

1 [Approval of an historical property contract for 1080 Haight Street (“John C. Spencer House”).]

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3 **Resolution under Chapter 71 of the San Francisco Administrative Code, approving an**
4 **historical property contract between Fellmore Management LLC, the owner of 1080**
5 **Haight Street (“John C. Spencer House”), and the City and County of San Francisco;**
6 **authorizing the Director of Planning and the Assessor to execute the historical**
7 **property contract.**

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

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

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

19 WHEREAS, 1080 Haight Street (“John C. Spencer House”) is listed on the National
20 Register of Historic Places and thus qualifies as an historical property as defined in
21 Administrative Code Section 71.2; and

22 WHEREAS, A Mills Act application for an historical property contract has been
23 submitted by Christopher Yerke on behalf of Fellmore Management LLC, the owner of 1080
24 Haight Street, detailing completed rehabilitation work and proposing a maintenance plan for
25 the property; and

Name of Supervisor/Committee/Department

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 1080 Haight Street was reviewed by the Assessor's Office, the
3 Landmarks Preservation Advisory Board, and the Planning Commission; and

4 WHEREAS, The Assessor has ~~recommended~~reviewed the historical property contract
5 and has provided the Board of Supervisors with an estimate of the property tax calculations
6 and the difference in property tax assessments under the different valuation methods
7 permitted by the Mills Act in its report transmitted to the Planning Department on September
8 28, 2006, which report is on file with the Clerk of the Board of Supervisors in File No.
9 _____ and is hereby declared to be a part of this resolution as if set forth fully
10 herein; and,

11 WHEREAS, The Landmarks Preservation Advisory Board recommended approval of
12 the historical property contract in its Resolution No. 603, which Resolution is on file with the
13 Clerk of the Board of Supervisors in File No. _____ and is hereby declared to be a
14 part of this resolution as if set forth fully herein; and,

15 WHEREAS, The Planning Commission recommended approval of the historical
16 property contract in its Resolution No. 17365, which Resolution is on file with the Clerk of the
17 Board of Supervisors in File No. _____ and is hereby declared to be a part of this
18 resolution as if set forth fully herein; and,

19 WHEREAS, The historical property contract between Fellmore Management LLC,
20 owner of 1080 Haight Street, and the City and County of San Francisco is on file with the
21 Clerk of the Board of Supervisors in File No. _____ and is hereby declared to be a
22 part of this resolution as if set forth fully herein; and,

23 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
24 Administrative Code Section 71.4(d) to review the Planning Commission's recommendation
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1 and the information provided by the Assessor's Office in order to determine whether the City
2 should execute the historical property contract for 1080 Haight Street; and

3 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
4 owner of 1080 Haight Street with the cost to the City of providing the property tax reductions
5 authorized by the Mills Act, as well as the historical value of 1080 Haight Street and the
6 resultant property tax reductions; now, therefore, be it

7 RESOLVED, That the Board of Supervisors hereby approves the historical property
8 contract between Fellmore Management LLC, owner of 1080 Haight Street, and the City and
9 County of San Francisco; and, be it

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

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Name of Supervisor/Committee/Department

BOARD OF SUPERVISORS