



HISTORIC PRESERVATION COMMISSION RESOLUTION # 1 199

HEARING DATE: OCTOBER 6, 2021

Record No.: 2021-004327MLS
Project Address: 714 Steiner Street
Zoning: RH-2 - Residential- House, Two-Family
Height & Bulk: 40-X Height and Bulk District
Historic District: Alamo Square Historic District
Block/Lot: 0803/019
Project Sponsor: Leah Culver
Property Owner: Leah Culver Revocable Trust
30 Walter Street
San Francisco, CA 94114
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ADOPTING FINDINGS RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT MILLS ACT HISTORICAL PROPERTY CONTRACT, REHABILITATION PROGRAM, AND MAINTENANCE PLAN FOR 714 STEINER STREET.

WHEREAS, The Mills Act, California Government Code Sections 50280 et seq. (“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, 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 those provided for in the Mills Act; and

WHEREAS, Ordinance No. 191-96 amended the San Francisco Administrative Code by adding Chapter 71, to implement Mills Act locally; and

WHEREAS, The Planning Department has determined that the actions contemplated in this Resolution are categorically exempt from with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) under section 15331; and

WHEREAS, the existing building located at 714 Steiner Street is located in the Alamo Square Historic District; and

WHEREAS, The Planning Department has reviewed the Mills Act Application, Historic Structure Report, draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 714 Steiner, which are located in Case Docket No. 2021-004327MLS. The Planning Department recommends approval of the draft Mills Act historical property contract, rehabilitation program, and maintenance plan; and

WHEREAS, The Historic Preservation Commission (HPC) recognizes the historic building at 714 Steiner Street as a qualified historical property, and agrees with the Planning Department's recommendation that it meets the criteria for granting an exemption from the limitations on eligibility, and believes the Rehabilitation Program and Maintenance Plan are appropriate for the property; and

WHEREAS, at a duly noticed public hearing held on October 6, 2021, the HPC reviewed documents, correspondence and heard oral testimony on the Mills Act Application, Historic Structure Report, Draft Historical Property Contract, Rehabilitation Program, and Maintenance Plan for 714 Steiner Street, which are located in Case Docket No. 2021-004327MLS.

THEREFORE, BE IT RESOLVED That the HPC hereby recommends that the Board of Supervisors approve the Draft Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for the historic building located at 714 Steiner Street, attached herein as Exhibits A and B, and fully incorporated by this reference.

BE IT FURTHER RESOLVED That the HPC hereby directs its Commission Secretary to transmit this Resolution, the Draft Mills Act Historical Property Contract, including the Rehabilitation Program, and Maintenance Plan for 714 Steiner Street, and other pertinent materials in the case file 2021-004327MLS to the Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on October 6, 2021.

Jonas P. Ionin
Commissions Secretary

AYES: Matsuda, Nageswaran, Black, Foley, Johns, So, Wright

NOES: None

ABSENT: None

ADOPTED: October 6, 2021

EXHIBITS A & B

Mills Act Historical Property Contract, including the Rehabilitation Program (Exhibit A), and Maintenance Plan (Exhibit B) for the historic building located at 714 Steiner Street.