

1 [Mills Act Historical Property Contract - 60-62 Carmelita Street]

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3 **Resolution approving an historical property contract between Patrick Mooney and**  
4 **Stephen G. Tom, the owners of 60-62 Carmelita Street, and the City and County of San**  
5 **Francisco, under Administrative Code, Chapter 71; and authorizing the Planning**  
6 **Director and the Assessor-Recorder to execute 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. 171100, 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, 60-62 Carmelita Street is designated as a Contributor to the Duboce Park  
24 Historic District under Article 10 of the Planning Code and thus qualifies as an historical  
25 property as defined in Administrative Code, Section 71.2; and

1           WHEREAS, A Mills Act application for an historical property contract has been  
2 submitted by Patrick Mooney and Stephen G. Tom, the owners of 60-62 Carmelita Street,  
3 detailing rehabilitation work and 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 60-62 Carmelita Street was reviewed by the Assessor's  
6 Office 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 11, 2017, which  
11 report is on file with the Clerk of the Board of Supervisors in File No. 171100 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 with  
14 conditions of the historical property contract in its Resolution No. 903, including approval of  
15 the Rehabilitation Program and Maintenance Plan with deletion of Scope #4: Install Garage,  
16 attached to said Resolution, which is on file with the Clerk of the Board of Supervisors in File  
17 No 171100 and is hereby declared to be a part of this resolution as if set forth fully herein; and

18           WHEREAS, The draft historical property contract between Patrick Mooney and  
19 Stephen G. Tom, the owners of 60-62 Carmelita Street, and the City and County of San  
20 Francisco is on file with the Clerk of the Board of Supervisors in File No. 171100 and is  
21 hereby declared to be a part of this resolution 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  
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1 whether the City should execute the historical property contract for 60-62 Carmelita Street;  
2 and

3 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the  
4 owner of 60-62 Carmelita Street with the cost to the City of providing the property tax  
5 reductions authorized by the Mills Act, as well as the historical value of 60-62 Carmelita Street  
6 and the resultant property tax reductions, and has determined that it is in the public interest to  
7 enter into a historical property contract with the applicants; now, therefore, be it

8 RESOLVED, That the Board of Supervisors hereby approves with conditions  
9 recommended by the Historic Preservation Commission the historical property contract  
10 between Patrick Mooney and Stephen G. Tom, the owners of 60-62 Carmelita Street, and the  
11 City and County of San Francisco; and, be it

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

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