

1 [Mills Act Historical Property Contract - 1019 Market Street]

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3 **Resolution approving a Mills Act historical property contract, under Administrative**
4 **Code, Chapter 71, between 1019 Market St. Properties, LLC, the owners of 1019 Market**
5 **Street, and the City and County of San Francisco; and authorizing the Planning**
6 **Director and Assessor to execute the Mills Act historical property contract.**

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

16 WHEREAS, Chapter 71 of the San Francisco Administrative Code was adopted to
17 implement the provisions of the Mills Act and to preserve these historic buildings; and

18 WHEREAS, 1019 Market Street is a Category II building under Article 11 of the
19 Planning Code and a contributor to the National Register of Historic Places Market Street
20 Theater and Loft District and thus qualifies as an historical property as defined in
21 Administrative Code Section 71.2; and

22 WHEREAS, A Mills Act application for an historical property contract has been
23 submitted by 1019 Market Street Properties, LLC, the owners of 1019 Market Street, detailing
24 completed rehabilitation work and proposing a maintenance plan for the property; and

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1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 1019 Market Street was reviewed by the Assessor's Office and
3 the Historic Preservation Commission; and

4 WHEREAS, The Assessor has reviewed the historical property contract and has
5 provided the Board of Supervisors with an estimate of the property tax calculations and the
6 difference in property tax assessments under the different valuation methods permitted by the
7 Mills Act in its report transmitted to the Board of Supervisors on December 10, 2013, which
8 report is on file with the Clerk of the Board of Supervisors in File No. 130506 and is hereby
9 declared to be a part of this motion as if set forth fully herein; and

10 WHEREAS, The Historic Preservation Commission recommended approval of the
11 historical property contract in its Resolution No. 714, which Resolution is on file with the Clerk
12 of the Board of Supervisors in File No. 130506 and is hereby declared to be a part of this
13 resolution as if set forth fully herein; and

14 WHEREAS, The draft historical property contract between 1019 Market Street
15 Properties, LLC, the owners of 1019 Market Street, and the City and County of San Francisco
16 is on file with the Clerk of the Board of Supervisors in File No. 130506 and is hereby declared
17 to be a part of this resolution as if set forth fully herein; and

18 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
19 Administrative Code Section 71.4(d) to review the Historic Preservation Commission's
20 recommendation and the information provided by the Assessor's Office in order to determine
21 whether the City should execute the historical property contract for 1019 Market Street; and

22 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
23 owner of 1019 Market Street with the cost to the City of providing the property tax reductions
24 authorized by the Mills Act, as well as the historical value of 1019 Market Street and the
25 resultant property tax reductions;

1 WHEREAS, The Historic Preservation Commission determines 1019 Market Street
2 meets the exemption criteria for a commercial property valued at \$4 million or more as it is a
3 contributor to the National Register listed Market Street Theater and Loft District and is
4 Category II building under Article 11 of the Planning Code. The Historic Structures Report
5 demonstrates substantial work to be performed to ensure continued preservation of the
6 property, now, therefore, be it

7 RESOLVED, That the Board of Supervisors hereby approves the historical property
8 contract between 1019 Market Street Properties, LLC, the owners of 1019 Market Street, and
9 the City and County of San Francisco; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
11 Director and the Assessor to execute the historical property contract; and, be it

12 FURTHER RESOLVED, That the Planning Department and the Assessor-Recorder's
13 Office will submit an annual report, to the Board of Supervisors, Mayor, Controller, and the
14 Budget and Legislative Analyst, that details for each property with an existing historic property
15 agreement: 1) the original date of approval of the agreement by the Board of Supervisors; 2)
16 the annual property tax amount under the historic property agreement; 3) the percent
17 reduction in the annual property tax amount due to the historic property agreement; 4) the
18 reduction in annual property tax revenues to the City; and 5) conformance of the property to
19 the provision of the historic property agreement; and, be it

20 FURTHER RESOLVED, That within thirty (30) days of the contract being fully executed
21 by all parties, the Director of Planning shall provide the final contract to the Clerk of the Board
22 for inclusion into the official file.