



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution No. 1056 HEARING DATE MAY 15, 2019

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Project Name: Mills Act Amendment
Case Number: 2019-006789PCA [Board File No. 190391]
Initiated by: Supervisor Peskin / Introduced April 9, 2019
Staff Contact: Michelle Taylor, Preservation Planner
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Reviewed by: Timothy Frye, Historic Preservation Officer
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RESOLUTION ADOPTING A RESOLUTION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND ADMINISTRATIVE CODE CHAPTER 71 TO ALLOW APPLICATIONS FOR MILLS ACT CONTRACTS FOR HISTORIC PROPERTIES TO BE FILED CONCURRENTLY WITH APPLICATIONS FOR DESIGNATION OF THE SAME PROPERTIES; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on April 9, 2019 Supervisors Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 190391, which would amend Chapter 71 of the Administrative Code to allow applications for local designation concurrent with filing of a Mills Act application;

WHEREAS, The Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 15, 2019; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance; and

WHEREAS, the Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Commission hereby **adopts** a recommendation for approval of the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. Currently, eligibility is limited to those properties that are listed or designated on or before December 31 of the year before the application is made.
2. Eligible properties with a demonstrated need for restoration, rehabilitation and preservation could apply for Article 10 or 11 designation at the same time as the Mills Act.
3. Modification to the designation timeframe would expand eligibility to more property owners with a preservation need and give property owners more of an incentive to seek historic designation.
4. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

The proposed Ordinance will partner a financial incentive that with local designation to encourage the protection of historic and cultural resources associated with San Francisco and its communities.

Policy 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

The proposed Ordinance will provide a financial incentive for newly designated properties to leverage resources for the care of rehabilitating these important historic and cultural assets.

5. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:
 1. That existing neighborhood-serving retail uses be preserved and enhanced and future

opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS a recommendation for approval of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 15, 2019.

Jonas P. Ionin
Commission Secretary

AYES: A. Hyland, D. Matsuda, K. Black, J. Pearlman, E. Johnck, A. Wolfram

NOES:

ABSENT: R. Johns

ADOPTED: May 15, 2019