASSISTANCE, CALL (213) 614-2111 OR (800) 842-2111, OR THE WEB AT WWW.LACOUNTYGOV.COM

PROPERTY IDENTIFICATION	ASSESSOR'S ID. NO.	TR. SEC.	OK
ASSessor's ID. No.: 1234 567 890 22 009	1234 567 890	22 000	82
OWNER OF RECORD AS OF JANUARY 1, 2022			
NAME AS BELOW			
WALSHS ADDRESS			
JANE DOE			
1234 WALSH ST.			
LOS ANGELES, CA 90000			

DETAIL OF TAXES DUE FOR	ASSESSOR'S ID. NO.	TR. SEC.	OK
AGENCY	1234 567 890	22 000	82
GENERAL TAX LEVY	1.000000	\$	8,171.94
METRO INSISTENCES	054772	\$	126.28
CITY OF LOS ANGELES	063300	\$	30.33
METRO WATER DIST	048170	\$	175.11
COUNTY COLLEGE	133228	\$	970.30
UNITID SCHOOLS			
DIRECT ASSESSMENTS			
SAFE CLEAN WATER	(811) 271-7287	\$	95.00
CITY OF LOS ANGELES	(213) 847-3823	\$	153.32
TRADING CENTER	(844) 382-2862	\$	120.00
LAKELY PARK DIST	(213) 485-4462	\$	27.87
LA SKYWAY CENTER	(510) 485-2444	\$	21.70
RPSD HEALTH CARE	(818) 265-2600	\$	48.12
LA WEST WOOD	(310) 933-7270	\$	12.65
FLOOD CONTROL	(626) 454-5165	\$	29.73

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION	LOT	POLY. YEAR 22-23	CURRENT ASSESSED VALUE	TAXABLE VALUE	
1234 WALSH ST	LOT 30		626,359	379,125	
LAND IMPROVEMENTS					
ASSESSOR'S REGIONAL OFFICE					
REGIONAL OFFICE					
WEST COUNTY OFFICE					
1234 WALSH ST, LOS ANGELES, CA 90000					
TEL: (213) 614-2111					
ASSESSOR'S REGIONAL OFFICE					
ACCT. NO.: 000 0000 0000 0000 0000 0000 0000 0000 0000 0000					
BELL 2D, 1D					
TOTAL LESS EXEMPTION				\$17,494	
NET TAXABLE VALUE				\$379,125	
1ST	\$5,288.38	2ND	\$5,288.37	1ST	\$10,576.75
2ND				2ND	
PROPERTY IDENTIFICATION				PROPERTY IDENTIFICATION	
ASSESSOR'S ID. NO. 1234 567 890 22 000				ASSESSOR'S ID. NO. 1234 567 890 22 000	
TR. SEC. 82				TR. SEC. 82	
OK				OK	
JANE DOE				JANE DOE	
1234 WALSH ST.				1234 WALSH ST.	
LOS ANGELES, CA 90000				LOS ANGELES, CA 90000	
2ND INSTALLMENT DUE				2ND INSTALLMENT DUE	
\$5,288.37				\$5,288.38	
INDICATE AMOUNT PAID				INDICATE AMOUNT PAID	
MAKE PAYMENT PAYABLE TO:				MAKE PAYMENT PAYABLE TO:	
LOS ANGELES COUNTY TAX COLLECTOR				LOS ANGELES COUNTY TAX COLLECTOR	
P.O. BOX 84818				P.O. BOX 84818	
LOS ANGELES, CA 90054-3818				LOS ANGELES, CA 90054-3818	
1ST				1ST	

COUNCIL DISTRICT



LONG BEACH CITY OFFICIALS

The City of Long Beach, California is a municipal corporation formed in 1897. Long Beach uses the Council-Manager form of government. There are nine elected council members elected by the constituents of their district and a citywide elected mayor. In addition, there is an elected city attorney, a city prosecutor and a city auditor. Each elected official is elected for a term of four years. Council members representing the odd-numbered districts, the mayor and other city-wide officials are elected at the same time. Even-numbered districts are elected in a four year cycle two years after the city-wide elections.

The mayor and city council, the legislative branch of city government, are responsible for appointing two officials, the city manager and the city clerk. The legislative branch also appoints members of the charter mandated commissions and all other commissions and committees.

Visit the individual pages of each official and learn more about your city government.

WHO IS MY COUNCIL MEMBER?

The Long Beach City Council is comprised of 9 council districts. Each council member is elected by the voters of the district that they represent. There are several methods to determine who represents your interests in your home or business.

[View a map with boundary lines](#) and street names.

