



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 793

HEARING DATE OCTOBER 5, 2016

Filing Dates: May 1, 2015
Case No.: 2016-006229MLS
Project Address: 1338 Filbert Street
Landmark District: City landmark No. 232, 1338 Filbert Cottages
Zoning: RH-2 (Residential – House, Two Family)
40-X Height and Bulk District
Block/Lot: 0524/031-034
Applicant: Dominique Lahaussais and David N. Low
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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 1338 FILBERT 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 1338 Filbert Street is City landmark No. 232, 1338 Filbert Cottages, 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 1338 Filbert Street, which are located in Case Docket No. 2016-006229MLS. The Planning Department recommends approval of the Mills Act Historical Property Contract, Rehabilitation Program, and Maintenance Plan; and

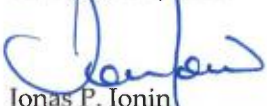
WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 1338 Filbert Street as an historical resource and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

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 1338 Filbert Street, which are located in Case Docket No. 2016-006229MLS.

THEREFORE BE IT RESOLVED That the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act Historical Property Contract, including Rehabilitation Program and Maintenance Plan for the historic building located at 1338 Filbert 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 1338 Filbert Street, and other pertinent materials in the case file 2016-006229MLS 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