

**ZON-2025-0105**  
**Mills Act Contract**  
**432 West Brookdale Place**

---

City Council

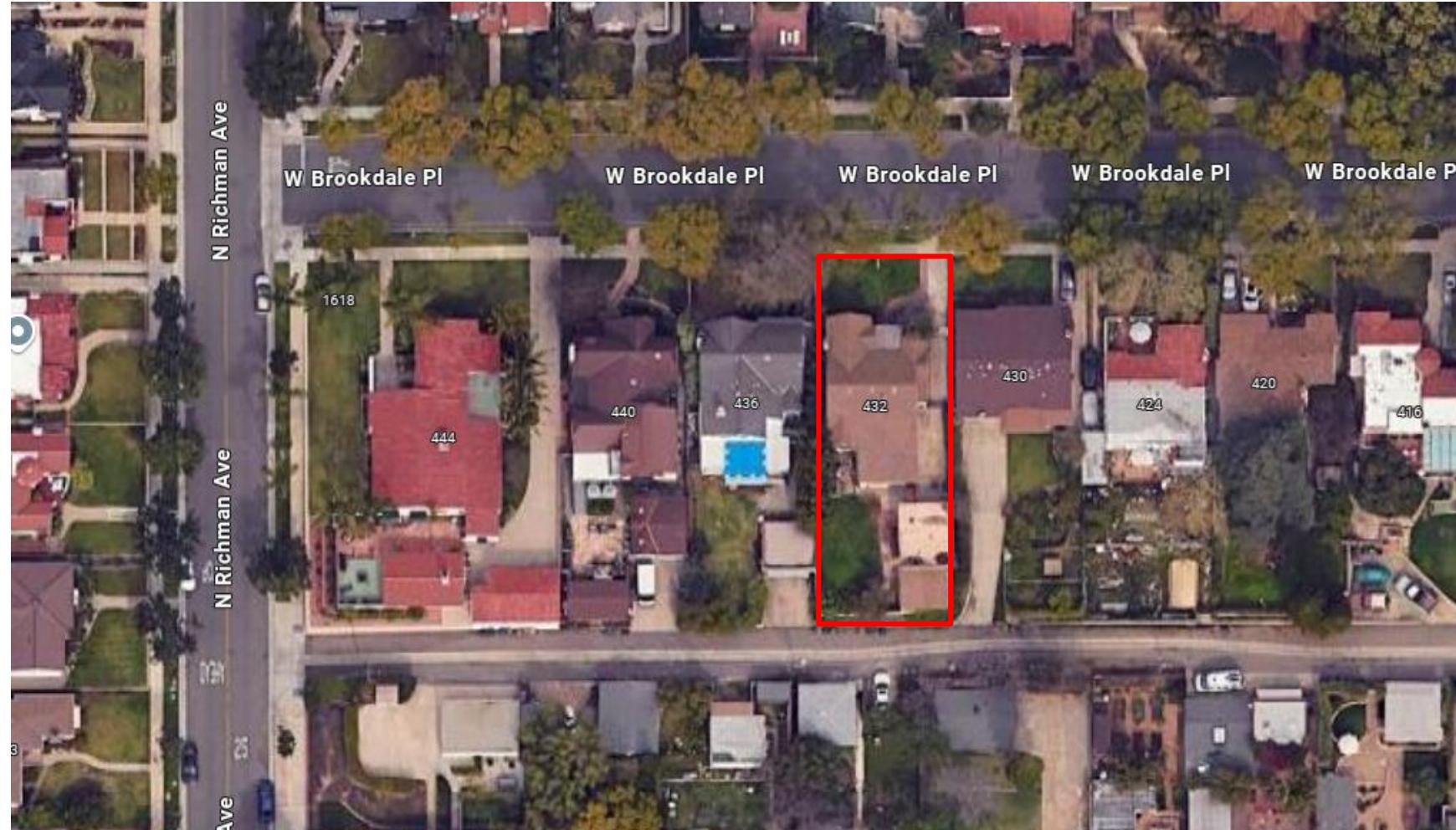
February 3, 2026



# Project Location

**Zone: R-1-7.2P** One-Family  
Residential, Preservation  
(7,200 SF min. lot size)

-- subject property





# Project Description

Consideration of a Mills Act Contract for the preservation, rehabilitation and maintenance of historic property.



# Background

- In April 2020, the City Council adopted a Mills Act Program and associated Mills Act Program Guidelines.
- The Mills Act allows owners of historic properties to voluntarily enter into individual contracts with the City in order to receive a property tax reduction in exchange for the restoration and maintenance of their historic property.



# Background

- Pursuant to the adopted Mills Act Program Guidelines, the City may process no more than ten Mills Act Contracts per calendar year.
- The request is the first application submitted in the 2026 calendar year and is the City's twelfth property requesting a Contract.
- The property falls under a qualified historic designation and meets additional eligibility criteria for consideration for a Mills Act Contract.



