

File No. 161098

Committee Item No. 7

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date November 3, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Case Report - 10/05/2015
- HPC Reso No. 792
- DRAFT Rehabilitation and Maintenance Plan
- DRAFT ASR Mills Act Valuation
- Mills Act Application
- Referral CEQA 10/25/2016
- Referral FYI 10/25/2016
- _____
- _____
- _____
- _____

Completed by: Erica Major

Date October 28, 2016

Completed by: _____

Date _____

1 [Mills Act Historical Property Contract - 1036 Vallejo Street]

2

3 **Resolution approving a Mills Act historical property contract between Kian Beyzavi and**
4 **Hamid Amiri, the owners of 1036 Vallejo Street, and the City and County of San**
5 **Francisco, under Administrative Code, Chapter 71; authorizing the Planning Director**
6 **and the Assessor-Recorder to execute the historical property contract.**

7

8 WHEREAS, The California Mills Act (Government Code, Section 50280 et seq.)
9 authorizes local governments to enter into a contract with the owners of a qualified historical
10 property who agree to rehabilitate, restore, preserve, and maintain the property in return for
11 property tax reductions under the California Revenue and Taxation Code; and

12 WHEREAS, The Planning Department has determined that the actions contemplated in
13 this Resolution comply with the California Environmental Quality Act (California Public
14 Resources Code, Sections 21000 et seq.); and

15 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
16 File No. 161098, is incorporated herein by reference, and the Board herein affirms it; and

17 WHEREAS, San Francisco contains many historic buildings that add to its character
18 and international reputation and that have not been adequately maintained, may be
19 structurally deficient, or may need rehabilitation, and the costs of properly rehabilitating,
20 restoring, and preserving these historic buildings may be prohibitive for property owners; and

21 WHEREAS, Administrative Code, Chapter 71 was adopted to implement the provisions
22 of the Mills Act and to preserve these historic buildings; and

23 WHEREAS, 1036 Vallejo Street is a contributor to the Russian Hill-Vallejo Crest
24 National Register of Historic Places District and thus qualifies as an historical property as
25 defined in Administrative Code, Section 71.2; and

1 WHEREAS, A Mills Act application for an historical property contract has been
2 submitted by Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, detailing
3 completed rehabilitation work and proposing a maintenance plan for the property; and

4 WHEREAS, As required by Administrative Code, Section 71.4(a), the application for
5 the historical property contract for 1036 Vallejo Street was reviewed by the Assessor's Office
6 and the Historic Preservation Commission; and

7 WHEREAS, The Assessor-Recorder has reviewed the historical property contract and
8 has provided the Board of Supervisors with an estimate of the property tax calculations and
9 the difference in property tax assessments under the different valuation methods permitted by
10 the Mills Act in its report transmitted to the Board of Supervisors on October 12, 2016, which
11 report is on file with the Clerk of the Board of Supervisors in File No. 161098 and is hereby
12 declared to be a part of this Resolution as if set forth fully herein; and

13 WHEREAS, The Historic Preservation Commission recommended approval of the
14 historical property contract in its Resolution No. 792, including approval of the Rehabilitation
15 Program and Maintenance Plan, attached to said Resolution, which is on file with the Clerk of
16 the Board of Supervisors in File No. 161098 and is hereby declared to be a part of this
17 resolution as if set forth fully herein; and

18 WHEREAS, The draft historical property contract between Kian Beyzavi and Hamid
19 Amiri, the owners of 1036 Vallejo Street, and the City and County of San Francisco is on file
20 with the Clerk of the Board of Supervisors in File No. 161098 and is hereby declared to be a
21 part of this resolution as if set forth fully herein; and

22 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
23 Administrative Code, Section 71.4(d) to review the Historic Preservation Commission's
24 recommendation and the information provided by the Assessor's Office in order to determine
25 whether the City should execute the historical property contract for 1036 Vallejo Street; and

1 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
2 owner of 1036 Vallejo Street with the cost to the City of providing the property tax reductions
3 authorized by the Mills Act, as well as the historical value of 1036 Vallejo Street and the
4 resultant property tax reductions; now, therefore, be it

5 RESOLVED, That the Board of Supervisors hereby approves the historical property
6 contract between Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, and the
7 City and County of San Francisco; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
9 Director and the Assessor-Recorder to execute the historical property contract.

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FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
 (S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information <i>(Please print clearly.)</i>	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors
Contractor Information <i>(Please print clearly.)</i>	
Name of contractor: Kiandokht Beyzavi and Hamid Amiri	
<i>Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.</i>	
Contractor address: 1036 Vallejo Street, San Francisco, CA 94133	
Date that contract was approved: <i>(By the SF Board of Supervisors)</i>	Amount of contracts: \$6,641 (estimated property tax savings)
Describe the nature of the contract that was approved: Mills Act Historical Property Contract	
Comments:	

This contract was approved by (check applicable):

the City elective officer(s) identified on this form

a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
Print Name of Board

the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

Filer Information <i>(Please print clearly.)</i>	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

 Signature of City Elective Officer (if submitted by City elective officer)

 Date Signed

 Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

 Date Signed

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 25, 2016

File No. 161098

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Gibson:

On October 18, 2016, Supervisor Peskin introduced the following legislation:

File No. 161098

Resolution approving a Mills Act historical property contract between Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; authorizing the Planning Director and the Assessor-Recorder to execute the historical property contract.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Board of Supervisors

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

A handwritten signature in cursive script, appearing to read "Jeanie Poling 10/28/16".



SAN FRANCISCO PLANNING DEPARTMENT

October 11, 2016

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Re: Transmittal of Planning Department Case Number: 2016-006181MLS
Mills Act Historical Property Contract Application for the following address:
1036 Vallejo Street (contributor to Russian Hill-Vallejo Street Crest National
Register Historic District)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 5, 2015 the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Mills Act Historical Property Contract for the property located at 1036 Vallejo Street, a contributing building to Russian Hill-Vallejo Street Crest National Register Historic District. At the October 5, 2015 hearing, the Commission voted to recommend approval of the attached draft Mills Act Historical Property Contract, rehabilitation and maintenance plans (hereinafter "Contract").

The Contract involves rehabilitation and maintenance plans that outline rehabilitation work and annual and long-term maintenance work to be performed. Please refer to the attached exhibits for specific work to be completed. The Contract will help the Project Sponsor mitigate these expenditures and will enable the Project Sponsor to maintain the property in excellent condition in the future.

The Planning Department will administer an inspection program to monitor the provisions of the Contract. This program will involve a yearly affidavit issued by the property owner verifying compliance with the approved maintenance and rehabilitation plans as well as a cyclical 5-year site inspection.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,


Aaron D Starr
Manager of Legislative Affairs

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 OCT 12 PM 2:45

**Transmittal Materials CASE NO. 2016-006181MLS
Mills Act Historical Property Contract**

Attachments:

Historic Preservation Commission Resolution No. 792
Mills Act Contract Case Report, dated October 5, 2016
Draft Mills Act Historical Property Contract
Exhibits A & B: Draft Rehabilitation & Maintenance Plans
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

CC:

Alisa Somera, Assistant Clerk
Derek Evans, Assistant Clerk
John Carroll, Legislative Clerk
Lee Hepner, Aide to Supervisor Peskin
Andrea Ruiz-Esquide, Deputy City Attorney



SAN FRANCISCO PLANNING DEPARTMENT

Mills Act Contracts Case Report

Hearing Date: October 5, 2015

- a. *Filing Date:* May 1, 2015
Case No.: 2016-006192MLS
Project Address: 101-105 Steiner
Landmark District: Duboce Park Landmark District
Zoning: RTO (Residential Transit Oriented District)
40-X Height and Bulk District
Block/Lot: 0866/009
Applicant: Jason Monberg & Karli Sager
56 Potomac Street
San Francisco, CA 94117
- b. *Filing Date:* May 1, 2015
Case No.: 2016-006185MLS
Project Address: 361 Oak Street
Landmark District: Individually listed in the California Register of Historical Resources
Zoning: RTO (Residential Transit Oriented District)
40-X Height and Bulk District
Block/Lot: 0839/023
Applicant: Christopher J. Ludwig and Liesl Ludwig
361 Oak Street
San Francisco, CA 94102
- c. *Filing Date:* May 1, 2015
Case No.: 2016-006181MLS
Project Address: 1036 Vallejo Street
Landmark District: Russian Hill-Vallejo Street Crest National Register Historic District
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 0127/007
Applicant: Kian Beyzavi & Hamid Amiri
227 14th Ave
San Francisco, CA 94118
- d. *Filing Date:* May 1, 2015
Case No.: 2016-006229MLS
Project Address: 1338 Filbert Street
Landmark District: San Francisco Landmark No 232, 1338 Filbert Cottages
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 0524/031, 0524/032, 0524/033, 0524/034

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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Information:
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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 792 HEARING DATE OCTOBER 5, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Dates: May 1, 2015
Case No.: 2016-006181MLS
Project Address: 1036 Vallejo Street
Landmark District: Russian Hill-Vallejo Crest National Register of Historic Place District
Zoning: RH-2 (Residential – House, Two Family)
40-X Height and Bulk District
Block/Lot: 0127/007
Applicant: Kian Beyzavi & Hamid Amiri
227 14th Ave
San Francisco, CA 94118
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1036 VALLEJO STREET:

WHEREAS, The Mills Act, California Government Code Sections 50280 *et seq.* (“the Mills Act”) authorizes local governments to enter into contracts with owners of private historical property who assure the rehabilitation, restoration, preservation and maintenance of a qualified historical property; and

WHEREAS, In accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code, the City and County of San Francisco may provide certain property tax reductions, such as those provided for in the Mills Act; and

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement Mills Act locally; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 *et seq.*) under section 15331; and

WHEREAS, The existing building located at 1036 Vallejo Street is a contributor to the Russian Hill-Vallejo Crest National Register of Historic Places District and thus qualifies as a historic property; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1036 Vallejo Street, which are located in Case Docket No. 2016-006181MLS. The Planning Department recommends approval of the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan; and

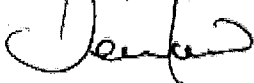
WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 1036 Vallejo Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, At a duly noticed public hearing held on October 5, 2016, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1036 Vallejo Street, which are located in Case Docket No. 2016-006181MLS.

THEREFORE BE IT RESOLVED That the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan for the historic building located at 1036 Vallejo Street, attached herein as Exhibits A and B, fully incorporated by this reference.

BE IT FURTHER RESOLVED That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution, the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 1036 Vallejo Street, and other pertinent materials in the case file 2016-006181MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 5, 2016.



Jonas P. Ionin
Commissions Secretary

AYES: K. Hasz, A. Hyland, E. Johnck, R. Johns, D. Matsuda, J. Pearlman, A. Wolfram

NOES: None

ABSENT: None

ADOPTED: October 5, 2016

Applicant: Dominique Lahaussais & David N. Low
30 Blackstone Court
San Francisco, CA 94123

PROPERTY DESCRIPTIONS

- a. **101-105 Steiner Street:** The subject property is located on the west side of Steiner Street between Hermann and Waller streets; the south elevation abuts Duboce Park. Assessor's Block 0866, Lot 009. The subject property is within a RTO (Residential Transit Oriented District) Zoning District and a 40-X Height and Bulk District. The property is a contributor to the Duboce Park Landmark District. It is a three-story plus basement, wood frame, multiple family building designed in the Edwardian style and constructed in 1903.
- b. **361 Oak Street:** The subject property is located on the south side of Oak Street between Laguna and Octavia streets. Assessor's Block 0839, Lot 023. The subject property is located within a RTO (Residential Transit Oriented District) and a 40-X Height and Bulk District. The property is individually listed on the California Register of Historical Resources, located in the Hayes Valley Residential Historic District. It is a two-story, wood frame, single-family dwelling designed in the Italianate style and built in 1885.
- c. **1036 Vallejo Street:** The subject property is located on the north side of Vallejo Street between Jones and Taylor streets. Assessor's Block 0127, Lot 007. The subject property is located within a RH-2 (Residential – House, Two Family) and a 40-X Height and Bulk District. The property is a contributor to the Russian Hill-Vallejo Street Crest National Register of Historic Places District. It is a two and half-story, wood frame, single-family dwelling designed in the Shingle style and built in 1906.
- d. **1338 Filbert Street:** The subject property is located on the north side of Filbert Street between Polk and Larkin streets. Assessor's Block 0524/031, 0524/032, 0524/033, 0524/034. The subject property is located within a RH-2 (Residential – House, Two Family) and a 40-X Height and Bulk District. The property is San Francisco Landmark No. 232, 1338 Filbert Cottages. It consists of four, two-story, wood frame, single family dwellings designed in a vernacular post-earthquake period style with craftsman references and built in 1907 with a 1943 addition.

PROJECT DESCRIPTION

This project is a Mills Act Historical Property Contract application.

MILLS ACT REVIEW PROCESS

Once a Mills Act application is received, the matter is referred to the Historic Preservation Commission (HPC) for review. The HPC shall conduct a public hearing on the Mills Act application, historical property contract, and proposed rehabilitation and maintenance plan, and make a recommendation for approval or disapproval to the Board of Supervisors.

