

BOARD of SUPERVISORS



City Hall
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

BUDGET AND FINANCE COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Mark Farrell, Chair
Budget and Finance Committee

FROM: Victor Young, Committee Clerk *by VY*

DATE: December 16, 2013

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, December 17, 2013

The following files should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, December 17, 2013. These items were acted upon at the Budget and Finance Committee meeting on Monday, December 16, 2013, at 10:00 a.m., by the votes indicated.

Item No. 30 **File No. 130463**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between John Moran the owner of 1772 Vallejo Street (Burr Mansion), and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract. (Planning Department)

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 31**File No. 130479**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Pacific Heights, LLC, the owners of 2550 Webster Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 32**File No. 130506**

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

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 33**File No. 130521**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Brian Jackson and Thomas Ranese, the owners of 3769 20th Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 34**File No. 130522**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Adam Spiegel and Guillemette Broulliat-Spiegel, the owners of 50 Carmelita Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 35**File No. 130577**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Amy Hockman and Brian Bone, the owners of 66 Carmelita Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 36**File No. 130640**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Elise Sommerville, the owner of 70 Carmelita Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

TABLED

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 37 **File No. 131157**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Adam Wilson and Quyen Nguyen, the owners of 56 Pierce Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 38 **File No. 131158**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Jean Paul and Ann Balajadia, the owners of 64 Pierce Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 39 **File No. 131159**

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Karli Sager and Jason Monberg, the owners of 56 Potomac Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

Item No. 40

File No. 131160

Resolution approving a Mills Act historical property contract, under Administrative Code, Chapter 71, between Adam Wilson and Quyen Nguyen, the owners of 66 Potomac Street, and the City and County of San Francisco; and authorizing the Planning Director and Assessor to execute the Mills Act historical property contract.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Farrell - Aye
Supervisor Avalos - Aye
Supervisor Mar - Excused
Supervisor Wiener - Aye

c: Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney
Rick Caldeira, Legislative Deputy Director
Binder Copy

File No. 130479

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: 12/16/2013

Board of Supervisors Meeting

Date: _____

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Contract/Agreement |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Victor Young Date December 12, 2013

Completed by: Victor Young Date 12/17/13

AMENDED IN COMMITTEE

12/16/13

FILE NO. 130479

RESOLUTION NO.

1 [Mills Act Historical Property Contract - 2550 Webster Street]

2
3 **Resolution approving a Mills Act historical property contract, under Administrative**
4 **Code, Chapter 71, between Pacific Heights, LLC, the owners of 2550 Webster Street,**
5 **and the City and County of San Francisco; and authorizing the Planning Director and**
6 **Assessor to execute the Mills Act 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, 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, 2550 Webster Street is Landmark No. 38 under Article 10 of the Planning
19 Code and thus qualifies as an historical property as defined in Administrative Code Section
20 71.2; and

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

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 2550 Webster Street was reviewed by the Assessor's Office
3 and 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. 130479 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. 715, which Resolution is on file with the Clerk
12 of the Board of Supervisors in File No. 130479 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 Pacific Heights, LLC, the
15 owners of 2550 Webster Street, and the City and County of San Francisco is on file with the
16 Clerk of the Board of Supervisors in File No. 130479 and is hereby declared to be a part of
17 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 2550 Webster Street; and

22 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
23 owner of 2550 Webster 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 2550 Webster Street and the
25 resultant property tax reductions; now, therefore, be it

1 RESOLVED, That the Board of Supervisors hereby approves the historical property
2 contract between Pacific Heights, LLC, the owners of 2550 Webster Street, and the City and
3 County of San Francisco; and, be it

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

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

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

CITY AND COUNTY OF SAN FRANCISCO


BOARD OF SUPERVISORS

BUDGET AND LEGISLATIVE ANALYST

1390 Market Street, Suite 1150, San Francisco, CA 94102 (415) 552-9292
FAX (415) 252-0461

December 12, 2013

TO: Budget and Finance Committee

FROM: Budget and Legislative Analyst 

SUBJECT: December 16, 2013 Special Budget and Finance Committee Meeting

TABLE OF CONTENTS

Item	File	Page
2-12	13-0463	Historical Property Contract – 1772 Vallejo Street
	13-0479	Historical Property Contract – 2550 Webster Street
	13-0506	Historical Property Contract – 1019 Market Street
	13-0521	Historical Property Contract – 3769 20 th Street
	13-0522	Historical Property Contract – 50 Carmelita Street
	13-0577	Historical Property Contract – 66 Carmelita Street
	13-0640	Historical Property Contract – 70 Carmelita Street
	13-1157	Historical Property Contract – 56 Pierce Street
	13-1158	Historical Property Contract – 64 Pierce Street
	13-1159	Historical Property Contract – 56 Potomac Street
	13-1160	Historical Property Contract – 66 Potomac Street 1

Items 2 through 12 Files 13-0463 through 13-1160	Department: Planning Department Assessor/Recorder's Office
---	---

EXECUTIVE SUMMARY

The Mills Act, codified in State Government Code Section 50280, authorizes local governments to enter into historic property agreements with owners of qualified historic properties, in which local governments reduce the assessed value of the property according to a formula established in the Mills Act, thereby reducing property taxes payable by the property owner to the City, provided that owners rehabilitate, restore, preserve, and maintain their qualified historic properties.

The proposed resolutions would approve 11 new historic property agreements in accordance with the Mills Act for ten residential properties and one commercial property in which the property owners agree to rehabilitate and maintain their properties to specific historic preservation standards and receive a reduced property assessment, resulting in reduced property tax payments to the City. The following table shows the 11 properties and the assessed property values with and without an historic property agreement.

Table: Proposed 11 Historic Property Agreements and the Assessed Property Values with and without an Historic Property (Mills Act) Agreement

Item	File	Property	Property Type	Assessed Value without Mills Act Designation	Assessed Value with Mills Act Designation	Reduction in Assessed Value
2	13-0463	1772 Vallejo Street	Single Family	\$6,250,000	\$2,220,625	\$4,029,375
3	13-0479	2550 Webster Street	Single Family	2,924,570	2,523,438	401,132
4	13-0506	1019 Market Street	Commercial	17,500,000	16,540,000	960,000
5	13-0521	3769 20th Street	Single Family	1,785,000	932,783	852,217
6	13-0522	50 Carmelita Street	Single Family	2,620,582	970,000	1,650,582
7	13-0577	66 Carmelita Street	Single Family	1,999,993	720,000	1,279,993
8	13-0640	70 Carmelita Street	Single Family	635,263	780,000	n/a
9	13-1157	56 Pierce Street	Single Family	1,535,568	910,000	625,568
10	13-1158	64 Pierce Street	Single Family	2,526,192	950,000	1,576,192
11	13-1159	56 Potomac Street	Single Family	1,064,403	630,000	434,403
12	13-1160	66 Potomac Street	3 Unit Rental	1,895,874	900,000	995,874
	Total			\$40,737,445	\$28,076,846	\$12,805,336

Under the 11 proposed historic property agreements, total estimated rehabilitation, renovation, and maintenance costs over the initial 10-year term of the agreements are \$10,811,283, as shown in the following table.

Table: Rehabilitation and Renovation and Maintenance Costs under the 11 Proposed Historic Property Agreements

Item	File	Address	Property Type	Estimated Costs of Rehabilitation and Renovation	Estimated Costs of Maintenance over 10 Years	Total Rehabilitation, Renovation, and Maintenance Cost over 10 Years
2	13-0463	1772 Vallejo Street	Single Family	\$621,000	\$990,000	\$1,611,000
3	13-0479	2550 Webster Street	Single Family	1,539,000	370,000	1,909,000
4	13-0506	1019 Market Street	Commercial	5,412,783	225,000	5,637,783
5	13-0521	3769 20th Street	Single Family	101,000	50,000	151,000
6	13-0522	50 Carmelita Street	Single Family	0	411,000	411,000
7	13-0577	66 Carmelita Street	Single Family	192,000	25,000	217,000
8	13-0640	70 Carmelita Street	Single Family	43,000	12,000	55,000
9	13-1157	56 Pierce Street	Single Family	0	227,000	227,000
10	13-1158	64 Pierce Street	Single Family	141,000	92,000	233,000
11	13-1159	56 Potomac Street	Single Family	25,000	32,500	57,500
12	13-1160	66 Potomac Street	3 Unit Rental	189,000	113,000	302,000
		Total		\$8,263,783	\$2,547,500	\$10,811,283

Approval of the proposed historic property agreements for the 11 properties would result in reduced property tax revenues to the City in 2014 of \$152,129, as shown in the table below, and over the initial 10-year period of approximately \$1,521,290.

Table: Estimated Reduction in Property Tax Revenues to the City

Item	File	Address	No Historic Property Agreement (Estimated)	Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction Over 10 Years
2	13-0463	1772 Vallejo Street	\$74,250	\$26,381	\$47,869	64%	\$478,690
3	13-0479	2550 Webster Street	34,744	29,978	4,766	14%	47,660
4	13-0506	1019 Market Street	207,900	196,495	11,405	5%	114,050
5	13-0521	3769 20th Street	21,206	11,081	10,125	48%	101,250
6	13-0522	50 Carmelita Street	31,133	11,524	19,609	63%	196,090
7	13-0577	66 Carmelita Street	23,760	8,554	15,206	64%	152,060
8	13-0640	70 Carmelita Street	7,547	7,547	0	0%	0
9	13-1157	56 Pierce Street	18,243	10,811	7,432	41%	74,320
10	13-1158	64 Pierce Street	30,011	11,286	18,725	62%	187,250
11	13-1159	56 Potomac Street	12,645	7,484	5,161	41%	51,610
12	13-1160	66 Potomac Street	22,523	10,692	11,831	53%	118,310
		Total	\$483,962	\$331,833	\$152,129		\$1,521,290

The City currently has six historic property agreements, which were approved by the Board of Supervisors from 2002 through 2013. The estimated annual reduction in property tax revenues to the City due to the existing historical property agreements is \$702,740, as shown in the following table.

Table: Estimated Annual Reduction in Property Tax Revenues to the City under the Six Existing Mills Act Historical Property Agreements

2013-2014 Property Tax Payment to the City					
Board of Supervisors Approval Date	Address	Historical Property Agreement	No Historical Property Agreement	Reduction	Percent Reduction
May 13, 2002	460 Bush Street	\$24,472	\$44,519	\$20,047	45%
May 15, 2007	1080 Haight Street	32,453	82,415	49,962	61%
August 7, 2007	1735 Franklin Street	23,853	35,708	11,856	33%
November 18, 2008	690 Market Street	1,282,186	1,807,186	525,000	29%
December 3, 2010	1818 California	28,504	112,791	84,287	75%
July 30, 2013	201 Buchanan Street	19,465	31,052	11,588	37%
	Total	\$1,410,932	\$2,113,672	\$702,740	

The total reduction in annual property tax revenues to the City will be \$854,869, including \$702,740 for the existing six historical property agreements and \$152,129 for the proposed 11 historic property agreements.

Exemptions from the Mills Act Property Program Requirements

Eligibility for Mills Act historical property agreements is limited to sites, buildings, or structures with an assessed valuation, as of December 31 of the year before the application is made, of \$3,000,000 or less for single-family dwellings and \$5,000,000 or less for multi-unit residential, commercial, or industrial buildings, unless the Board of Supervisors grants an exemption. Two of the proposed properties have assessed values that exceed these limits:

- 1772 Vallejo Street is currently valued by the Assessor's Office at \$6,250,000 or \$3,250,000 more than the eligibility limit of \$3,000,000 established by the Mills Act for a single family residence. According to Mr. Tim Frye, Planning Department Preservation Coordinator, the single family residence at 1772 Vallejo qualifies for an exemption as it is a City Landmark under Article 10 of the Planning Code.
- 1019 Market Street is currently valued by the Assessor's Office at \$17,500,000, or \$12,500,000 more than the eligibility limit of \$5,000,000 established by the Mills Act for a commercial property. According to Mr. Frye, the commercial property at 1019 Market Street qualifies for an exemption as it is listed on the National Register of Historic Places and is a contributor to the National Register-listed Market Street Theater and Loft District.

Reporting on the Mills Act Historic Property Program

Administrative Code Section 71.7 requires that the Planning Department and Assessor/Recorder's Office submit a joint report to the Board of Supervisors and the Historic Preservation Commission on March 31, 2013 and every three years thereafter providing the Departments' analysis of the historical property agreement (Mills Act) program. Such report has not been submitted to the Board of Supervisors.

Because, according to Mr. Tim Frye, Planning Department Preservation Coordinator, the Board of Supervisors will not receive an analysis of the historical property agreement program required by Administrative Code Section 71.7 until approximately March 31, 2016, the Budget and Legislative Analyst recommends amending each of the 11 proposed resolutions to request the Director of Planning to submit an annual report to the Board of Supervisors, Mayor, Controller, and Budget and Legislative Analyst that details for each of the 17 properties (11 proposed and six existing) with an historic property agreement (1) the original date of approval by the Board of Supervisors of the agreement; (2) the annual property tax amount under the historic property agreement; (3) the percent reduction in the annual property tax amount due to the historic property agreement; (4) the reduction in annual property tax revenues to the City; and (5) conformance of the property to the provisions of the historic property agreement.

RECOMMENDATIONS

- Amend Resolution 13-0463 to specify that approval of the proposed historical property agreement authorizes an exemption to the Mills Act historical property agreement eligibility limit of \$3,000,000 for a single family residence.
- Amend Resolution 13-0506 to specify that approval of the proposed historical property agreement authorizes an exemption to the Mills Act historical property agreement eligibility limit of \$5,000,000 for a commercial property.
- Amend each of the 11 proposed resolutions to request the Director of Planning submit an annual report to the Board of Supervisors, Mayor, Controller, and Budget and Legislative Analyst that details for each property with an existing historic property agreement (1) the original date of approval by the Board of Supervisors of the agreement; (2) the annual property tax amount under the historic property agreement; (3) the percent reduction in the annual property tax amount due to the historic property agreement; (4) the reduction in annual property tax revenues to the City; and (5) conformance of the property to the provisions of the historic property agreement.
- Approval of the proposed 11 resolutions, as amended, is a policy matter for the Board of Supervisors.

MANDATE STATEMENT/BACKGROUND

Mandate Statement

The Mills Act, codified in State Government Code Section 50280, authorizes local governments to enter into historic property agreements with owners of qualified historic properties, in which local governments reduce the assessed value of the property according to a formula established in the Mills Act, thereby reducing property taxes payable by the property owner to the City, provided that owners rehabilitate, restore, preserve, and maintain their qualified historic properties.

The City's Administrative Code¹ specifies (a) required qualifications for properties to allow for approval of a Mills Act historic property agreement, (b) the Mills Act historic property application and approval processes, and (c) the terms and fees for individual property owners to apply for Mills Act historic property agreements with the City in order to receive such Mills Act Property Tax reductions, subject to Board of Supervisors approval.

Background

In order for a Mills Act historic property agreement to be approved², the property must be designated a qualified historic property by being listed or designated in one of the following ways on or before December 31 of the year before the application is made:

- Individually listed in the National Register of Historic Places or the California Register of Historical Resources;
- Listed as a contributor to a historic district included on the National Register of Historic Places or the California Register of Historical Resources;
- Listed as a City landmark pursuant to Planning Code Article 10;
- Designated as contributory to a historic district; or
- Designated as significant³ (Categories I and II) or contributory⁴ (Categories III or IV).

¹ Administrative Code Chapter 71

² Administrative Code Section 71.2

³ Planning Code Section 1102(a) designates a building as Category I significant if it is (1) at least 40 years old, (2) judged to be a building of individual importance, and (3) is rated excellent in architectural design or as very good in both architectural design and relationship to the environment. Planning Code Section 1102(b) designates a building as Category II significant if it (1) meets the standards in Section 1102(a) and (2) if it is feasible to add different and higher replacement structures or additions to the height at the rear of the structure without affecting the architectural quality or relationship to the environment and without affecting the appearance of the retained portions as a separate structure when viewing the principal facade.

