

1 [Mills Act Historical Property Contract - 714 Steiner Street]

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3 **Resolution approving a historical property contract between Leah Culver Revocable**
4 **Trust, the owner of 714 Steiner Street, Assessor's Parcel Block No. 803, Lot No. 019,**
5 **and the City and County of San Francisco, under Administrative Code, Chapter 71;**
6 **electing not to renew the historical property contract as of the first day after the tenth**
7 **anniversary date of the contract; authorizing the Planning Director and the Assessor-**
8 **Recorder to execute and record the historical property contract; and authorizing the**
9 **Planning Director to cause a notice of the non-renewal of the historical property**
10 **contract to be recorded in the City Assessor-Recorder's office on December 31, 2032.**

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12 WHEREAS, The California Mills Act (Government Code, Section 50280 et seq.)
13 authorizes local governments to enter into a contract with the owners of a qualified historical
14 property who agree to rehabilitate, restore, preserve, and maintain the property in return for
15 property tax reductions under the California Revenue and Taxation Code; and

16 WHEREAS, The Planning Department has determined that the actions contemplated in
17 this Resolution comply with the California Environmental Quality Act (California Public
18 Resources Code, Sections 21000 et seq.); and

19 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
20 File No. 211088, is incorporated herein by reference, and the Board herein affirms it; and

21 WHEREAS, San Francisco contains many historic buildings that add to its character
22 and international reputation and that have not been adequately maintained, may be
23 structurally deficient, or may need rehabilitation, and the costs of properly rehabilitating,
24 restoring, and preserving these historic buildings may be prohibitive for property owners; and

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1 WHEREAS, Administrative Code, Chapter 71 was adopted to implement the provisions
2 of the Mills Act and to preserve these historic buildings; and

3 WHEREAS, 714 Steiner Street, Assessor’s Parcel Block No. 803, Lot No. 019, (“714
4 Steiner Street”) is a contributor to Alamo Square Historic District, and thus qualifies as a
5 historical property as defined in Administrative Code, Section 71.2; and

6 WHEREAS, A Mills Act application for an historical property contract has been
7 submitted by Leah Culver Revocable Trust, the owner of 714 Steiner Street, detailing
8 rehabilitation work and proposing a maintenance plan for the property; and

9 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
10 historical property contract for 714 Steiner Street was reviewed by the Office of the Assessor-
11 Recorder and the Historic Preservation Commission; and

12 WHEREAS, The Assessor-Recorder has reviewed the historical property contract and
13 has provided the Board of Supervisors with an estimate of the property tax calculations and
14 the difference in property tax assessments under the different valuation methods permitted by
15 the Mills Act in its report transmitted to the Board of Supervisors on April 19, 2022, which
16 report is on file with the Clerk of the Board of Supervisors in File No. 211088 and is hereby
17 declared to be a part of this Resolution as if set forth fully herein; and

18 WHEREAS, The Historic Preservation Commission recommended approval of the
19 historical property contract in its Resolution No. 1199, including approval of the exemption
20 from limitations on eligibility and the Rehabilitation Program and Maintenance Plan, attached
21 to said Resolution, which is on file with the Clerk of the Board of Supervisors in File No.
22 211088 and is hereby declared to be a part of this Resolution as if set forth fully herein; and

23 WHEREAS, The draft historical property contract between Leah Culver Revocable
24 Trust, the owners of 714 Steiner Street, and the City and County of San Francisco is on file
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1 with the Clerk of the Board of Supervisors in File No. 211088 and is hereby declared to be a
2 part of this Resolution as if set forth fully herein; and

3 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
4 Administrative Code, Section 71.4(d) to review the Historic Preservation Commission's
5 recommendation and the information provided by the Assessor's Office in order to determine
6 whether the City should execute the historical property contract for 714 Steiner Street; and

7 WHEREAS, The Board of Supervisors has determined that it is in the public interest to
8 elect not to renew the historical property contract for 714 Steiner Street, as of the first day
9 after the tenth anniversary date of the contract; and

10 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
11 owner of 714 Steiner Street, as well as the historical value of 714 Steiner Street, with the cost
12 to the City of providing the property tax reductions authorized by the Mills Act, and has
13 determined that it is in the public interest to enter into an historical property contract with the
14 applicants subject to its election not to renew the historical property contract as of the first day
15 after the tenth anniversary date of the contract; now, therefore, be it

16 RESOLVED, That, given that 714 Steiner Street is a contributor to the Alamo Square
17 Historic District, the Board of Supervisors hereby approves the historical property contract
18 between Leah Culver Revocable Trust, the owners of 714 Steiner Street, and the City and
19 County of San Francisco; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors hereby elects not to renew the
21 historical property contract for 714 Steiner Street, effective on the first day after the tenth
22 anniversary date of the contract; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors hereby notifies the Assessor-
24 Recorder of the non-renewal of the historical property contract for 714 Steiner Street, effective
25 on the first day after the tenth anniversary date of the contract; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
2 Director to send notice no later than 30 days after adoption of this Resolution to the owner of
3 714 Steiner Street informing it that the historical property contract will not be renewed; and, be
4 it

5 FURTHER RESOLVED, That, the Board of Supervisors hereby authorizes the
6 Planning Director and the Assessor-Recorder to execute the historical property contract and
7 record the historical property contract; and be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Planning
9 Director to cause a notice of the non-renewal of the historical property contract to be recorded
10 in the City Assessor-Recorder's office on December 31, 2032 unless the Board of Supervisors
11 withdraws the notice of non-renewal before that date.

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