

Chapter 20.30

PRESERVATION INCENTIVES

Sections:

- 20.30.010 Preservation Incentives.**
- 20.30.020 Mills Act Program.**
- 20.30.030 Historic Preservation Fund.**

Section 20.30.010 Preservation Incentives.

The City Council may establish preservation incentives to encourage owners to designate, maintain, preserve, rehabilitate, and improve Cultural Resources. Only properties designated as Cultural Resources pursuant to the provisions of Riverside Municipal Code Title 20 shall be eligible to apply for preservation incentives. (Ord. 7108 §1, 2010; Ord. 6778 § 1, 2004; Ord. 6566 §2, 2001; Ord. 6263 §1 (part), 1996)

Section 20.30.020 Mills Act Program.

Pursuant to Government Code section 50280 *et seq.* ("the Mills Act"), the City Council has established, by Resolution 20825 (as amended) a Mills Act Program providing for contractual agreement with an owner of a historic property as designated by the City Council or listed on any official federal, state, or county register for the purpose of preservation, rehabilitation, and maintenance of a designated historic resource. A Mills Act Agreement allows an owner to receive a reduction in property taxes in exchange for the property owner's commitment to specific repair, restoration and/or rehabilitation improvements and satisfactory maintenance of the Historic Property. A Mills Act Agreement is for a minimum period of ten (10) years, renewed annually, unless a notice of non-renewal or cancellation is filed. Mills Act applications are accepted only during the month of June, and must be actually received by the Planning Division no later than the last business day of the month. A Mills Act application will be acted upon by the City Council before the end of the calendar year during which it was submitted. (Ord. 7206 §19, 2013; Ord. 7108 §1, 2010; Ord. 6566 §2, 2001; Ord. 6263 §1 (part), 1996)

Section 20.30.030 Historic Preservation Fund.

- A. A Historic Preservation Fund Program is hereby established to provide funding for the conservation, preservation, restoration, and rehabilitation of Cultural Resources consistent with the purposes of this Chapter.
- B. The Historic Preservation Fund is hereby established to provide funds for Historic Preservation projects within the City of Riverside.
 - 1. The funds shall be used solely for the conservation, preservation, restoration, and rehabilitation of historical resources as provided in this section.
 - 2. The Financial Administrator of the Historic Preservation Fund shall be the Community Development Director, or designee.
 - 3. All monies designated by the City of Riverside for this Program shall be deposited in the Fund, held and administered by the City's Finance Department.

Separate accounts may be established within the Fund according to origin or intended purpose.

4. In addition to any public moneys appropriated expressly for the Fund, the Program Administrator may apply for grants, gifts, donations, or other financial support, from private sources, pursuant to City policies.
- C. The Fund shall be administered by a Historic Preservation Fund Committee.
1. The Committee membership shall consist of five members, serving two-year terms. The Cultural Heritage Board shall designate two of its members to serve as representatives, and the City Council representative shall be appointed by the Mayor's Nominating and Screening Committee ("Council Committee"). The remaining two shall be City residents affiliated with separate Riverside-specific historic preservation organizations and appointed by the Council Committee. Interested persons must submit applications for appointment no later than 30 days before the meeting during which the Council Committee selects the representatives.
 2. The Committee shall undertake all discretionary Program acts not in conflict with this Section and Title. The Committee, with City Council approval by resolution, may designate discretionary Program approval authority.
 3. The Committee shall establish meeting rules, application deadlines, and the frequency of meetings; however, the Committee shall meet at least quarterly and shall consider any submitted grant applications at least semiannually.
 4. The Committee shall develop criteria and a selection process for evaluating applications, including guidelines for matching funds, for City Council review and approval.
 5. The Committee shall review and approve or deny applications for grants in accordance with the set criteria.
 6. A simple majority is needed for Committee action.
 7. If the Committee cannot agree upon an action, the matter shall be forwarded to the Cultural Heritage Board for review and recommendation to the Land Use Committee. Land Use Committee recommendations will be considered by the City Council in making its decision.
 8. Appeals shall follow the procedure in section 20.15.090 (C). City Council actions are final and non-appealable.
 9. No funds shall be made available until the time to appeal has expired, or until any appeals are final.
- D. Grants.

1. Money in the fund shall be available, for grants to public agencies, nonprofit organizations, and private entities to carry out the purposes of this section.
2. No grant shall be made except pursuant to an agreement with the City, and subject to terms and conditions in the grant that ensure that the grant carries out the purposes of this section. Grant agreements shall run with the land, and must be recorded with the County Recorder before any funds may be released.
3. Grants shall be awarded on a competitive basis, except that grants may occasionally be awarded on a noncompetitive basis for emergency purposes only. Provisions for emergency grants will be adopted by the City Council.
4. The Committee may consider and approve applications for grants up to \$25,000, but no more than \$25,000 for any one project, Cultural Resource, or program over any five consecutive years. Applications for grants exceeding those amounts must be considered and approved by the City Council, upon the Committee's recommendation.
5. Matching funds shall make applications more competitive.
6. Excess funds. After completion of a historic preservation project, the grant recipient shall return to the Fund any amount of the grant that exceeds the eligible project costs.

E. Authorized projects.

Grants are available for the following types of projects:

1. Development projects. These are projects that involve the preservation, restoration, or exterior rehabilitation of a historic property.
2. Acquisition of transferrable development rights (TDRs), conservation easements, and façade easements for the purposes of historic preservation.
3. Planning projects. These are projects that identify, document and record historic resources according to applicable local, state and federal standards, and/or contribute to the development of the City's historic context, and/or contribute to the development of a conservation or preservation plan.
4. Interpretive projects. These are projects that create interpretive media to educate the public on Riverside's history and/or cultural resources. For example, landmark plaques and/or historic district signage and other appropriate means of sharing interpretive information.
5. Designation applications. These are projects that prepare designation applications for state and/or national register designation.

- 6. All funds must be spent as represented in the application. Spending funds except as authorized shall be considered fraud or theft, and may be criminally prosecuted.
- F. Cultural Heritage Board staff shall assist the Committee in executing this Program. If the Cultural Heritage Board staff is unavailable or unable to do so, then the Program staff shall be provided by the City department then administering the City's Historic Preservation Program.
- G. The City Council shall have the power to review, modify, approve, disapprove, or otherwise consider all Program and Committee actions or decisions, by appeal or on its own motion. (Ord. 7248 §4, 2014; Ord. 7206 §20, 2013)