



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 738

HEARING DATE OCTOBER 1, 2014

Date: October 1, 2014
Filing Dates: May 1, 2014
Case No.: 2014.0720U
Project Address: **563-567 Waller St.**
Landmark District: Duboce Park Landmark District
Zoning: RTO (Residential Transit Oriented) District
40-X Height and Bulk District
Block/Lot: 0865/025
Applicant: Brandon J. Miller & Jay Zalewski
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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 563-567 WALLER STREET:

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 the Mills Act; and

WHEREAS, 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, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71 to implement California Mills Act, California Government Code Sections 50280 *et seq.*; and

WHEREAS, the existing building located at 563-567 Waller Street and is listed under Article 10 of the San Francisco Planning Code Planning Code as a contributor to the Duboce Park Landmark District 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 563-567 Waller Street, which are located in

Case Docket No. 2014.0720U. 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 563-567 Waller 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 1, 2014, 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 563-567 Waller Street, which are located in Case Docket No. 2014.0720U. The Historic Preservation Commission recommends approval of the Mills Act historical property contract, rehabilitation program, and maintenance plan.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends that the Board of Supervisors approve the Mills Act historical property contract, rehabilitation program, and maintenance plan for the historic building located at 563-567 Waller Street.

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 563-567 Waller Street, and other pertinent materials in the case file 2014.0720U to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 1, 2014.

Jonas P. Ionin
Commissions Secretary

AYES: K. Hasz, E. Johnck, R. Johns, D. Matsuda, J. Pearlman, A. Wolfram

NOES:

ABSENT: A. Hyland

ADOPTED: October 1, 2014