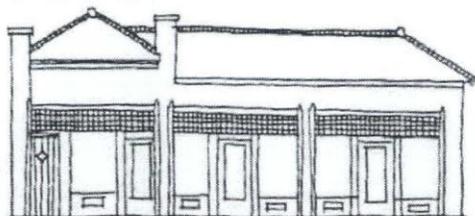




CITY OF DANA POINT HISTORIC RESOURCE PROGRAM



INCENTIVES

The City of Dana Point Historic Resource Program offers a variety of incentives for the maintenance and preservation of the City's historic resources. The following incentives are made available only to properties listed on the City's Historic Resources Register. The City's Historic Resource Application outlines the procedures and criteria for listing your property on the Register.

THE MILLS ACT

The Mills Act Program enables owners of properties listed on the City's Historic Resources Register to receive reduced property taxes by up to 50 percent in exchange for maintaining and preserving their historic property for a minimum of ten years.

The Mills Act was adopted by the California Legislature in 1976. It gives local governments the authority to grant property tax relief to owners of qualified historic properties, including owner-occupied and income-producing properties. In exchange for this relief, property owners must contractually agree to maintain their property in accordance with specific historic preservation standards. The Mills Act is intended to function as an incentive for property owners to preserve and maintain historic

resources. Additional information about this program is provided in the City's Mills Act brochure.

FEE WAIVERS

Any permit fees for minor or major exterior modifications to a designated historic resource shall be waived provided that the work is consistent with the historic criteria under which the property was designated a historic resource. This includes planning application (e.g., design review, site development permit) and building permit fees.

FLEXIBLE DEVELOPMENT STANDARDS

Properties listed in the City's Historic Resource Register may be eligible for reduced parking requirements and more flexible setback standards.

PARKING PROVISIONS

- Residential structures may add additional floor area without providing additional parking if the addition does not exceed more than 50% of the original square footage of the structure and at least two covered parking spaces have been provided on-site.
- Commercial structures with limited off-street parking may be granted a conditional use permit for a reduction

of up to 50% of the required parking when supported by documentation that demonstrates that the use will not adversely affect parking availability to surrounding properties.

- Commercial structures may add up to 15% of the existing floor area, not to exceed 500 square feet, without providing additional parking and without bringing any existing nonconformity into compliance with the current zoning regulations subject to review and approval by the Planning Commission.

SETBACK PROVISIONS

Additions to registered historic buildings may be made along legal nonconforming front, side, and rear yard setbacks up to the line of existing encroachment provided that all setbacks required by the Uniform Building Code are maintained.

STATE HISTORIC BUILDING CODE

The State Historic Building Code (SHBC) provides alternative building regulations for projects involving designated historic properties. The SHBC provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of recognized historic structures. The

City's Historic Resource Program authorizes the Building Official to use the SHBC for properties included on the City's Historic Resources Register.

PRESERVATION EASEMENTS

Façades of buildings included in the City's Historic Resources Register may be acquired by the City or a nonprofit preservation organization in exchange for tax deductions. As a result of the easement dedication, property owners relinquish the right to alter or demolish the building façade. Additionally, the façade must remain visually accessible to the public.

OFFICIAL RECOGNITION AND AWARDS

The Planning Commission, on an annual basis, will recognize those projects involving registered historic properties that have demonstrated a high level of commitment to maintaining or restoring the historic and/or architectural integrity of the resource. Projects will be nominated for recognition by the Community Development Department.

CITY CONTACT INFORMATION

Additional information about the City's Historic Preservation Incentive Program may be obtained from the Community Development Department at (949) 248-3563 or www.danapoint.org.

