

1 [Approval of an historical property contract for 1735 Franklin Street – the Bransten House.]

2

3 **Resolution under Chapter 71 of the San Francisco Administrative Code, approving an**
4 **historical property contract between Tad and Masumi Oride, the owners of San**
5 **Francisco Landmark No. 126 located at 1735 Franklin Street (the Bransten House) and**
6 **the City and County of San Francisco; authorizing the Director of Planning and the**
7 **Assessor to execute the historical property contract.**

8

9 WHEREAS, The California Mills Act (Government Code Section 50280 et seq.)
10 authorizes local governments to enter into a contract with the owner(s) 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 in order to preserve these historic buildings; and

19 WHEREAS, San Francisco Landmark No. 126 (the Bransten House), located at 1735
20 Franklin Street, qualifies as an historical property as defined in Administrative Code Section
21 71.2; and

22 WHEREAS, A Mills Act application for an historical property contract has been
23 submitted by Tad and Masumi Oride, the owners of 1735 Franklin Street, proposing both a
24 rehabilitation program and a maintenance plan for the property; and

25

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 1735 Franklin Street was reviewed by the Assessor’s Office,
3 the Landmarks Preservation Advisory Board, and the Planning 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 Planning Department 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 Landmarks Preservation Advisory Board recommended approval of
11 the historical property contract in its Resolution No. _____, which Resolution is on
12 file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
13 herein and made part hereof as though fully set forth; and

14 WHEREAS, The Planning Commission recommended approval of the historical
15 property contract in its Resolution No. _____, which Resolution is on file with the
16 Clerk of the Board of Supervisors in File No. _____ and is incorporated herein and
17 made part hereof as though fully set forth; and

18 WHEREAS, The historic property contract between Tad and Masumi Oride, owners of
19 1735 Franklin Street, and the City and County of San Francisco is on file with the Clerk of the
20 Board of Supervisors in File No. _____ and is hereby declared to be a part of this
21 resolution as if set forth fully herein; and,

22 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
23 Administrative Code Section 71.4(d) to review the Planning Commission’s recommendation
24 and the information provided by the Assessor's Office in order to determine whether the City
25 should execute the Mills Act historical property contract for 1735 Franklin Street; and

1 WHEREAS, The Board of Supervisors has balanced the benefits to the owners of 1735
2 Franklin Street of the Mills Act contract with the cost to the City of providing the property tax
3 reductions authorized by the Mills Act, as well as the historical value of 1735 Franklin Street
4 and the resultant property tax reductions; now, therefore, be it

5 RESOLVED, That the Board of Supervisors hereby approves the Mills Act historical
6 property contract between Tad and Masumi Oride, owners of Landmark No. 126, located at
7 1735 Franklin Street, and the City and County of San Francisco; and be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Director
9 of Planning and the Assessor to execute the Mills Act historical property contract.

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25