



# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Resolution No. 792 HEARING DATE OCTOBER 5, 2016

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*Filing Dates:* May 1, 2015  
*Case No.:* 2016-006181MLS  
*Project Address:* 1036 Vallejo Street  
*Landmark District:* Russian Hill-Vallejo Crest National Register of Historic Place District  
*Zoning:* RH-2 (Residential – House, Two Family)  
40-X Height and Bulk District  
*Block/Lot:* 0127/007  
*Applicant:* Kian Beyzavi & Hamid Amiri  
227 14<sup>th</sup> Ave  
San Francisco, CA 94118  
*Staff Contact:* Shannon Ferguson – (415) 575-9074  
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*Reviewed By:* Tim Frye – (415) 575-6822  
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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 1036 VALLEJO 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 1036 Vallejo Street is a contributor to the Russian Hill-Vallejo Crest National Register of Historic Places District 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 1036 Vallejo Street, which are located in Case Docket No. 2016-006181MLS. The Planning Department recommends approval of the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan; and

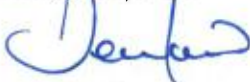
**WHEREAS**, The Historic Preservation Commission (HPC) recognizes the historic building at 1036 Vallejo Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

**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 1036 Vallejo Street, which are located in Case Docket No. 2016-006181MLS.

**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 1036 Vallejo Street, attached herein as Exhibits A and B, 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 1036 Vallejo Street, and other pertinent materials in the case file 2016-006181MLS 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