



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 791 HEARING DATE OCTOBER 5, 2016

Filing Dates: May 1, 2015
Case No.: 2016-006185MLS
Project Address: 361 Oak Street
Landmark District: Individually listed on the California Register of Historical Resources
Zoning: RTO (Residential Transit Oriented District)
40-X Height and Bulk District
Block/Lot: 0839/023
Applicant: Christopher J. Ludwig and Liesl Ludwig
361 Oak Street
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 361 OAK STREET:

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 361 Oak Street is individually listed in the California Register of Historical Resources and thus qualifies as a historic property; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 361 Oak Street, which are located in Case Docket No. 2016-006185MLS. The Planning Department recommends approval of the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan; and

WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 361 Oak Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, At a duly noticed public hearing held on October 5, 2016, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 361 Oak Street, which are located in Case Docket No. 2016-006185MLS.

THEREFORE BE IT RESOLVED, That the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, including the Rehabilitation Program and Maintenance Plan for the historic building located at 361 Oak Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

BE IT FURTHER RESOLVED, That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution, the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 361 Oak Street, and other pertinent materials in the case file 2016-006185MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 5, 2016.



Jonas P. Ionin
Commissions Secretary

AYES: K. Hasz, A. Hyland, E. Johnck, R. Johns, D. Matsuda, J. Pearlman, A. Wolfram

NOES: None

ABSENT: None

ADOPTED: October 5, 2016