The Board of Supervisors will hold a public hearing to review and approve or disapprove the Mills Act application and contract. The Board of Supervisors shall conduct a public hearing to review the Historic Preservation Commission recommendation, information provided by the Assessor's Office, and any other information the Board requires in order to determine whether the City should execute a historical property contract for the subject property.

The Board of Supervisors shall have full discretion to determine whether it is in the public interest to enter into a Mills Act contract and may approve, disapprove, or modify and approve the terms of the contract. Upon approval, the Board of Supervisors shall authorize the Director of Planning and the Assessor-Recorder's Office to execute the historical property contract.

MILLS ACT REVIEW PROCEDURES

The Historic Preservation Commission is requested to review and make recommendations on the following:

- The draft Mills Act Historical Property Contract between the property owner and the City and County of San Francisco.
- The proposed rehabilitation and maintenance plan.

The Historic Preservation Commission may also comment in making a determination as to whether the public benefit gained through restoration, continued maintenance and preservation of the property is sufficient to outweigh the subsequent loss of property taxes to the City.

APPLICABLE PRESERVATION STANDARDS

Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement the California Mills Act, California Government Code Sections 50280 *et seq.* The Mills Act authorizes local governments to enter into contracts with private property owners who will rehabilitate, restore, preserve, and maintain a "qualified historical property." In return, the property owner enjoys a reduction in property taxes for a given period. The property tax reductions must be made in accordance with Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

TERM

Mills Act contracts must be made for a minimum term of ten years. The ten-year period is automatically renewed by one year annually to create a rolling ten-year term. One year is added automatically to the initial term of the contract on the anniversary date of the contract, unless notice of nonrenewal is given or the contract is terminated. If the City issues a notice of nonrenewal, then one year will no longer be added to the term of the contract on its anniversary date and the contract will only remain in effect for the remainder of its term. The City must monitor the provisions of the contract until its expiration and may terminate the Mills Act contract at any time if it determines that the owner is not complying with the terms of the contract or the legislation. Termination due to default immediately ends the contract term. Mills Act contracts remain in force when a property is sold.

ELIGIBILITY

San Francisco Administrative Code Chapter 71, Section 71.2, defines a "qualified historic property" as one that is not exempt from property taxation and that is one of the following:

- (a) Individually listed in the National Register of Historic Places;
- (b) Listed as a contributor to an historic district included on the National Register of Historic Places;
- (c) Designated as a City landmark pursuant to San Francisco Planning Code Article 10;
- (d) Designated as contributory to a landmark district designated pursuant to San Francisco Planning Code Article 10; or
- (e) Designated as significant (Categories I or II) or contributory (Categories III or IV) to a conservation district designated pursuant to San Francisco Planning Code Article 11.

All properties that are eligible under the criteria listed above must also meet a tax assessment value to be eligible for a Mills Act Contract. The tax assessment limits are listed below:

Residential Buildings

Eligibility is limited to a property tax assessment value of not more than \$3,000,000.

Commercial, Industrial or Mixed Use Buildings

Eligibility is limited to a property tax assessment value of not more than \$5,000,000.

Properties may be exempt from the tax assessment values if it meets any one of the following criteria:

- The qualified historic property is an exceptional example of architectural style or represents a work of a master architect or is associated with the lives of persons important to local or national history; or
- Granting the exemption will assist in the preservation and rehabilitation of a historic structure (including unusual and/or excessive maintenance requirements) that would otherwise be in danger of demolition, deterioration, or abandonment;

Properties applying for a valuation exemption must provide evidence that it meets the exemption criteria, including a historic structure report to substantiate the exceptional circumstances for granting the exemption. The Historic Preservation Commission shall make specific findings in determining whether to recommend to the Board of Supervisors that the valuation exemption should be approved. Final approval of this exemption is under the purview of the Board of Supervisors.

PUBLIC/NEIGHBORHOOD INPUT

The Department has not received any public comment regarding the Mills Act Historical Property Contract.

STAFF ANALYSIS

The Department received six Mills Act applications by the May 1, 2015 filing date. One application, 166 Geary (Block/Lot: 0127/007), was incomplete. 53-57 Potomac Street (0865/009) did not receive a first year

reduction and the application was withdrawn by the Project Sponsor. The Project Sponsors, Planning Department Staff, and the Office of the City Attorney have negotiated the remaining five attached draft historical property contracts, which include a draft rehabilitation and maintenance plan for the historic building. Department Staff believes the draft historical property contracts and plans are adequate.

- a. **101-105 Steiner Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports) and did not require a Historic Structure Report. The subject property qualifies for an exemption as a contributor to the Duboce Park Historic District under Article 10 of the Planning Code.

The applicant has already completed a partial foundation improvement to the enclosed porch at the rear of the building. The proposed Rehabilitation Plan includes repair and in-kind replacement of double-hung, wood sash windows; roof repair and replacement; seismic upgrade; replacement of non-original siding with compatible wood siding on enclosed rear porch; siding repair; and painting.

The proposed Maintenance Plan includes annual inspection of the roof and drainage systems; attic; exterior wood siding; windows; porch; basement and foundation with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- b. **361 Oak Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports) and did not require a Historic Structure Report. The subject property qualifies for an exemption as an individually listed property on the California Register of Historic Resources, located in Hayes Valley Residential Historic District.

The proposed Rehabilitation Plan includes consultation with a structural engineer on possible need for seismic upgrade; new compatible wood windows; new roof; and painting.

The proposed Maintenance Plan includes annual inspection siding, windows, and gutters; and inspection of the roof and cast iron fencing every five years with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- c. **1036 Vallejo Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports) and did not require a Historic Structure Report. The subject property qualifies for an exemption as a contributor to the Russian Hill-Vallejo Crest National Register Historic District.

The proposed Rehabilitation Plan includes repair and in-kind replacement of multi-pane, double-hung, wood sash windows; seismic upgrade; in-kind repair to wood trim and shingles; roof and gutter repair; and in-kind repair to front stairs.

The proposed Maintenance Plan includes annual inspection of the windows, wood siding and shingles, and gutters; as well as inspection of the roof every five years with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

- d. **1338 Filbert Street:** As detailed in the Mills Act application, the applicant proposes to rehabilitate and maintain the historic property. Staff determined that the proposed work, detailed in the attachments, is consistent with the Secretary of Interior's Standards for Rehabilitation, Preservation and Restoration.

The subject property is currently valued by the Assessor's Office as over \$3,000,000 (all four parcels; see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is designated San Francisco Landmark No. 232, 1338 Filbert Cottages. A Historic Structure Report was required in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations.

The applicant has already completed a substantial rehabilitation work to the property, including historic resource protection during construction; seismic upgrade; in-kind roof replacement; and in-kind gutter replacement. The proposed Rehabilitation Plan includes retention and in-kind replacement of siding; structural reframing; retention and in-kind replacement of doors and windows; exterior painting; and restoration of the garden.

The proposed Maintenance Plan includes annual inspection of the garden, downspouts, gutters and drainage; inspection of doors and windows, millwork every two years; inspection of wood siding and trim every three years; selected repainting every four years; and inspection of the roof every five years with in-kind repair of any deteriorated elements as necessary. Any needed repairs will be made in kind and will avoid altering, removing or obscuring character-defining features of the building.

No changes to the use of the property are proposed. Please refer to the attached Rehabilitation and Maintenance Plan for a full description of the proposed work. The attached draft historical property contract will help the applicant mitigate these expenditures and will induce the applicant to maintain the property in excellent condition in the future.

PLANNING DEPARTMENT RECOMMENDATION

Based on information received from the Assessor-Recorder, 101-105 Steiner Street will receive an estimated 44.5% first year reduction; 361 Oak Street will receive an estimated 55.0% first year reduction; 1036 Vallejo Street will receive an estimated 28.1% first year reduction; and 1338 Filbert Street #1 will not receive a first year reduction, 1338 Filbert Street #2 will receive a 22.7% first year reduction, 1338 Filbert Street #3 will receive a 12.2% first year reduction, and 1338 Filbert Street #4 will receive a 0.5% reduction as a result of the Mills Act Contract.

The Planning Department recommends that the Historic Preservation Commission adopt a resolution recommending approval of these Mills Act Historical Property Contracts and Rehabilitation and Maintenance Plans to the Board of Supervisors.

ISSUES AND OTHER CONSIDERATIONS

Mills Act Contract property owners are required to submit an annual affidavit demonstrating compliance with Rehabilitation and Maintenance Plans.

HISTORIC PRESERVATION COMMISSION ACTIONS

Review and adopt a resolution for each property:

1. Recommending to the Board of Supervisors the approval of the proposed Mills Act Historical Property Contract between the property owner(s) and the City and County of San Francisco;
2. Approving the proposed Mills Act Rehabilitation and Maintenance Plan for each property.

Attachments:

Mill Act Applications
October 5, 2016

2016-006192MLS; 2016-006185MLS; 2016-006181MLS; 2016-006229MLS
101-105 Steiner Street; 361 Oak Street; 1036 Vallejo Street; 1338 Filbert Street

a. 101-105 Steiner Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

b. 361 Oak Street

Draft Resolutions
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

c. 1036 Vallejo Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application

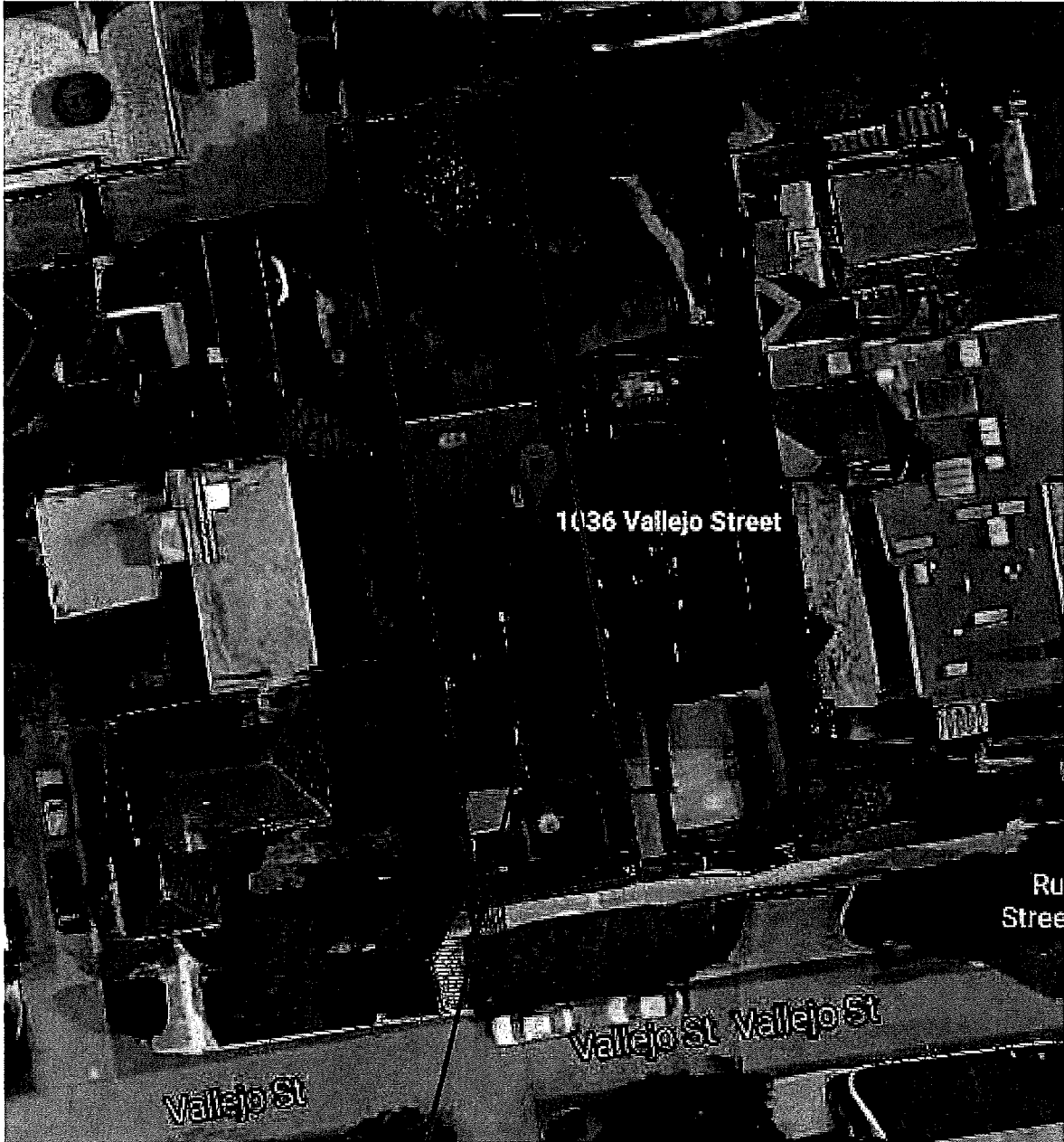
d. 1338 Filbert Street

Draft Resolution
Draft Mills Act Historical Property Contract
Draft Rehabilitation Program & Maintenance Plan
Draft Mills Act Valuation provided by the Assessor-Recorder's Office
Mills Act Application and Historic Structure Report

SITE PHOTO



AERIAL PHOTO



SUBJECT PROPERTY

DRAFT MILLS ACT HISTORICAL PROPERTY
CONTRACT

Recording Requested by, and
when recorded, send notice to:
Shannon Ferguson
1650 Mission Street, Suite 400
San Francisco, CA 94103

**CALIFORNIA MILLS ACT
HISTORIC PROPERTY AGREEMENT
1036 VALLEJO STREET
SAN FRANCISCO, CALIFORNIA**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and Kiandokht Beyzavi and Hamid Amiri ("Owners").