⁴ Planning Code Section 1102(c) designates a building as Category III contributory if it is (1) located outside a designated conservation district, (2) is at least 40 years old, (3) judged to be a building of individual importance, and (4) is rated either Very Good in architectural design or excellent or very good in relationship to the environment. Planning Code Section 1102(d) designates a building as Category IV contributory if it is (1) located in a designated conservation district, (2) judged to be a building of individual importance, (3) judged to be a building

In addition, eligibility for Mills Act historic property agreements is limited to sites, buildings, or structures with an assessed valuation, as of December 31 of the year before the application is made, of \$3,000,000 or less for single-family dwellings and \$5,000,000 or less for multi-unit residential, commercial, or industrial buildings, unless the Board of Supervisors grants an exemption.

Once the Mills Act historic property agreement has been enacted, the initial term is for 10 years, which is automatically extended each year on the anniversary date of the agreement⁵. Therefore, the historic property agreement and reduced property taxes continue into perpetuity.

Either the property owner or the Board of Supervisors may file a notice of nonrenewal to not automatically extend the term of the agreement.⁶ Once the notice of nonrenewal has been filled, the final term of the historic property agreement is for ten years and is no longer automatically extended each year.⁷

DETAILS OF PROPOSED LEGISLATION

File 13-0463 is a resolution (a) approving a Mills Act historic property agreement with John Moran, the owner of the residential property located at 1772 Vallejo Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-0479 is a resolution (a) approving a Mills Act historic property agreement with Pacific Heights, LLC, the owners of the residential property located at 2550 Webster Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-0506 is a resolution (a) approving a Mills Act historic property agreement with 1019 Market St. Properties, LLC, the owners of the commercial property located at 1019 Market Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-0521 is a resolution (a) approving a Mills Act historic property agreement with Brian Jackson and Thomas Ranese, the owners of the residential property located at 3769 20th Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

of contextual importance, and (4) is rated either Very Good in architectural design or excellent or very good in relationship to the environment.

⁵ According to State Government Code Section 50282

⁶ The City must submit a nonrenewal notice 60 days prior to the date of renewal and the owners must submit a nonrenewal notice 90 days prior to the date of renewal.

⁷ The City must submit a nonrenewal notice 60 days prior to the date of renewal and the owners must submit a nonrenewal notice 90 days prior to the date of renewal.

File 13-0522 is a resolution (a) approving a Mills Act historic property agreement with Adam Spiegel and Guillemette Broulliat-Spiegel, the owners of the residential property located at 50 Carmelita Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-0577 is a resolution (a) approving a Mills Act historic property agreement with Amy Hockman and Brian Bone, the owners of the residential property located at 66 Carmelita Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-0640 is a resolution (a) approving a Mills Act historic property agreement with Elise Sommerville, the owner of the residential property located at 70 Carmelita Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-1157 is a resolution (a) approving a Mills Act historic property agreement with Adam Wilson and Quyen Nguyen, the owners of the residential property located at 56 Pierce Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-1158 is a resolution (a) approving a Mills Act historic property agreement with Jean Paul and Ann Balajadia, the owners of the residential property located at 64 Pierce Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-1159 is a resolution (a) approving a Mills Act historic property agreement with Karli Sager and Jason Monberg, the owners of the residential property located at 56 Potomac Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

File 13-1160 is a resolution (a) approving a Mills Act historic property agreement with Adam Wilson and Quyen Nguyen, the owners of the residential property located at 66 Potomac Street, and (b) authorizing the Director of Planning and the Assessor to execute the subject historic property agreement.

Item 2 – File 13-0463

Applicant: John Moran

Property Address: 1772 Vallejo Street

Date of Historical Landmark Designation by the Board of Supervisors: March 30, 1970

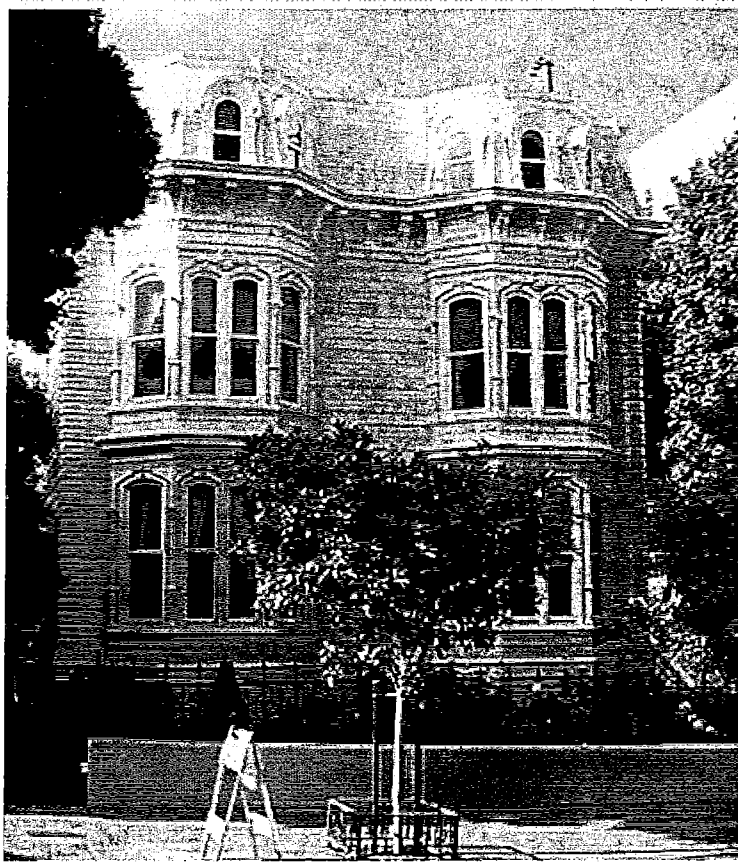
Board of Supervisors Ordinance Number: Ordinance No. 103-70 designated the Burr House located at 1772 Vallejo Street as a landmark pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013

The subject property located at 1772 Vallejo Street is currently valued by the Assessor's Office at \$6,250,000 or \$3,250,000 more than the eligibility limit of \$3,000,000 established by the Mills Act for a single family residence. According to Mr. Tim Frye, Planning Department Preservation Coordinator, the single family residence at 1772 Vallejo qualifies for an exemption as it is a City Landmark under Article 10 of the Planning Code. A required Historic Structures Report by the Planning Department determined that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations. Because Board of Supervisors' approval of proposed historic property agreement for the property at 1772 Vallejo Street would grant the exemption, Resolution 13-0463 should be amended to specify that approval of the proposed historic property agreement authorizes an exemption to the Mills Act historic property agreement eligibility limit of \$3,000,000 for a single family residence.

Property Description

According to the Planning Department's Mills Act Agreement Case Report for 1772 Vallejo Street, the subject property is located on the north side of Vallejo Street between Gough and Franklin Streets. Assessor's Block 0522, Lot 029. It is located in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 as City Landmark #31. The three-story-over-basement house was designed primarily in the Italianate style with French Second Empire influences.

Exhibit 1: 1772 Vallejo Street**Proposed Property Rehabilitation and Renovation Program**

According to the Planning Department's Mills Act Agreement Case Report for 1772 Vallejo Street, the property owners propose to begin rehabilitation efforts and the proposed rehabilitation program involves and includes the following components:

- Evaluating the structural soundness of unreinforced masonry foundation;
- Removing interior unreinforced chimney (not visible from street);
- Improving the landscape drainage to redirect water flow from the house; work to rehabilitate the historic garden setting;
- Completing a feasibility study for upgrading the unreinforced foundation of the rear cottage,
- Repairing the historic windows at the cottage;
- Repairing and reinforcing the fireplace and chimney of the cottage;
- Replacing the roofing, and any damaged rafters as needed, of the cottage;
- Completing a feasibility study for demolishing the non-historic garage to restore the historic character of the property;

- Repairing and replacing historic wood windows as necessary;
- Repairing deteriorated wood siding and millwork in-kind;
- Repainting the exterior for historic accurate paint colors; and
- Replacing the roof.

The proposed rehabilitation and renovations are currently estimated to cost \$621,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Care of the garden;
- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The attic and foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$89,000 per year.

Impact on Property Taxes

Table 1 below reflects the estimated assessed value of 1772 Vallejo Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 1: Summary of Assessed Value of 1772 Vallejo Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$6,250,000	\$2,220,625	\$4,029,375	64%	n/a
Estimated Property Taxes Payable to the City	\$74,250	\$26,381	\$47,869	64%	\$478,690

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$478,690 shown in the table above.

Mr. Michael Jine, Office of the Assessor-Recorder, advises that since property tax rates have not been finalized for FY 2014-15, the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$1,611,000 in property renovation and maintenance and save an estimated \$478,690 in property taxes, for net costs to the property owner of \$1,132,310 in historic renovations and maintenance, as shown in Table 2 below.

Table 2: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$621,000
Estimated Annual Maintenance Costs Over 10 Years	890,000
Estimated Periodic Maintenance Costs Over 10 Years	100,000
Total Costs to Property Owner	1,611,000
Property Tax Savings Over 10 Years	\$478,690
Net Costs to Property Owner	\$1,132,310

According to Mr. Greg Kato, Treasurer/Tax Collector's Office, all property taxes assessed to 1772 Vallejo Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 3 – File 13-0479

Applicant: Pacific Heights, LLC

Property Address: 2550 Webster Street

Date of Historical Landmark Designation by the Board of Supervisors: March 1, 1971

Board of Supervisors Ordinance Number: Ordinance No. 51-71 designated the Bourn Mansion located at 2550 Webster Street as a landmark pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: October 16, 2013

Property Description

According to the Planning Department's Mills Act Agreement Case Report for 2550 Webster Street, the subject property is located on the east side of Market Street between Broadway and Pacific Streets. Assessor's Block 0580, Lot 013. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 as City Landmark #38. The three-story-over-basement, masonry residence was built in 1896 by William Bourne, President of the Spring Valley Water Company and designed by architect Willis Polk in the classical revival style.

Exhibit 2: 2550 Webster Street



Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report 2550 Webster Street, the property owners proposed rehabilitation program involves exterior work to the Bourn Mansion and includes the following components:

- Repairing and in-kind replacing of the historic slate roofing, including structural framing and reinforcement;
- Repairing the historic windows; and
- Restoring the conservatory roof and leaded glass windows.

The proposed rehabilitation and renovations are currently estimated to cost \$1,539,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Care of the roof chimneys, masonry, millwork and ornamentation;
- Sheet metal; and
- Windows and doors.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$37,000 per year.

Impact on Property Taxes

Table 3 below reflects the estimated assessed value of 2550 Webster Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 3: Summary of Assessed Value of 2550 Webster Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$2,924,570	\$2,523,438	\$401,132	14%	n/a
Estimated Property Taxes Payable to the City	\$34,744	\$29,978	\$4,766	14%	\$47,660

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$47,660 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$1,909,000 in property renovation and maintenance and save an estimated \$47,660 in property taxes, for net costs to the property owner of \$1,861,340 in historic renovations and maintenance, as shown in Table 4 below.

Table 4: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$1,539,000
Estimated Annual Maintenance Costs Over 10 Years	370,000
Estimated Periodic Maintenance Costs Over 10 Years	0
Total Costs to Property Owner	1,909,000
Property Tax Savings Over 10 Years	47,660
Net Costs to Property Owner	\$1,861,340

According to Mr. Kato, all property taxes assessed to 2550 Webster Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 4 – File 13-0506

Applicant: 1019 Market St. Properties, LLC

Property Address: 1019 Market Street

Date of Historical Landmark Designation by the Board of Supervisors: N/A

Board of Supervisors Ordinance Number: N/A

The property at 1019 Market Street is eligible for a Mills Act agreement because it is listed on the National Register of Historic Places and is designated under Article 11 of the Planning Code as a Category II building.

Date of Historic Preservation Commission Approval: October 16, 2013

The subject property located at 1019 Market Street is currently valued by the Assessor's Office at \$17,500,000, or \$12,500,000 more than the eligibility limit of \$5,000,000 established by the Mills Act for a commercial property. According to Mr. Frye, the commercial property at 1019 Market Street qualifies for an exemption as it is listed on the National Register of Historic Places as it is designated under Article 11 of the Planning Code as a Category II building and is a contributor to the National Register-listed Market Street Theater and Loft District. A required Historic Structures Report by the Planning Department determined that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations. Because Board of Supervisors' approval of proposed historic property agreement for the property at 1019 Market Street would grant the exemption, Resolution 13-0506 should be amended to specify that approval of the proposed historic property agreement authorizes an exemption to the Mills Act historic property agreement eligibility limit of \$5,000,000 for a commercial property.

Property Description

According to the Planning Department's Mills Act Agreement Case Report for 1019 Market Street, the subject property is located on the east side of Market Street between 6th and 7th Streets. Assessor's Block 3703, Lot 076. It is located in a C-3-G (Downtown General) Zoning District and a 120-X Height and Bulk District. The property was designated under Article 11 as Category II building. It is also listed on the National Register as a contributor to the Market Street Theater Loft District, the UMB survey, and the Planning Department 1976 Architectural Survey. The seven-story-over-basement, unreinforced masonry loft was built in 1909 by the McDonough Estate Company, and designed by architect George Applegarth, to house the

Eastern Outfitting Company, which sold furniture, carpets, stoves and bedding through the 1930s. The interior and ground floor were remodeled in 1937 and the building was renovated again in 1970. The primary façade faces Market Street and is comprised of three sections: the ground floor storefront, the Chicago style bay window flanked by giant terra cotta Corinthian columns, and capped with a large decorative sheet metal cornice.

Exhibit 3: 1019 Market Street



Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report 1019 Market Street, the property owners proposed to continue rehabilitation efforts approved administratively under a Minor Permit to Alter⁸ by Planning Department Staff on July 2, 2013. The proposed rehabilitation program involves the following components:

⁸ A Permit to Alter is the entitlement required to alter Article 11 of the Planning Code designated Significant or Contributory buildings or any building within a conservation district. A Permit to Alter is required for any construction, addition, major alteration, relocation, removal, or demolition of a structure, object or feature. A

- Repairing of the exterior including a new ground floor storefront;
- Repairing the upper story bays and terra cotta columns;
- Restoring the sheet metal cornice; and
- Re-glazing all existing historic windows.

The proposed rehabilitation and renovations are currently estimated to cost \$5,412,783.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes care of the roof, sheet metal, terra cotta, wood window sashes, sheet metal window mullions, and the parged concrete walls.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$20,000 per year.

Impact on Property Taxes

Table 5 below reflects the estimated assessed value of 1019 Market Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Minor Permit to Alter can be approved by Planning Department Staff; however, a Major Permit to Alter must be approved by Historic Preservation Commission.

Table 5: Summary of Assessed Value of 1019 Market Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$17,500,000	\$16,540,000	\$960,000	5%	n/a
Estimated Property Taxes Payable to the City	\$207,900	\$196,495	\$11,405	5%	\$114,050

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$114,050 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$5,637,738 in property renovation and maintenance and save an estimated \$114,050 in property taxes, for net costs to the property owner of \$5,523,688 in historic renovations and maintenance, as shown in Table 6 below.

Table 6: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$5,412,783
Estimated Annual Maintenance Costs Over 10 Years	200,000
Estimated Cyclical Maintenance Costs Over 10 Years	25,000
Total Costs to Property Owner	5,637,738
Property Tax Savings Over 10 Years	114,050
Net Costs to Property Owner	\$5,523,688

According to Mr. Kato, all property taxes assessed to 1019 Market Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 5 – File 13-0521

Applicant: Brian Jackson and Thomas Ranese

Property Address: 3769 20th Street

Date of Historical Landmark Designation by the Board of Supervisors: October 15, 1985

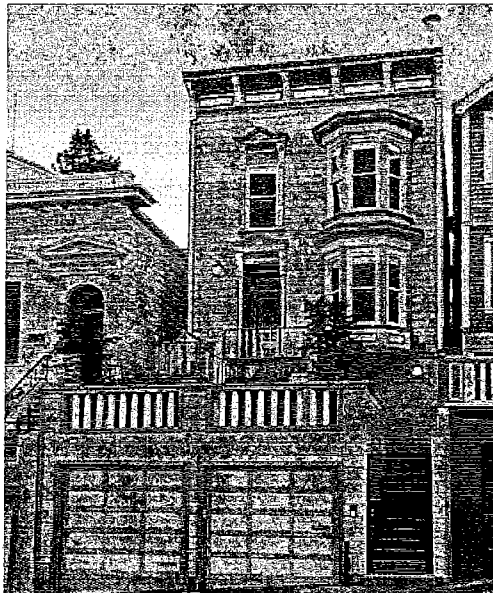
Board of Supervisors Ordinance Number: Ordinance No. 757-85 designated the Liberty-Hill Historic District, and the property at 3769 20th Street is a contributor to the Liberty-Hill Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: October 16, 2013

Property Description

According to the Planning Department's Mills Act Agreement Case Report for 3769 20th Street, the subject property is located on the south side of 20th Street between Dolores and Guerrero Streets. Assessor's Block 3607, Lot 062. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Liberty-Hill Historic District. The two-story-over-basement, frame residence was built in 1871 in the Italianate style.

