

1 [Approval of an historical property contract for 460 Bush Street - Fire Department Old Station
2 No. 2.]

3 **Resolution under Chapter 71 of the San Francisco Administrative Code, approving an**
4 **historical property contract between Alice Ross Carey, the owner of San Francisco**
5 **Landmark No. 143 located at 460 Bush Street (Fire Department Old Station No. 2) and**
6 **the City and County of San Francisco; authorizing the Director of Planning and the**
7 **Assessor to execute the historical property contract.**
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9 WHEREAS, The California Mills Act (Government Code Section 50280 et seq.)
10 authorizes local governments to enter into a contract with the owner of a qualified historical
11 property who agrees to rehabilitate, restore, preserve, and maintain the property in return for
12 property tax reductions under the California Revenue and Taxation Code; and
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14 WHEREAS, San Francisco contains many historic buildings which add to its character
15 and international reputation and which have not been adequately maintained, may be
16 structurally deficient, or may need rehabilitation, and the costs of properly rehabilitating,
17 restoring and preserving these historic buildings may be prohibitive for property owners; and

18 WHEREAS, Chapter 71 of the San Francisco Administrative Code was adopted to
19 implement the provisions of the Mills Act in order to preserve these historic buildings; and

20 WHEREAS, San Francisco Landmark No. 143 (Fire Department Old Station No. 2),
21 located at 460 Bush Street, qualifies as an historical property as defined in Administrative
22 Code Section 71.2; and

23 WHEREAS, A Mills Act application for an historical property contract has been
24 submitted by Alice Ross Carey, the owner of 460 Bush Street, proposing both a rehabilitation
25 program and a maintenance plan for the property; and

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for an
2 historical property contract for 460 Bush Street was reviewed by the Assessor's Office, the
3 Landmarks Board, and the Planning Commission; and

4 WHEREAS, The Assessor recommended approval of the historical property contract in
5 its report of March 6, 2002, which report is on file with the Clerk of the Board of Supervisors
6 under File No. 020640 and is incorporated herein and made part hereof as though fully
7 set forth; and

8 WHEREAS, The Landmarks Board recommended approval of the historical property
9 contract in its Resolution No. 556, which Resolution is on file with the Clerk of the Board of
10 Supervisors under File No. 020640 and is incorporated herein and made part hereof as
11 though fully set forth; and

12 WHEREAS, The Planning Commission recommended approval of the historical
13 property contract in its Resolution No. 16378, which Resolution is on file with the Clerk of the
14 Board of Supervisors under File No. 020640 and is incorporated herein and made part
15 hereof as though fully set forth; and

16 WHEREAS, The historic property contract between the Alice Ross Carey, owner of 460
17 Bush Street, and the City and County of San Francisco is on file with the Clerk of the Board of
18 Supervisors in File No. 020640 and is hereby declared to be a part of this resolution
19 as if set forth fully herein; and,

20 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
21 Administrative Code Section 71.4(d) to review the Planning Commission's recommendation
22 and the information provided by the Assessor's Office in order to determine whether the City
23 should execute the historical property contract for 460 Bush Street; and

24 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
25 owner of 460 Bush Street with the cost to the City of providing the property tax reductions

1 authorized by the Mills Act, as well as the historical value of 460 Bush Street and the resultant
2 property tax reductions; now, therefore, be it

3 RESOLVED, That the Board of Supervisors hereby approves the historical property
4 contract between Alice Ross Carey, owner of Landmark No. 143 located at 460 Bush Street,
5 and the City and County of San Francisco; and be it

6 FURTHER RESOLVED, that the Board of Supervisors hereby authorizes the Director
7 of Planning and the Assessor to execute the historical property contract.

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