

BOARD of SUPERVISORS



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MEMORANDUM

Date: January 22, 2025

To: Joaquin Torres, Assessor-Recorder, Office of the Assessor-Recorder
Rich Hillis, Director, Planning Department

From: Angela Calvillo, Clerk of the Board, Board of Supervisors

Subject: Non-Renewal of a Mills Act Historical Property Contract - 2209 Webster Street (File No. 231280)

On December 17, 2024, the Board of Supervisors finally passed Resolution No. 583-24 (File No. 231280, Non-Renewal of a Mills Act Historical Property Contract - 2209 Webster Street). The resolution was enacted on December 19, 2024.

A copy of the Ordinance is being forwarded to you pursuant to Resolution No. 583-24.

If you have any questions or concerns, please contact the Office of the Clerk of the Board at (415) 554-5184.

c:
Kurt Fuchs, Office of the Assessor-Recorder
Holly Lung, Office of the Assessor-Recorder
Dan Sider, Planning Department
Corey Teague, Planning Department
Tina Tam, Planning Department
Lisa Gibson, Planning Department
Aaron Starr, Planning Department
Josh Switzky, Planning Department
Joy Navarrete, Planning Department
Debra Dwyer, Planning Department
Elizabeth Watty, , Planning Department
Richard Sucre, Planning Department

mcc:jec

1 [Non-Renewal of a Mills Act Historical Property Contract - 2209 Webster Street]

2
3 **Resolution regarding non-renewal of a Mills Act historical property contract with**
4 **Michael Foley and Chiao Mei Lin, as Trustees of The Foley Lin Family Trust dated June**
5 **20, 2023, the owners of 2209 Webster Street, Assessor's Parcel Block No. 0612, Lot No.**
6 **007, under Chapter 71 of the San Francisco Administrative Code; notifying the**
7 **Assessor Recorder's Office of such non-renewal; and authorizing the Planning Director**
8 **to send notice of the non-renewal of the historical property contract to the owner and**
9 **record a notice of non-renewal.**

10
11 WHEREAS, The California Mills Act (Government Code, Section 50280 et seq.)
12 authorizes local governments to enter into a contract with the owners of a qualified historical
13 property, as defined in the Act, who agree to rehabilitate, restore, preserve, and maintain the
14 property in return for property tax reductions under the California Revenue and Taxation
15 Code; and

16 WHEREAS, Chapter 71 of the Administrative Code was adopted to implement the Mills
17 Act in San Francisco and to preserve these historic buildings; and

18 WHEREAS, Under the Mills Act and Chapter 71, a year is added automatically to the
19 initial term of the contract at the anniversary date of the contract, unless notice of non-renewal
20 is given as provided as prescribed in the Mills Act; and

21 WHEREAS, A Mills Act application for an historical property contract was submitted by
22 Michael Foley and Chiao Mei Lin, as Trustees of The Foley Lin Family Trust dated June 20,
23 2023, the owners of 2209 Webster Street, Assessor's Parcel Block No. 0612, Lot No. 007,
24 detailing rehabilitation work and proposing a maintenance plan for the property; and
25

1 WHEREAS, At a public hearing on December 12, 2023, in Resolution No. 599-23, and
2 after reviewing the Historic Preservation Commission's recommendation and the information
3 provided by the Assessor's Office, the Board of Supervisors approved the historical property
4 contract between Michael Foley and Chiao Mei Lin, as Trustees of The Foley Lin Family Trust
5 dated June 20, 2023, the owners of 2209 Webster Street, and the City and County of San
6 Francisco; and

7 WHEREAS, When it considered the approval of the historical property contract, the
8 Board of Supervisors balanced the benefits of the Mills Act to the owner of 2209 Webster
9 Street with the cost to the City of providing the property tax reductions authorized by the Mills
10 Act, as well as the historical value of 2209 Webster Street and the resultant property tax
11 reductions, and determined that it was in the public interest to enter into a historical property
12 contract with the applicants; and

13 WHEREAS, The historical property contract for 2209 Webster Street was recorded at
14 the Assessor Recorder Office on December 21, 2023 which is the anniversary date of the
15 contract; and

16 WHEREAS, The historical property contract for 2209 Webster Street is binding on all
17 successors and assigns, as are all Mills Act contracts; and

18 WHEREAS, The Planning Department has determined that the actions contemplated in
19 this Resolution comply with the California Environmental Quality Act (California Public
20 Resources Code, Sections 21000 et seq.); said determination is on file with the Clerk of the
21 Board of Supervisors in File No. 231280, is incorporated herein by reference, and the Board
22 herein affirms it; and now, therefore, be it

23 RESOLVED, That the Board of Supervisors hereby elects not to renew the historical
24 property contract for 2209 Webster Street Assessor's Parcel Block No. 0612, Lot No. 007 in
25 2033; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors hereby notifies the Assessor
2 Recorder of the non-renewal of the historical property contract for 2209 Webster Street; and,
3 be it

4 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
5 Director to send notice at least 60 days prior to the anniversary date to the current owner of
6 2209 Webster Street, informing them that the historical property contract will not be renewed;
7 and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
9 Director to cause a notice of the non-renewal of the contract to be recorded in the City
10 Recorder's office.

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City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails
Resolution

File Number: 231280

Date Passed: December 17, 2024

Resolution regarding non-renewal of a Mills Act historical property contract with Michael Foley and Chiao Mei Lin, as Trustees of The Foley Lin Family Trust dated June 20, 2023, the owners of 2209 Webster Street, Assessor's Parcel Block No. 0612, Lot No. 007, under Chapter 71 of the San Francisco Administrative Code; notifying the Assessor-Recorder's Office of such non-renewal; and authorizing the Planning Director to send notice of the non-renewal of the historical property contract to the owner and record a notice of non-renewal.

December 05, 2024 Government Audit and Oversight Committee - RECOMMENDED


December 17, 2024 Board of Supervisors - ADOPTED

Ayes: 9 - Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai and Walton


Excused: 1 - Chan

File No. 231280

I hereby certify that the foregoing Resolution was ADOPTED on 12/17/2024 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board



London N. Breed
Mayor

12/19/24

Date Approved