

From: [Jon Baer](#)
To: [Public Comment - PC](#)
Subject: Item 1: Changes to Mills Act requirements
Date: Wednesday, June 04, 2025 10:42:30 AM

>

> I would like to attend the meeting on Thursday evening, however I will be on a plane returning to the US and will not be able to do so. The following are the areas I would address if present:

>

> Attachment 4 proposes the City inspect the exterior and interior of Mills Act landmark properties. Mills Act only provides for the City to regulate the exterior of landmark buildings and does not extend that privilege to the City in regards to the building's interior. Therefore, adding the requirement to inspect interiors is a violation of the existing contracts of Mills Act properties and is unwarranted and intrusive.

>

> Secondly, section 14.91.130 is inappropriate. Those who previously signed contracts with the City (years ago) made plans and improvements based upon the terms and conditions in the original contracts. The City does not have the right to now make changes to those existing contracts.

>

> Thirdly, a 10-year review by a historic preservation professional is a violation of the existing contracts for Mills Act properties that have been long-held. Those property owners have conducted restoration of their property and undertaken continued maintenance in accordance with the terms of the contracts that they long ago entered into. Those long-held contracts did not include such a requirement.

>

> Finally, if the City chooses to institute changes going forward, then new property owners are alerted before entering their contracts. However, the long-held contracts should not be changed in any way.

>

> Jon and Lois Baer, Owners of the City of Los Altos Landmark #1

>

>

> Sent from my iPhone