



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0715 HEARING DATE OCTOBER 16, 2013

Hearing Date: October 16, 2013
Filing Date: May 25, 2012
Case No.: 2012.0679U
Project Address: **2550 Webster St.**
Historic Landmark: Landmark #38
Zoning: RH-2 (Residential House, Two Family)
40-X Height and Bulk District
Block/Lot: 0580/013
Applicant: Gregory McCandless
Pacific Heights, LLC
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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 1019 MARKET:

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 the Mills Act; and

WHEREAS, 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, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement California Mills Act, California Government Code Sections 50280 *et seq.*; and

WHEREAS, the existing building located at 2550 Webster Street and is City Landmark #38 pursuant to Article 10 of the Planning Code, 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 2550 Webster Street, which are located in Case

Docket No. 2012.0679U. 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 2550 Webster 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 16, 2013, 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 2550 Webster Street, which are located in Case Docket No. 2012.0679U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act historical property contract, rehabilitation program, and maintenance plan for the historic building located at 2550 Webster Street.

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 2550 Webster Street, and other pertinent materials in the case file 2012.0679U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 16, 2013.

Jonas P. Ionin

Acting Commission Secretary

AYES: Hasz, Wolfram, Hyland, Johnck, Mastuda, Pearlman

NOES:

ABSENT: Johns

ADOPTED: 6-0