

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

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

8
9 WHEREAS, The California Mills Act (Government Code Section 50280 et seq.)
10 authorizes local governments to enter into a contract with the owner of a qualified historical
11 property who agrees to rehabilitate, restore, preserve, and maintain the property in return for
12 property tax reductions under the California Revenue and Taxation Code; and

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

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

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

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

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. 091106 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. 091106 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. 091106 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
25

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.

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



City and County of San Francisco

Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 091106

Date Passed: November 23, 2010

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

November 10, 2010 Budget and Finance Committee - RECOMMENDED

November 16, 2010 Board of Supervisors - CONTINUED

Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi
Absent: 1 - Daly

November 23, 2010 Board of Supervisors - ADOPTED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

File No. 091106

I hereby certify that the foregoing
Resolution was ADOPTED on 11/23/2010 by
the Board of Supervisors of the City and
County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Gavin Newsom

December 3, 2010

Date Approved