RECITALS

Owners are the owners of the property located at 1036 Vallejo Street, in San Francisco, California (Block 0127, Lot 007). The building located at 1036 Vallejo Street is designated as a contributor to the Russian Hill-Vallejo Crest National Register of Historic Places District, and is also known as the "Historic Property". The Historic Property is a Qualified Historic Property, as defined under California Government Code Section 50280.1.

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost three hundred fourteen thousand dollars (\$157,000.00). (See Rehabilitation Plan, Exhibit A.) Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately three thousand dollars (\$3,000.00) annually (See Maintenance Plan, Exhibit B).

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.]) authorizing local governments to enter into agreements with property Owners to reduce their property taxes, or to prevent increases in their property taxes, in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act. The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.
2. Rehabilitation of the Historic Property. Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary

of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness or Permits to Alter, as appropriate approved under Planning Code Articles 10 or 11, as appropriate. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein.

3. Maintenance. Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"); the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness or Permits to Alter, as appropriate approved under Planning Code Article 10 or 11, as appropriate.

4. Damage. Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits within no more than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 13 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance. Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections and Compliance Monitoring. Prior to entering into this Agreement and every five years thereafter, and upon seventy-two (72) hours advance notice, Owners shall permit any representative of the City, the Office of Historic Preservation of the California Department of Parks and Recreation, or the State Board of Equalization, to inspect of the interior and exterior of the Historic Property, to determine Owners' compliance with this Agreement. Throughout the duration of this Agreement, Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement, as requested by any of the above-referenced representatives.

7. Term. This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Term"). As provided in Government Code section 50282, one year shall be added automatically to the Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 9 herein.

8. Valuation. Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Notice of Nonrenewal. If in any year of this Agreement either the Owners or the City desire not to renew this Agreement, that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the Term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Agreement, as the case may be. Thereafter, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement, and based upon the Assessor's determination of the fair market value of the Historic Property as of expiration of this Agreement.

10. Payment of Fees. As provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6, upon filing an application to enter into a Mills Act Agreement with the City, Owners shall pay the City the reasonable costs related to the preparation and approval of the Agreement. In addition, Owners shall pay the City for the actual costs of inspecting the Historic Property, as set forth in Paragraph 6 herein.

11. Default. An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A, in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property as set forth in Exhibit B, in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner, as provided in Paragraph 4 herein;

- (d) Owners' failure to allow any inspections or requests for information, as provided in Paragraph 6 herein;
- (e) Owners' failure to pay any fees requested by the City as provided in Paragraph 10 herein;
- (f) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property, as required by Paragraph 5 herein; or
- (g) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in Cancellation of this Agreement as set forth in Paragraphs 12 and 13 herein, and payment of the Cancellation Fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 13 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 12 herein prior to cancellation of this Agreement.

12. Cancellation. As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 11 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled.

13. Cancellation Fee. If the City cancels this Agreement as set forth in Paragraph 12 above, and as required by Government Code Section 50286, Owners shall pay a Cancellation Fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The Cancellation Fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

14. Enforcement of Agreement. In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or do not undertake and diligently pursue corrective action to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 12 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

15. Indemnification. The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d)

any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

16. Eminent Domain. In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

17. Binding on Successors and Assigns. The covenants, benefits, restrictions, and obligations contained in this Agreement shall run with the land and shall be binding upon and inure to the benefit of all successors in interest and assigns of the Owners. Successors in interest and assigns shall have the same rights and obligations under this Agreement as the original Owners who entered into the Agreement.

18. Legal Fees. In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys' fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

19. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

20. Recordation. Within 20 days from the date of execution of this Agreement, the parties shall cause this Agreement to be recorded with the Office of the Recorder of the City and County of San Francisco. From and after the time of the recordation, this recorded Agreement shall impart notice to all persons of the parties' rights and obligations under the Agreement, as is afforded by the recording laws of this state.

21. Amendments. This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

22. No Implied Waiver. No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

23. Authority. If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

24. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

25. Tropical Hardwood Ban. The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

26. Charter Provisions. This Agreement is governed by and subject to the provisions of the Charter of the City.

27. Signatures. This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CITY AND COUNTY OF SAN FRANCISCO:

By: _____ DATE: _____
Assessor-Recorder

By: _____ DATE: _____
Director of Planning

APPROVED AS TO FORM:
DENNIS J. HERRERA
CITY ATTORNEY

By: _____ DATE: _____
_____, Deputy City Attorney

OWNERS

By: _____ DATE: _____
_____, Owner

By: _____ DATE: _____
_____, Owner

OWNER(S)' SIGNATURE(S) MUST BE NOTARIZED.
ATTACH PUBLIC NOTARY FORMS HERE.

EXHIBITS A AND B:
DRAFT REHABILITATION AND MAINTENANCE
PLAN

Rehabilitation/Restoration Plan for 1036 Vallejo St

Scope: #1	Building Feature: Windows		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2017			
Total Cost: \$36,000			
<p>Description of work</p> <p>The current window sashes have rotten wood and leak. The window panes are fogged due to poor sealing of the double panes. We will repair the windows wherever possible or replace with new wood window sashes with true divided lights if repair proves unfeasible.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 9, <i>The Repair of Historic Wooden Windows</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #2	Building Feature: Seismic upgrade to Foundation		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2017			
Total Cost : \$27,000			
<p>Description of work</p> <p>Seismic upgrade will be done to reinforce the foundation, if necessary.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 41, <i>The Seismic Retrofit of Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #3	Building Feature: Wood siding, trim and shingles		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2017			
Total Cost : \$50,000 for painting, scaffolding and shingle repair			
<p>Description of work</p> <p>1036 is one of the first shingle houses to be built in San Francisco, some of the current shingles have cupped or cracked and will be replaced in kind and will be painted to match surrounding shingles. Deteriorated wood siding and trim will be repaired or replaced in kind and painted to match.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings..</i></p>			

Scope: #4	Building Feature: Roof and gutters		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2017			
Total Cost: \$36,000			
<p>Description of work</p> <p>Parts of the roof need repair in kind to prevent leaking; Gutters have holes and rust damage and need to be repaired or replaced in kind to avoid leak damage to the siding.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 4, <i>Roofing for Historic Buildings</i> and Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings.</i></p>			

Scope: #5	Building Feature: Front staircase treads and railing		
Rehab/Restoration <input checked="" type="checkbox"/>	Maintenance	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: 2017			
Total Cost: \$8,000			
<p>Description of work</p> <p>The stairs have dry rot and the railing is not stable enough. The stairs will be repaired or replaced in kind.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 4, <i>Roofing for Historic Buildings</i> and 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Maintenance Plan for 1036 Vallejo St

Scope: #6		Building Feature: Windows	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 per year			
<p>Description of work</p> <p>Check windows annually for leaks and damage, repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #7		Building Feature: Wood Siding and Shingles	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 per year			
<p>Description of work</p> <p>Check wood siding and shingles annually for leaks and damage, repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #8		Building Feature: Gutters	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Annually			
Total Cost: \$1,000 per year			
<p>Description of work</p> <p>Clean gutters and check for leaks annually. Repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

Scope: #9		Building Feature: Roof	
Rehab/Restoration	Maintenance <input checked="" type="checkbox"/>	Completed	Proposed <input checked="" type="checkbox"/>
Contract year work completion: Every 5 years			
Total Cost: \$2,000 per year			
<p>Description of work</p> <p>Check roof every 5 years for leaks and damage, repair in kind as needed.</p> <p>The repair will be designed to avoid altering, removing or obscuring the character –defining features of the property and to reinforce the structural integrity of the house.</p> <p>Work will be done in accordance with National Park Service’s Preservation Brief 47, <i>Maintaining the Exterior of Small and Medium Sized Historic Buildings</i>.</p>			

DRAFT MILLS ACT VALUATION PROVIDED BY
THE ASSESSOR-RECORDER'S OFFICE



Office of the Assessor / Recorder - City and County of San Francisco
Mills Act Valuation



1036 Vallejo St

**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO
MILLS ACT VALUATION**

APN:	0127-007	Lien Date:	7/1/2016
Address:	1036 Vallejo St	Application Date:	4/28/2016
SF Landmark No.:	None	Application Term:	Ten Years
Applicant's Name:	Kian Beyzavi/Hamid Amiri		
Agt./Tax Rep./Atty:	None	Last Sale Date:	9/1/2015
Fee Appraisal Provided:	No	Last Sale Price:	\$2,000,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$1,400,000	Land	\$863,082	Land	\$1,500,000
Imps.	\$600,000	Imps.	\$575,388	Imps.	\$1,000,000
Personal Prop	\$0	Personal Prop	\$0	Personal Prop	\$0
Total	\$2,000,000	Total	\$1,438,470	Total	\$ 2,500,000

Property Description

Property Type:	Single Family Residential	Year Built:	1906	Neighborhood:	Russian Hill
Type of Use:	Single Family Residential	(Total) Rentable Area:	2,675	Land Area:	4,146
Owner-Occupied:	No	Stories:	2	Zoning:	RH2
Unit Types:		Parking Spaces:	None		

Total No. of Units: One

Special Conditions (Where Applicable)

Conclusions and Recommendations

	Per SF	Total
Factored Base Year Roll	\$747.66	\$ 2,000,000
Income Approach - Direct Capitalization	\$537.75	\$ 1,438,470
Sales Comparison Approach	\$934.58	\$ 2,500,000
Recommended Value Estimate	\$ 538	\$ 1,438,470

Appraiser: Dennis May

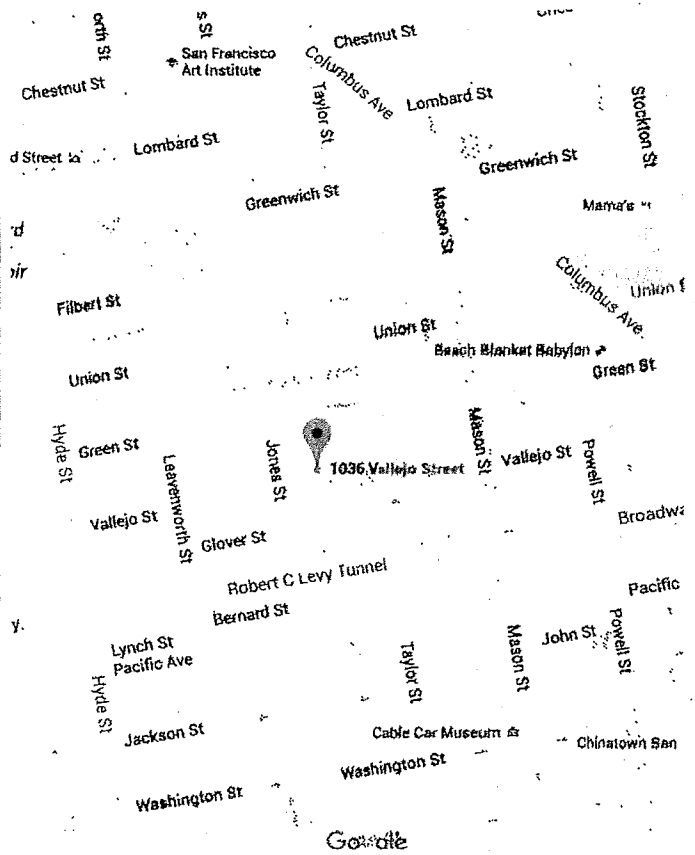
Principal Appraiser: Michael Jine

Hearing Date:

SUBJECT PHOTOGRAPHS AND LOCATOR MAP

Address: 1036 Vallejo St

APN: 0127-007



INCOME APPROACH

Address: 1036 Vallejo St
Lien Date: 7/1/2016

	<u>Monthly Rent</u>		<u>Annualized</u>	
Potential Gross Income	\$12,260	x	12	\$147,120
Less: Vacancy & Collection Loss			3%	<u>(\$4,414)</u>
Effective Gross Income				\$142,706
Less: Anticipated Operating Expenses (Pre-Property Tax)*			15%	<u>(\$21,406)</u>
Net Operating Income (Pre-Property Tax)				\$121,300

Restricted Capitalization Rate

2016 interest rate per State Board of Equalization		4.2500%	
Risk rate (4% owner occupied / 2% all other property types)		2.0000%	
2015 property tax rate **		1.1826%	
Amortization rate for improvements only			
Remaining economic life (Years)	46	0.0250	1.0000%
Improvements constitute % of total property value	83%		8.4326%

RESTRICTED VALUE ESTIMATE

\$1,438,470

Rent Roll as of

<u>Unit</u>	<u>Bdrm/Ba</u>	<u>SF</u>	<u>Move In Date</u>	<u>Monthly Contract Rent</u>	<u>Annual Rent</u>	<u>Annual Rent / Foot</u>
Total:		0		\$0	\$0	#DIV/0!

Notes:

- * Annual operating expenses include water service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.
- ** The 2016 property tax rate will be determined in September 2016.

