

1 [Approval of an historical property contract for 166-178 Townsend Street]

2

3 **Resolution under Chapter 71 of the San Francisco Administrative Code, approving an**
4 **historical property contract between 178 Townsend Properties LLC, the owner of 166-**
5 **178 Townsend Street, and the City and County of San Francisco; authorizing the**
6 **Director of Planning and the Assessor to execute the historical property contract.**

7

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

12 WHEREAS, 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, 166-178 Townsend Street is designated as a contributing resource to the
19 South End Historic District under Article 10 of the Planning Code and thus qualifies as an
20 historical property as defined in Administrative Code Section 71.2; and

21 WHEREAS, A Mills Act application for an historical property contract has been
22 submitted by 178 Townsend Properties LLC, the owner of 166-178 Townsend Street, detailing
23 proposed rehabilitation work and proposing a maintenance plan for the property; and

24

25

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 166-178 Townsend Street was reviewed by the Assessor's
3 Office 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 _____, which report
8 is on file with the Clerk of the Board of Supervisors in File No. _____ and is hereby
9 declared to be a part of this resolution 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. 631 which Resolution is on file with the Clerk
12 of the Board of Supervisors in File No _____ 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 178 Townsend Properties
15 LLC, owner of 166-178 Townsend Street, and the City and County of San Francisco is on file
16 with the Clerk of the Board of Supervisors in File No. _____ and is hereby declared
17 to be a part of this resolution as if set forth fully herein; and,

18 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
19 Administrative Code Section 71.4(d) to review the Historic Preservation Commission's
20 recommendation and the information provided by the Assessor's Office in order to determine
21 whether the City should execute the historical property contract for 166-178 Townsend Street;
22 and

23 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
24 owner of 166-178 Townsend Street with the cost to the City of providing the property tax
25

1 reductions authorized by the Mills Act, as well as the historical value of 166-178 Townsend
2 Street and the resultant property tax reductions; now, therefore, be it

3 RESOLVED, That the Board of Supervisors hereby approves the historical property
4 contract between 178 Townsend Properties LLC, owner of 166-178 Townsend Street, and the
5 City and County of San Francisco; and, be it

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

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25