

1 [Approval of an historical property contract for 1818 California Street (“Lilienthal-Orville Pratt
2 House”).]

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4 **Resolution under Chapter 71 of the San Francisco Administrative Code, approving an**
5 **historical property contract between Nakamura FLP, the owner of 1818 California Street**
6 **(“Lilienthal-Orville Pratt House”), and the City and County of San Francisco;**
7 **authorizing the Director of Planning and the Assessor to execute the historical**
8 **property contract.**

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

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

18 WHEREAS, Chapter 71 of the San Francisco Administrative Code was adopted to
19 implement the provisions of the Mills Act and to preserve these historic buildings; and

20 WHEREAS, 1818 California Street (“Lilienthal-Orville Pratt House”) is listed on the
21 National Register of Historic Places and thus qualifies as an historical property as defined in
22 Administrative Code Section 71.2; and

23 WHEREAS, A Mills Act application for an historical property contract has been
24 submitted by Hester Bond-Nakamura on behalf of Nakamura FLP, the owner of 1818
25 California Street, proposing a rehabilitation and maintenance plan for the property; and

1 WHEREAS, As required by Administrative Code Section 71.4(a), the application for the
2 historical property contract for 1818 California Street was reviewed by the Assessor's Office;
3 and

4 WHEREAS, As required by Charter Section 4.135, the application for the historical
5 property contract for 1818 California Street was reviewed by the Historic Preservation
6 Commission; and

7 WHEREAS, The Assessor has reviewed the historical property contract and has
8 provided the Board of Supervisors with an estimate of the property tax calculations and the
9 difference in property tax assessments under the different valuation methods permitted by the
10 Mills Act in its report transmitted to the Planning Department on September 10, 2009, which
11 report is on file with the Clerk of the Board of Supervisors in File No. _____ and is
12 hereby 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. 0636, which Resolution is on file with the
15 Clerk of the Board of Supervisors in File No. _____ and is hereby declared to be a
16 part of this resolution as if set forth fully herein; and

17 WHEREAS, The historical property contract between Nakamura FLP, owner of 1818
18 California Street, and the City and County of San Francisco is on file with the Clerk of the
19 Board of Supervisors in File No. _____ and is hereby declared to be a part of this
20 resolution as if set forth fully herein; and

21 WHEREAS, The Board of Supervisors has conducted a public hearing pursuant to
22 Administrative Code Section 71.4(d) to review the Historic Preservation Commission's
23 recommendation and the information provided by the Assessor's Office in order to determine
24 whether the City should execute the historical property contract for 1818 California Street; and
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1 WHEREAS, The Board of Supervisors has balanced the benefits of the Mills Act to the
2 owner of 1818 California Street with the cost to the City of providing the property tax
3 reductions authorized by the Mills Act, as well as the historical value of 1818 California Street
4 and the resultant property tax reductions; now, therefore, be it

5 RESOLVED, That the Board of Supervisors hereby approves the historical property
6 contract between Nakamura FLP, owner of 1818 California Street, and the City and County of
7 San Francisco; and, be it

8 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes the Director
9 of Planning and the Assessor to execute the historical property contract.

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