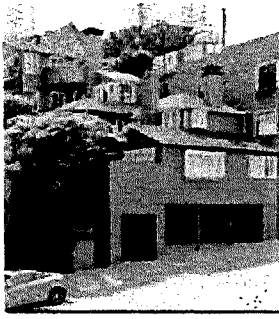
Rent Comparables

Address: 1036 Vallejo St
Lien Date: ###

Rental Comp #1



Rental Comp #2



Rental Comp #3



Rental Comp #4



Listing Agent: Tower Rents 415-797-8296
Address: 1023 Vallejo Street
Cross Streets: Taylor Street
SF: 2,560
Layout: SFR 5/3/5, 3 car garage
Monthly Rent: \$15,000
Rent/Foot/Mo: \$5.86
Annual Rent/Foot: \$70.31

Listing Agent: Pamela Kelley 415-509-3431
Address: 763 Bay Street
Cross Streets: Hyde Street
SF: 1,684
Layout: SFR 6/3/3, 1 car garage
Monthly Rent: \$9,800
Rent/Foot/Mo: \$5.82
Annual Rent/Foot: \$69.83

Listing Agent: Corporate Housing By Owner
Address: 2688 Greenwich Street
Cross Streets: Broderick Street
SF: 1,500
Layout: Flat, 6/3/2, 1 car garage space
Monthly Rent: \$10,000
Rent/Foot/Mo: \$6.67
Annual Rent/Foot: \$80.00

Listing Agent: Corporate Housing By Owner
Address: 944 Vallejo Street
Cross Streets: Taylor Street
SF: 1,500
Layout: Flat, 7/3/1, no garage
Monthly Rent: \$7,250
Rent/Foot/Mo: \$4.83
Annual Rent/Foot: \$58.00

Rental Comp #5



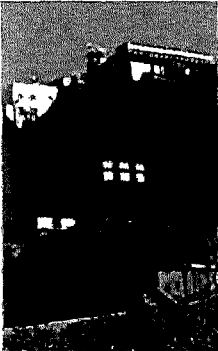



Rental Comp #6



Listing Agent: Nina Style 415-447-8720
Address: 2342 Octavia Street
Cross Streets: Pacific Avenue
SF: 2,945
Layout: SFR, 7/4/3, 1 car garage

Listing Agent: J. Zimmermann 415-901-5779
Address: 2254 Leavenworth Street
Cross Streets: Lombard Street
SF: 3,100
Layout: SFR, 10/4/4, 1 car garage

SALES COMPARISON APPROACH

	Subject	Sale 1		Sale 2		Sale 3	
APN	0127-007	0187-031		0499-005		0516-006	
							
Address	1036 Vallejo St	1335 Jackson St		2820 Van Ness Ave		3027 Webster St	
		\$3,200,000		\$2,100,000		\$2,350,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Date of Valuation/Sale	07/01/16	05/16/16		9/2/2015		01/15/16	
Neighborhood	Russian Hill	Nov Hill		Russian Hill		Cow Hollow	
Proximity to Subject							
Lot Size	4,146	3,262	\$88,400	2,722	\$142,400	1,816	\$233,600
View	None	None		None		None	
Year Bt/Year Renovated	1906	1906		1919		1906	
Condition	Poor	Good	(\$300,000)	Good	(\$150,000)	Good	(\$200,000)
Construction Quality	Good	Good		Good		Good	
Gross Living Area	2,675	2,371	\$121,600	2,300	\$150,000	2,002	\$269,200
Total Rooms	8	7		7		9	
Bedrooms	4	4		3		3	
Bathrooms	3	3.5	(\$35,000)	3		3.5	(\$35,000)
Stories	2	2		2		2	
Parking	None	2 car	(\$200,000)	1 car	(\$100,000)	1 car	(\$100,000)
Not Adjustments			(\$325,000)		\$42,400		\$167,200
Indicated Value	\$1,780,000		\$2,875,000		\$2,142,400		\$2,517,200
Adjust. 1 Per Sq. Ft.	\$65		\$1,213		\$931		\$1,257

VALUE RANGE: \$2,142,400 to \$2,875,000

VALUE CONCLUSION: \$2,500,000

REMARKS: Lot size adjustment is \$100 per square foot. Condition adjustments based on MLS photos of comps. GLA adjustment is \$400 per square foot. Bath adjustment is \$35,000 for a half bath. Parking space adjustment is \$100,000 per space.

MILLS ACT APPLICATION

APPLICATION FOR Mills Act Historical Property Contract

Applications must be submitted in both hard copy and digital copy form to the Planning Department at 1650 Mission St., Suite 400 by May 1st in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

1. Owner/Applicant Information (If more than three owners, attach additional sheets as necessary.)

PROPERTY OWNER 1 NAME: Kian Beyzavi	TELEPHONE: (415) 386-2845
PROPERTY OWNER 1 ADDRESS: 227 14th Ave SF 94118	EMAIL: kbeyzavi@gmail.com

PROPERTY OWNER 2 NAME: Hamid Amiri	TELEPHONE: (510) 552-5501
PROPERTY OWNER 2 ADDRESS: same as above	EMAIL: dentisthamid@gmail.com

PROPERTY OWNER 3 NAME:	TELEPHONE:
PROPERTY OWNER 3 ADDRESS:	EMAIL:

2. Subject Property Information

PROPERTY ADDRESS: 1036 Vallejo Street	ZIP CODE: 94133
PROPERTY PURCHASE DATE: 09/01/2015	ASSESSOR BLOCK/LOT(S): 0127/007
MOST RECENT ASSESSED VALUE: \$2000000	ZONING DISTRICT: RH-2

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

APR 29 2016

RECEIVED

Are taxes on all property owned within the City and County of San Francisco paid to date? YES NO

Is the entire property owner-occupied? **Conditions too poor to live in or rent** YES NO

If No, please provide an approximate square footage for owner-occupied areas vs. rental income (non-owner-occupied areas) on a separate sheet of paper.

Do you own other property in the City and County of San Francisco? YES NO

If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.

Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection? YES NO

If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract. By signing below, I affirm that all information provided in this application is true and correct. I further swear and affirm that false information will be subject to penalty and revocation of the Mills Act Contract.

Owner Signature: *Kian Beyzavi* Date: 4/29/16

Owner Signature: *H. Amiri* Date: 4/29/16

Owner Signature: _____ Date: _____

3. Property Value Eligibility:

Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
The property is a Commercial/Industrial Building valued at less than \$5,000,000.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

*If the property value exceeds these options, please complete the following: Application of Exemption.

Application for Exemption from Property Tax Valuation

If answered "no" to either question above please explain on a separate sheet of paper, how the property meets the following two criteria and why it should be exempt from the property tax valuations.

1. The site, building, or object, or structure is a particularly significant resource and represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to local or natural history; or
2. Granting the exemption will assist in the preservation of a site, building, or object, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair. (A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to meet this requirement.)

4. Property Tax Bill

All property owners are required to attach a copy of their recent property tax bill.

PROPERTY OWNER NAMES: Kian Beyzavi/Hamid Amiri
MOST RECENT ASSESSED PROPERTY VALUE: \$2000000
PROPERTY ADDRESS: 1036 Vallejo St

5. Other Information

All property owners are required to attach a copy of all other information as outlined in the checklist on page 7 of this application.

By signing below, I/we acknowledge that I/we am/are the owner(s) of the structure referenced above and by applying for exemption from the limitations certify, under the penalty of perjury, that the information attached and provided is accurate.

Owner Signature: Kian Beyzavi
Owner Signature: Hamid Amiri
Owner Signature: _____

Date: 4/29/16
Date: 4/29/16
Date: _____

Appendix to Mills Act Application for 1036 Vallejo st

Owners: Kian Beyzavi, Hamid Amiri

Other property owned in the city of San Francisco and elsewhere:

1. 227, 14th ave, San Francisco, CA 94118
2. 690-694 6th ave, San Francisco, CA 94118

5. Rehabilitation/Restoration & Maintenance Plan

A 10 Year Rehabilitation/Restoration Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and/or the California Historic Building Code.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Use this form to outline your rehabilitation/restoration plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed rehabilitation work (if applicable) and continue with work you propose to complete within the next ten years, followed by your proposed maintenance work. Arranging all scopes of work in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work*, including the Planning Code and Building Code. If components of the proposed Plan require approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, these **approvals must be secured prior to applying for a Mills Act Historical Property Contract**. This plan will be included along with any other supporting documents as part of the Mills Act Historical Property contract.

# <u> </u> (Provide a scope number)	BUILDING FEATURE:
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>
Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR FOR WORK COMPLETION:	
TOTAL COST (rounded to nearest dollar):	
DESCRIPTION OF WORK: <i>Next page</i>	

6. Draft Mills Act Historical Property Agreement

Please complete the following Draft Mills Act Historical Property Agreement and submit with your application. A final Mills Act Historical Property Agreement will be issued by the City Attorney once the Board of Supervisors approves the contract. The contract is not in effect until it is fully executed and recorded with the Office of the Assessor-Recorder.

Any modifications made to this standard City contract by the applicant or if an independently-prepared contract is used, it shall be subject to approval by the City Attorney prior to consideration by the Historic Preservation Commission and the Board of Supervisors. This will result in additional application processing time and the timeline provided in the application will be nullified.

Recording Requested by,
and when recorded, send notice to:
Director of Planning
1650 Mission Street
San Francisco, California 94103-2414

California Mills Act Historical Property Agreement

Marshall House Russian Hill

PROPERTY NAME (IF ANY)

1036 Vallejo St

PROPERTY ADDRESS

San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and Kian Beyzavi/Hamid Amiri ("Owner/s").

RECITALS

Owners are the owners of the property located at 1036 Vallejo St, in San Francisco, California
0127 / 007 . The building located at 1036 Vallejo St

BLOCK NUMBER

LOT NUMBER

PROPERTY ADDRESS

is designated as residential (e.g. "a City Landmark pursuant to Article 10 of the Planning Code") and is also known as the Marshal Houses Russian Hill

HISTORIC NAME OF PROPERTY (IF ANY)

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately one hundred fifty seven thousands (\$ 157,000). See Rehabilitation Plan, Exhibit A.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately eight thousands (\$ 8,000) annually. See Maintenance Plan, Exhibit B.

AMOUNT IN WORD FORMAT

AMOUNT IN NUMERICAL FORMAT

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.] authorizing local governments to enter into agreements with property owners to potentially reduce their property taxes in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act.

The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property.

Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein.

3. Maintenance.

Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage.

Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 14 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance.

Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections.

Owners shall permit periodic examination of the exterior and interior of the Historic Property by representatives of the Historic Preservation Commission, the City's Assessor, the Department of Building Inspection, the Planning Department, the Office of Historic Preservation of the California Department of Parks and Recreation, and the State Board of Equalization, upon seventy-two (72) hours advance notice, to monitor Owners' compliance with the terms of this Agreement. Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement as requested by any of the above-referenced representatives.

7. Term.

This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Initial Term"). As provided in Government Code section 50282, one year shall be added automatically to the Initial Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 10 herein.

8. Valuation.

Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Termination.

In the event Owners terminates this Agreement during the Initial Term, Owners shall pay the Cancellation Fee as set forth in Paragraph 15 herein. In addition, the City Assessor-Recorder shall determine the fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement and shall reassess the property taxes payable for the fair market value of the Historic Property as of the date of Termination without regard to any restrictions imposed on the Historic Property by this Agreement. Such reassessment of the property taxes for the Historic Property shall be effective and payable six (6) months from the date of Termination.

10. Notice of Nonrenewal.

If in any year after the Initial Term of this Agreement has expired either the Owners or the City desires not to renew this Agreement that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If in any year after the expiration of the Initial Term of the Agreement, either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the execution of the last renewal of the Agreement.

11. Payment of Fees.

Within one month of the execution of this Agreement, City shall tender to Owners a written accounting of its reasonable costs related to the preparation and approval of the Agreement as provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6. Owners shall promptly pay the requested amount within forty-five (45) days of receipt.

12. Default.

An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections as provided in Paragraph 6 herein;
- (e) Owners' termination of this Agreement during the Initial Term;
- (f) Owners' failure to pay any fees requested by the City as provided in Paragraph 11 herein;
- (g) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property; or
- (h) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein and payment of the cancellation fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 14 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 13 herein prior to cancellation of this Agreement.

13. Cancellation.

As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 12 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled. The cancellation must be provided to the Office of the Assessor-Recorder for recordation.

14. Cancellation Fee.

If the City cancels this Agreement as set forth in Paragraph 13 above, Owners shall pay a cancellation fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The cancellation fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

15. Enforcement of Agreement.

In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or if it does not undertake and diligently pursue corrective action, to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 13 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

16. Indemnification.

The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

17. Eminent Domain.

In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

18. Binding on Successors and Assigns.

The covenants, benefits, restrictions, and obligations contained in this Agreement shall be deemed to run with the land and shall be binding upon and inure to the benefit of all successors and assigns in interest of the Owners.

19. Legal Fees.

In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

20. Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California.

21. Recordation.

The contract will not be considered final until this agreement has been recorded with the Office of the Assessor-Recorder of the City and County of San Francisco.

22. Amendments.

This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

23. No Implied Waiver.

No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

24. Authority.

If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

25. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Tropical Hardwood Ban.

The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

27. Charter Provisions.

This Agreement is governed by and subject to the provisions of the Charter of the City.

