



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 982 HEARING DATE SEPTEMBER 19, 2018

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Case No.: 2017-005419MLS
Project Address: 973 Market Street (APN: 3704/069)
Re: Non-Renewal of Mills Act Historical Property Contract
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 NON-RENEWAL OF THE MILLS ACT HISTORICAL PROPERTY CONTRACT FOR 973 MARKET STREET (ASSESSOR'S BLOCK NO. 3704, LOT NO. 069):

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 973 Market Street is listed as a Contributor to the Market Street Theater and Loft National Register Historic District and thus qualifies as a historic property; and

WHEREAS, At a public hearing on October 4, 2017, in Resolution 907, the Historic Preservation Commission recommended that the Board of Supervisors approve the Mills Act Historical Property Contract for the historic building located at 973 Market Street; and

WHEREAS, At a public hearing on December 12, 2017, in Resolution No. 454-17, and after reviewing the Historic Preservation Commission's recommendation and the information provided by the Assessor's

Office, the Board of Supervisors approved the Mills Act Historical Property Contract for the historic building located at 973 Market Street; and

WHEREAS, When the Board of Supervisors considered the approval of the Mills Act Historical Property Contract, it balanced the benefits of the Mills Act to the owner of 973 Market Street with the cost to the City of providing the property tax reductions authorized by the Mills Act, as well as the historical value of 973 Market Street and the resultant property tax reductions, and determined that it was in the public interest to enter into a Mills Act Historical Property Contract with the applicants;

WHEREAS, At the time, the Board of Supervisors also expressed interest in limiting the historical property contract for 973 Market Street to a term of ten years in order to better achieve such balance between the benefits of the Mills Act and the costs to the City; and

THEREFORE BE IT RESOLED, that the Historic Preservation Commission hereby recommends non-renewal of the Mills Act Historical Property Contract for 973 Market Street (Assessor's Block No. 3704, Lot No. 069) to the Board of Supervisors; and

BE IT FURTHER RESOLVED That the Historic Preservation Commission hereby directs its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2017-005419MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on September 19, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Wolfram, Hyland, Black, Johnck, Pearlman

NOES: None

ABSENT: Johns, Matsuda

ADOPTED: September 19, 2018