Exhibit 4: 3769 20th Street



Proposed Property Rehabilitation and Renovation Program

Brian Jackson and Thomas Ranese received a Certificate of Appropriateness⁹ from the Historic Preservation Commission on November 21, 2012, which approved a rehabilitation program that involves in-kind replacement of historic elements and seismic improvements to the historic portions of the house. To date, the property owner has spent \$69,000 in rehabilitation and renovation costs, and the Mills Act historic property agreement includes an additional \$32,000 in proposed rehabilitation and renovation work, for a total of \$101,000 in rehabilitation and renovation costs included in the historic preservation.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$5,000 per year.

Impact on Property Taxes

Table 7 below reflects the estimated assessed value of 3769 20th Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

⁹ A Certificate of Appropriateness is the entitlement required to alter an individual landmark and any property within a landmark district.

Table 7: Summary of Assessed Value of 3769 20th Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$1,785,000	\$932,783	\$852,217	48%	n/a
Estimated Property Taxes Payable to the City	\$21,206	\$11,081	\$10,125	48%	\$101,250

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$101,250 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$151,000 in property renovation and maintenance and save an estimated \$101,250 in property taxes, for net costs to the property owner of \$49,750 in historic renovations and maintenance, as shown in Table 8 below.

Table 8: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$101,000
Estimated Annual Maintenance Costs Over 10 Years	50,000
Estimated Periodic Maintenance Costs Over 10 Years	0
Total Costs to Property Owner	151,000
Property Tax Savings Over 10 Years	101,250
Net Costs to Property Owner	\$49,750

According to Mr. Kato, all property taxes assessed to 3769 20th Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

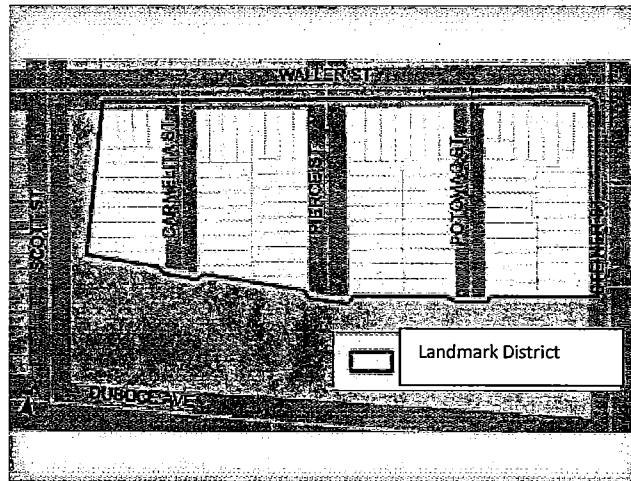
Duboce Park Historic District

The following seven properties are in the Duboce Park Historic District:

Item	File	Property
6	13-0522	50 Carmelita Street
7	13-0577	66 Carmelita Street
8	13-0640	70 Carmelita Street
9	13-1157	56 Pierce Street
10	13-1158	64 Pierce Street
11	13-1159	56 Potomac Street
12	13-1160	66 Potomac Street

On June 4, 2013, the Board of Supervisors approved Ordinance No. 107-13 to create the Duboce Park Historic District located in the Duboce Triangle Neighborhood in San Francisco.¹⁰ The Duboce Park Historic District includes 87 properties and the three interior block park entrances at Carmelita, Pierce, and Potomac Streets, as shown in the map below. This historic district designation was initiated by the Historic Preservation Committee and recommended for approval by the Planning Commission pursuant to its authority under the City’s Charter to recommend approval, disapproval, or modification of landmark and historic district designations under the Planning Code to the Board of Supervisors.

Exhibit 5: Duboce Park Historic District



¹⁰ Article 10, Section 1004 of the Planning Code authorizes the Board of Supervisors to designate individual structures or groups of structures that have special character or special historic, architectural or aesthetic interest or values as a City landmarks or a districts.

Under Article 10 of the Planning Code, following the designation of a structure or a group of structures as a landmark or a district, any construction, alteration, removal or demolition for which a City permit is required and that may affect the character-defining features of the landmark or district necessitates a Certificate of Appropriateness from the Historic Preservation Commission.

The following seven properties are located in the Duboce Park Historic District.

Item 6 - File 13-0522**Applicant:** Adam Spiegel and Guillemette Broulliat-Spiege**Property Address:** 50 Carmelita Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 50 Carmelita Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 50 Carmelita Street, also known as the "Patrick and Carolina Reedy House," the subject property is located on the east side of Carmelita Street between Waller and Duboce Streets, the lot is adjacent to Duboce Park. Assessor's Block 0864, Lot 011. It is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Landmark District. The 2 1/2 story frame house was built in 1899 in a combination of the Queen Anne and Shingle styles.

Exhibit 6: 50 Carmelita Street

Proposed Property Rehabilitation and Renovation Program

The property was fully rehabilitated at the time of purchase two years ago.

Proposed Property Maintenance Plan

The property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Painting and repairing the historic shingled siding and wood trim as needed,
- Inspecting the roof, flashing and vents regularly and replacing elements or the entire roof when needed,
- Inspection of the gutters, downspouts, grading to ensure there is no damage to the foundation,
- Maintenance of the exterior doors, stairways, balustrades, and decking for dry rot; and
- Routine inspections of the historic wood windows and non-historic skylights checking for dry rot, damage, or leaks, and repairing any damage found according to best practices.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$23,000 per year.

Impact on Property Taxes

Table 9 below reflects the estimated assessed value of 50 Carmelita Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 9: Summary of Assessed Value of 50 Carmelita Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$2,620,582	\$970,000	\$1,650,582	63%	n/a
Estimated Property Taxes Payable to the City	\$31,133	\$11,524	\$19,609	63%	\$196,090

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$196,090 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$411,000 in property renovation and maintenance and save an estimated \$196,090 in property taxes, for net costs to the property owner of \$214,910 in historic renovations and maintenance, as shown in Table 10 below.

Table 10: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$0
Estimated Annual Maintenance Costs Over 10 Years	230,000
Estimated Periodic Maintenance Costs Over 10 Years	181,000
Total Costs to Property Owner	411,000
Property Tax Savings Over 10 Years	196,090
Net Costs to Property Owner	\$214,910

According to Mr. Kato, all property taxes assessed to 50 Carmelita Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 7 - File 13-0577**Applicant: Amy Hockman and Brian Bone****Property Address: 66 Carmelita Street****Date of Historical Landmark Designation by the Board of Supervisors: June 4, 2013**

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 66 Carmelita Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 66 Carmelita Street, The subject property is located on the east side of Carmelita Street between Waller and Duboce Streets. Assessor's Block 0864, Lot 015. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Historic District. The 1 ½ story-over-basement frame house was built in 1900 by master builder Fernando Nelson in the Queen Anne style.

Exhibit 7: 66 Carmelita Street

Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report for 66 Carmelita Street, the property owner proposes to continue rehabilitation efforts and the proposed rehabilitation program involves the following components:

- Replacing historic elements with in-kind customs, including rotted entry stairs, balustrades and porch decking;
- Repainting of the stairs and porch;
- Repairing (or replacing, if needed) non-functional double hung windows at the front bay on main floor and rear parlor;
- Replacing the roof;
- Replacing deteriorated non-historic skylights and resealing others;
- Repairing and repainting of historic siding; and
- Completing repairs based on structural engineers inspection to the brick foundation

The proposed rehabilitation and renovations are currently estimated to cost \$192,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$2,500 per year.

Impact on Property Taxes

Table 11 below reflects the estimated assessed value of 66 Carmelita Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 11: Summary of Assessed Value of 66 Carmelita Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$1,999,993	\$720,000	\$1,279,993	64%	n/a
Estimated Property Taxes Payable to the City	\$23,760	\$8,554	\$15,206	64%	\$152,060

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$152,060 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$217,000 in property renovation and maintenance and save an estimated \$152,060 in property taxes, for net costs to the property owner of \$64,940 in historic renovations and maintenance, as shown in Table 12 below.

Table 12: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$192,000
Estimated Annual Maintenance Costs Over 10 Years	25,000
Estimated Periodic Maintenance Costs Over 10 Years	0
Total Costs to Property Owner	217,000
Property Tax Savings Over 10 Years	152,060
Net Costs to Property Owner	\$64,940

According to Mr. Kato, all property taxes assessed to 66 Carmelita Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 8 - File 13-0640**Applicant:** Elise Sommerville**Property Address:** 70 Carmelita Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 70 Carmelita Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 70 Carmelita Street, the subject property is located on the east side of Carmelita Street between Waller and Duboce Streets. Assessor's Block 0864, Lot 016. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 as a contributor to the Duboce Park Landmark District. The 1 ½ story-over-basement frame house was built in 1900 by master builder Fernando Nelson in the Queen Anne style.

Exhibit 8: 70 Carmelita Street

Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report for 70 Carmelita Street, the property owner proposes to continue rehabilitation efforts and the proposed rehabilitation program involves the following components:

- Replacing or repairing historic wood siding and millwork;
- Reroofing and installing a Dutch gutter on the south side of roof (shared with 66 Carmelita St.; and
- Installing a trench drain to remediate water run-off that is flooding the basement and damaging the foundation, and walls.

The proposed rehabilitation and renovations are currently estimated to cost \$43,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$1,200 per year.

Impact on Property Taxes

Table 13 below reflects the estimated assessed value of 70 Carmelita Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 13: Summary of Assessed Value of 70 Carmelita Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$635,263	\$780,000	\$0	0%	n/a
Estimated Property Taxes Payable to the City	\$7,547	\$7,547	\$0	0%	\$0

Source: Assessor/Recorder's Office

Because the current assessed value of the property with a historic property agreement is higher than the assessed value without this agreement, the property owner would not receive a reduction in property taxes in FY 2014-15. Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$55,000 in property renovation and maintenance, as show in Table 14 below. Property tax savings may be realized in later years of the ten-year agreement due to changes in assessed value that cannot be estimated at this time.

Table 14: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$43,000
Estimated Annual Maintenance Costs Over 10 Years	12,000
Estimated Periodic Maintenance Costs Over 10 Years	0
Total Costs to Property Owner	55,000
Property Tax Savings Over 10 Years	0
Net Costs to Property Owner	\$55,000

According to Mr. Kato, all property taxes assessed to 70 Carmelita Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 9 - File 13-1157**Applicant:** Adam Wilson and Quyen Nguyen**Property Address:** 56 Pierce Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 56 Pierce Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 56 Pierce Street, the subject property is located on the east side of Pierce Street between Waller and Duboce Streets. Assessor's Block 0865, Lot 013. It is located in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Historic District. The 2 1/2 story-over-basement frame house was built c. 1905 by master builder Fernando Nelson in the Queen Anne style and features applied stick work reminiscent of the Tudor style.

Exhibit 9: 56 Pierce Street

Proposed Property Rehabilitation and Renovation Program

According to the Planning Department’s Mills Act Agreement Case Report for 56 Pierce Street, the property was fully rehabilitated prior to the Mills Act historic property agreement application and as such, the property owners do not propose rehabilitation effort only the maintenance plan discussed below.

Proposed Property Maintenance Plan

The property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$11,700 per year.

Impact on Property Taxes

Table 15 below reflects the estimated assessed value of 56 Pierce Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 15: Summary of Assessed Value of 56 Pierce Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$1,535,568	\$910,000	\$625,568	41%	n/a
Estimated Property Taxes Payable to the City	\$18,243	\$10,811	\$7,432	41%	\$74,320

Source: Assessor/Recorder’s Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$74,320 shown in the table above.

Mr. Jine advises that property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$227,000 in property maintenance and save an estimated \$74,320 in property taxes, for net costs to the property owner of \$152,680 in historic renovations and maintenance, as shown in Table 16 below.

Table 16: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$0
Estimated Annual Maintenance Costs Over 10 Years	117,000
Estimated Periodic Maintenance Costs Over 10 Years	110,000
Total Costs to Property Owner	227,000
Property Tax Savings Over 10 Years	74,320
Net Costs to Property Owner	\$152,680

According to Mr. Kato, all property taxes assessed to 56 Pierce Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 10 - File 13-1158**Applicant:** Jean Paul and Ann Balajadia**Property Address:** 64 Pierce Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 64 Pierce Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 64 Pierce Street, the subject property is located on the east side of Pierce Street between Waller and Duboce Streets. Assessor's Block 0865, Lot 015. It is located in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Historic District. The 2 1/2 story-over-basement frame house was built c. 1905 by master builder Fernando Nelson in the Queen Anne style and features applied stick work reminiscent of the Tudor style.

Exhibit 10: 64 Pierce Street

Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report for 64 Pierce Street, the property owners propose to continue rehabilitation efforts and the proposed rehabilitation program involves the following components:

- Repairing and painting historic wood siding;
- Repairing and replacing, as needed, historic millwork including wood trim and corbels;
- Repairing the leaded glass windows and transoms;
- Repairing the historic front door;
- Repairing or replacing all windows at the front of the house;
- Restoring the front entry, including flooring, lighting and removing non-historic detailing;
- Replacing railings at the front entry stairs to be code compliant and historically accurate;
- Encasing the deteriorated brick foundation in concrete, adding structural steel beams, comment frames, sheer walls and steel framing throughout the house to meet seismic standards;
- Leveling the house to improve drainage at grade; removed concrete slabs at front yard and replaced with planter areas and borders (to improve the property);
- Remediating water pooling at the exterior of house by re-grading and installing trench drain repaired existing roof drains; installed new roof drains to correct drainage issues from neighboring houses.

The proposed rehabilitation and renovations are currently estimated to cost \$141,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$6,500 per year.

Impact on Property Taxes

Table 17 below reflects the estimated assessed value of 64 Pierce Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 17: Summary of Assessed Value of 64 Pierce Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$2,526,192	\$950,000	\$1,576,192	62%	n/a
Estimated Property Taxes Payable to the City	\$30,011	\$11,286	\$18,725	62%	\$187,250

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$187,250 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$233,000 in property renovation and maintenance and save an estimated \$187,250 in property taxes, for net costs to the property owner of \$45,750 in historic renovations and maintenance, as shown in Table 18 below.

Table 18: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$141,000
Estimated Annual Maintenance Costs Over 10 Years	65,000
Estimated Periodic Maintenance Costs Over 10 Years	27,000
Total Costs to Property Owner	233,000
Property Tax Savings Over 10 Years	187,250
Net Costs to Property Owner	\$45,750

According to Mr. Kato, all property taxes assessed to 64 Pierce Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 11 - File 13-1159**Applicant:** Karli Sager and Jason Monberg**Property Address:** 56 Potomac Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 56 Potomac Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 56 Potomac Street, the subject property is located on the east side of Potomac Street between Waller and Duboce Streets. Assessor's Block 0866, Lot 012. It is located in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Historic District. The 1 1/2 story-over basement frame house was built in 1899 by neighborhood builders George Moore & Charles Olinger in the Queen Anne style. This property was the informal sales office and home of George Moore and his family.

Exhibit 11: 56 Potomac Street

Proposed Property Rehabilitation and Renovation Program

According to the Planning Department's Mills Act Agreement Case Report for 56 Potomac, the property owners propose to begin rehabilitation efforts and the proposed rehabilitation program involves reconstructing and completing structural repairs to the historic front stairs and porch based on historic photographs.

The proposed rehabilitation and renovations are currently estimated to cost \$25,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis, and includes the following components:

- Wood siding, windows/glazing, roof, millwork and ornamentation;
- Gutters, downspouts and drainage; and
- The foundation.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

Ongoing maintenance is currently estimated to cost \$3,250 per year.

Impact on Property Taxes

Table 19 below reflects the estimated assessed value of 56 Potomac Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 19: Summary of Assessed Value of 56 Potomac Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$1,064,403	\$630,000	\$434,403	41%	n/a
Estimated Property Taxes Payable to the City	\$12,645	\$7,484	\$5,161	41%	\$51,610

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$51,610 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$57,500 in property renovation and maintenance and save an estimated \$51,610 in property taxes, for net costs to the property owner of \$5,890 in historic renovations and maintenance, as shown in Table 20 below.