28. Signatures.

This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CARMEN CHU
ASSESSOR-RECORDER
CITY & COUNTY OF SAN FRANCISCO

Date

JOHN RAHAIM
DIRECTOR OF PLANNING
CITY & COUNTY OF SAN FRANCISCO

Date

APPROVED AS PER FORM:
DENNIS HERRERA
CITY ATTORNEY
CITY & COUNTY OF SAN FRANCISCO

Signature

Date

Print name
DEPUTY CITY ATTORNEY

H. Amir
Signature

4/28/16
Date

Kian Beyzai
Signature

4/28/16
Date

Hamid Amir
Print name
OWNER

Kian Beyzai
Print name
OWNER

Owner/s' signatures must be notarized. Attach notary forms to the end of this agreement.
(If more than one owner, add additional signature lines. All owners must sign this agreement.)

7. Notary Acknowledgment Form

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application. (Additional sheets may be attached.)

State of California

County of:

On:
DATE

before me,
INSERT NAME OF THE OFFICER

NOTARY PUBLIC personally appeared:
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SEE ATTACHED
ACKNOWLEDGEMENT

SIGNATURE

(PLACE NOTARY SEAL ABOVE)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

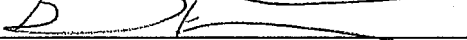
State of California
County of San Francisco)

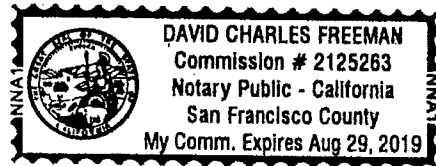
On 04/28/2016 before me, David Charles Freeman- Notary Public
(insert name and title of the officer)

personally appeared Hamid Amiri & Kiandokht Beyzavi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

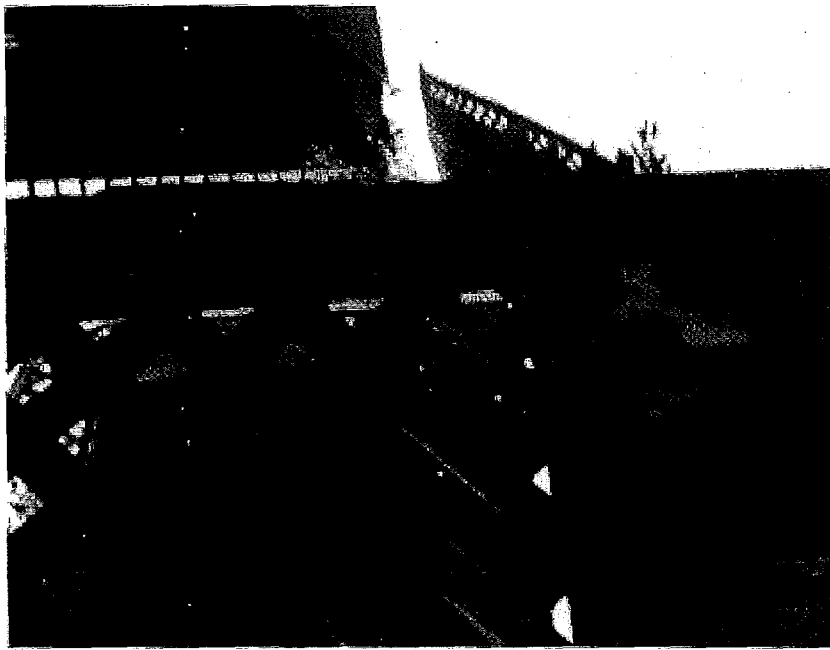
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

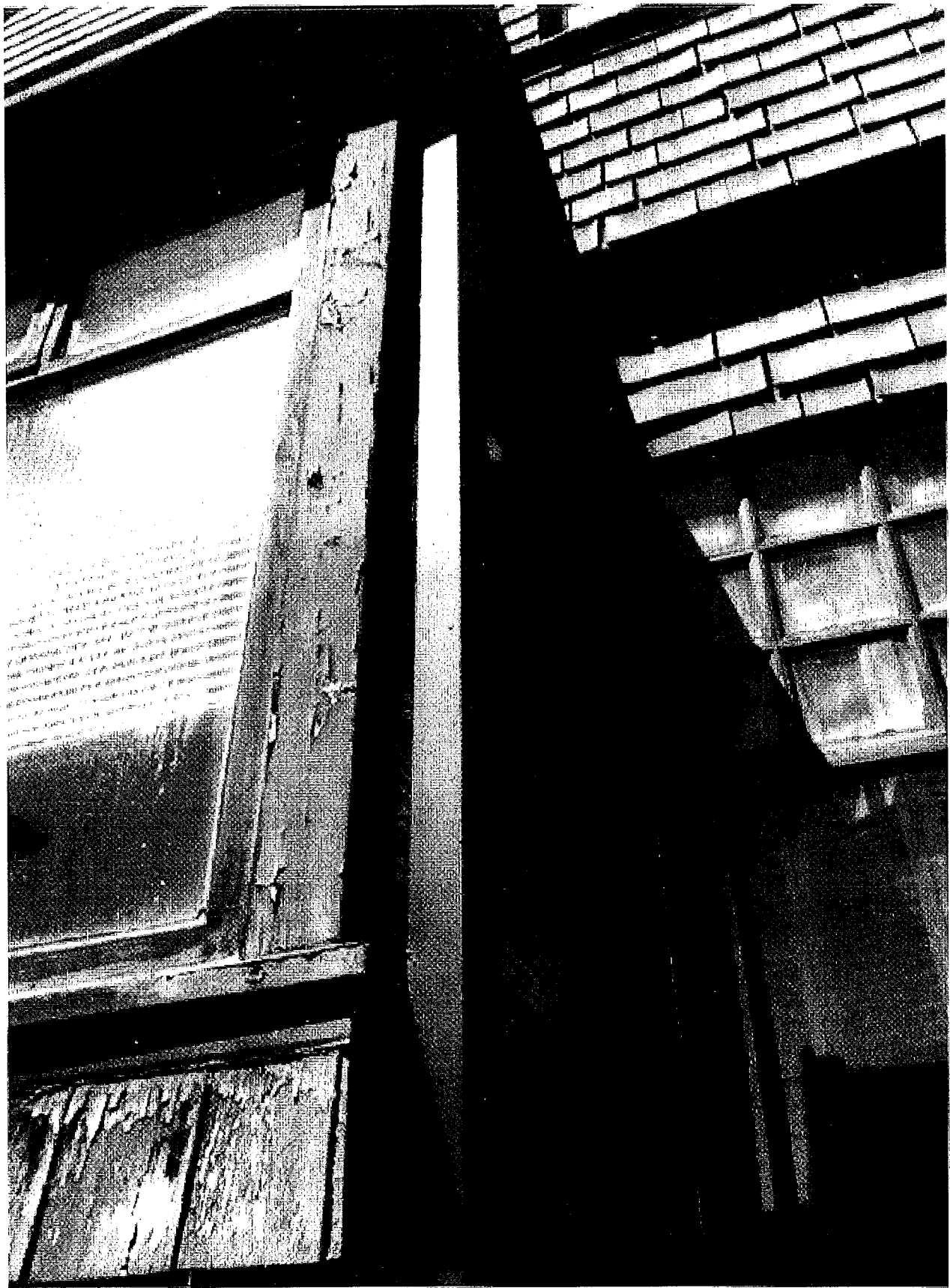
WITNESS my hand and official seal.

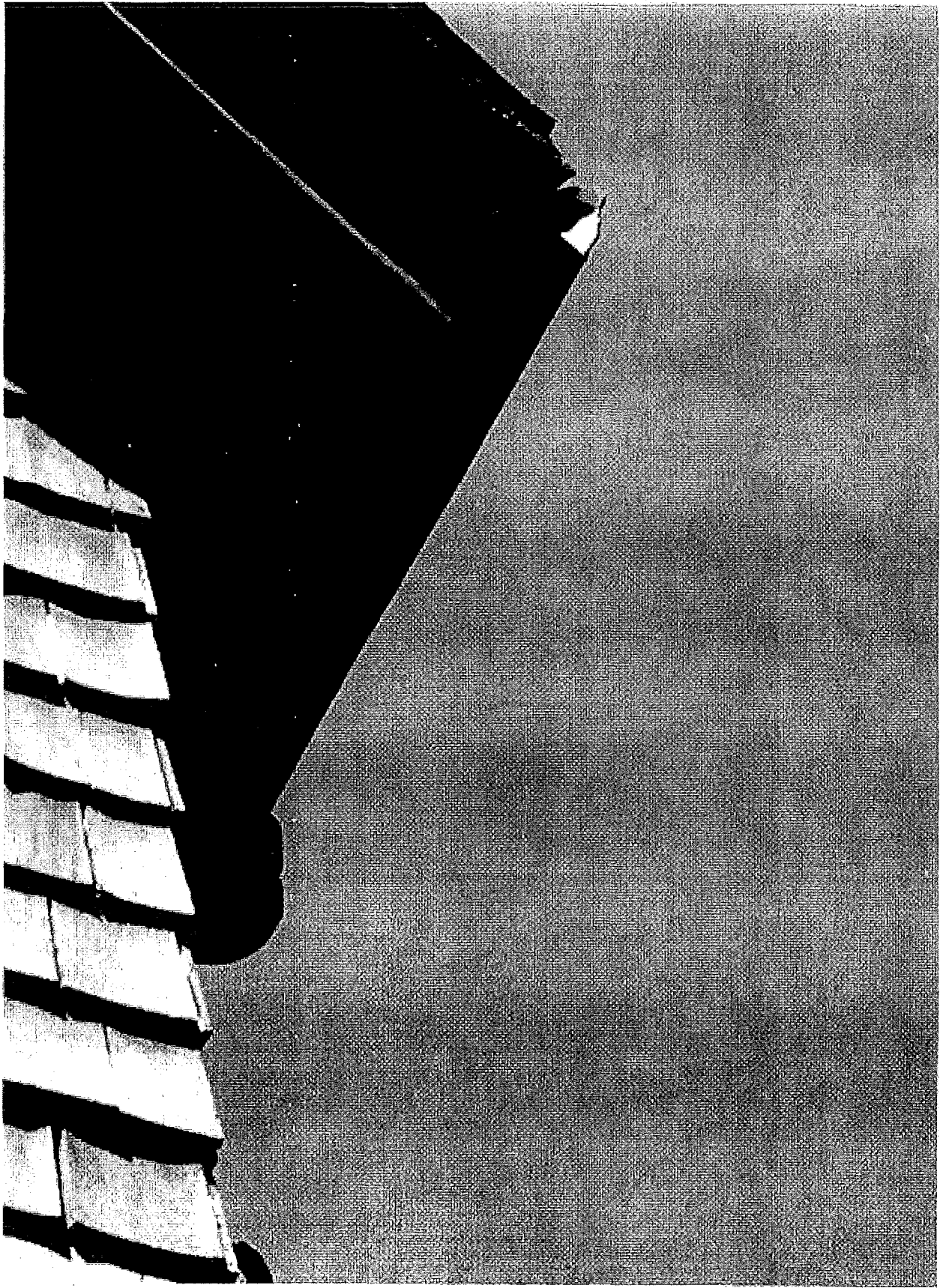
Signature  (Seal)