# Existing Conditions

- The property was built in 1927 and represents an “English Cottage/Storybook” Style home.
- Key defining features representative of this architectural style include:
  - Rolling, uneven roofline
  - Steep gables
  - Stucco, brick, or stone siding
  - Prominent chimneys
  - Casement windows
  - Low doors and no porches.





# Existing Conditions

- Submitted Rehabilitation/Maintenance Plan outlines proposed improvements to be made within the next ten years:
  - Stucco repair
  - Painting exterior of home
  - Termite rehabilitation
  - Seismic retrofit.
- Pre-approval inspection revealed that while the property qualifies for consideration of a Mills Act Contract, there are missing/obscured architectural features that detract from the historic nature of the home.
- Based on the findings from the pre-contract inspection, Conditions of Approval (COA) have been incorporated into this project. The proposed COAs seek to restore the original, defining characteristics of the property and require that the corrective measures be completed prior to execution of the Historic Preservation Agreement between the City of Fullerton and the owner of the property.



# Mills Act Contract

- Work completed on the property should support the long-term preservation of the building and shall conform with the Secretary of Interior's Standards for Rehabilitation. All work must relate to the exterior or building systems.
- The City requires Mills Act Contract applicants to submit a description of work, timeline and cost estimates for the rehabilitation of the property during the first ten-year term of the contract.
- The Mills Act Contract between the property owner and the City includes the Rehabilitation/Maintenance Plan as an attachment and becomes binding on all future property owners. The proposed Rehabilitation/Maintenance Plan identifies qualifying exterior improvements.

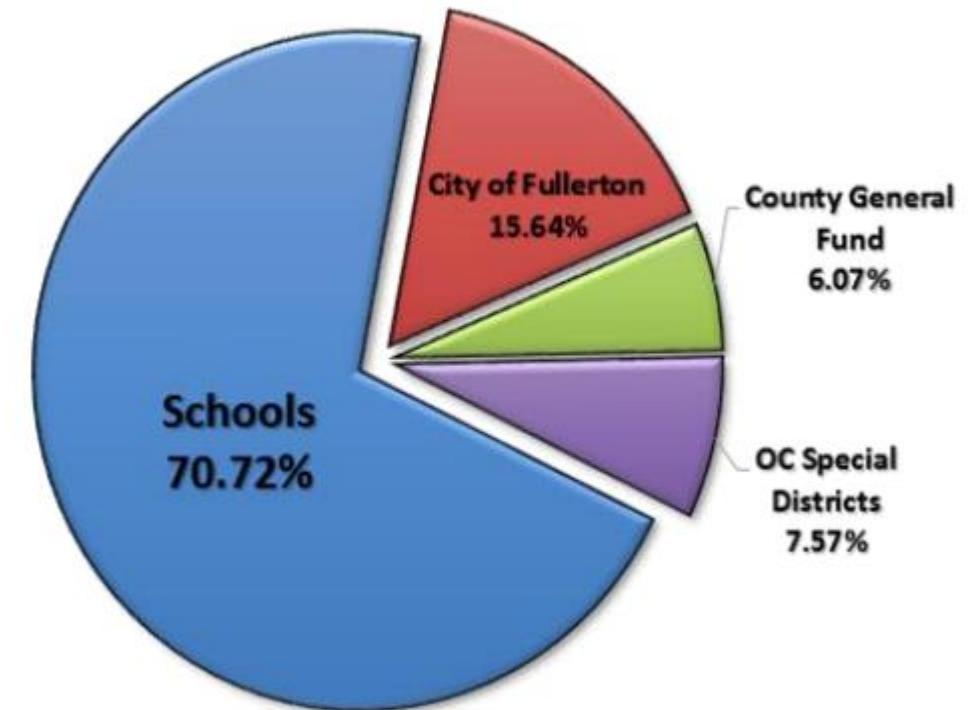


# Property Tax Impacts

- City receives 15.64% of property taxes, with the remaining portion going to County, School Districts and Special Districts.
- Reduction in property tax revenue to the City from a Mills Act Contract is limited to the General Tax Levy portion of the property tax bill.

Fullerton's Share of the Property Tax Estimated from This Property	Before Mills Act (Estimate)	After Mills Act (Estimate)
432 W Brookdale Place	\$ 1,743.13	\$ 517.87

How is the 1% Property Tax Allocated?



Source: O.C. Audit Controller TRA 2018-2019



# Recommended Actions

- Adopt Resolution No. 2026-XX approving a Mills Act Contract between the City and owner of historic property at 432 West Brookdale Place in the form of an Historic Property Preservation Agreement.
- Authorize the Director of Community and Economic Development Department to review subsequent updated schedules of improvements and maintenance items provided by the property owner pursuant to the Historic Property Preservation Agreement (Agreement) prior to the tenth anniversary of the Agreement and every tenth anniversary thereafter.

**ZON-2025-0105**

**Mills Act Contract  
432 West Brookdale Place**

---

**City Council**

**February 3, 2026**