Table 20: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$25,000
Estimated Annual Maintenance Costs Over 10 Years	32,500
Estimated Periodic Maintenance Costs Over 10 Years	0
Total Costs to Property Owner	57,500
Property Tax Savings Over 10 Years	51,610
Net Costs to Property Owner	\$5,890

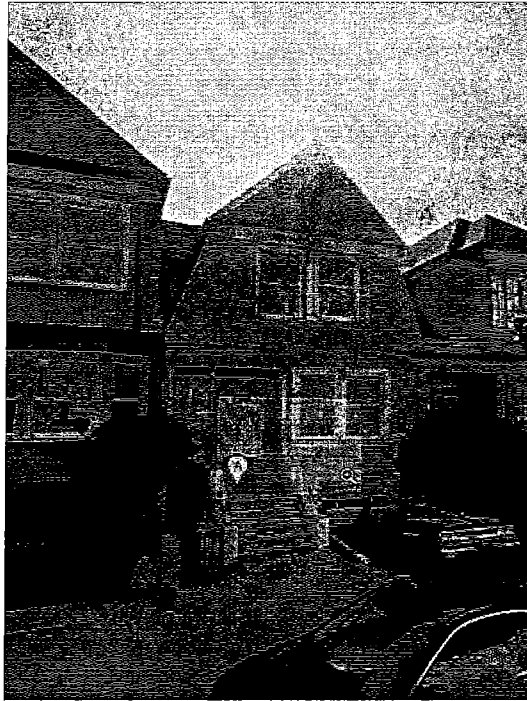
According to Mr. Kato, all property taxes assessed to 56 Potomac Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

Item 12 - File 13-1160**Applicant:** with Adam Wilson and Quyen Nguyen**Property Address:** 66 Potomac Street**Date of Historical Landmark Designation by the Board of Supervisors:** June 4, 2013

Board of Supervisors Ordinance Number: Ordinance No. 107-13 designated the Duboce Park Historic District and the property at 66 Potomac Street is a contributor to the Duboce Park Historic District pursuant to Article 10 of San Francisco Planning Code and thus qualifies as a historic property.

Date of Historic Preservation Commission Approval: December 4, 2013**Property Description**

According to the Planning Department's Mills Act Agreement Case Report for 66 Potomac Street, the subject property is located on the east side of Potomac Street between Waller and Duboce Streets. Assessor's Block 0866, Lot 015. It is located in a RH-2 (Residential- House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 of the Planning Code as a contributor to the Duboce Park Historic District. The 1 ½ story-over basement frame house was built in 1899 by neighborhood builders George Moore & Charles Olinger in the Queen Anne style.

Exhibit 12: 66 Potomac Street**Proposed Property Rehabilitation and Renovation Program**

According to the Planning Department's Mills Act Agreement Case Report for 66 Potomac, the property owners propose to continue rehabilitation efforts and the proposed rehabilitation program involves and includes the following components:

- Repairing and repainting the historic wood siding for historically accuracy;
- Repairing and replacing, as needed, the historic millwork, including the decorative shingles at the front pediment, existing dentils and corbeling;
- Reroofing and installing moisture and thermal protection;
- Installing new wood windows at the rear of the house;
- Repairing all windows at the front of the house;
- Rebuilding all sashes, as needed;
- Replacing the entire compromised brick foundation with a concrete foundation to meet seismic standards;
- Adding structural steel and leveling the house to improve drainage at grade;
- Patching and repairing stucco at front façade; and
- Rebuilding decks; railings and balconies.

The proposed rehabilitation and renovations are currently estimated to cost \$189,000.

Proposed Property Maintenance Plan

In addition to the historic renovation discussed above, the property owners have agreed to a maintenance plan with annual inspections for maintenance which needs to be done on an ongoing basis.

Inspections would be conducted by (a) the Historic Preservation Commission, (b) the Office of the Assessor-Recorder, (c) the Department of Building Inspection, (d) the Planning Department, (e) the Office of the Historic Preservation of the California Department of Parks and Recreation, and (f) the State Board of Equalization with 72 hours advance notice to ensure compliance with the proposed historic property agreement. In addition, the Planning Department will administer an inspection program to monitor the provisions of the agreement and 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.

The proposed property maintenance plan does not include annual maintenance cost, but Ms. Susan Parks, Planning Department, estimates periodic maintenance over the ten years to total \$113,000.

Impact on Property Taxes

Table 21 below reflects the estimated assessed value of 66 Potomac Street both with and without the requested Mills Act Historical Property agreement, after the proposed improvements are completed.

Table 21: Summary of Assessed Value of 66 Potomac Street and Estimated Reduction in Property Taxes Over 10 Years

	Without a Mills Act Historic Property Agreement	With a Mills Act Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction in Property Taxes Over 10 Years
Estimated Assessed Property Value	\$1,895,874	\$900,000	\$995,874	53%	n/a
Estimated Property Taxes Payable to the City	\$22,523	\$10,692	\$11,831	53%	\$118,310

Source: Assessor/Recorder's Office

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property

tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$118,310 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

Over the initial 10-year Mills Act Historical Property agreement, the property owner will invest an estimated \$302,000 in property renovation and maintenance and save an estimated \$118,310 in property taxes, for net costs to the property owner of \$183,690 in historic renovations and maintenance, as shown in Table 22 below.

Table 22: Estimated Net Historic Renovation and Maintenance Costs to Property Owner

Property Owner Costs	
Estimated Historic Renovation Costs	\$189,000
Estimated Annual Maintenance Costs Over 10 Years	0
Estimated Periodic Maintenance Costs Over 10 Years	113,000
Total Costs to Property Owner	302,000
Property Tax Savings Over 10 Years	118,310
Net Costs to Property Owner	\$183,690

According to Mr. Kato, all property taxes assessed to 66 Potomac Street have been paid to the City, through FY 2012-13, with no remaining balance outstanding.

FISCAL IMPACT

Approval of the proposed historic property agreements for the 11 properties would result in estimated reduced property tax revenues to the City in 2014 of \$152,129 and estimated reduced property tax revenues to the City over the initial 10-year period of \$1,521,290, as shown in the Table 23 below.

Table 23: Estimated Reduction in Property Tax Revenues to the City in 2014

2014-2015 Reduced Property Tax Revenues to the City							
Item	File	Address	Without a Historic Property Agreement	With a Historic Property Agreement	First Year Reduction	Percent Reduction	Estimated Reduction Over 10 Years
2	13-0463	1772 Vallejo Street	\$74,250	\$26,381	\$47,869	64%	\$478,690
3	13-0479	2550 Webster Street	34,744	29,978	4,766	14%	47,660
4	13-0506	1019 Market Street	207,900	196,495	11,405	5%	114,050
5	13-0521	3769 20th Street	21,206	11,081	10,125	48%	101,250
6	13-0522	50 Carmelita Street	31,133	11,524	19,609	63%	196,090
7	13-0577	66 Carmelita Street	23,760	8,554	15,206	64%	152,060
8	13-0640	70 Carmelita Street	7,547	7,547	0	0%	0
9	13-1157	56 Pierce Street	18,243	10,811	7,432	41%	74,320
10	13-1158	64 Pierce Street	30,011	11,286	18,725	62%	187,250
11	13-1159	56 Potomac Street	12,645	7,484	5,161	41%	51,610
12	13-1160	66 Potomac Street	22,523	10,692	11,831	53%	118,310
		Total	\$483,962	\$331,833	\$152,129		\$1,521,290

The Budget and Legislative Analyst notes that estimated property tax savings over 10 years is a calculation of the possible impact of the Mills Act Historic Property agreement. Under the provisions of the Mills Act Historic Property agreement the property must be revalued each January 1st to determine the taxable Mills Act value for that year, and the estimated property tax savings over 10 years will change based on adjusted assessed property value and property tax rates. Therefore, the estimated property tax reduction to the City over 10 years could be greater or less than \$1,521,290 shown in the table above.

Mr. Jine advises that since property tax rates have not been finalized for FY 2014-15 and the estimated property taxes assessed are based on the FY 2013-14 property tax rate of 1.188 percent of assessed value.

POLICY CONSIDERATION

Approval of the 11 Proposed Historic Property Agreements , Together with the Six Previously Approved Historic Property Agreements, Would Result in Estimated Reduced Property Taxes to the City of \$854,869 in FY 2014-15

The Mills Act was established in 1976 as an incentive to property owners to improve their properties to historic standards. The City currently has six historic property agreements, which were approved by the Board of Supervisors from 2002 through 2013¹¹. The estimated annual reduction in property tax revenues to the City due to the existing historic property agreements is \$702,740, as shown in the following table.

Table 24: Estimated Annual Reduction in Property Tax Revenues to the City under the Six Existing Mills Act Historical Property Agreements

Board of Supervisors Approval Date	Address	Without Historical Property Agreement	With Historical Property Agreement	Estimated Reduction in Property Tax	Percent Reduction
May 13, 2002	460 Bush Street	44,519	24,472	20,047	45%
May 15, 2007	1080 Haight Street	82,415	32,453	49,962	61%
August 7, 2007	1735 Franklin Street	35,708	23,853	11,856	33%
November 18, 2008	690 Market Street	1,807,186	1,282,186	525,000	29%
December 3, 2010	1818 California	112,791	28,504	84,287	75%
July 30, 2013	201 Buchanan Street	31,052	19,465	11,588	37%
	Total	2,113,672	1,410,932	702,740	

The total estimated reduction in property tax revenues to the City in FY 2014-15 will be \$854,869, including \$702,740 for the existing six historic property agreements and \$152,129 for the proposed 11 historic property agreements, as shown in Table 23 above.

The Historic Property Agreements Are Extended Annually into Perpetuity Unless the Property Owner or the Board of Supervisors Terminates the Agreement

Administrative Code Chapter 71 provides for the Board of Supervisors “full discretion to determine whether it is in the public interest to enter into a historic property agreement regarding a particular qualified historic property. The Board of Supervisors may approve, disapprove, or modify and approve the terms of the historic property agreement”. Therefore, approval of the 11 proposed historic property agreements is a policy decision for the Board of Supervisors.

¹¹ The Board of Supervisors previously rejected a Mills Act application (File 09-0263), and capped the property tax reduction for another Mills Act applicant (690 Market Street, File 08-0953).

Once the Mills Act historic property agreement has been enacted, the initial term is for ten years, which is automatically extended each year on the anniversary date of the agreement. The historic property agreement continues into perpetuity unless the property owner or the Board of Supervisors files a notice of nonrenewal; once the notice of nonrenewal has been filed, the term of the historical property agreement extends for a final 10 year term and is no longer automatically extended each year.

Administrative Code Section 71.7 requires that the Planning Department and Assessor/Recorder's Office submit a joint report to the Board of Supervisors and the Historic Preservation Commission on March 31, 2013 and every three years thereafter providing the Departments' analysis of the historical property agreement (Mills Act) program. Such report has not been submitted to the Board of Supervisors.

Because, according to Mr. Tim Frye, Planning Department Preservation Coordinator, the Board of Supervisors will not receive an analysis of the historical property agreement program required by Administrative Code Section 71.7 until approximately March 31, 2016, the Budget and Legislative Analyst recommends amending each of the 11 proposed resolutions to request the Director of Planning to submit an annual report to the Board of Supervisors, Mayor, Controller, and Budget and Legislative Analyst that details for each of the 17 properties (11 proposed and six existing) with an historic property agreement (1) the original date of approval by the Board of Supervisors of the agreement; (2) the annual property tax amount under the historic property agreement; (3) the percent reduction in the annual property tax amount due to the historic property agreement; (4) the reduction in annual property tax revenues to the City; and (5) conformance of the property to the provisions of the historic property agreement.

RECOMMENDATIONS

1. Amend Resolution 13-0463 to specify that approval of the proposed historic property agreement authorizes an exemption to the Mills Act historic property agreement eligibility limit of \$3,000,000 for a single family residence.
2. Amend Resolution 13-0506 to specify that approval of the proposed historic property agreement authorizes an exemption to the Mills Act historic property agreement eligibility limit of \$5,000,000 for a commercial property.
3. Amend each of the 11 proposed resolutions to request the Director of Planning submit an annual report to the Board of Supervisors, Mayor, Controller, and Budget and Legislative Analyst that details for each property with an existing historic property agreement (1) the original date of approval by the Board of Supervisors of the agreement; (2) the annual property tax amount under the historic property agreement; (3) the percent reduction in the annual property tax amount due to the historic property agreement; (4) the reduction

- in annual property tax revenues to the City; and (5) conformance of the property to the provisions of the historic property agreement.
4. Approval of the proposed 11 resolutions, as amended, is a policy matter for the Board of Supervisors.



MEMORANDUM

Date: December 12, 2013
To: Victor Young, Board of Supervisors
From: Michael Jine, Assessor-Recorder
Subject: Mills Act Values

Victor:

Attached is a spreadsheet of the estimated Mills Act value and property tax savings for the following properties:

1. 1019 Market
2. 3769 20th
3. 2550 Webster
4. 1772 Vallejo
5. 50 Carmelita
6. 56 Pierce
7. 56 Potomoc
8. 64 Pierce
9. 66 Carmelita
10. 66 Potomoc
11. 70 Carmelita

Remarks:

- (a) The original values for #1 (1019 Market), #2 (3769 20th), and #4 (1772 Vallejo) have been revised due to a change in the tax rate to 1.188% from 1.1691%.
- (b) The original value for #3 (2550 Webster) has been revised due to a change in the tax rate to 1.188% from 1.1691% and a change in the use to owner occupied from non-owner occupied.

Lesser of the 3 Comparisons

Address	Property Type	Owner Occupied	Three Way Value Comparison			Taxable Mills Act Value	Reduction in Assessed Value	Percentage Reduction From FBV	2013 Property Tax Rate	Estimated Property Tax Savings
			2013 Factored Base Year Value	Restricted Value by Income	Market Value					
1019 Market	Office	No	\$ 17,500,000	\$ 16,540,000	\$ 25,180,000	\$ (960,000)	-5.49%	1.188%	(\$11,405)	
3769 20th	SFR	Yes	\$ 1,785,000	\$ 932,783	\$ 1,780,000	\$ (852,217)	-47.74%	1.188%	(\$10,124)	
2550 Webster	SFR	Yes	\$ 2,924,570	\$ 2,523,438	\$ 10,670,000	\$ (401,132)	-13.72%	1.188%	(\$4,765)	
1772 Vallejo	SFR	Yes	\$ 6,250,000	\$ 2,220,625	\$ 6,350,000	\$ (4,029,375)	-64.47%	1.188%	(\$47,869)	
50 Carmelita	SFR	Yes	\$ 2,620,582	\$ 970,000	\$ 2,600,000	\$ (1,650,582)	-62.99%	1.188%	(\$19,609)	
56 Pierce	3 units	No	\$ 1,535,568	\$ 910,000	\$ 1,490,000	\$ (625,568)	-40.74%	1.188%	(\$7,432)	
56 Potomac	SFR	Yes	\$ 1,094,403	\$ 630,000	\$ 1,700,000	\$ (434,403)	-40.81%	1.188%	(\$5,161)	
64 Pierce	SFR	Yes	\$ 2,526,192	\$ 950,000	\$ 2,500,000	\$ (1,576,192)	-62.39%	1.188%	(\$18,725)	
66 Carmelita	SFR	Yes	\$ 1,999,993	\$ 720,000	\$ 2,100,000	\$ (1,279,993)	-64.00%	1.188%	(\$15,206)	
66 Potomac	SFR	Yes	\$ 1,895,874	\$ 900,000	\$ 2,400,000	\$ (995,874)	-52.53%	1.188%	(\$11,831)	
70 Carmelita	SFR	Yes	\$ 635,263	\$ 780,000	\$ 2,200,000	\$ -	0.00%	1.188%	\$0	

OFFICE OF THE ASSESSOR / RECORDER - CITY & COUNTY OF SAN FRANCISCO
"MILLS ACT" PROPERTY VALUATION

APN: 05-0580-013 **SF Landmark#** 38
Type of Property Single Family Residential **Year:** 2013 **Date Filed:** 5/1/2013
Property Location: 2550 Webster Street **Date of Sale:** 1/20/2010
Applicant's Name: Gregory & Gloria McCandless **Sale Price:** \$2,790,000
Agt./Tax Rep./Atty: none

Applicant supplied appraisal? No

For New Value, Event Date: 5/1/2013

RESTRICTED VALUE		FACTORED BASE YEAR VALUE		MARKET VALUE	
Land	\$1,514,063	Land	\$2,339,657	Land	\$6,402,000
Imps.	\$1,009,375	Imps.	\$584,913	Imps.	\$4,268,000
Total	\$2,523,438	Total	\$2,924,570	Total	\$10,670,000

I. Property Description

Land Area: 6,015 sq ft **Present Use:** SFR **Zoning:** RH-2
Year Built: 1897 **Imp. Area (NRA)** 9,762 sq ft **Stories/Units:** 3
Neighborhood: Pacific Heights **Class Code:** D

II. Issue(s): Historical Property - "Mills Act" valuation as of May 1, 2013

III. Contents of Attached Valuation:

Cover Sheet p. 1
Property Information p. 2
Subject Photo p. 3
Restricted Valuation p. 4
Market Valuation p. 5
Market Valuation Photos p. 6
Rent Comparables p. 7

IV. Conclusions and Recommendations:

Based on the three-way comparison, the lowest of the three values is the Restricted Value. Therefore, a reduction to \$2,523,438

Dennis May
Appraiser

12/03/13
Date

Teresa Contro
Principal Appraiser

Property Information

Identification:

APN: 05-0580-013
Address: 2550 Webster Street
San Francisco, CA

Current Owner: Pacific Heights, LLC
Prior Owner: Arden Van Upp

Assessment History:

Est. Date Approved
By Planning: to be determined

Sale Date: 1/21/2010
Sale Price: \$2,790,000

Sale Date: 9/14/1972
Sale Price: \$225,000

Property Description:

Type of Property: Single Family Residence

NRA: 9,762 sq. ft.