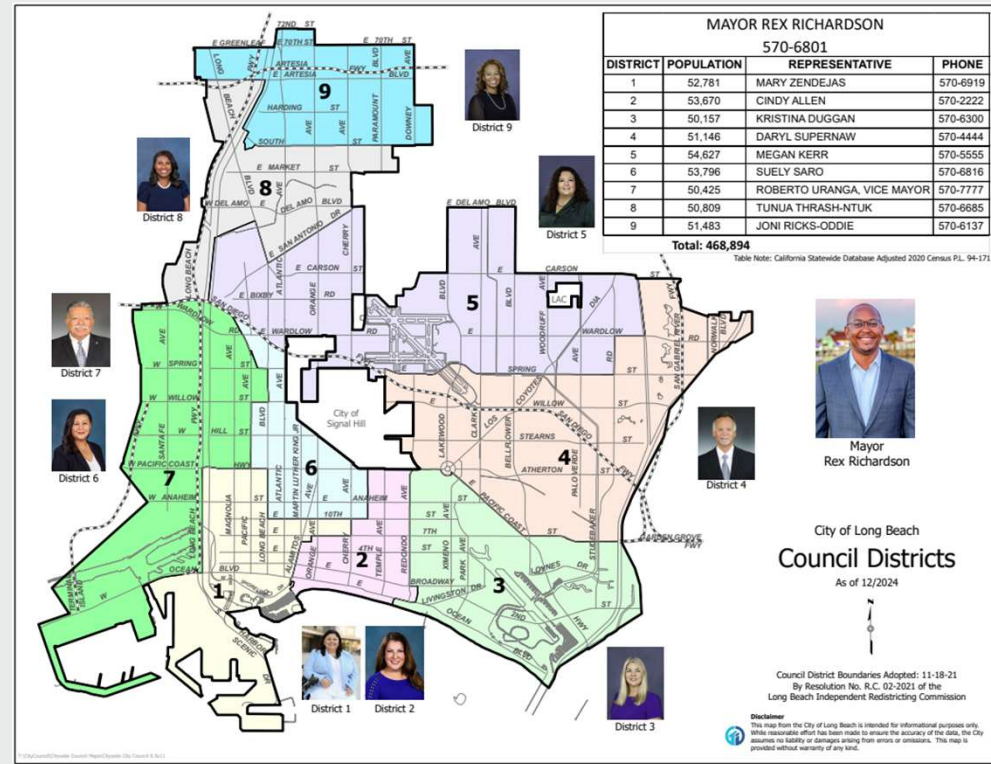
Access the [Los Angeles County Registrar's web site](#) to find your City Council District as well as other local, state and national districts for your residence or business.

LEGISLATIVE BRANCH

- Mayor - Rex Richardson
- District 1 - Mary Zendejas
- District 2 - Cindy Allen
- District 3 - Kristina Duggan
- District 4 - Daryl Supernaw
- District 5 - Megan Kerr
- District 6 - Suely Saro
- District 7 - Roberto Uranga
- District 8 - Tunua Thrash-Ntuk
- District 9 - Joni Ricks-Oddie

CITY-WIDE ELECTED OFFICIALS

- City Attorney - Dawn McIntosh
- City Auditor - Laura L. Doud
- City Prosecutor - Doug Haubert



MAYOR REX RICHARDSON
570-6801

DISTRICT	POPULATION	REPRESENTATIVE	PHONE
1	52,781	MARY ZENDEJAS	570-6919
2	53,670	CINDY ALLEN	570-2222
3	50,157	KRISTINA DUGGAN	570-6300
4	51,146	DARYL SUPERNAW	570-4444
5	54,627	MEGAN KERR	570-5555
6	53,796	SUELY SARO	570-6816
7	50,425	ROBERTO URANGA, VICE MAYOR	570-7777
8	50,809	TUNUA THRASH-NTUK	570-6685
9	51,483	JONI RICKS-ODDIE	570-6137
Total: 468,894			

Table Note: California Statewide Database Adjusted 2020 Census PL 94-171

City of Long Beach Council Districts
As of 12/2024

Council District Boundaries Adopted: 11-18-21
By Resolution No. R.C. 02-2021 of the Long Beach Independent Redistricting Commission

Disclaimer
This map from the City of Long Beach is intended for informational purposes only. While reasonable effort has been made to ensure the accuracy of the data, the City assumes no liability or damages arising from errors or omissions. This map is provided without warranty of any kind.

<https://www.longbeach.gov/officials/>

Boundary Map

ELIGIBILITY

To Qualify for a Mills Act Contract

Property must:

- Must be a:
 - ✓ Historic landmark building
 - ✓ Contributing building in historic district
 - ✓ Become a landmark
- Not be exempt from property taxation
- Not be delinquent in paying property tax
- Meet the valuation limits for property type

LANDMARKS

COMMUNITY DEVELOPMENT

LBCD Home About Us Services Resources & Forms Programs & Projects Maps

Home > Community Development > Planning Bureau > Historic Preservation

HISTORIC PRESERVATION

Historic preservation is important because various styles of architecture from our past tell a story about the cultures and values that serve as the building blocks of our City today. That's why the City Council designates historic landmarks, districts, and objects by city ordinance if they have historical or architectural value and have preserved the integrity of the original exterior and materials.

To serve this purpose, the City has adopted design guidelines for designated buildings to guide rehabilitation and additions in order to retain the building's original design features and ensure compatibility between the old and the new. Known as the Secretary of the Interior's Standards for the Treatment of Historic Properties, these guidelines are used in local communities throughout the country.

