

1 [Mills Act Historical Property Contract - 942-944 Fell Street]

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3 **Resolution approving a historical property contract between Julie A. Chin, the owner of**
4 **942-944 Fell Street, and the City and County of San Francisco, under Administrative**
5 **Code, Chapter 71; and authorizing the Planning Director and the Assessor-Recorder to**
6 **execute and record the historical property contract.**

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

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

15 WHEREAS, Said determination is on file with the Clerk of the Board of Supervisors in
16 File No. 221063, is incorporated herein by reference, and the Board herein affirms it; and

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

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

23 WHEREAS, 942-944 Fell Street is a contributor to Alamo Square Historic District, and
24 thus qualifies as a historical property as defined in Administrative Code, Section 71.2; and

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1 WHEREAS, A Mills Act application for an historical property contract has been
2 submitted by Julie A. Chin, the owner of 942-944 Fell Street, detailing rehabilitation work and
3 proposing a maintenance plan for the property; and

4 WHEREAS, As required by Administrative Code, Section 71.4(a), the application for
5 the historical property contract for 942-944 Fell Street was reviewed by the Office of the
6 Assessor-Recorder and the Historic Preservation Commission; and

7 WHEREAS, The Assessor-Recorder has reviewed the historical property contract and
8 has provided the Board of Supervisors with an estimate of the property tax calculations and
9 the difference in property tax assessments under the different valuation methods permitted by
10 the Mills Act in its report transmitted to the Board of Supervisors on October 5, 2022, which
11 report is on file with the Clerk of the Board of Supervisors in File No. 221063 and is hereby
12 declared to be a part of this Resolution as if set forth fully herein; and

13 WHEREAS, The Historic Preservation Commission recommended approval of the
14 historical property contract in its Resolution No. 1274, including the Rehabilitation Program
15 and Maintenance Plan, attached to said Resolution, which is on file with the Clerk of the
16 Board of Supervisors in File No 221063 and is hereby declared to be a part of this Resolution
17 as if set forth fully herein; and

18 WHEREAS, The draft historical property contract between Julie A. Chin, the owner of
19 942-944 Fell Street, and the City and County of San Francisco is on file with the Clerk of the
20 Board of Supervisors in File No. 221063 and is hereby declared to be a part of this Resolution
21 as if set forth fully herein; and

22 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
23 Administrative Code, Section 71.4(d) to review the Historic Preservation Commission's
24 recommendation and the information provided by the Assessor's Office in order to determine
25 whether the City should execute the historical property contract for 942-944 Fell Street; and

1 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
2 owner of 942-944 Fell Street, as well as the historical value of 942-944 Fell Street, with the
3 cost to the City of providing the property tax reductions authorized by the Mills Act, and has
4 determined that it is in the public interest to enter into an historical property contract with the
5 applicants; now, therefore, be it

6 RESOLVED, That, provided that 942-944 Fell Street is a contributor to the Alamo
7 Square Historic District, the Board of Supervisors hereby approves the historical property
8 contract between Julie A. Chin, the owner of 942-944 Fell Street, and the City and County of
9 San Francisco; and, be it

10 FURTHER RESOLVED, That, the Board of Supervisors hereby authorizes the
11 Planning Director and the Assessor-Recorder to execute the historical property contract and
12 record the historical property contract.

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