

1 [Mills Act Historical Property Contract - 56 Pierce Street]

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3 **Resolution approving a Mills Act historical property contract, under Administrative**  
4 **Code, Chapter 71, between Adam Wilson and Quyen Nguyen, the owners of 56 Pierce**  
5 **Street, and the City and County of San Francisco; and authorizing the Planning**  
6 **Director and Assessor to execute the Mills Act historical property contract.**

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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, 56 Pierce Street is a contributor the Duboce Park Landmark District under  
19 Article 10 of the Planning Code and thus qualifies as an historical property as defined in  
20 Administrative Code Section 71.2; and

21 WHEREAS, A Mills Act application for an historical property contract has been  
22 submitted by Adam Wilson and Quyen Nguyen, the owners of 56 Pierce Street, detailing  
23 completed rehabilitation work and proposing a maintenance plan for the property; and

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1           WHEREAS, As required by Administrative Code Section 71.4(a), the application for the  
2 historical property contract for 56 Pierce Street was reviewed by the Assessor's Office and the  
3 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 December 10, 2013, which  
8 report is on file with the Clerk of the Board of Supervisors in File No. 131157 and is hereby  
9 declared to be a part of this motion 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. 723, which Resolution is on file with the Clerk  
12 of the Board of Supervisors in File No. 131157 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 Adam Wilson and Quyen  
15 Nguyen, the owner of 56 Pierce Street, and the City and County of San Francisco is on file  
16 with the Clerk of the Board of Supervisors in File No. 131157 and is hereby declared to be a  
17 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 56 Pierce Street; and

22           WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the  
23 owner of 56 Pierce Street with the cost to the City of providing the property tax reductions  
24 authorized by the Mills Act, as well as the historical value of 56 Pierce Street and the resultant  
25 property tax reductions; now, therefore, be it

1 RESOLVED, That the Board of Supervisors hereby approves the historical property  
2 contract between Adam Wilson and Quyen Nguyen, the owners of 56 Pierce Street, and the  
3 City and County of San Francisco; and, be it

4 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning  
5 Director and the Assessor to execute the historical property contract; and, be it

6 FURTHER RESOLVED, That the Planning Department and the Assessor-Recorder's  
7 Office will submit an annual report, to the Board of Supervisors, Mayor, Controller, and the  
8 Budget and Legislative Analyst, that details for each property with an existing historic property  
9 agreement: 1) the original date of approval of the agreement by the Board of Supervisors; 2)  
10 the annual property tax amount under the historic property agreement; 3) the percent  
11 reduction in the annual property tax amount due to the historic property agreement; 4) the  
12 reduction in annual property tax revenues to the City; and 5) conformance of the property to  
13 the provision of the historic property agreement; and, be it

14 FURTHER RESOLVED, That within thirty (30) days of the contract being fully executed  
15 by all parties, the Director of Planning shall provide the final contract to the Clerk of the Board  
16 for inclusion into the official file.