Land Area: 6,015 sq. ft.

Year Built: 1897

Mills Act Valuation

APN 05-0580-013
2550 Webster Street
Bourn Mansion



RESTRICTED INCOME APPROACH

**APN 05-580-013
2550 Webster St
Restricted Mills Act Value
as of May 1, 2013**

Owner Occupied

Potential Gross Income	\$25,000 per month	x	12 months	\$300,000
Less Vacancy & Collection Loss			5%	<u>(\$15,000)</u>
Effective Gross Income				\$285,000
Less Anticipated Operating Expenses			15%	<u>(\$42,750)</u>
Net Operating Income				\$242,250
Restricted Capitalization Rate				
<u>Rate Components:</u>				
Interest rate per SBE			3.7500%	
Risk rate (4% owner occupied / 2% all other property types)			4.0000%	
Property tax rate			1.1880%	
Amortization rate for improvements only			0.6667%	
Remaining economic life (in years)	60		0.0167	
Improvements constitute % of total property value		40%		
				<u>9.60%</u>
RESTRICTED VALUE				\$2,523,438

SINGLE FAMILY RESIDENCE MARKET ANALYSIS

Subject	Sale 1		Sale 2		Sale 3		
APN	0580-013	0591-019	0963-013	0987-025			
Address	2550 Webster St	2020 Jackson St	2950 Pacific Ave	3636 Washington St			
Sales Price		\$12,750,000	\$16,000,000	\$10,000,000			
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Cash Equivalency		not stated		not stated		not stated	
Date of Sale		03/13/13		07/12/12		02/29/12	
Location	Pacific Heights	Pacific Heights		Pacific Heights		Presidio Hts	
Proximity to Subject		4 blocks		7 blocks		14 blocks	
Lot Size	6,015	6,956	(\$94,100)	12,209	(\$619,400)	6,960	(\$94,500)
View	none	Bay, adj 10%	(\$1,275,000)	Pano. adj 20%	(\$3,200,000)	Bay, adj 10%	(\$1,000,000)
Year Bilt/Year Renovated	1897	1902		1907		1910	
Condition	Good	Good		Good		"needs work"	\$500,000
Construction Quality	Good	Good		Good		Good	
Functional Utility	Good	Good		Good		Good	
Gross Living Area	9,762	11,500	(\$521,400)	11,500	(\$521,400)	9,336	\$127,800
Main floor(s) Living Area	9,762	11,500		11,500		9,336	
Total Rooms	15	24		15		20	
Bedrooms	4	7		7		8	
Full Baths/Half Baths	4/1	7/1	(\$90,000)	6/1	-\$60,000	6/1.5	-\$67,500
Stories	4	4		4		3	
Garage	1 space	2 spaces	(\$100,000)	6 spaces	(\$500,000)	2 spaces	(\$200,000)
Fin. Basement included In Gross Living Area	0	0		0		0	
Other Amenities	elevator, fireplaces	elevator, fireplaces		elevator, fireplaces		fireplaces	\$100,000
Zoning	RH2	RH1		RH1D		RH2	
Net Adjustments			(\$2,080,500)		(\$4,900,800)		(\$634,200)
Indicated Value			\$10,669,500		\$11,099,200		\$9,365,800
Adjust. \$ Per Sq. Ft.			\$928		\$965		\$1,003
VALUE RANGE:	\$9,365,800 to \$11,099,200			VALUE CONCLUSION:		\$10,670,000 - F.M.V.	

Lot size adjusted at \$100 per sq ft. Gross living area adjusted at \$300 per sq ft. Full bath adjustment is \$30,000, half bath adjustment is \$15,000. Garage space adjustment is \$100,000 per space. Elevator adjustment is \$100,000. Comp 3 is adjusted by \$500,000 for condition, it is described in MLS listing as, "needs work." Subject and Comps 1 and 2 are in similar excellent condition. A view adjustment of 10% is made to Comps 1 and 3 which have a bay view while subject has minimal views. Comp 2 is adjusted by 20% for view since it is situated in optimal location to enjoy panoramic GG Bridge to Alcatraz and beyond views from every room on north side of house.

Photos - Subject & Comparables
Mills Act Valuation for 2013

Subject: APN 0580-013
2550 Webster St



Subject 2550 Webster St



Comp 1 2020 Jackson St



Comp 2 2950 Pacific Ave



Comp 3 3636 Washington St

COMPARABLE RENTS

BLK / LOT	ADDRESS	NET RENTABLE (SQ.FT.)	RENT (ANNUAL)	RENT (PER SQ FT)	BUILDING DESCRIPTION / OTHER COMMENTS
1 0639-006	2020 California St	3,166	\$126,000	\$39.80	Remodeled Pacific Heights Mansion
2 0983-003	2121 Lyon St	3,905	\$180,000	\$46.09	Renovated Pacific Heights Nat'l Historic Landmark
3 1064-056	100 Commonwealth Ave	3,539	\$180,000	\$50.86	Remodeled, detached Jordan Park home
4 1329-015	615 El Camino Del Mar	2,904	\$192,000	\$66.12	Prime Sea Cliff location, Pano G.G. views, maids qtrs



Comp 1 2020 California St



Comp 2 2121 Lyon St



Comp 3 100 Commonwealth Ave



Comp 4 615 El Camino Del Mar



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479
Reception: 415.558.6378
Fax: 415.558.6409
Planning
Information: 415.558.6377

December 4, 2013

Mrs. 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

Re: Transmittal of Planning Department Case Number 2012.0679U

Mills Act Historical Property Contract Application
2550 Webster Street (a.k.a. Bourn Mansion), Landmark No. 38
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 16, 2013 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 Application;

At the October 16, 2013 hearing, the Historic Preservation Commission voted to approve the proposed Resolution.

The Resolution recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, rehabilitation program and maintenance plan for the property at 2550 Webster Street (a.k.a. Bourn Mansion), City Landmark No. 38.

Please note that the Project Sponsor submitted the Mills Act application on May 25, 2012. The application submittal coincided with City efforts to amend the Mills Act Program to make the application process quicker, cheaper, and more predictable. Therefore, the Department placed the application on hold so that the pending legislation could be finalized before the new contract was reviewed. The amended legislation, sponsored by Supervisor Scott Wiener, became effective in October 2012, and the Project Sponsor re-submitted the application for the May 1, 2013 deadline. Meanwhile, the Project Sponsor commenced work to the interior of the building with guidance from the Planning Department. The following components of the rehabilitation program have been completed over the past year:

- Repairs and in-kind replacement of the historic slate roofing
- Structural framing and reinforcement
- Repairs to historic windows
- Restoration of the conservatory roof
- Restoration of leaded glass windows

The maintenance plan involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. It addresses the following components:

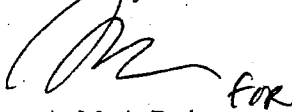
- Roof chimneys
- Masonry -
- Millwork and ornamentation
- Sheet metal
- Windows and doors

The attached draft historical property 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.

As detailed in the Mills Act application, the Project Sponsor has committed to a maintenance plan that will include both annual and cyclical inspections. Furthermore, 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.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



AnMarie Rodgers
Manager of Legislative Affairs

Attachments:

Historic Preservation Commission Resolution No. 0715

Mills Act Contract Case Report, dated October 16, 2013, including the following:

- Exhibit A: Mills Act Historical Property Contract
- Exhibit B: Rehabilitation & Maintenance Plan
- Exhibit C: Market Analysis and Income Approach provided by the Assessor's Office
- Exhibit D: Mills Act Application



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0715 HEARING DATE OCTOBER 16, 2013

Hearing Date: October 16, 2013
Filing Date: May 25, 2012
Case No.: 2012.0679U
Project Address: **2550 Webster St.**
Historic Landmark: Landmark #38
Zoning: RH-2 (Residential House, Two Family)
40-X Height and Bulk District
Block/Lot: 0580/013
Applicant: Gregory McCandless
Pacific Heights, LLC
PO Box 1962
Los Altos, CA 94023
Staff Contact Susan Parks – (415) 575-9101
susan.parks@sfgov.org
Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 1019 MARKET:

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 the Mills Act; and

WHEREAS, 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, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement California Mills Act, California Government Code Sections 50280 *et seq.*; and

WHEREAS, the existing building located at 2550 Webster Street and is City Landmark #38 pursuant to Article 10 of the Planning Code, 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 2550 Webster Street, which are located in Case

Docket No. 2012.0679U. 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 2550 Webster 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 16, 2013, 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 2550 Webster Street, which are located in Case Docket No. 2012.0679U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

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 2550 Webster Street.

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 2550 Webster Street, and other pertinent materials in the case file 2012.0679U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission on October 16, 2013.

Jonas P. Ionin

Acting Commission Secretary

AYES: Hasz, Wolfram, Hyland, Johnck, Mastuda, Pearlman

NOES:

ABSENT: Johns

ADOPTED: 6-0



SAN FRANCISCO PLANNING DEPARTMENT

Mills Act Contracts Case Report

Hearing Date: October 16, 2013

a. Filing Dates: May 1, 2013
Case No.: 2013.0576U
Project Address: 1019 Market St.
Conservation District: N/A
Article 11 Category: II (Significant)
National Register Listing: Market Street Theater and Loft District
Zoning: C-3-G (Downtown General)
120-X Height and Bulk District
Block/Lot: 3703/076

b. Filing Date: May 25, 2012
Case No.: 2012.0679U
Project Address: 2550 Webster St.
Historic Landmark: Landmark #38, Bourn Mansion
Zoning: RH-2 (Residential House, Two Family)
40-X Height and Bulk District
Block/Lot: 0580/013
Applicant: Gregory McCandless
Pacific Heights, LLC
PO Box 1962
Los Altos, CA 94023

c. Filing Date: May 1, 2013
Case No.: 2013.0582U
Filing Date: May 1, 2013
Project Address: 3769 20th Street
Landmark District: Liberty-Hill Landmark District
Zoning: RH-2 (Residential House, Two Family)
40-X Height and Bulk District
Block/Lot: 3607/062
Applicant: Brian Jackson & Thomas Ranese
3769 20th Street
San Francisco, CA 94110

Staff Contact Susan Parks – (415) 575-9101
susan.parks@sfgov.org

Reviewed By Tim Frye – (415) 575-6822
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

- a. **1019 Market St.:** The subject property is located on the east side of Market Street between 6th and 7th Streets. Assessor's Block 3703, Lot 076. It is located in a C-3-G (Downtown General) Zoning District and a 120-X Height and Bulk District. The property was designated under Article 11 as Category II building. It is also listed on the National Register as a contributor to the Market Street Theater Loft District, the UMB survey, and the Planning Department 1976 Architectural Survey. The seven-story-over-basement, unreinforced masonry loft was built in 1909 by the McDonough Estate Company, and designed by architect George Applegarth, to house the Eastern Outfitting Company, which sold furniture, carpets, stoves and bedding through the 1930s. The interior and ground floor were remodeled in 1937 and the building was renovated again in 1970. The primary façade faces Market Street and is comprised of three sections: the ground floor storefront, the Chicago style bay window flanked by giant terra cotta Corinthian columns, and capped with a large decorative sheet metal cornice.

- b. **2250 Webster St.:** The subject property is located on the east side of Market Street between Broadway and Pacific Streets. Assessor's Block 0580, Lot 013. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 as City Landmark #38. It is also listed in Here Today (page 24) and the Planning Department 1976 Architectural Survey. The three-story-over-basement, masonry residence was built in 1896 by William Bourne, President of the Spring Valley Water Company and designed by architect Willis Polk in the classical revival style.

- c. **3769 20th St.:** The subject property is located on the south side of 20th Street between Dolores and Guerrero Streets. Assessor's Block 3607, Lot 062. It is located in a RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The property was designated under Article 10 as a contributor to the Liberty Hill Landmark District. It is also listed in Here Today (page 299) and the Planning Department 1976 Architectural Survey. The two-story-over-basement, frame residence was built in 1871 in the Italianate style.

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 and recommendation on the historical property contract, proposed rehabilitation program, and proposed maintenance plan. The Historic Preservation Commission shall conduct a public hearing on the Mills Act application and contract 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's Office to execute the historical property contract.

MILLS ACT REVIEW PROCEDURES

The Historic Preservation Commission is requested to review each and make to recommendation 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 program 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 an historic 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 as whether to recommend to the Board of Supervisors if the valuation exemption shall 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 Project Sponsor, Planning Department Staff, and the Office of the City Attorney have negotiated the attached draft historical property contracts, which include a draft maintenance plan for the historic building. Department staff believes that the draft historical property contracts and maintenance plans are adequate.

a. 1019 Market St: As detailed in the Mills Act application, the Project Sponsor proposes to continue rehabilitation efforts approved administratively under Minor Permit to Alter in July 2013. Staff determined that the proposed work, detailed in the attached exhibits, is consistent with Secretary of Interior's Standards for Rehabilitation and for Restoration.

The subject property is currently valued by the Assessor's Office as over \$5,000,000 (see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption

as it is listed on the National Register as it is designated under Article 11 as a Category II building and is a contributor to the National Register-listed Market Street Theater and Loft District. A Historic Structures 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. (See attached, 1019 Market St., Exhibit B)

The previously approved work program involves repair of the exterior including a new ground floor storefront; repair of the upper story bays and terra cotta columns, restoring the sheet metal cornice; re-glazing all existing historic windows. No changes to the use or configuration of the building are proposed. Please refer to the attached Rehabilitation Plan for a full description of the proposed work.

The maintenance plan involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. The maintenance plan addresses care of the roof, sheet metal, terra cotta, wood window sashes, sheet metal window mullions, and the parged concrete walls. The attached draft historical property contract will help the Project Sponsor mitigate these expenditures and will allow the Project Sponsor to maintain the property in excellent condition in the future.

b. 2250 Webster St.: The subject property is currently valued by the Assessor's Office as under \$3,000,000 (see attached Market Analysis and Income Approach reports). Therefore, the 2550 Webster Street Mills Act application does not require an exemption.

The rehabilitation program involves exterior work to the Bourn Mansion, including repairs, in-kind replacement of the historic slate roofing, structural framing and reinforcement, and repairs to historic windows; restoration of the conservatory roof and leaded glass windows. No changes to the use or configuration of the building are proposed. Please refer to the attached Rehabilitation Plan for a full description of the proposed work.

The maintenance plan involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. The maintenance plan addresses care of the roof chimneys, masonry, millwork and ornamentation; sheet metal; windows and doors. The attached draft historical property contract will help the Project Sponsor mitigate these expenditures and will induce the Project Sponsor to maintain the property in excellent condition in the future.

