

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A MILLS ACT CONTRACT BETWEEN THE CITY AND THE OWNER OF HISTORIC PROPERTY LOCATED AT 229 NORTH CORNELL AVENUE IN THE FORM OF A HISTORIC PROPERTY PRESERVATION AGREEMENT

ZON-2025-0065

APPLICANTS: KYLE AND SHANA BEYM

WHEREAS, voters passed Proposition 7 in 1976 which became Constitutional Amendment Article XIII, Section 8, commonly known as the Mills Act, to promote historically significant property preservation by offering an economic incentive within the state Revenue and Taxation Code.

WHEREAS, the Mills Act grants local government authority to establish, administer and implement Mills Act historic preservation tax incentive programs with property owners actively restoring and maintaining their historic properties through a Historic Property Preservation Agreement.

WHEREAS, The Fullerton Plan includes a Historic Preservation Chapter (Chapter 3) to preserve, protect, restore and rehabilitate historical resources to reaffirm their continuing value as a resource contributing to the vitality and diversity of the present.

WHEREAS, The Fullerton Plan Short-Term Action Plan Section, Item 4.6 identified a Mills Act program development and implementation to provide financial incentives to restore and preserve historic resources.

WHEREAS, the City Council of the City of Fullerton adopted Resolution No. 2020-38 on April 21, 2020 establishing a Mills Act Program for the City of Fullerton for historic structure preservation, rehabilitation and maintenance subject to compliance with established Fullerton Mills Act Program Guidelines and City Council approval of a Historic Property Preservation Agreement between the historic property owner and the City.

WHEREAS, the property located at 229 North Cornell Avenue was built in 1923 in a Craftsman Bungalow architectural style. It qualifies as a historical property appropriate for Mills Act Contract consideration given its location within a Residential Preservation Zone (R-2P) and it continues to maintain its architectural integrity.

WHEREAS, the property owner applied and paid fees pursuant to Mills Act Program Guidelines. Staff reviewed the application and determined the property meets the Additional Eligibility Criteria established for the Program.

WHEREAS, Mills Act Program Guidelines specify the City may process no more than ten Mills Act Contracts per calendar year and when the total number of Mills Act Contracts

approved reaches 50, City Council shall adopt a resolution reauthorizing the program and specify how many additional Mills Act Contracts it will consider.

WHEREAS, this is the fifth application received in the 2025 calendar year and the tenth property requesting a Contract.

WHEREAS, this action is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15331 (Historical Resource Restoration / Rehabilitation).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON RESOLVES AS FOLLOWS:

1. City Council approves a Mills Act Contract between the owner of historic property located at 229 North Cornell Avenue in the form in the form of an Historic Property Preservation Agreement (Exhibit A).

ADOPTED BY THE FULLERTON CITY COUNCIL ON NOVEMBER 4, 2025.

Fred Jung
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

Attachments:

- Attachment 1 - Historic Property Preservation Agreement