



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 1014 HEARING DATE DECEMBER 19, 2018

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Case No.: 2008.0014U
Project Address: 690 Market Street (APN: 0311/016-119)
Re: Non-Renewal of Mills Act Historical Property Contract
Staff Contact: Shannon Ferguson – (415) 575-9074
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Reviewed By: Tim Frye – (415) 575-6822
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF NON-RENEWAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT FOR 690 MARKET STREET, THE CHRONICLE BUILDING, ASSESSOR'S BLOCK NO. 0311, LOT 6 (SPECIFICALLY ASSESSOR'S BLOCK NOS. 0311, LOT NOS. 016-069, 73-74, AND 78-79):

WHEREAS, the Mills Act, California Government Code Sections 50280 et seq. ("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, 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 those provided for in the Mills Act; and

WHEREAS, ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71, to implement Mills Act locally; and

WHEREAS, the Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) under section 15331; and

WHEREAS, the existing building located at 690 Market Street is listed under Article 11 of the San Francisco Planning Code Planning Code as a Category II Significant Building and thus qualifies as a historic property; and

WHEREAS, at a public hearing on March 20, 2008, in Resolution 17575, the Planning Commission recommended that the Board of Supervisors approve the Mills Act Historical Property Contract for the historic building located at 690 Market Street; and

WHEREAS, at a public hearing on November 18, 2008, in Resolution No. 482-08, and after reviewing the Historic Preservation Commission's recommendation and the information provided by the Assessor's Office, the Board of Supervisors approved the Mills Act Historical Property Contract for the historic building located at 690 Market Street; and

WHEREAS, when the Board of Supervisors considered the approval of the Mills Act Historical Property Contract, it balanced the benefits of the Mills Act to the owner of 690 Market Street with the cost to the City of providing the property tax reduction authorized by the Mills Act, as well as the historical value of 690 Market Street and the resultant property tax reduction, and determined that it was in the public interest to enter into a Mills Act Historical Property Contract with the applicants;

WHEREAS, the Board of Supervisors expressed interest in limiting the historical property contract for 690 Market Street in order to better achieve such balance between the benefits of the Mills Act and the costs to the City; and

THEREFORE BE IT RESOLVED, that the Historic Preservation Commission hereby recommends non-renewal of the Mills Act Historical Property Contract for 690 Market Street (Assessor's Block No. 0311, Lot Nos. 016-119) to the Board of Supervisors; and

BE IT FURTHER RESOLVED That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2008.0014U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Historic Preservation Commission on December 19, 2018.


Jonas P. Tonin
Commissions Secretary

AYES: Wolfram, Hyland, Black, Johnck, Johns, Matsuda, Pearlman

NOES: None

ABSENT: None

ADOPTED: December 19, 2018