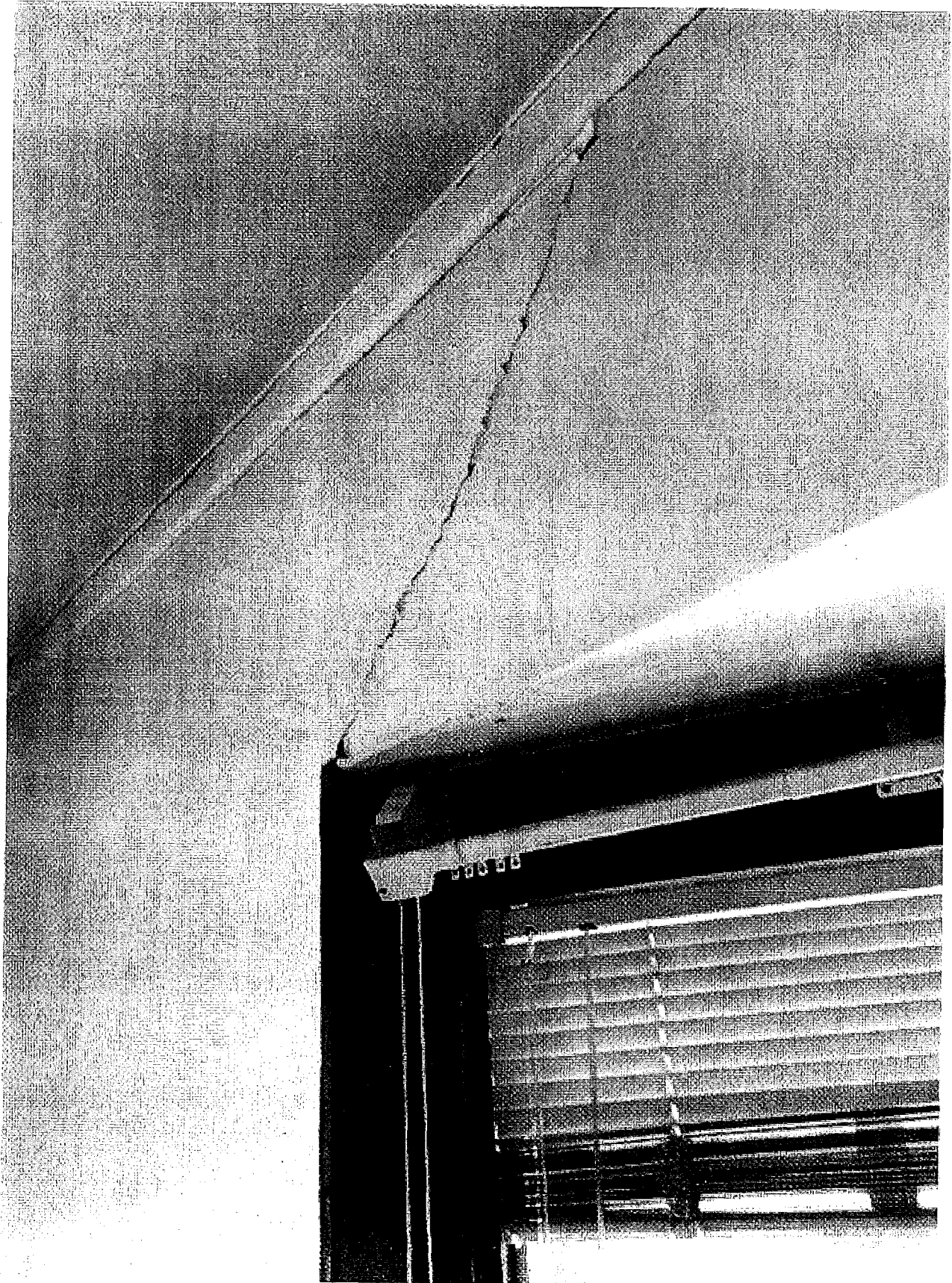








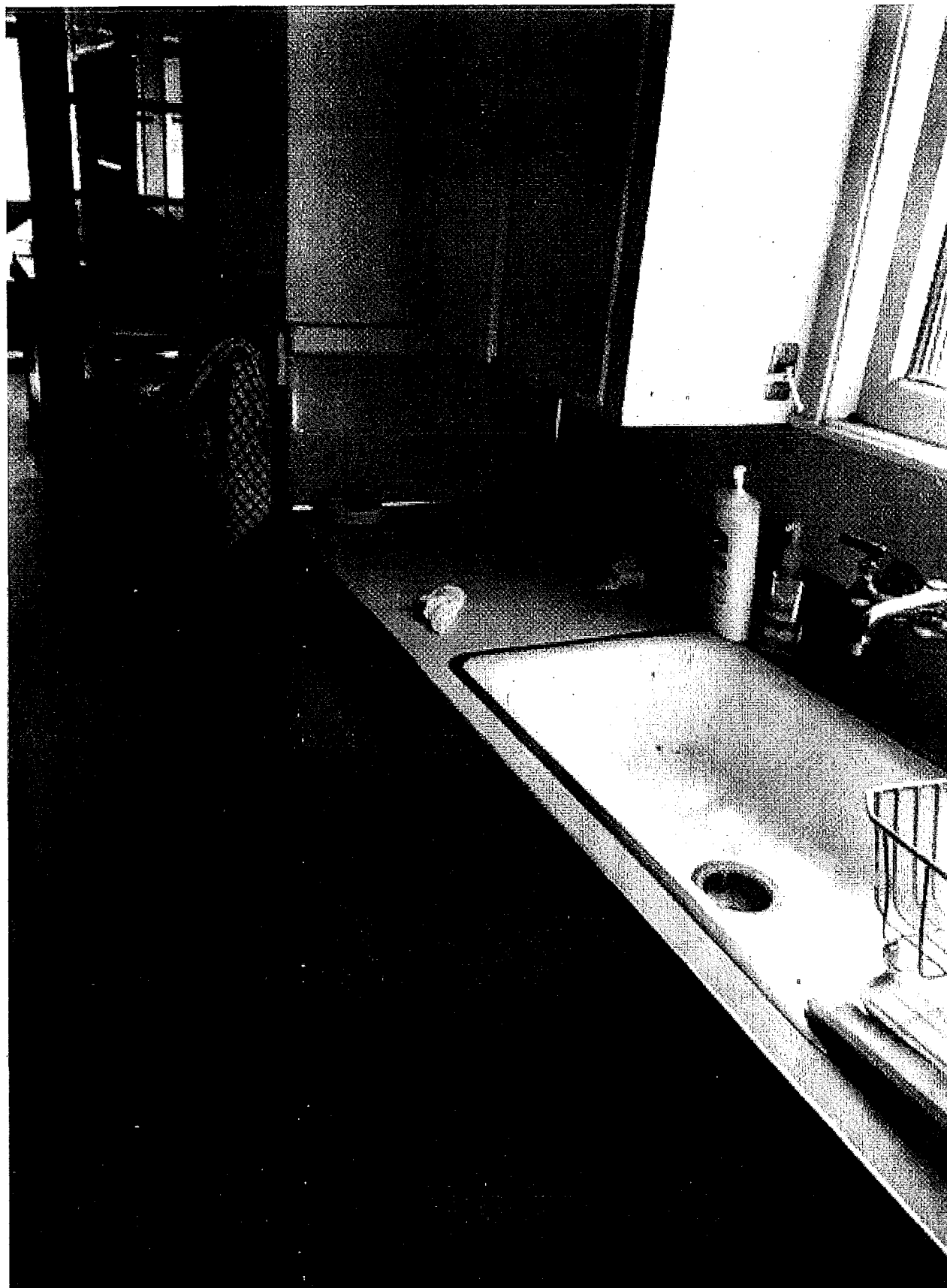


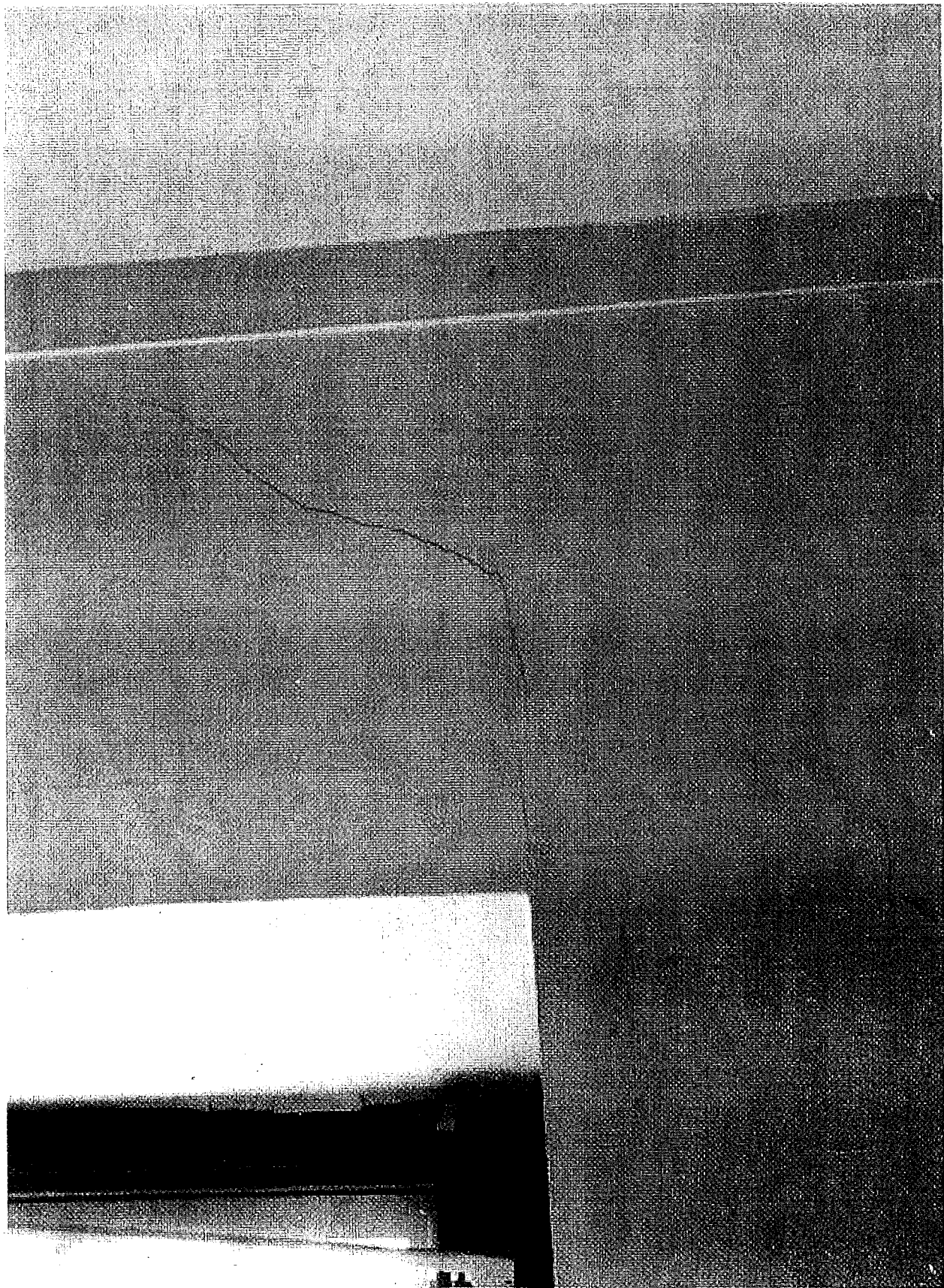


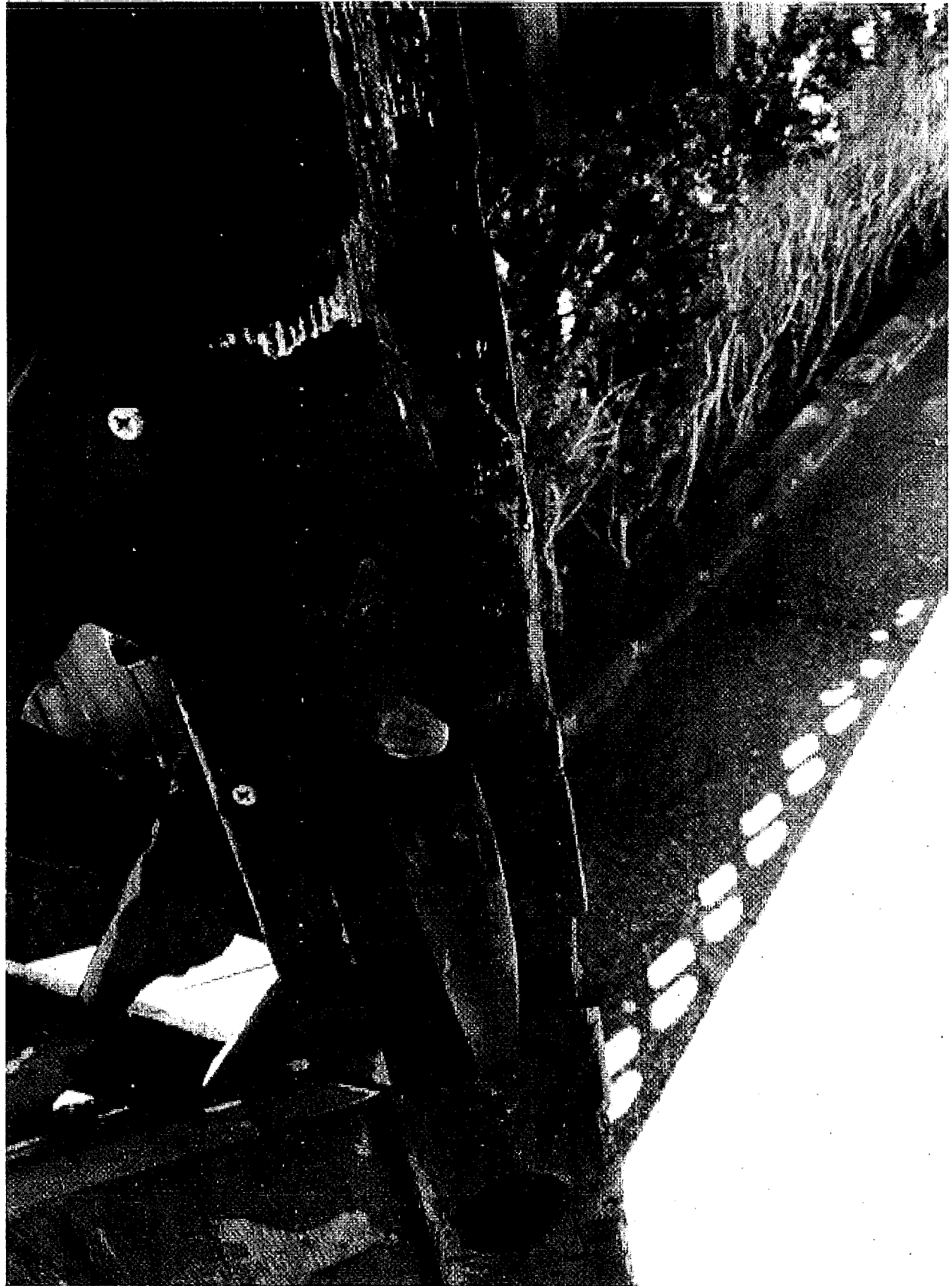










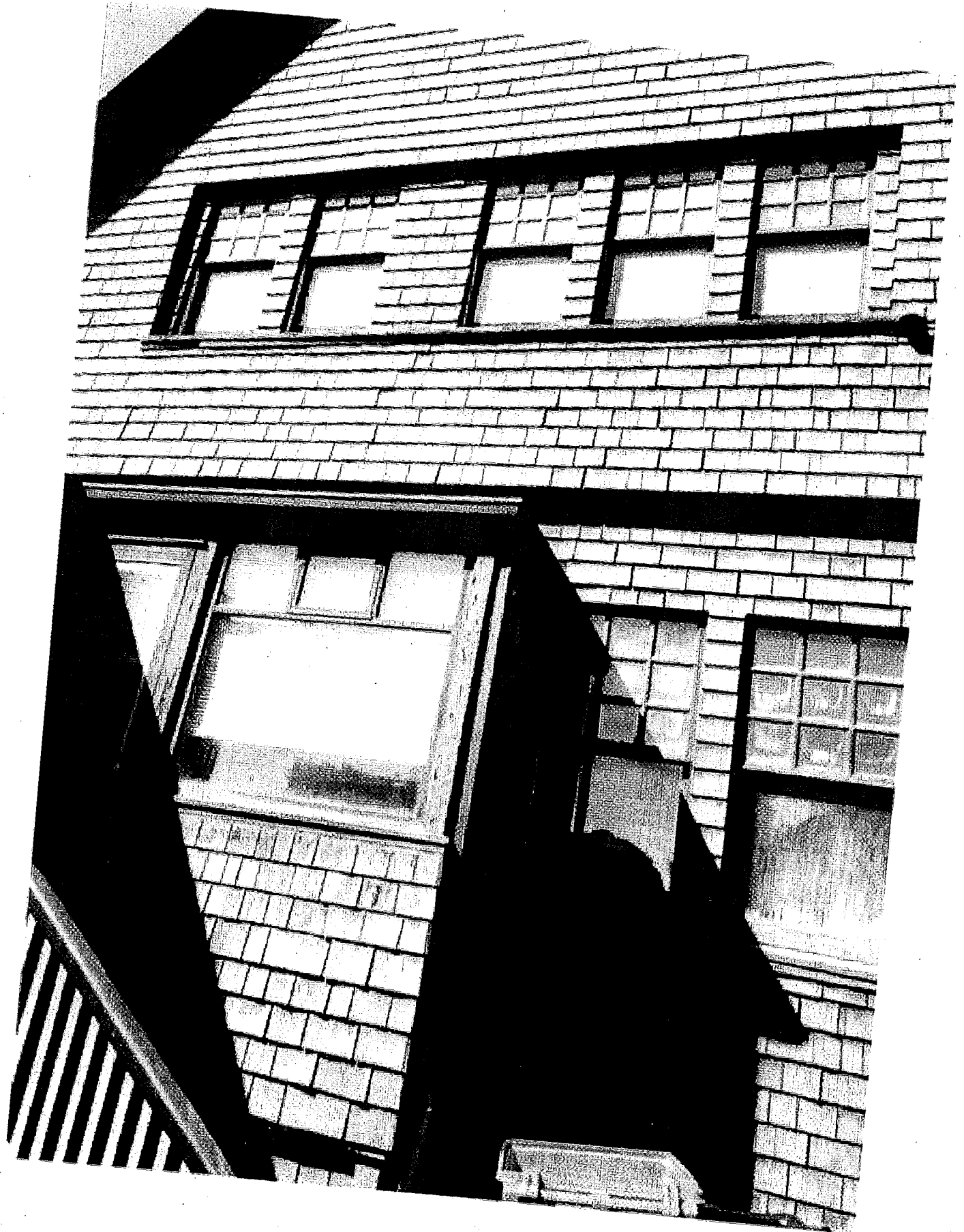














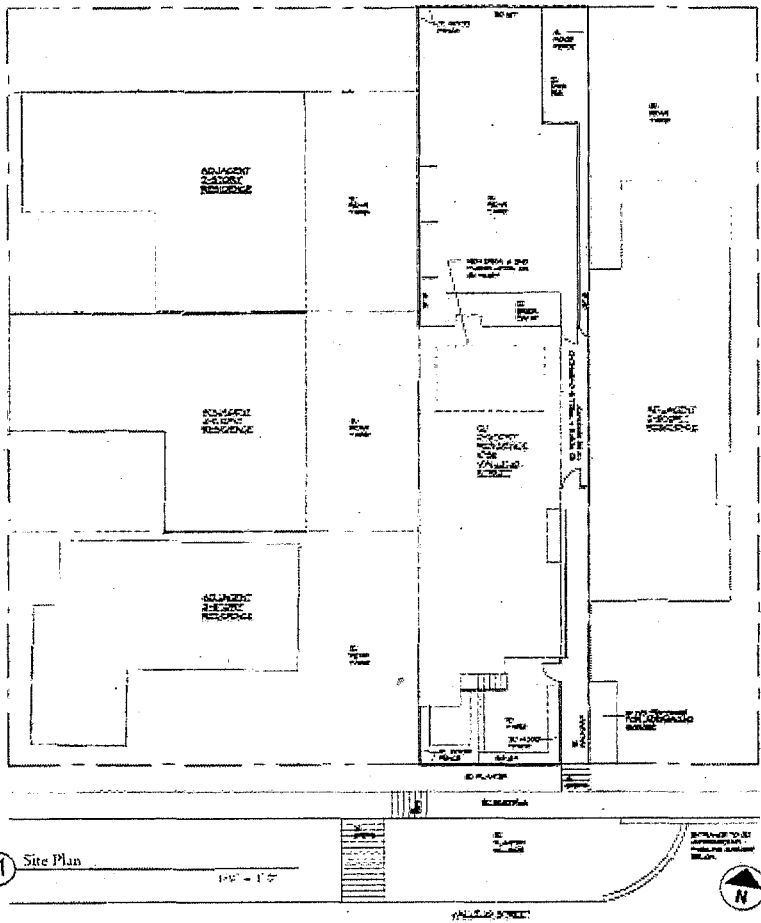












1

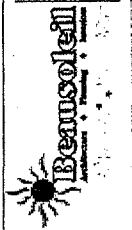
Site Plan

1/8" = 1'-0"



DATE REVISION	DATE
DATE TO TRUCK	DATE
DATE TO TRUCK IN	DATE
PLAN CHECK	DATE

Beyzavi-Amiri Residence
 Remodel
 1536 Vallejo Street
 San Francisco, CA



Sheet Title
 SITE PLAN

Date	1/27/16
Project No.	153
Scale	1/8" = 1'-0"
Sheet No.	1
Plan Title	SITE PLAN

A1

DATE REVISION	DATE
DATE TO TRUCK	DATE
DATE TO TRUCK IN	DATE
PLAN CHECK	DATE

LEGEND AND NOTES

- EXISTING CONSTRUCTION
- CONTRIBUTION TO BE REBUILT
- SEE NOTE REFERENCE



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Inbox (521)

Starred

Important

Chats

Sent Mail

Drafts (6)

All Mail



Hamid

From: noreply@link2gov.com
Date: November 3, 2015 at 8:19:18 AM PST
To: dentisthamid@yahoo.com
Subject: San Francisco Property Tax Receipt

Thank you for submitting your property tax payment info County of San Francisco using the FIS payment solution. to confirm that your payment information has been succe will now be submitted for payment approval to your bank funds are received, your property tax account will be c transaction date. This is the summary of your transact:

Receipt Number:	<u>3656271643</u>
Property Tax Payment:	\$10,696.60
Convenience Fee:	<u>\$0.00</u>
Total Payment:	\$10,696.60

Transaction date/time: 11/03/2015 08:19:18 AM

Please note that it is your responsibility to ensure th is made by the indicated delinquency dates. If your fi past due as a result of a failed transaction, a 10% lat assessed regardless of the date of the initial payment installment becomes past due as a result of a failed t penalty and a \$45 fee will be assessed, regardless of t payment attempt.

If you paid by electronic check ("E-Check") and the pay rejected for ANY reason, a returned item fee of \$50 wil addition to the late penalty and fee amounts listed abc payment becomes past due.

Thank you.

[Click here to enable desktop notifications for Gmail](#)

Gmail

More

COMPOSE

ENTRUST

Inbox (521)

hamid amiri

Starred

Sent from my iPhone

Important

Begin forwarded message:

Chats

Sent Mail

From: noreply@link2gov.com

Date: January 3, 2015 at 2:49:41 PM PST

Drafts (6)

To: dentisthamid@yahoo.com

All Mail

Subject: San Francisco Property Tax Receipt

 Hamid

Thank you for submitting your property tax payment info County of San Francisco using the FIS payment solution. to confirm that your payment information has been succe will now be submitted for payment approval to your bank funds are received, your property tax account will be c transaction date. This is the summary of your transacti

Receipt Number:	3631731969
Property Tax Payment:	\$10,902.20
Convenience Fee:	<u>\$0.00</u>
Total Payment:	\$10,902.20

Transaction date/time: 01/03/2015 02:49:40 PM



Click here to Desktop Forward

City & County of San Francisco
Treasurer & Tax Collector



Office of the Treasurer & Tax Collector

Receipt Page

Thank you for your Payment!