Staff determined that the proposed work, detailed in the attached exhibits, is consistent with Secretary of Interior's Standards for Rehabilitation and for Restoration.

c. 3769 20th St.: As detailed in the Mills Act application, the Project Sponsor proposes the rehabilitation efforts approved and completed under Certificate of Appropriateness in November 2012 (Motion No. 0177). Staff determined that the proposed work, detailed in the attached exhibits, is consistent with Secretary of Interior's Standards for Rehabilitation and for 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 does not require an exemption.

The previously approved rehabilitation program involves in-kind replacement of historic elements and seismic improvements to the historic portions of the house. No changes to the use are proposed. Please refer to the attached Rehabilitation Plan for a full description of the proposed work.

The maintenance plan involves a cycle of annual inspections and maintenance and a longer-term maintenance cycle to be performed as necessary. The maintenance plan addresses maintenance of the wood siding, windows/glazing, roof, millwork and ornamentation; gutters, downspouts and drainage; and the foundation. The attached draft historical property contract will help the Project Sponsor mitigate these expenditures and will induce the Project Sponsor to maintain the property in excellent condition in the future.

PLANNING DEPARTMENT RECOMMENDATION

The Planning Department recommends that the Historic Preservation Commission adopt a resolution recommending approval of these Mills Act Historical Property Contracts, rehabilitation and maintenance plans to the Board of Supervisors.

ISSUES AND OTHER CONSIDERATIONS

The Assessor and Recorders Office has provided initial review. The Planning Department is continuing to working with the Assessor and Recorder's Office to finalize the final property tax valuations and savings.

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 and the City and County of San Francisco;
2. Approving the proposed Mills Act rehabilitation and maintenance plan for each property.

Attachments:

a. 1019 Market St.

Draft Resolution

Exhibit A: Draft Mills Act Historical Property Contract

Exhibit B: Draft Historic Structures Report

Exhibit C: Draft Rehabilitation & Maintenance Plan

Exhibit D: Draft Market Analysis and Income Approach provided by the Assessor's Office

Exhibit E: Mills Act Application

b. 2550 Webster St.

Draft Resolution

Exhibit A: Draft Mills Act Historical Property Contract

Exhibit B: Draft Rehabilitation & Maintenance Plan

Exhibit C: Draft Market Analysis and Income Approach provided by the Assessor's Office

Mill Act Applications
October 16, 2013

2013.0576U; 2012.0679U; 2013.0582U
1019 Market St.; 2550 Webster St.; 3769 20th St.

Exhibit D: Mills Act Application

c. 3769 20th St.

Draft Resolution

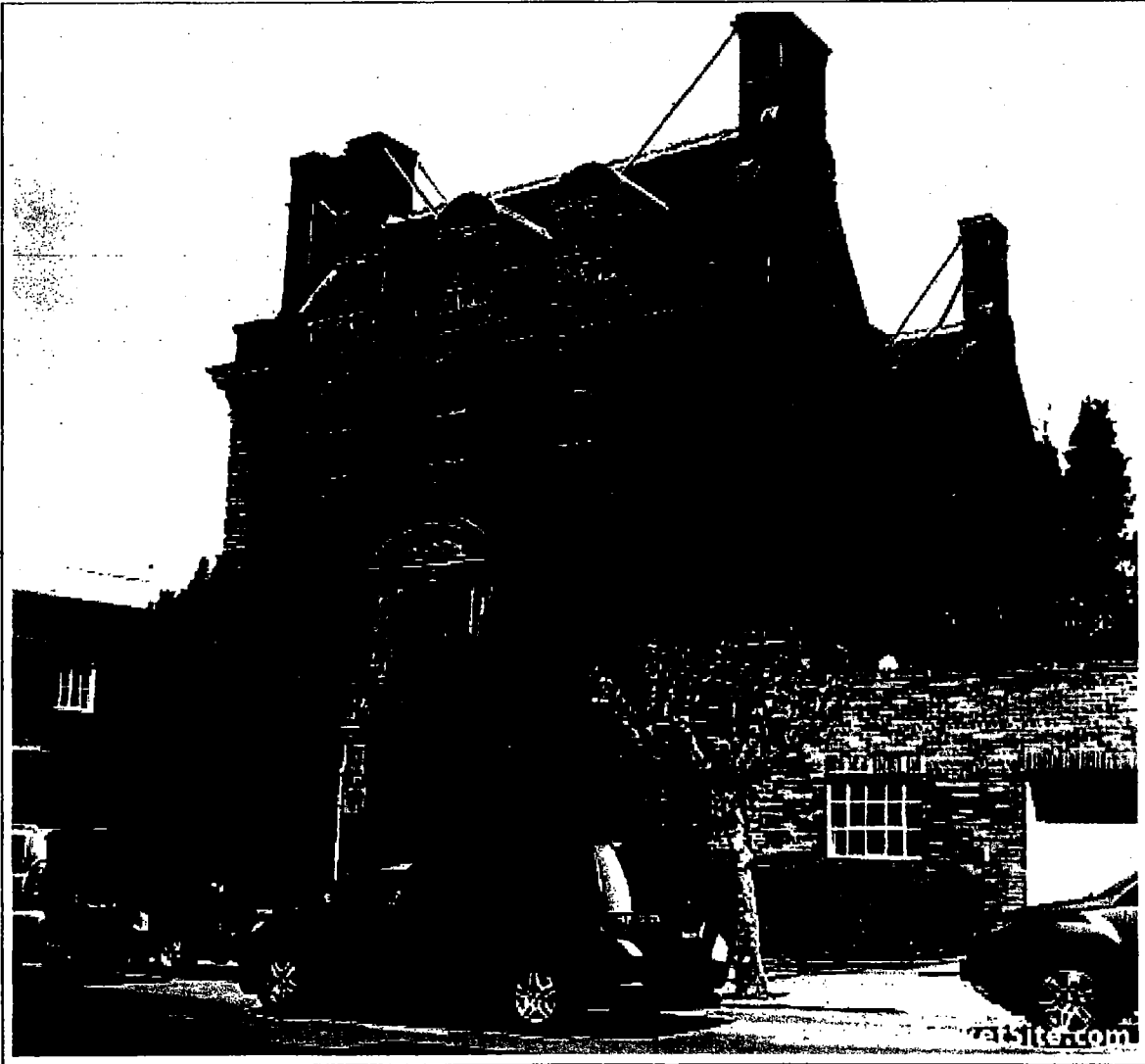
Exhibit A: Draft Mills Act Historical Property Contract

Exhibit B: Draft Rehabilitation & Maintenance Plan

Exhibit C: Draft Market Analysis and Income Approach provided by the Assessor's Office

Exhibit D: Mills Act Application

Site Photo



Historic Preservation Commission
2012.0679U
Mills Act Application
2550 Webster Street

Aerial Photo



**Exhibit A: Draft Mills Act Historical Property
Contract**

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

**CALIFORNIA MILLS ACT
HISTORIC PROPERTY AGREEMENT
2550 Webster Street
"Bourn Mansion"
SAN FRANCISCO, CALIFORNIA**

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and NAME(S) ("Owner(s)").

RECITALS

Owners are the owners of the property located at 2550 Webster Street, in San Francisco, California (Block 0580, Lot 013). The building located at 2550 Webster Street is designated as STATE ELIGIBILITY, E.G. "a City Landmark pursuant to Article 10 of the Planning Code" and is also known as the "Bourn Mansion" ("Historic Property").

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 AMOUNT IN WORD FORMAT Dollars (\$AMOUNT IN NUMERICAL FORMAT). (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 AMOUNT IN WORD FORMAT Dollar (\$ [AMOUNT IN NUMERICAL FORMAT] s) 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 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 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.

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. Within 20 days from the date of execution of this Agreement, the City shall cause this Agreement to be recorded with the Office of the 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:

CITY AND COUNTY OF SAN FRANCISCO:

By: _____
Phil Ting
Assessor-Recorder

DATE: _____

By: _____
John Rahaim
Director of Planning


DATE: _____

APPROVED AS TO FORM:
DENNIS J. HERRERA
CITY ATTORNEY

By: _____
[NAME]
Deputy City Attorney

DATE: _____

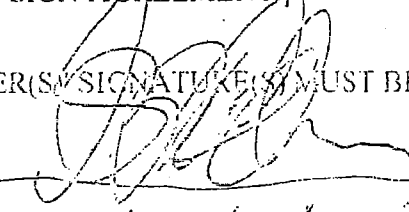
OWNERS

By: 
[NAME], Owner

DATE: 4/30/13

Gloria M. McLaughlin, Trustee of Pacific Heights, LLC

[IF MORE THAN ONE OWNER, ADD ADDITIONAL SIGNATURE LINES. ALL OWNERS MUST SIGN AGREEMENT.]

OWNER(S) SIGNATURE(S) MUST BE NOTARIZED.
By:  _____ 6

ATTACH PUBLIC NOTARY FORMS HERE.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SANTA CLARA

On APRIL 30th 2013 before me, MAULIK ANIL PANDIT, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared GILORIA M. MCCANDLESS

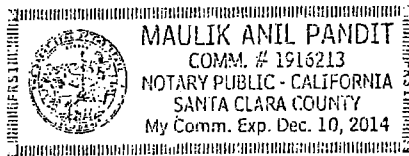
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Maulik Anil Pandit

Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Ca. Mills Ad. Historic Property Agreement
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they - is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

Notary Public in and for the State of California

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of SANTA CLARA

On May 01, 2013 before me, MAULIK ANIL PANDIT, NOTARY PUBLIC
(Here insert name and title of the officer)

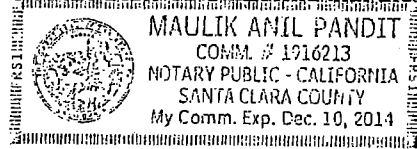
personally appeared GREGORY B. MCCANDLERS

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.

Maulik
 Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

<p>DESCRIPTION OF THE ATTACHED DOCUMENT</p> <p><u>CA. MILLS ACT, HISTORIC PROPERTY</u> <small>(Title or description of attached document)</small></p> <p><u>agreement</u></p> <p><small>(Title or description of attached document continued)</small></p> <p>Number of Pages _____ Document Date _____</p> <p><small>(Additional information)</small></p>

<p>CAPACITY CLAIMED BY THE SIGNER</p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p>_____ <small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input type="checkbox"/> Other _____</p>
--

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CFO, CEO, Secretary)
- Notary attach this acknowledgment to the signed document

**Exhibit B: Draft Rehabilitation and Maintenance
Plans**

2550 Webster Street Restoration Plan

SCOPE: RE-ROOFING

COMPLETED 2011

COST: \$180,000

ROOF HAS BEEN COMPLETELY REHABILITATED WITH HIGH QUALITY SLATE, S-1 GRADE. NEW COPPER FLASHING HAS BEEN INSTALLED. DUE TO CORROSSION, THE HISTORIC DOWNPOUTS WERE UNABLE TO BE REPAIRED AND NEW REPLACEMENT COPPER DOWNPOUTS WERE FABRICATED TO MATCH THE DESIGN OF THE HISTORIC DOWNPOUTS.

SCOPE: REPAIR DORMERS

COMPLETED 2011

COST: \$90,000

SEVEN DORMERS HAVE BEEN REPAIRED DUE TO WEATHERED PAINT, DRY ROT AND WATER LEAKS. FLAT SEAM ROOFING RESTORED TO ORIGINAL CONDITION. NEW FLASHING INSTALLED. DORMERS WERE REPAINTED USING ORIGINAL HISTORICAL COLORS.

SCOPE: STRUCTURAL REHABILITATION/SEISMIC REINFORCING

COMPLETED 2011

COST: \$180,000

REPLACED WATER DAMAGED FLOOR AND CEILING JOISTS. WALL, FLOOR AND PARAPET CONNECTIONS UPGRADED WITH A BOLTS PLUS REINFORCEMENT SYSTEM. CONCENTRATED AREAS IN FLOORS AND CEILINGS WERE OPENED TO MOUNT BOLTS AND HOLD DOWNS, AND REPLACED WITH ORIGINAL AND IN KIND MATERIALS.

SCOPE: CONSERVATORY ROOF RESTORATION

COMPLETED 2012

COST: \$39,000

CONSERVATORY BARREL ROOF WAS OVERLAYED AND INSULATED WITH A STANDING SEAM COPPER ROOF SYSTEM TO ELIMINATE WATER LEAKS AND CONDENSATION. CONSERVATORY EAST WALL HAD PARTIALLY COLLAPSED DUE TO HEAVY WATER DAMAGE, AND WAS REHABILITATED TO ITS ORIGINAL DESIGN

USING SALVAGED MILLWORK AND IN KIND MATERIALS. COLLAPSED EAST WALL REHABILITATED PER SISR #6.

SCOPE: EXTERIOR MASONRY REPAIRS AND REPOINTING

COMPLETED 2012 DESIGN

COST: \$270,000

RE-POINTING OF EXTERIOR MASONRY. CEMENTITIOUS MATERIAL MATCHES ORIGINAL VIA LABORATORY ANALYSIS. MORTAR CAPS INSTALLED ON PARAPETS AND CHIMNEY TOPS TO REDUCE WATER INTRUSION AND EFFLORESCENCE. SANDSTONE DETAILS WERE CLEANED USING GENTLEST MEANS POSSIBLE AND REPAIRED WITH CEMENTITIOUS MIX MATCHING COLOR AND TEXTURE. BALUSTRADES ABOVE FROM CORNICE REPAIRED AND REFASTENED. CORNICE WATERPROOFED WITH CONCEALED FLASHING. ALL WORK WAS COMPLETED IN ACCORDANCE WITH SISR #5 & #7.

SCOPE: RESTORE REAR DECK/SERVICE QUARTERS

COMPLETED 2012

COST: \$90,000

REAR DECK ABOVE SERVICE QUARTERS HAD COLLAPSED DUE TO HEAVY WATER DAMAGE, AND WAS REBUILT BASED ON REMNANTS AND HISTORIC PHOTOGRAPHIC DOCUMENTATION. LIMESTONE TILES THAT CLOSELY RESEMBLE ORIGINAL MARBLE TILES WERE USED FOR SAFETY PURPOSES, DUE TO MARBLE'S SLICK QUALITY. CONCRETE STAIRCASE REINFORCED WITH STEEL FRAMING AND REATTACHED TO CONSERVATORY DECK. MISSING BALUSTERS WERE REPLACED IN KIND BASED ON DOCUMENTED EVIDENCE. SERVICE QUARTERS BELOW WERE REHABILITATED DUE TO HEAVY WATER DAMAGE; INCLUDES REPAIRED FOUNDATION, DRYWALL, AND WINDOWS.

SCOPE: RESTORATION OF STAINED GLASS/LEADED GLASS WINDOWS

PROPOSED 2012-13

COST: \$50,000

LEADED GLASS WINDOWS TO BE REHABILITATED AND RE-CAMED TO MATCH EXISTING MATERIALS. MISSING STAINED GLASS PIECES TO BE MATCHED AS CLOSELY AS POSSIBLE. MISSING PANEL ON STAINED GLASS MURAL TO BE RECREATED BASED ON HISTORICAL PHOTO DOCUMENTATION. WORK SHALL COMPLY WITH SISR #6.

SCOPE: STRUCTURAL REINFORCEMENT OF GARAGE

PROPOSED 2013

COST: \$50,000

GARAGE WAS STRUCTURALLY REINFORCED WITH METAL BEAMS AND COLUMNS THAT REQUIRED MINIMAL CHANGE TO THE HISTORIC FEATURES OF THE BUILDING. EXISTING WINDOWS AND DOORS TO BE REPLACED WITH IN-KIND MATERIALS AS REPAIR WAS NOT POSSIBLE.

SCOPE: REPAIRED ALL WINDOWS

COMPLETED 2012

COST: \$60,000

ALL WINDOWS REPAIRED AND REHABILITATED. FRAMES REPAINTED WITH HISTORICAL COLORS. CRACKED OR MISSING GLAZING REPAIRED. ALL WINDOWS MADE FUNCTIONAL AND ALL HARDWARE REPAIRED OR REPLACED IN-KIND WHERE REPAIR IS NEITHER TECHNICALLY NOR ECONOMICALLY FEASIBLE. ALL WORK IN ACCORDANCE WITH SF PLANNING DEPARTMENT STANDARDS FOR WINDOW REPLACEMENT AND/OR NPS PRESERVATION BRIEFS FOR BEST PRACTICES GUIDELINES.