In addition, with the help of the community, the City is developing historic district design guidelines that impact how you care for, remodel, or possibly expand your home. We welcome your participation as we strive to protect the character of our historic districts. To date, the Cultural Heritage Commission has adopted design guidelines for 18 historic districts throughout the City.

POSTCARD MAILING

The City of Long Beach Planning Bureau recently mailed out the postcard to all owners of properties located in historic districts or designated historic landmark buildings. The postcard is intended to provide an annual reminder to all owners of the some of the unique requirements required for the continued preservation of historic properties. Many general questions can also be answered in the Historic District Design Guidelines portion of this website. However, if you have more specific questions, please call the Planning Bureau at 562.570.6194 to speak to a historic planner or email our office at historicpreservation@longbeach.gov.

City of Long Beach
Historic District & Historic Landmark Requirements

Search LBCD

HELPFUL QUICK LINKS

- HISTORIC DISTRICT DESIGN GUIDELINES
- HISTORIC DISTRICTS
- HISTORIC LANDMARKS**
- CERTIFICATE OF APPROPRIATENESS
- CULTURAL HERITAGE COMMISSION
- HISTORIC PRESERVATION RESOURCES
- LONG BEACH HISTORY
- MARK THE MAP
- MILLS ACT

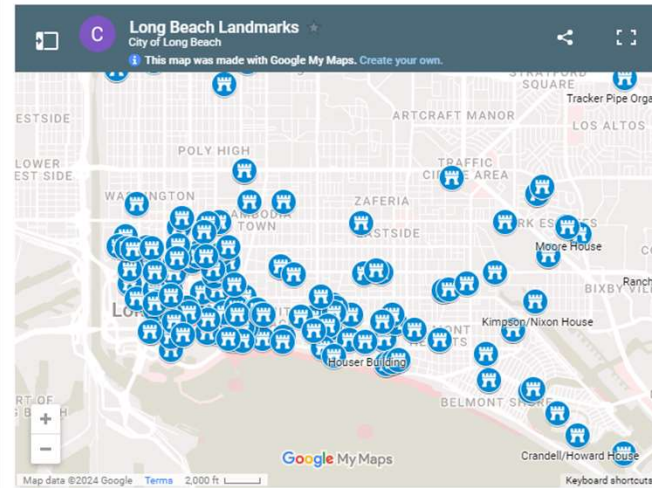
HISTORIC PRESERVATION CONTACT

(562) 570-6194
historicpreservation@longbeach.gov

HISTORIC LANDMARKS

By preserving and celebrating landmarks of the past, we remember the cultures and values that serve as the building blocks of our City today. That's why the City Council designates historic landmarks, districts, and objects by city ordinance if they have historical and/or special architectural value and have preserved the integrity of the original exterior and materials. There are more than 100 historic landmarks in Long Beach – below is a comprehensive list in alphabetical order.

Did you know Long Beach has over 100 historic landmarks? Check out the map below to see where they all are and find out more about their history and architecture.



Search LBCD

HELPFUL QUICK LINKS

- HISTORIC PRESERVATION
- HISTORIC DISTRICT DESIGN GUIDELINES
- HISTORIC DISTRICTS
- HISTORIC LANDMARKS
- CERTIFICATE OF APPROPRIATENESS
- CULTURAL HERITAGE COMMISSION
- HISTORIC PRESERVATION RESOURCES
- LONG BEACH HISTORY
- HISTORIC CONTEXT STATEMENTS

HISTORIC PRESERVATION CONTACT

(562) 570-6194
historicpreservation@longbeach.gov
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
M: 8:00 AM - 4:00 PM
T: 8:00 AM - 4:00 PM
W: 9:00 AM - 4:00 PM

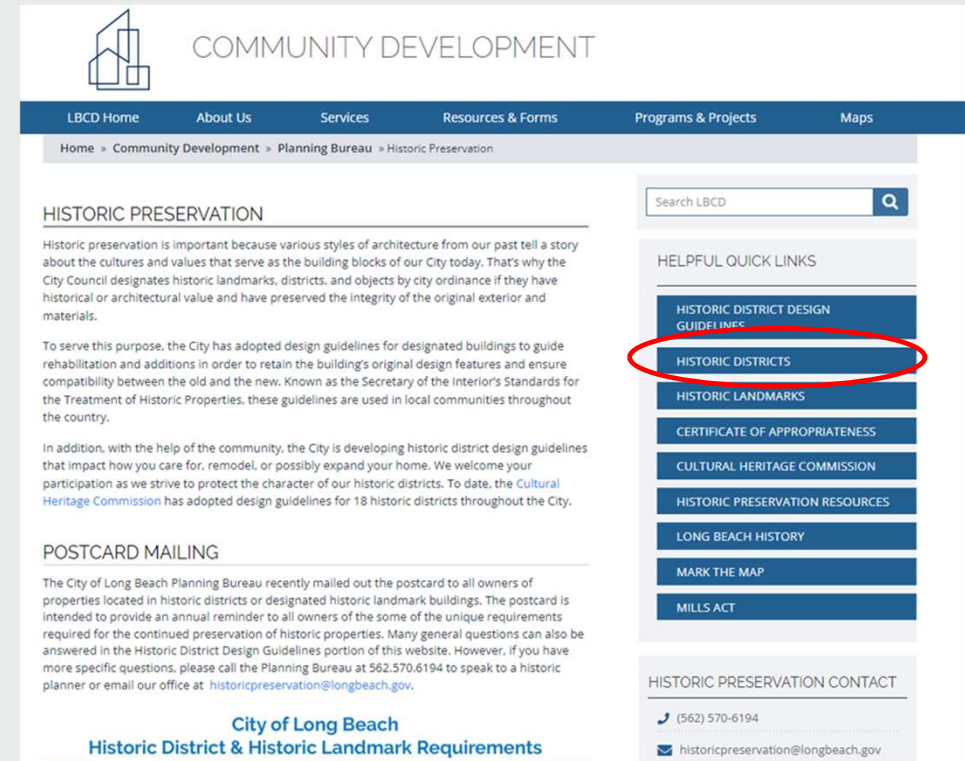
<https://www.longbeach.gov/lbcd/planning/preservation/>

CONTRIBUTING RESOURCE IN HISTORIC DISTRICT

What is a Contributing Resource?

Structures built during period of significance of the historic district

- Period of Significance found in the District Ordinance
- No comprehensive list or formal map
- If unclear – Ask



COMMUNITY DEVELOPMENT

LBCD Home About Us Services Resources & Forms Programs & Projects Maps

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- MARK THE MAP
- MILLS ACT


HISTORIC PRESERVATION CONTACT

(562) 570-6194
historicpreservation@longbeach.gov

LANDMARK REQUEST AND MILLS ACT CONTRACT

Combination Mills Act / Landmark Application

- Properties will be evaluated for both Mills Act and Landmark eligibility. Only properties consistent with both programs will be recommended for contracts.
- The age of a structure does not necessarily guarantee it is eligible as a landmark.
- The fact a home is within a historic district also does not guarantee that it is eligible.
- To be eligible for landmark designation a property must:
 - Be associated with events that have made a significant contribution to the broad patterns of the City's history; or
 - Be associated with the lives of persons significant in the City's past; or
 - Be associated with the distinctive characteristics of a type, period or method of construction, or it represents the work of a Master or it possesses high artistic value.
 - It has yielded, or may be likely to yield, information important in prehistory or history.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>IS</u>
Other Listings Review Code _____	Reviewer _____	Date _____
Page <u>1</u> of <u>2</u>		*Resource Name or #: (Assigned by recorder) <u>Bryson Apartments</u>
*P1. Other Identifier: _____		
*P2. Location: <input type="checkbox"/> Not for Publication <input checked="" type="checkbox"/> Unrestricted *a. County <u>Los Angeles County</u> and (P2b and P2c or P2d. Attach a Location Map as necessary.)		
*b. USGS 7.5' Quad: <u>Hollywood</u> Date: <u>1996</u>		
c. Address: <u>2701 WILSHIRE BLVD</u> City: <u>LOS ANGELES</u> Zip: <u>90057</u>		
d. UTM: (Give more than one for large and/or linear resources) Zone: _____ mE/ _____ mN		
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: _____ APN: 5141010007, 9s Clas Rev Apt		
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) updated		
*P3b. Resource Attributes: (List attributes and codes) <u>HP03</u>		
*P4. Resources Present: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site <input type="checkbox"/> District <input type="checkbox"/> Element of District <input type="checkbox"/> Other (Isolates, etc.)		
*P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)		*P5b. Description of photo: (View, data, accession #) <u>12/12/08</u>
		*P6. Date Constructed/Age and Sources: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Prehistoric <input type="checkbox"/> Both 1914 Assessor
		*P7. Owner and Address: <u>Tanya Sorrell</u> <u>LSA Associates</u> <u>1500 Iowa Ave., Suite 200</u> <u>Riverside, CA 92507</u>
		*P8. Recorded by: <u>LSA Associates</u> <u>1500 Iowa Ave., Suite 200</u> <u>Riverside, CA 92507</u>
		*P9. Date Recorded: <u>12/12/2008</u>
		*P10. Survey Type: (Describe) <u>Intensive</u>
*P11. Report Citation: (Cite survey report and other sources or enter "none.") <u>LSA Associates, Inc. Historic Resources Survey of the Westlake Recovery Redevelopment Area. Prepared for the Community Redevelopment Agency of the City of Los Angeles in collaboration with Chattel Architecture (lead) and PCR Services Corporation, March 2009.</u>		
*Attachments: <input type="checkbox"/> None <input type="checkbox"/> Location Map <input type="checkbox"/> Sketch Map <input checked="" type="checkbox"/> Continuation Sheet <input type="checkbox"/> Building, Structure, and Object Record <input type="checkbox"/> Archeological Record <input type="checkbox"/> District Record <input type="checkbox"/> Linear Feature Record <input type="checkbox"/> Milling Station Record <input type="checkbox"/> Rock Art Record <input type="checkbox"/> Artifact Record <input type="checkbox"/> Photograph Record <input type="checkbox"/> Other (List): _____		
DPR 523A (1/95)		*Required Information


PRIORITY CONSIDERATION

Priority consideration will be given to:

- Unique or important historic structures that are in particularly poor condition and in need of significant restoration
- Potential landmark properties not within designated landmark districts
- Applications that include the use of local (Long Beach) labor or business, or purchase of materials component in the Work Plan

CITY OF
LONG BEACH

Community Development Department
Planning Bureau
411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194 | longbeach.gov/lbcd



Mills Act Priority Consideration Criteria Worksheet

The following Priority Considerations were recommended by the City of Long Beach Cultural Heritage Commission in October 2014 and approved by the City Council in January 2015. Eligible and complete applications with the following characteristics will be given priority consideration for receiving a Mills Act contract.

1. Is your property a unique or important historic structure that is in particularly poor condition and in need of significant restoration, regardless of location?

Yes No

Please describe the significant restoration needed:

2. Applications that include a local (Long Beach) component for labor or materials in the workplan will be given priority. Does your application meet this criteria?

Yes No

Please describe the local resources your project may utilize in your workplan:

3. Potential new landmark properties not within a designated historic district will be given priority. Is your property a potential new landmark not within designated historic district?

Yes No

Please describe how your property may qualify for a potential new landmark:

Page 1 of 2 Revised 01/2025

Preparing the Rehabilitation/Restoration/ Maintenance Plan

**Use the template: Detailed Workplan and
Schedule**

REHABILITATION / RESTORATION PLAN

The Proposed Work Shall:

- Be consistent with the Secretary of the Interior's Standards for Rehabilitation
- Be consistent with the applicable Historic District Ordinance and Design Guidelines
- Extend the life of the historic structure

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Mills Act Restoration & Maintenance Workplan and Schedule

Use this template to develop a detailed workplan and schedule of work to be completed in the first 10 years of the contract. All work must be consistent with the Secretary of Interior's Standards for Rehabilitation. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. All exterior work on historic properties requires prior City approval through a Certificate of Appropriateness. Any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense. Photographs of existing conditions of the building features where work is proposed must be included in application. Proposed work using local vendors for materials and/or labor may receive priority consideration. Please include additional sheets as necessary.

Address:

Year of Completion: Photographs Attached to Application

Description of Building Feature:

Will local Long Beach vendors for materials or labor be used? Yes No

If Yes, Please Describe:

Detailed Description of proposed work:

Page 1 of 3 Revised 12/2024

REHABILITATION/RESTORATION PLAN

Consistency with Secretary of the Interior's Standards - Standards for Rehabilitation

The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, **rehabilitation**, restoration, and reconstruction.

- See Appendix of Application Guide
- <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

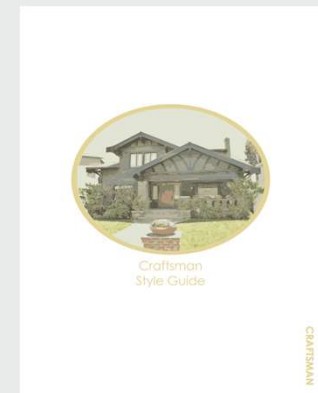
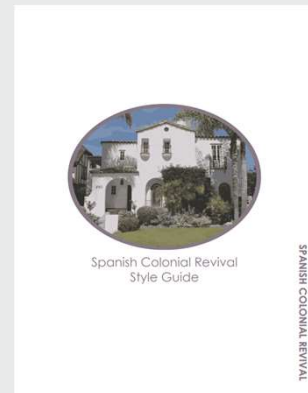
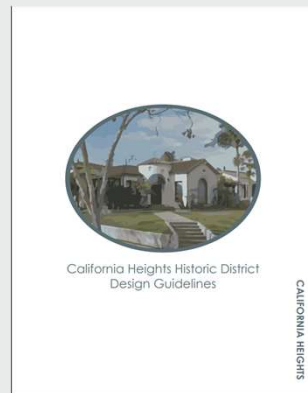


REHABILITATION/RESTORATION PLAN

Consistency with the Historic District Ordinance and Design Guidelines

The guidelines are intended to provide an instructive framework for sensitive changes to historic properties, such as the restoration, remodel, or possible expansion of your property. The guidelines also assist property owners in understanding and appreciating the historic character of the buildings and districts in which they are located.

<https://www.longbeach.gov/lbcd/planning/preservation/districts/guidelines/>



REHABILITATION/RESTORATION PLAN



Priority Restoration Work:

- Visible from the public right-of-way
- Corrects any critical systems or structural deficiencies
- Reverses inappropriate alterations
- Preserves the historic features of the property
- Work Plan is a 10-Year Plan beginning Jan 2026 through 2036

SAMPLE WORK PLAN ITEMS



- **Window Restoration**
- **Window Replacement to original**
- **Wood siding restoration**
- **Electrical upgrades**

- **Plumbing upgrades**
- **Seismic retrofit**
- **Painting**

WORK PLAN ITEMS NOT ELIGIBLE



- Work inconsistent with the Standards
- Additions or remodel work
- Solar Panels
- Pools
- Built in BBQs

- Interior Remodels
- ADU's
- Vinyl Windows
- Adding features not original to building
- Anything that is not restoration or rehabilitation

WORKPLAN

Include information such as:

- Building Dimensions
- Total counts – 8 Windows
- Paint Colors
- Building Colors

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Mills Act Restoration & Maintenance Workplan and Schedule

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Address:

Year of Completion: Photographs Attached to Application

Description of Building Feature:

Will local Long Beach vendors for materials or labor be used? Yes No

If Yes, Please Describe:

Detailed Description of proposed work:

PHOTOGRAPHS / DIGITAL FILES

Digital Files of Photographs

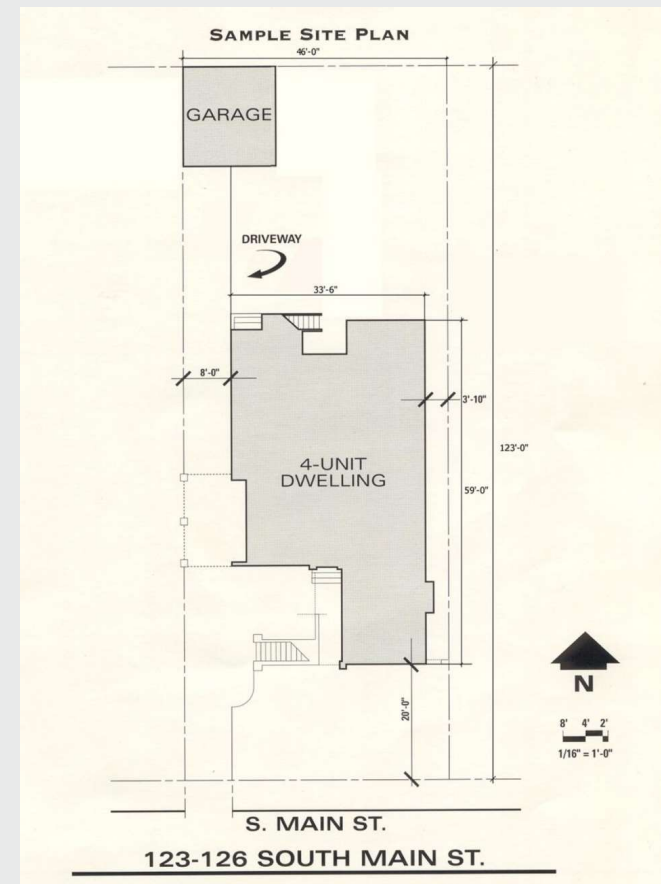
- Building Exteriors
 - Overall view of the property as viewed from the street
 - Overall view of the front, rear, and sides of all buildings
 - Closer view of each exterior historic feature
- Building Interiors (for Multifamily, Mixed-Use, or Non-Residential Properties only)
 - Overall view of each common or publicly accessible interior area (Lobby)
 - Closer view of each interior historic feature in any common or publicly accessible areas



SITE PLAN

Digital Site Plan

- 8 ½ x 11-inch site plan, drawn to scale
- Locations of all buildings on the property
- Abutting street names
- North arrow
- Building and site dimensions



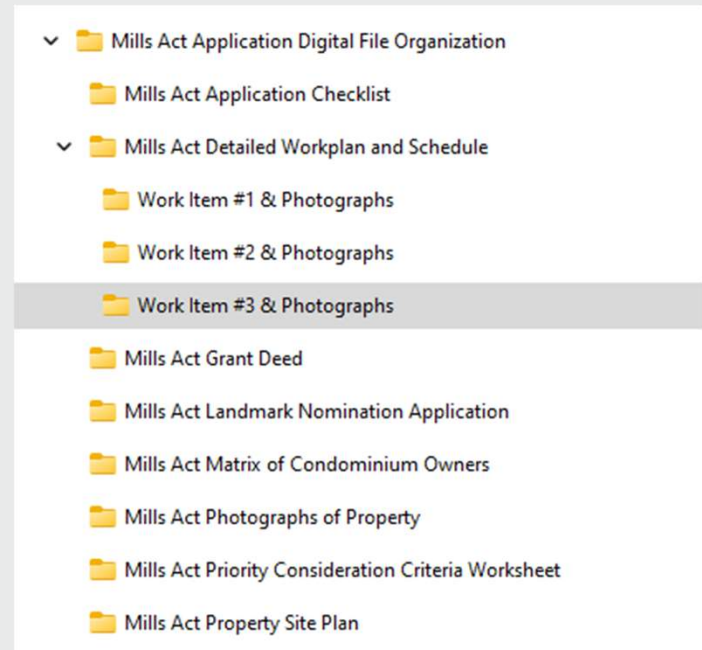
DIGITAL FILE ORGANIZATION

*****Submit Hardcopy of the application form along with a storage device (flash/thumb drive) that contains all other required documentation*****

Organization of Digital File

Please use the example here to organize your digital files.

*****Label your storage device*****



RESEARCH HELP

- **Building Permit Search**
- https://citydocs.longbeach.gov/WebLink/CustomSearch.aspx?SearchName=PermitSearch2021&_gl=1*gv5doq*_ga*MzgwODM3ODcuMTY3OTY5NjMxNA..*_ga_DH0765KYTY*MTcwNzQyMjcxMS4yODcuMS4xNzA3NDIyNzIzLjQ4LjAuMA..
- **Long Beach Public Library Digital Archive -**
<https://lbpl.contentdm.oclc.org/digital/>
 - Long Beach City Directories
 - Long Beach High School Yearbooks
 - Long Beach Photos
- **LBPL History Index**
<http://innopac.lbpl.org:81/search~S3>

The screenshot displays two web pages from the City of Long Beach. The top page is a search interface for building permits, featuring a search bar, a 'Submit' button, and an example address: 333 1/2 W. 5th Street. The bottom page is the 'Long Beach Public Library Digital Archive' history index, which lists three categories: 'Long Beach City Directories', 'Long Beach Photos', and 'Long Beach High School Yearbooks', each with a brief description and a representative image.

RECAP

Filing Deadline - March 14, 2025 by 3 p.m.

Cultural Heritage Commission – May / June 2025

City Council – Summer / Fall 2025

Mills Act Contract Recordation with Los Angeles County Recorder's office – December 2025

Contract Effective Date January 1, 2026

ALL WORK TO START IN 2026

Workplan period is from 2026 to 2036

Work does not qualify if it starts prior to contract starting date

- Applications must be filed in person (do not mail) at the 2nd Floor Permit Center at the Planning counter
- Fee is \$545.00 , check made payable to “City of Long Beach” or credit/ATM card

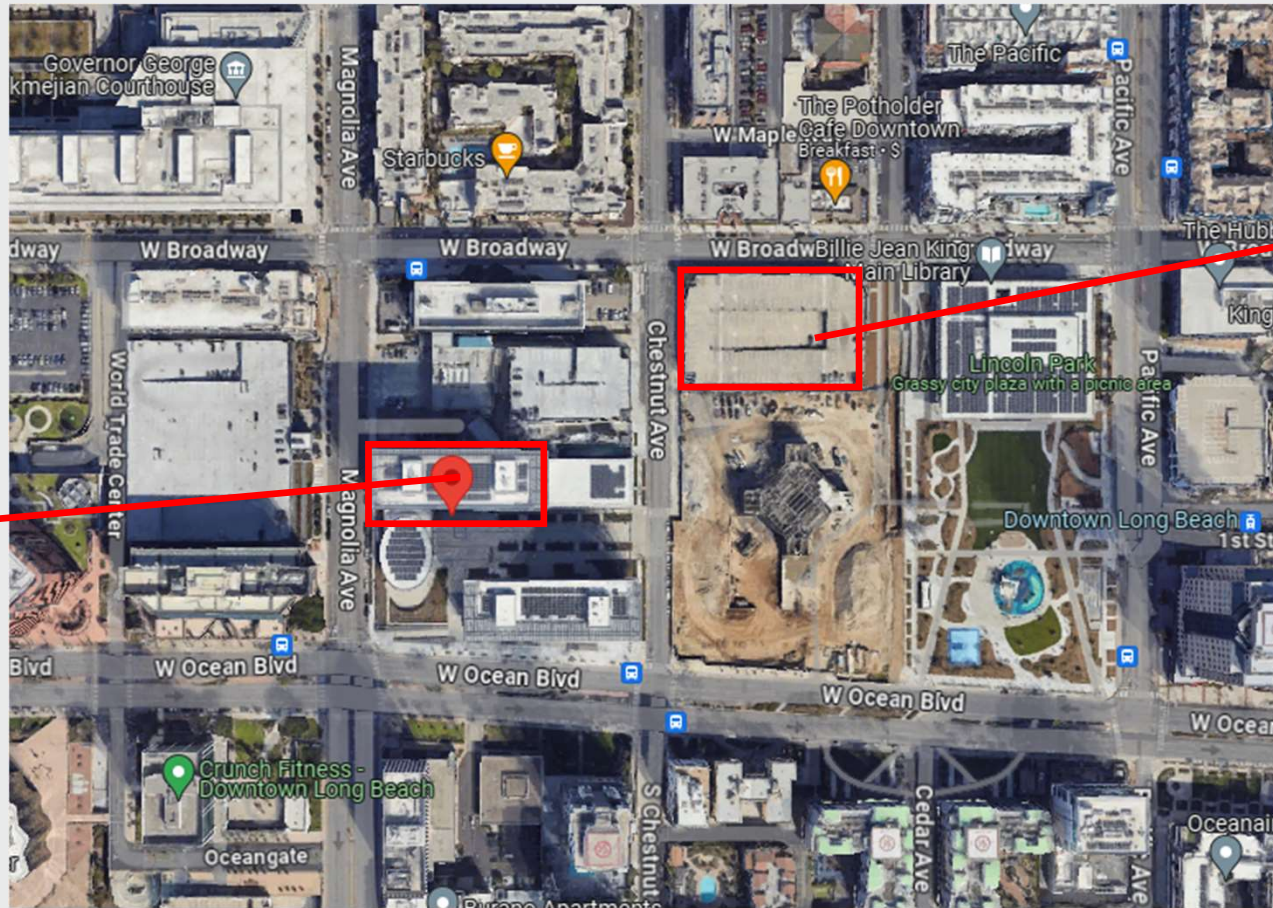
CITY HALL MAP

**Civic Center
Parking Structure**

Enter from Broadway

City Hall

**Parking
Structure**



LOS ANGELES COUNTY ASSESSOR

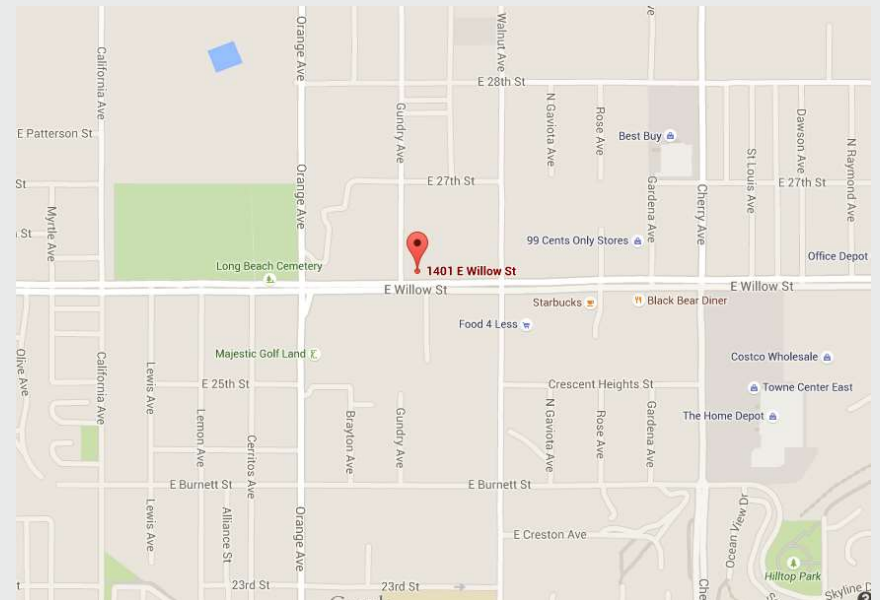
Los Angeles County Assessor

1401 E. Willow St.

Signal Hill, CA 90755

(562) 256-1701

southdistrict@assessor.lacounty.gov





Thank you

Q&A

Gina Casillas, Planner

Community Development Department
Planning Bureau

Contact: (562) 570-6194

MillsAct@longbeach.gov

Helpful Information – Workplan and Location

Do you have questions about the detailed work plan and schedule?

The applications that were recommended to City Council for approval in 2024 can be found by following this link and the instructions below.

<https://longbeach.primegov.com/public/portal#>

1. Choose Cultural Heritage Commission on the left and then chose the meeting date on the right. Find the July 20th meeting.
2. Click HTML Minutes.
3. Once the Minutes open up scroll down to Item #3.
4. Click on View Details.
5. Online Documents include the staff report and all attachments. You want to download the work plans – Attachment C.

The property must be in Long Beach and have values of historical preservation.

Is my property a contributing property located within a designated Historic District, is it a Historic Landmark or Eligible to become a Historic Landmark?

Within a [Historic District](#)

A designated [Historic Landmark](#)

Or Eligible to become a designated Historic Landmark

To be considered for designation for a Historic Landmark, please review the [Landmark Nomination Certificate of Appropriateness application](#) and [Procedures for the Nomination of New Historic Landmark Properties](#)

Helpful Information – Fees – 2025 Planning Fee Schedule

Planning Fee Schedule FY24-25

Fee Name	Base Fee	Fee with Surcharge	Notes
Landmark Recision	\$14,845.00	\$16,181.05	
Mills Act Application	\$2,694.00	\$2,936.46	
Mills Act Inspection - Compliant Property			No fee.
Mills Act Inspection - Noncompliant Property	\$1,076.00	\$1,172.84	Annual fee per property.
Mills Act Pre-Application	\$500.00	\$545.00	
Mills Act/Landmark Combination Request	100% of the largest fee and 50% of other fees.		
Penalty for Unauthorized Work without a CoA	Double the total required CoA fee(s).		
Request for Designation of a Historic District	150% of billed consultant costs paid by City.		
Request for Designation of a Historic Landmark	\$2,500.00	\$2,725.00	
Time Extention for CoA - First Request	\$697.00	\$759.73	
Time Extension for CoA - Each Subsequent Request	\$733.00	\$798.97	

APPLICATION WORKFLOW