Please note that it may take up to 5 business days to receive and process your payment. Successful transactions will be considered paid as of the date of this transaction. Unsuccessful transactions due to insufficient funds or user error must be successfully paid prior to the payment deadline together with any accompanying administrative fees in order to avoid late penalties.

Property Location:	1036 VALLEJO ST
Payment Amount:	\$1,980.80
Convenience Fee:	\$0.00
Receipt Number:	3673203842
Date and Time:	05/12/2016 06:26:09 AM
Total Payment Amount:	\$1,980.80
Block # / Lot #:	0127 / 007
Tax Bill #:	504212
Payment Type:	ECheck
Account Number:	XXXX-XX4227

To make a contribution to support vital City programs such as the arts, neighborhood beautification, disaster recovery, programs for the homeless, preservation of city services or recreation and parks services and facilities, please visit www.Give2SF.org.

PLEASE PRINT THIS RECEIPT AND KEEP IT FOR YOUR RECORDS

FINISH

For questions about property tax, email the Office of the Treasurer & Tax Collector treasurer.taxcollector@sfgov.org or dial 311 (within San Francisco only) or 415-701-2311.

Online Payment Support

For support on making payments via the web please e-mail support@link2gov.com

Office of the Treasurer & Tax Collector . City Hall, Room 140, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 [Contact Us](#)

[Visit San Francisco's 311 online](#)

City & County of San Francisco
Treasurer & Tax Collector



Office of the Treasurer & Tax Collector

**Secured Property Tax Information & Payment – Property Information
 Tax Year 2015 - 2016**

Supplemental tax bills for this property have been issued. Please check the Supplemental Tax roll.

All installments have been paid.

Prior Year Secured Tax Payment Information

- [2014-2015](#)
- [2013-2014](#)
- [2012-2013](#)
- [2011-2012](#)
- [2010-2011](#)

Mailing Information

Change of Address Form [Click Here](#).

Property

<u>Vol #</u>	<u>Block #</u>	<u>Lot #</u>	<u>Account #</u>	<u>Tax Bill #</u>	<u>Tax Rate</u>	<u>Property Location</u>
02	0127	007	012700070	006146	1.1826 %	1036 VALLEJO ST

Assessment Information

<u>Assessment</u>	<u>Full Value</u>	<u>Tax Rate</u>	<u>Amount</u>
LAND			
Impr/Structural	\$1,243,671	1.1826 %	\$14,707.65
Impr/Fixtures	\$533,001		\$6,303.26
Personal Property			\$0.00
Gross Taxable Value	\$1,776,672		\$21,010.92
LESS: Exemptions			
<u>Homeowner's</u>			\$0.00
Other			\$0.00
Net Taxable Value	\$1,776,672		\$21,010.92

Direct Charges and/or Special Assessments

<u>Code</u>	<u>Type</u>	<u>Phone #</u>	<u>Amount</u>
29	Rent Stabilization	(415) 252-4600	\$37.00
89	SFUSD Facility Dist	(415) 355-2203	\$35.34
91	SFCCD Parcel Tax	(415) 487-2400	\$79.00
98	SF-Teacher Support	(415) 355-2203	\$230.94

Total Direct Charges and Special Assessments

\$382.28.

Total Due

\$21,393.20

Payment Summary

Choose how much of your property tax you wish to pay now by clicking one of the radio buttons in the left hand column below.

The second installment cannot be paid before the first installment is paid. Late penalties and fees are applied to payments made after their respective delinquency dates. The "Amount Due" indicated below already reflects applicable late penalties and fees, if any.

