



SAN FRANCISCO PLANNING DEPARTMENT

October 9, 2015

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number:
2015-006442MLS
Mills Act Historical Property Contract Application for the following address:
722 Steiner Street (Contributor to the Alamo Square Landmark District)
BOS File No: _____ (pending)
Historic Preservation Commission Recommendation: Approval**

Dear Ms. Calvillo,

On October 7, 2015 the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Mills Act Historical Property Contract Application. **At the October 7, 2015 hearing, the Commission voted to recommend approval.**

The Resolution recommends the Board of Supervisors approve the Mills Act Historical Property Contracts, rehabilitation programs and maintenance plans for the property located at 722 Steiner Street, a contributor to the Alamo Square Landmark District.

Please note that the Project Sponsor submitted the Mills Act application on May 1, 2014. 722 Steiner Street is currently valued by the Assessor's Office as over \$3,000,000 (see attached Market Analysis and Income Approach reports). The subject property qualifies for an exemption as it is a contributor to the Alamo Square Historic District under Article 10 of the Planning Code. A Historic Structure Report was submitted in order to demonstrate that granting the exemption would assist in the preservation of a property that might otherwise be in danger of demolition or substantial alterations. (See attached Exhibit E).

The Contract involves a proposed rehabilitation and maintenance plan that outlines a cycle of annual inspections and maintenance. Please refer to the attached exhibits for specific work to be completed for the property.

The Project Sponsor has already completed substantial rehabilitation efforts, including seismic upgrades with steel moment frame, shear walls in various locations, and reframing. The proposed Rehabilitation Plan involves the following scopes of work: removal of an unpermitted deck and in-kind repair of siding; repair to downspout; repair to roof at turret; repair to rear retaining wall,

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stairs and handrail at north side of property; repair to dry rot on front door; repaint wood trim and siding; and replace asphalt/composition shingles. The proposed Maintenance Plan includes: annual inspection of windows, exterior doors, wood siding and trim, downspouts and roof with in-kind repair of any deteriorated elements as necessary. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building.

The attached draft historical property contract will help the Project Sponsor mitigate these expenditures and will enable the Project Sponsor to maintain the property in excellent condition in the future.

As detailed in the Mills Act application, the Project Sponsor has committed to a maintenance plan that will include both annual inspections. Furthermore, the Planning Department will administer an inspection program to monitor the provisions of the contract. This program will involve a yearly affidavit issued by the property owner verifying compliance with the approved maintenance and rehabilitation plans as well as a cyclical 5-year site inspection.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron D Starr
Manager of Legislative Affairs

Attachments:

- Historic Preservation Commission Resolution No. 753
- Mills Act Contract Case Report, dated October 7, 2015
- Exhibit A: Draft Mills Act Historical Property Contract
- Exhibit B: Draft Rehabilitation & Maintenance Plan
- Exhibit C: Draft Mills Act Valuation provided by the Assessor-Recorder's Office
- Exhibit D: Mills Act Application
- Exhibit E: Historic Structure Report

CC:

- Alisa Somera, Assistant Clerk
- Derek Evans, Assistant Clerk
- John Carroll, Legislative Clerk
- Conor Johnston, Aide to Supervisor London Breed
- Andrea Ruiz-Esquide, Deputy City Attorney