SCOPE: REPAIR EXTERIOR DOORS

PROPOSED 2013

COST: \$10,000

REPAIR EACH DOOR. EXISTING HISTORIC HARDWARE TO BE RESTORED AND REUSED. REPLACE MISSING DOORS WITH CUSTOM MILLED IN-KIND DOORS BASED ON DOCUMENTARY EVIDENCE TO MATCH HISTORIC FINISHES AND MATERIALS.

SCOPE: RESTORED AND REPAIRED HARDWOOD FLOORS

COMPLETED 2013

COST: \$100,000

HARDWOODS FLOORS TO BE REPAIRED AND REFINISHED. FLOORS WITH HEAVY DRY ROT AND IRREVERSABLE DAMAGE TO BE REPLACED WITH IN-KIND MATERIALS.

SCOPE: REPAIRED INTERIOR MILLWORK

PROPOSED 2012-13

COST: \$200,000

WOOD CASINGS, MOLDINGS, AND TRIM TO BE REPAIRED USING IN-KIND MATERIALS. ALL WORK WILL MAINTAIN THE HISTORIC FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES.

SCOPE: CONSERVATION OF INTERIOR FINISHES/PLASTER REPAIR

PROPOSED 2013

COST: \$100,000

WALL MURAL HAS SUSTAINED DAMAGE FROM PLUMBING LEAKS AND INSTABLE PLASTER. MURAL TO BE REMOVED, RESTORED AND REINSTATED BY RECOGNIZED SPECIALISTS. PLUMBING LEAKS AND PLASTER TO BE REPAIRED. ALL WORK WILL MAINTAIN THE HISTORIC FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES.

SCOPE: INTERIOR PAINT/DRYWALL

COMPLETED 2013

COST: \$120,000

DRYWALL, PLASTER AND DECORATIVE MOLDING REPAIRED OF HEAVY WATER AND MOLD DAMAGE. REPAINTED KITCHEN, BEDROOMS AND HALLWAYS. ASBESTOS ABATEMENT TO DAMAGED AND UNSTABLE AREAS OF ORIGINAL PLASTER. ALL HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. ANY REPLACEMENT FEATURES WILL MATCH HISTORIC FEATURES IN KIND OR THROUGH DOCUMENTARY OR PHYSICAL EVIDENCE.

2550 Webster St. Maintenance Plan

The maintenance plan for 2550 Webster St. includes:

- Annual inspections and maintenance, with an emphasis on the most vulnerable features and locations. They are to be performed in May or June, following the rains of the winter season.
- A major detailed inspection will be performed every 10 years while scaffolding is in place for painting.
- Inspections are to be followed by recommended maintenance using the best practice, in accordance with the Secretary of the Interior's Standards for Rehabilitation.

Exterior

Roof

Inspect: Every 10 Years

Maintain: Non-historic slate roof was replaced during rehabilitation process with new slate roof that matches historic slate roof. Maintenance will be conducted according to manufacturers specifications. Replacement tiles will be replaced in kind.

Chimneys

Inspect: Every 10 Years

Maintain: Clean structure and flue. Check for water penetration and uneven heating and cooling conditions. Repair mortar and masonry as needed. If necessary, bricks will be replaced with salvaged bricks to match historic masonry.

Masonry

Inspect: Annually

Annual: Clean mortar of mildew, mold, and other growths. Inspect for efflorescence and water infiltration, repair and repoint using mortar to match historic mortar composition as required.

Long-term: Inspect for spalling, and loose, cracked or dislodged brick. Repair as required. If necessary, bricks will be replaced with salvaged bricks to match historic masonry.

Sheet metal

Inspect: Annually

Annual: Check for loose nails and damaged solder joints. Inspect gutter for leaks and impeded water flow.

Long-term: Thorough inspection of all sheet metal surfaces, joints and connections.

Exterior Millwork and Ornamentation

Inspect: Annually

Annual: Check for deterioration, dry rot and water infiltration. Repair using best practices; prime, repaint and caulk as necessary.

Every ten years: Prep, patch and repaint all exterior millwork. Repair using best practices. Replace any deteriorating elements with custom milled replicas of historic millwork if required.

Windows

Inspect: Annually

Annual: Inspect glazing. Check for possible water infiltration. Repair flashing, weather-stripping and sealants as needed. A thorough inspection of windows will be conducted to identify necessary repairs. Windows will be repaired using historically appropriate glazing, and panes will be re-puttied as necessary. Repair damage to wood sashes and frames using best practices when possible and replace windows in kind only if necessary.

Exterior Doors

Inspect: Annually

Maintain: Inspect each door for proper function and water infiltration. Check thresholds, hinges, hardware, weather-stripping and caulking. Repair damage as necessary using best practices and replace with in-kind custom millwork only if necessary

2550 Webster St. Maintenance Expense

The table below lists completed features and their cost, life expectancy, and amortized expense for 2550 Webster Street.

The annual maintenance expense is amortized by dividing a feature's cost by its life expectancy. Design, consulting and permit fees are included into each expense.

Feature	Cost	Life	Expense
Copper Roof	\$39,000	50	\$780
Structural Reinforcement	\$180,000	20	\$9,000
Masonry	\$270,000	80	\$3,375
Rear Deck	\$90,000	75	\$1,200
Re-Roof	\$180,000	60	\$3,000
Dormers	\$90,000	10	\$9,000
Windows	\$60,000	30	\$2,000
Floors	\$100,000	100	\$1,000
Paint	\$120,000	15	\$8,000
Total			\$37,355

**Exhibit C: Draft Market Analysis and Income
Approach provided by the Assessor's Office**

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

APN: 05-0580-013 **SF Landmark#** 38
Type of Property Single Family Residential **Year:** 2013 **Date Filed:** 5/1/2013
Property Location: 2550 Webster Street **Date of Sale:** 1/20/2010
Applicant's Name: Gregory & Gloria McCandless **Sale Price:** \$2,790,000
Agt./Tax Rep./Atty: none

Applicant supplied appraisal? No

For New Value, Event Date: 5/1/2013

RESTRICTED VALUE		FACTORED BASE YEAR VALUE		MARKET VALUE	
Land	\$1,915,020	Land	\$2,339,657	Land	\$6,402,000
Imps.	\$1,276,680	Imps.	\$584,913	Imps.	\$4,268,000
Total	\$3,191,700	Total	\$2,924,570	Total	\$10,670,000

I. Property Description

Land Area: 6,015 sq ft **Present Use:** SFR **Zoning:** RH-2
Year Built: 1897 **Imp. Area (NRA)** 9,762 sq ft **Stories/Units:** 3
Neighborhood: Pacific Heights **Class Code:** D

II. Issue(s): Historical Property - "Mills Act" valuation as of May 1, 2013

III. Contents of Attached Valuation:

Cover Sheet p. 1
 Property Information p. 2
 Subject Photo p. 3
 Restricted Valuation p. 4
 Market Valuation p. 5
 Market Valuation Photos p. 6
 Rent Comparables p. 7

IV. Conclusions and Recommendations:

Based on the three-way comparison, the lowest of the three values is the Restricted Value. Therefore, a reduction to \$3,191,700 is recommended.

Dennis May
Appraiser

12/03/13
Date

Teresa Contro
Principal Appraiser

Property Information

Identification:

APN:	05-0580-013
Address:	2550 Webster Street San Francisco, CA
Current Owner:	Pacific Heights, LLC
Prior Owner:	Arden Van Upp

Assessment History:

Est. Date Approved By Planning:	to be determined
Sale Date:	1/21/2010
Sale Price:	\$2,790,000
Sale Date:	9/14/1972
Sale Price:	\$225,000

Property Description:

Type of Property:	Single Family Residence
NRA:	9,762 sq. ft.
Land Area:	6,015 sq. ft.
Year Built:	1897

Mills Act Valuation

APN 05-0580-013
2550 Webster Street
Bourn Mansion



RESTRICTED INCOME APPROACH

**APN 05-580-013
2550 Webster St
Restricted Mills Act Value
as of May 1, 2013**

Non-Owner Occupied

Potential Gross Income	\$25,000	x	12 months	\$300,000
Less Vacancy & Collection Loss			5%	<u>(\$15,000)</u>
Effective Gross Income				\$285,000
Less Anticipated Operating Expenses			15%	<u>(\$42,750)</u>
Net Operating Income				\$242,250
Restricted Capitalization Rate				
<u>Rate Components:</u>				
Interest rate per SBE			3.7500%	
Risk rate (4% owner occupied / 2% all other property types)			2.0000%	
Property tax rate			1.1691%	
Amortization rate for improvements only			0.6667%	
Remaining economic life (in years)	60		0.0167	<u>7.59%</u>
Improvements constitute % of total property value			40%	
RESTRICTED VALUE				\$3,191,700

SINGLE FAMILY RESIDENCE MARKET ANALYSIS

	Subject	Sale 1		Sale 2		Sale 3	
APN	0580-013	0591-019		0963-013		0987-025	
Address	2550 Webster St	2020 Jackson St		2950 Pacific Ave		3636 Washington St	
Sales Price		\$12,750,000		\$16,000,000		\$10,000,000	
	Description	Description	Adjust.	Description	Adjust.	Description	Adjust.
Cash Equivalency		not stated		not stated		not stated	
Date of Sale		03/13/13		07/12/12		02/29/12	
Location	Pacific Heights	Pacific Heights		Pacific Heights		Presidio Hts	
Proximity to Subject		4 blocks		7 blocks		14 blocks	
Lot Size	6,015	6,956	(\$94,100)	12,209	(\$619,400)	6,960	(\$94,500)
View	none	Bay, adj 10%	(\$1,275,000)	Pano, adj 20%	(\$3,200,000)	Bay, adj 10%	(\$1,000,000)
Year Blt/Year Renovated	1897	1902		1907		1910	
Condition	Good	Good		Good		"needs work"	\$500,000
Construction Quality	Good	Good		Good		Good	
Functional Utility	Good	Good		Good		Good	
Gross Living Area	9,762	11,500	(\$521,400)	11,500	(\$521,400)	9,336	\$127,800
Main floor(s) Living Area	9,762	11,500		11,500		9,336	
Total Rooms	15	24		15		20	
Bedrooms	4	7		7		8	
Full Baths/Half Baths	4/1	7/1	(\$90,000)	6/1	-\$60,000	6/1.5	-\$67,500
Stories	4	4		4		3	
Garage	1 space	2 spaces	(\$100,000)	6 spaces	(\$500,000)	2 spaces	(\$200,000)
Fin. Basement included in Gross Living Area	0	0		0		0	
Other Amenities	elevator, fireplaces	elevator, fireplaces		elevator, fireplaces		fireplaces	\$100,000
Zoning	RH2	RH1		RH1D		RH2	
Net Adjustments			(\$2,080,500)		(\$4,900,800)		(\$634,200)
Indicated Value			\$10,669,500		\$11,099,200		\$9,365,800
Adjust. \$ Per Sq. Ft.			\$928		\$965		\$1,003

VALUE RANGE: **\$9,365,800 to \$11,099,200**

VALUE CONCLUSION: **\$10,670,000 - F.M.V.**

Lot size adjusted at \$100 per sq ft. Gross living area adjusted at \$300 per sq ft. Full bath adjustment is \$30,000, half bath adjustment is \$15,000. Garage space adjustment is \$100,000 per space. Elevator adjustment is \$100,000. Comp 3 is adjusted by \$500,000 for condition, it is described in MLS listing as, "needs work." Subject and Comps 1 and 2 are in similar excellent condition. A view adjustment of 10% is made to Comps 1 and 3 which have a bay view while subject has minimal views. Comp 2 is adjusted by 20% for view since it is situated in optimal location to enjoy panoramic GG Bridge to Alcatraz and beyond views from every room on north side of house.

Photos - Subject & Comparables
Mills Act Valuation for 2013

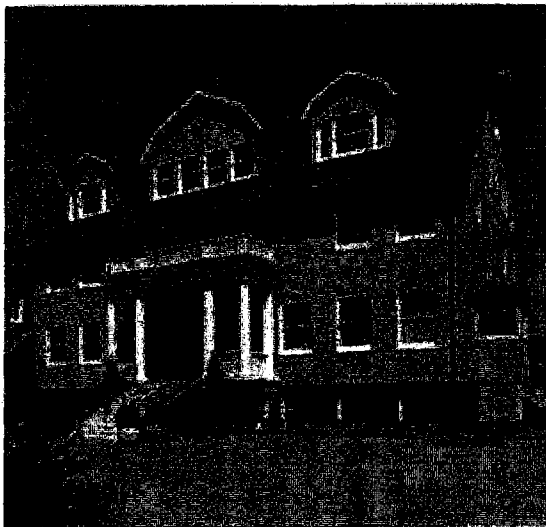
Subject: APN 0580-013
2550 Webster St



Subject 2550 Webster St



Comp 1 2020 Jackson St



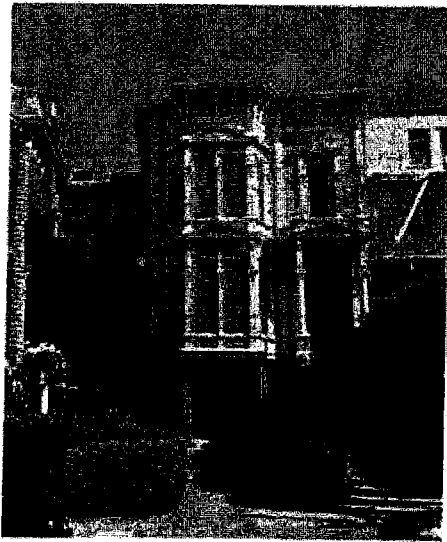
Comp 2 2950 Pacific Ave



Comp 3 3636 Washington St

COMPARABLE RENTS

BLK / LOT	ADDRESS	NET RENTABLE (SQ.FT.)	RENT (ANNUAL)	RENT (PER SQ FT)	BUILDING DESCRIPTION / OTHER COMMENTS
1 0639-006	2020 California St	3,166	\$126,000	\$39.80	Remodeled Pacific Heights Mansion
2 0983-003	2121 Lyon St	3,905	\$180,000	\$46.09	Renovated Pacific Heights Nat'l Historic Landmark
3 1064-056	100 Commonwealth Ave	3,539	\$180,000	\$50.86	Remodeled, detached Jordan Park home
4 1329-015	615 El Camino Del Mar	2,904	\$192,000	\$66.12	Prime Sea Cliff location, Pano G.G. views, maids qtrs



Comp 1 2020 California St



Comp 2 2121 Lyon St



Comp 3 100 Commonwealth Ave



Comp 4 615 El Camino Del Mar

Exhibit D: Mills Act Application

new

APPLICATION FOR Mills Act Historical Property Contract

1. Owner/Applicant Information

PROPERTY OWNER 1 NAME: PACIFIC HEIGHTS, LLC	TELEPHONE: (650) 917-6147
PROPERTY OWNER 1 ADDRESS: PO BOX 1962, LOS ALTOS, CA 94023	EMAIL:
PROPERTY OWNER 2 NAME: GREGORY B. MCCANDLESS	TELEPHONE: ()
PROPERTY OWNER 2 ADDRESS:	EMAIL:
PROPERTY OWNER 3 NAME: GLORIA MCCANDLESS	TELEPHONE: ()
PROPERTY OWNER 3 ADDRESS:	EMAIL:

2. Subject Property Information

PROPERTY ADDRESS: 2550 WEBSTER STREET, SAN FRANCISCO, CA	ZIP CODE: 94115
PROPERTY PURCHASE DATE: JANUARY 14, 2010	ASSESSOR BLOCK/LOT(S): 0580/013
MOST RECENT ASSESSED VALUE: \$2,989,627	ZONING DISTRICT: RH-2


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

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.

Property is designated as a City Landmark under Article 10 of the Planning Code YES NO

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

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract.

Owner Signature: 

Owner Signature: _____

Owner Signature: _____

Date: 5/11/2013

Date: 5/17/2013

Date: _____

3. Program Priority Criteria

The following criteria are used to rank applications. Please check the appropriate categories as they apply to your building. Use a separate sheet to explain why your building should be considered a priority when awarding a Mills Act Historical Property Contract. Buildings that qualify in three of the five categories are given priority consideration.