	Amount Due	Paid Date
• Pay First Installment	\$0.00	11/03/15
• Pay Second Installment	\$0.00	04/06/16
• Pay Full Amount	\$0.00	

Continue

Frequently Asked Questions

Online Payment Support

For support on making payments via the web please e-mail support@link2gov.com

Office of the Treasurer & Tax Collector City Hall, Room 140, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 [Contact Us](#)

[Visit San Francisco's 311 online](#)

NOTICE OF SUPPLEMENTAL ASSESSMENT

[For counties in which the Board of Supervisors has not adopted the provisions of section 1605(c)]



CARMEN CHU, ASSESSOR-RECORDER
 CITY & COUNTY OF SAN FRANCISCO
 1 DR. CARLTON B. GOODLETT PLACE
 CITY HALL, ROOM 190
 SAN FRANCISCO, CA 94102
 ASSESSOR@SFGOV.ORG

DATE OF NOTICE: March 8, 2016

BEYZAVI KIANDOKHT & AMIRI HAMID
 1036 VALLEJO ST
 SAN FRANCISCO CA 94133

Date of Change of Ownership
 or **Completion of New Construction:** September 1, 2015

Assessor's Parcel Number: 02 127 7
Situs Address: 1036 VALLEJO ST

One or more supplemental assessments have been determined for the property shown above. Supplemental assessments are determined in accordance with the California Constitution, article XIII A, which generally requires a current market value reassessment of real property that has either undergone a change in ownership or is newly constructed.

As shown below, a supplemental assessment represents the difference between the property's "new base year value" (for example, current market value) and its existing taxable value. If the change in ownership or completion of new construction occurred between January 1 and May 31, two supplemental assessments are issued: one for the difference between the new base year value and the taxable value appearing on the current assessment roll, and another for the difference between the new base year value and the taxable value that will appear on the assessment roll being prepared.

If a supplemental assessment is a negative amount, the county auditor will make a refund of a portion of the taxes paid on assessments made on the current roll, or the roll being prepared, or both. A copy of the assessment roll is available for inspection by all interested parties during regular office hours.

YOUR RIGHT TO AN INFORMAL REVIEW

If you believe this assessment is incorrect, you have the right to an informal review with the Assessor's staff. You may contact the Assessor's Office for an informal review at (415) 701-2311.

Year	New Base Year Value	Existing Taxable Value	Supplemental Assessment	Less Exemption	Net Taxable Value
2015	\$ 2,000,000	\$ 1,776,672	\$ 223,328	\$ 0	\$ 223,328

EXEMPTIONS

In general, any exemptions that have already been granted for this property remain in effect. If the assessee on the supplemental roll is eligible for an exemption of a greater amount, and a claim is filed for the next assessment year, then the difference in the amount between the two exemptions shall be applied to the supplemental assessment. Any claim previously filed by the owner of a dwelling for either the homeowners' exemption, the veterans' exemption, or the disabled veterans' exemption also constitutes a claim for such exemption on the supplemental roll. If no claim for any of these exemptions has previously been filed, or if you wish to file a claim for any other exemption, you may still be eligible for the exemption(s) if a claim is filed within 30 days after the date of this notice.

Rinaldi Construction Co., Inc.
223 14th Avenue
San Francisco, CA 94118
415-386-4901

April 14, 2016

Beyzavi-Amiri Residence
1036 Vallejo St.
San Francisco, CA

COSTS BREAKDOWN-

Staging/demolition/shoring- \$ 34,000.00
Excavation/foundations/structural- \$ 27,000.00
Framing- \$ 110,000.00
Electrical- \$ 44,000.00
Plumbing- \$ 37,000.00
HVAC- \$ 15,000.00
Sheetrock/insulation- \$ 36,000.00
Painting/scaffolding- \$ 35,000.00
Roofing/flashing- \$ 14,000.00
Ext. Trim/Shingles- \$ 33,000.00
Interior staircase/trim work & doors/windows- \$ 98,000.00 (Allowance)
Decking/railings- \$ 22,000.00 (Allowance)
Flooring- \$ 39,000.00 (Allowance)
Tile- \$ 24,000.00 (Labor only)
Cabinetry- \$ 10,000.00 (Installation only)
Fireplaces- \$ 8,000.00 (Allowance)
Spiral Stairs- \$ 14,000.00 (Allowance)
Finish Hardware- \$ 3,000.00 (Installation allowance)
Permits/Inspections/Street Space fees- \$ 8,000.00
Project Management- \$ 18,000.00

Subtotal: \$ 629,000.00

Profit & Overhead: 18% - \$ 113,000.00

TOTAL: \$ 742,000.00

Owner's Responsibilities:

- Tile materials
- Cabinetry/counter tops

- **Plumbing fixtures**
- **Appliances**
- **Hanging light fixtures**
- **Enclosures/mirrors**
- **Finish hardware**
- **Building permit/Special Inspections**
- **Landscaping**

Vanderwaard Custom, Inc.

dba **REVEAL PARTNERS**

License # 990864

Cost Estimate - Beyzavi-Amiri - 1036 Vallejo, San Francisco CA

March 23, 2016

Item CSI	Item Description	Cost	Notes
01.300	Permit Fees & Parking	12,000	
01.350	Project Management Offsite	40,000	
01.370	On-Site Supervision / Superintendent	80,000	10 months
01.500	Site Protection & Temp Facilities	4,000	Portable toilet, entry stair protection, misc. protection
01.600	Tools, Equipment Rental	2,000	
01.700	Clean Up / Labor / Material Handling	40,000	10 months, 1 man, full time
02.100	Hazardous Material Abatement	4,000	Asbestos
02.200	Demolition	50,000	Includes hauling and disposal
02.300	Earthwork/Grading	4,000	Structural steel footings
02.400	Shoring	4,000	
03.300	Concrete Specialties	4,000	All foundation work
04.400	Slab Stone/Countertops	16,000	Kitchen x 2, bathroom x 2
05.100	Structural Steel	5,000	
06.100	Rough Framing	49,000	\$40,000 labor & \$9,000 material
06.200	Exterior Finish Carpentry	11,000	Labor & materials
06.250	Interior Finish Carpentry	25,000	Labor & materials
06.270	Interior Stairs and Railings	30,000	Steel railing
06.290	Roof, Deck & Glass Railing	65,000	Roof membrane, roof skylight install, glass handrail, deck
06.400	Cabinetry	45,000	Kitchen, vanities x 3
07.200	Insulation	10,000	
07.300	Roofing and Membranes	16,000	
07.600	Sheet Metal Fabrication	3,000	Window & door flashing
07.700	Gutters and Downspouts	5,000	
08.200	Interior Doors	14,000	
08.500	Windows and Exterior Doors	25,000	
08.600	Skylight	20,000	
08.700	Finish Hardware	10,000	
08.800	Shower Glass and Mirrors	12,000	
09.200	Drywall	45,000	Level 5 smooth wall
09.210	Sound Insulation	7,500	As per detail level 1 & 2 ceiling only

09.300	Tile	57,000	Includes master, #1 & #2 bath, backsplash & materials as budget, per plans
09.600	Wood Flooring	42,000	Including the stairs
09.800	Carpet	10,000	
09.900	Painting	90,000	Interior and outside complete
10.300	Fireplace	1,000	Clean up existitng living room fireplace
10.800	Bath Accessories	3,000	
11.400	Appliances	27,000	
15.100	Plumbing Rough and Trim	28,000	
15.400	Plumbing Fixtures	12,000	
15.700	Heating	20,000	
16.100	Electrical Rough and Trim	90,000	
16.500	Electrical Fixtures	10,000	
16.700	Communications/Data	2,000	
16.800	Sound and Video	5,000	
16.900	Punch List Items	8,000	Lead carpenter x 3 weeks
SUBTOTAL		1,062,500	
OH @ 20%		212,500	
CONTINGENCY 5%		53,125	
TOTAL		1,328,125	

**Mills Act Historical Property Contract
Pre-Approval Inspection Report**

**May 2016
1036 Vallejo Street**

Property Information

Address: 1036 Vallejo Street

Block/Lot: 0127/007

Zoning District: RH-2

Height & Bulk District: 40-X

Eligibility: Contributor to the Russian Hill-Vallejo Street Crest National Register Historic District

Owner Information

Name: Kian Beyzavi

Hamid Amiri

Address: 227 14th Ave
San Francisco, CA 94118

Phone: 415-386-2845

Phone: 510-552-5501

Email: kbeyzavi@gmail.com

Email: dentisthamid@gmail.com

Pre-Inspection

Application fee paid

Record of calls or e-mails to applicant to schedule pre-contract inspection

5/2: Confirm receipt of application and schedule site visit.

Inspection scheduled on: 5/2

Inspection Overview

Date and time of inspection: 5/12/2016; 10:30am

Parties present: Shannon Ferguson, Department staff; Kian Beyzavi, Hamid Amiri, property owners

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
 - Representative
 - Limited
- Review any recently completed and in progress work to confirm compliance with Contract. n/a
- Review areas of proposed work to ensure compliance with Contract.
- Review proposed maintenance work to ensure compliance with Contract.
- Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. n/a

Yes No Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:

Yes No Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted:

Yes No Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: n/a

Yes No Conditions for approval? If yes, see below.

Notes and Recommendations

Foundation/Structural

Seismic completed by previous owner. May need additional upgrade

Exterior

Repair and repaint shingles, siding and trim

Roof

Replace roof and gutter system

Chimneys

n/a

Windows

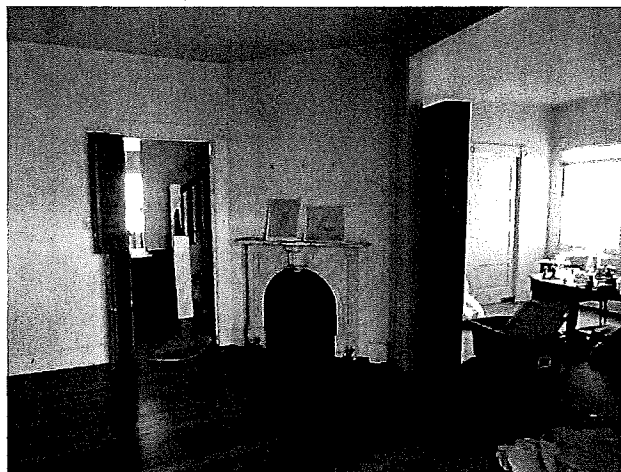
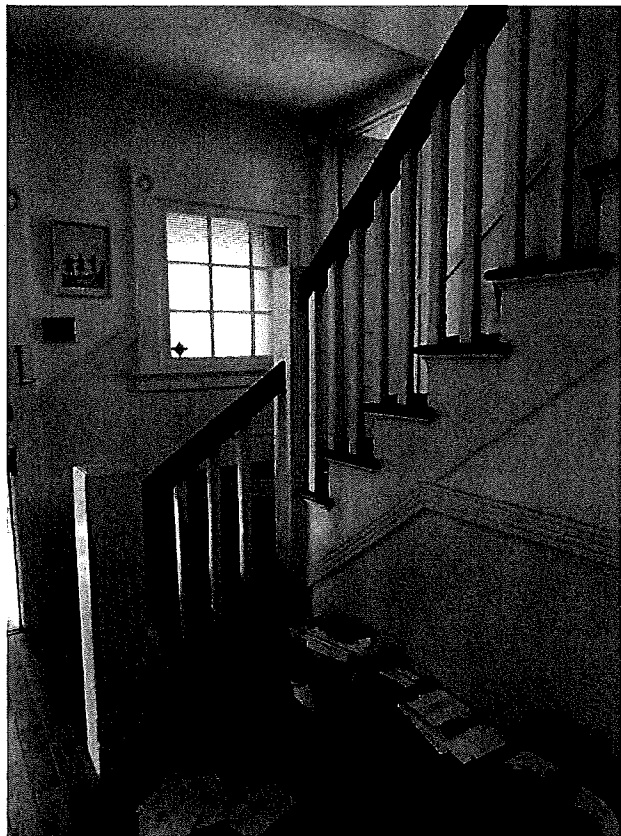
Nearly all windows appear to be non-historic. Replace with new wood windows appropriate to style and age of house.

Conditions for Approval

None

Photographs







BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

October 25, 2016

File No. 161098

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Gibson:

On October 18, 2016, Supervisor Peskin introduced the following legislation:

File No. 161098

Resolution approving a Mills Act historical property contract between Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; authorizing the Planning Director and the Assessor-Recorder to execute the historical property contract.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Board of Supervisors

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Carmen Chu, Assessor-Recorder, Office of the Assessor-Recorder
Jonas Ionin, Commissions Secretary, Historical Preservation Commission

FROM: Erica Major, Assistant Clerk, Government Audit and Oversight Committee,
Board of Supervisors

DATE: October 25, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Government Audit and Oversight Committee has received the following proposed legislation, introduced by Supervisor Peskin on October 18, 2016:

File No. 161098

Resolution approving a Mills Act historical property contract between Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; authorizing the Planning Director and the Assessor-Recorder to execute the historical property contract.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department
Edward McCaffrey, Office of the Assessor-Recorder

Print Form

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2015 OCT 18 PM 4:53
Time stamp
or meeting date AK

Introduction Form

By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

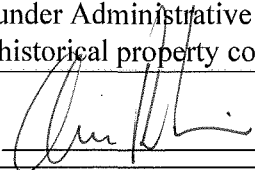
Peskin

Subject:

Mills Act Historical Property Contract - 1036 Vallejo Street

The text is listed below or attached:

Resolution approving a Mills Act historical property contract between Kian Beyzavi and Hamid Amiri, the owners of 1036 Vallejo Street, and the City and County of San Francisco, under Administrative Code, Chapter 71; authorizing the Planning Director and the Assessor-Recorder to execute the historical property contract.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: