



October 18, 2022

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

Re: Transmittal of Planning Department Case Number: 2022-004344MLS
Mills Act Historical Property Contract for 942-944 Fell Street

Board File No. _____ (pending)

Historic Preservation Commission Recommendation: Approval

Dear Ms. Calvillo,

On October 5, 2022, the Historic Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the Application for Mills Act Historical Property Contract for 942-944 Fell Street. At the hearing the Historic Preservation Commission recommended to approve the proposed Resolution.

The Resolution recommends the Board of Supervisors approve the Mills Act Historical Property Contract as the property is a historical resource and the proposed Rehabilitation and Maintenance plan is appropriate and conforms to the Secretary of the Interior's Standard for the Treatment of Historic Properties. Please refer to the attached exhibits for specific work to be completed for each property.

The Project Sponsor submitted the Mills Act application on May 1, 2022. As detailed in the Mills Act application, the Project Sponsor has committed to Rehabilitation and Maintenance plans that will include both annual and cyclical scopes of work. The Mills Act Historical Property Contract will help the Project Sponsor mitigate expenditures and enable the Project Sponsor to maintain their historic property in excellent condition in the future.

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

The Mills Act Historical Property Contract is time sensitive. The contract must be recorded with the Assessor-Recorder by December 30, 2022, to become effective in 2023. We respectfully request this item be introduced

at the next available hearing date. Your prompt attention to this matter is appreciated.

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

Sincerely,



Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, City Attorney's Office
Erica Major, Land Use Clerk, Office of the Clerk of the Board

Attachments:

- HPC Resolution No. 1274, dated October 5, 2022
- HPC Executive Summary, dated October 5, 2022
- Draft Mills Act Historical Property Contract
- Rehabilitation & Maintenance Plans (Exhibits A & B)
- Draft Mills Act Valuation prepared by the Assessor-Recorder's Office
- Categorical Exemption
- Mills Act Application
- Planning Department Pre-Approval Inspection Report