1. Property meets one of the six criteria for a qualified historic property:

Property is individually listed in the National Register of Historic Places	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is listed as a contributor to an historic district included on the National Register of Historic Places	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a City Landmark under Article 10 of the Planning Code	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Property is designated as a contributory building to an historic district designated under Article 10 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a Category I or II (significant) to a conservation district under Article 11 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Property is designated as a Category III or IV (contributory) to a conservation district under Article 11 of the Planning Code	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

2. Property falls under the following Property Tax Value Assessments:

Residential Buildings: \$3,000,000	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Commercial, Industrial or Mixed Use Buildings: \$5,000,000	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

**If property value exceeds these values please complete Part 4: Application of Exemption*

3. Rehabilitation/Restoration/Maintenance Plan:

A 10 Year Rehabilitation/Restoration/Maintenance Plan will be submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
--	---	-----------------------------

4. Required Standards:

Proposed work will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and/or the California Historic Building Code. YES NO

**Detail how the proposed work meets the Secretary of Interior Standards on a separate sheet or include as part of Rehabilitation/Restoration/Maintenance Plan.*

5. Mills Act Tax Savings:

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 NO

4. Application for Exemption from Property Tax Valuation

If answered "no" to either question under No. 2 "Property fall under the following Property Tax Value Assessments" in the Program Priority Criteria Checklist, on a separate sheet of paper, explain how the property meets the following criteria and should be exempt from the property tax valuations. Also attach a copy of the most recent property tax bill.

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 by a qualified consultant must be submitted to demonstrate meeting this requirement).

NAMES:
TAX ASSESSED VALUE:
PROPERTY ADDRESS:

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: _____

Date: _____

Owner Signature: _____

Date: _____

Owner Signature: _____

Date: _____

Planning Department Staff Evaluation

THIS SECTION TO BE COMPLETED EXCLUSIVELY BY PLANNING DEPARTMENT STAFF

Exceptional Structure? YES NO

Percent above value limit: _____

Specific threat to resource? YES NO

No. of criteria satisfied: _____

Complete HSR submitted? YES NO

Planner's initial: _____

6. Rehabilitation/Restoration/Maintenance Plan

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging 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 requires 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.

Draft Rehabilitation/Restoration/Maintenance Scope

BUILDING FEATURE:
Rehab/Restoration <input type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:
TOTAL COST (rounded to nearest dollar):
DESCRIPTION OF WORK: <p style="text-align: center;"><i>see attached mantance & rehab. plans. -SP</i></p>

BUILDING FEATURE:
Rehab/Restoration <input type="checkbox"/> Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:
TOTAL COST (rounded to nearest dollar):
DESCRIPTION OF WORK:

THIS SECTION TO BE COMPLETED EXCLUSIVELY BY PLANNING DEPARTMENT STAFF

Property Address:	
Block / Lot:	
Board of Supervisors Ordinance Number:	

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: SANTA CLARA

On: MAY 01, 2013 before me, MAULIK ANIL PANDIT
DATE INSERT NAME OF THE OFFICER

NOTARY PUBLIC personally appeared: GREGORY B. MCCANDLESS AND
NAME(S) OF SIGNER(S) GLORIA M. MCCANDLESS

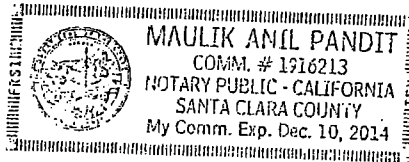
who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Mandit

SIGNATURE



(PLACE NOTARY SEAL ABOVE)

9. Historical Property Tax Adjustment Worksheet Guide

PROPERTY ADDRESS: 2550 WEBSTER STREET

PROPERTY DESCRIPTION: MULTI-FAMILY DWELLING

OWNER OCCUPIED: YES NO

STEP 1: Determine Annual Income of Property

ANNUAL PROPERTY INCOME	CURRENT	EXPLANATION
1. Monthly Rental Income	\$ 15,000	For owner-occupied properties estimate a monthly rental income. Include all potential sources of income (farming, advertising, photo shoots, billboard rentals, etc.)
2. Annual Rental Income	\$ 180,000	Multiply Line 1 by 12
* 3. Deduction for Vacancy	\$ 3,500 171,000 8,550	5% (subtract 5% from line 2)

STEP 2: Calculate Annual Operating Expenses

ANNUAL OPERATING EXPENSES	CURRENT	EXPLANATION
4. Insurance	\$ 10,000	Fire, Liability, etc.
5. Utilities	\$ 13,000	Water, Gas, Electric, etc.
6. Maintenance*	\$ 33,405	Maintenance includes: Painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs, structural repairs, security, and property management.
* 7. Management*	\$ 8,550	
8. Other Operating Expenses	\$ 2,400	Security, services, etc. Provide breakdown on separate sheet.
9. Total Expenses†	\$ 67,355	Add Lines 4 through 8

* If calculating for commercial property, provide the following back-up documentation where applicable:

- Rent Roll (include rent for on-site manager's unit as income if applicable)
- Maintenance Records (provide detailed break-down; all costs should be recurring annually)
- Management Expenses (include expense of on-site manager's unit and 5% off-site management fee, and describe other management costs. Provide breakdown on separate sheet.)

† Annual operating expenses do not include mortgage payments, property taxes, depletion charges, corporate income taxes or interest on funds invested in the property.

STEP 3: Determine Annual Net Income

NET OPERATING INCOME	CURRENT	EXPLANATION
9. Net Operating Income	\$ 104,095	Line 3 minus Line 9

STEP 4: Determine Capitalization Rate

CAPITALIZATION RATE	CURRENT	EXPLANATION
10. Interest Component	6.50% 3.75%	As determined by the State Board of Equalization for 2009/2010
11. Historic Property Risk Component	2%	Single-family home = 4% All other property = 2%
12. Property Tax Component	1%	.01 times the assessment ratio of 100%
13. Amortization Component (Reciprocal of life of property)	5%	If the life of the improvements is 20 years Use $100\% \times 1/20 = 5\%$
14. Capitalization Rate	11.75%	Add Lines 10 through 13

STEP 5: Calculate New Assessed Value

NEW ASSESSED VALUE	CURRENT	EXPLANATION
15. Mills Act Assessed Value	\$ \$885,915	Line 9 divided by Line 14

STEP 6: Determine Estimated Tax Reduction

NEW TAX ASSESSMENT	CURRENT	EXPLANATION
16. Current Tax (Exclude voter indebtedness, direct assessments, tax rate areas and special districts)	\$ \$28,672.27	General tax levy only - do not include voted indebtedness or other direct assessments
17. Tax under Mills Act	\$ \$8,859.15	Line 15 x .01
18. Estimated Tax Reduction	\$ \$19,813.10	Line 16 minus Line 17

The Assessor Recorder's Office may request additional information. A timely response is required to maintain hearing and review schedules.

CARMEN CHU
ASSESSOR-RECORDER



OFFICE OF THE ASSESSOR-RECORDER
SAN FRANCISCO

March 13, 2013

PACIFIC HEIGHTS LLC
P O BOX 1962
LOS ALTOS CA 94023

Parcel Number: Block 580 Lot 13
Location: 2550 WEBSTER ST

"NOTICE OF CHANGE IN VALUE"

This is to inform you that we have reviewed the assessed value of the subject property and find the value is not correct. Therefore, we have initiated a change in value as follows:

YEAR	VALUE WAS	VALUE WILL BE
2012	\$ 2,989,627	\$ 2,867,227

If you have any questions regarding the new assessment(s) please call (415) 554-5596.

If you disagree with this assessment, you have 60 days from the receipt of this notification to file an appeal with the Assessment Appeals Board. To file an appeal call the Assessment Appeals Board at (415) 554-6778 for the required "Application for Changed Assessment" form.

The Tax Collector will mail an official corrected tax bill. If you have any questions regarding this tax bill please call the Tax Collector at (415) 554-4400.

Application Checklist to be Submitted with all Materials

Utilize this list to ensure a complete application package is submitted.

- | | | |
|-----------|--|---|
| 1 | Historical Property Contract Application
Have all owners signed and dated the application? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 2 | Priority Consideration Criteria Worksheet
Have three priorities been checked and adequately justified? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 3 | Exemption Form & Historic Structure Report
Required for Residential properties with an assessed value over \$3,000,000 and Commercial/Industrial properties with an assessed value over \$5,000,000
Have you included a copy of the Historic Structures Report completed by a qualified consultant? | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> |
| 4 | Draft Mills Act Historical Property Agreement
Are you using the Planning Department's standard form "Historical Property Contract?"
Have all owners signed and dated the contract?
Have all signatures been notarized? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 5 | Notary Acknowledgement Form
Is the Acknowledgement Form complete?
Do the signatures match the names and capacities of signers? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 6 | Draft Rehabilitation/Restoration/Maintenance Plan
Have you identified and completed the Rehabilitation, Restoration, and Maintenance Plan organized by contract year and including all supporting documentation related to the scopes of work? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 7 | Historical Property Tax Adjustment Worksheet
Did you provide back-up documentation (for commercial property only)? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 8 | Photographic Documentation
Have you provided both interior and exterior images?
Are the images properly labeled? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 9 | Site Plan
Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 10 | Tax Bill
Did you include a copy of your most recent tax bill? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 11 | Payment
Did you include a check payable to the San Francisco Planning Department? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |

RECORDING REQUESTED BY:

Fidelity National Title Company

Escrow No.: 10-7353472-55

Locate No.:

Title No.: 10-7353472-44H

When Recorded Mail Document
and Tax Statement To:

Pacific Heights, LLC

C/O Morales, Fierro, & Reeves

2300 Contra Costa Blvd., Suite 310

Pleasant Hill, CA 94523



San Francisco Assessor-Recorder

Phil Ting, Assessor-Recorder

DOC- 2010-1909467-00

Acct 11-FIDELITY NATIONAL Title Company

Thursday, JAN 21, 2010 08:00:00

Ttl Pd \$21.00 Rcpt # 0003836227

REEL K063 IMAGE 0118

aed/ER/1-2

APN: 0580-013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$Not Shown-Recorded Under Separate Paper

- Computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Francisco,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David A. Bradlow, Trustee appointed for Arden Van Upp, Debtor under Chapter 11 of Bankruptcy Case No. 09-91932 TEC of the United States Bankruptcy Court, Northern District of California, San Francisco Division

hereby GRANT(S) to

Pacific Heights, LLC, a California Limited Liability Company

the following described real property in the City of San Francisco, County of San Francisco, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: January 14, 2010

State of California

County of SAN FRANCISCO

On 1/14/2010

STEVE B. SALVEJO, Notary Public
(here insert name and title of the officer), personally appeared

DAVID A. BRADLOW

David A. Bradlow, Trustee appointed for Arden Van Upp, Debtor under Chapter 11 of Bankruptcy Case No. 09-91932 TEC of the United States Bankruptcy Court, Northern District of California, San Francisco Division

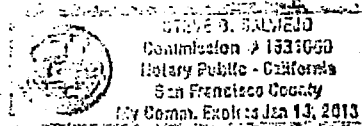
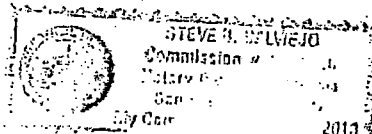
David A. Bradlow, Trustee

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 [Signature] (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE



SECURED PROPERTY TAX BILL 2012 - 2013

FOR FISCAL YEAR BEGINNING July 1, 2012 AND ENDING June 30, 2013

City and County of San Francisco - José Cisneros, Treasurer and Tax Collector - WWW.SFTREASURER.ORG

INTERNET COPY

OL	BLOCK NO.	LOT NO.	ACCOUNT NO.	TAX BILL NO.	TAX RATE	PROPERTY LOCATION
	0580	013	058000130	024830	1.1691 %	2550 WEBSTER ST

Assessed on January 1, 2012

INFORMATION

Property Valuation: 415-554-5596 (Assessor-Recorder)
 Homeowner's/Other Exemptions: 415-554-5596 (Assessor-Recorder)
 Current Year Taxes: 415-554-4400 (Taxpayer Assistance)
 Prior Year Delinquencies: 415-554-4499
 E-mail: Treasurer.TaxCollector@sfgov.org

PAYMENT OPTIONS

CORRECTED TAX BILL.

Online: <http://www.sftreasurer.org> (VISA, Mastercard, Discover or AMEX credit cards, Star, NYCE or PULSE debit cards, E-check)
 In Person: City Hall (Check, Cash)
 Phone: 1-800-890-1950 (VISA, Mastercard, Discover, or AMEX credit cards, Star, NYCE or PULSE debit cards)

ASSESSMENT INFORMATION

ASSESSMENT	FULL VALUE	TAX RATE	TAX AMOUNT
LAND	\$2,293,782.00	1.1691 %	\$26,816.60
IMPR/STRUCTURAL	\$573,445.00		\$6,704.14
IMPR/FIXTURES	\$0.00		\$0.00
PERSONAL PROPERTY	\$0.00		\$0.00
GROSS TAXABLE VALUE	\$2,867,227.00		\$33,520.75
LESS: EXEMPTIONS			
HOMEOWNER'S	\$0.00		\$0.00
OTHER	\$0.00		\$0.00
NET TAXABLE VALUE	\$2,867,227.00		\$33,520.75

DIRECT CHARGES AND/OR SPECIAL ASSESSMENTS:
 (Call For Information)

CODE	TYPE	PHONE NO.	
29	Rent Stabilization Fee	(415) 554-4452	\$29.00
89	SFUSD Facilities District	(415) 355-2203	\$33.30
98	SF - Teacher Support	(415) 355-2203	\$213.90

TOTAL DIRECT CHARGES AND SPECIAL ASSESSMENTS \$276.20

DUE NOVEMBER 1, 2012
 FIRST INSTALLMENT:
 \$15,898.47

DUE FEBRUARY 1, 2013
 SECOND INSTALLMENT:
 \$16,898.47

TOTAL DUE: \$33,796.9

2012 - 2013 CITY AND COUNTY OF SAN FRANCISCO TAX SECOND INSTALLMENT PAYMENT STUB 2012 - 2013

CL	BLOCK NO.	LOT NO.	TAX BILL NO.	TAX RATE	PROPERTY LOCATION
:	0580	013	024830	1.1691 %	2550 WEBSTER ST

PAYMENTS WITH LATE U.S. POSTAL SERVICE POSTMARKS WILL BE RETURNED FOR PENALTY.

Make check payable to SF Tax Collector and include block & lot numbers on your check		PAY THIS AMOUNT IF PAYMENT IS MADE BY APRIL 10, 2013	
MAIL TO:	or	BRING TO:	\$0.00
Tax Collector's Office O. Box 7426 San Francisco, CA 94120-7426		City Hall, Room 140 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	

REMINDER:		AFTER APRIL 10, 2013 ADD:	
<input type="checkbox"/> Check if contributions to Arts Fund is enclosed. For other donation opportunities, goto www.Give2SF.org .	2	10% PENALTY	\$1,689.84
		AND \$45.00 COST	\$45.00
		TOTAL DELINQUENT	\$18,633.31
KEEP THIS NO. 2 STUB AND RETURN WITH YOUR 2nd INSTALLMENT PAYMENT.			

2012 - 2013 CITY AND COUNTY OF SAN FRANCISCO TAX FIRST INSTALLMENT PAYMENT STUB 2012 - 2013

CL	BLOCK NO.	LOT NO.	TAX BILL NO.	TAX RATE	PROPERTY LOCATION
:	0580	013	024830	1.1691 %	2550 WEBSTER ST

PAYMENTS WITH LATE U.S. POSTAL SERVICE POSTMARKS WILL BE RETURNED FOR PENALTY.

Make check payable to SF Tax Collector and include block & lot numbers on your check		PAY THIS AMOUNT IF PAYMENT IS MADE BY DECEMBER 10, 2012	
MAIL TO:	or	BRING TO:	\$0.00
Tax Collector's Office O. Box 7426 San Francisco, CA 94120-7426		City Hall, Room 140 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102	

REMINDER:		AFTER DECEMBER 10, 2012 ADD:	
<input type="checkbox"/> Check if contributions to Arts Fund is enclosed. For other donation opportunities, goto www.Give2SF.org .	1	10% PENALTY	\$1,689.84
		TOTAL DELINQUENT	\$18,588.31
DETACH AND RETURN THIS NO. 1 STUB WITH YOUR 1st INSTALLMENT PAYMENT.			

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: Pacific Heights, LLC	
<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>	
Gregory and Gloria McCandless, Owners	
Contractor address: PO Box 1962, Los Altos CA 94023	
Date that contract was approved: <i>(By the SF Board of Supervisors)</i>	Amount of contracts: \$ \$0 (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