

1 [Sale of Vacant City Property on Alemany Boulevard near Ocean Avenue.]

2
3 **Ordinance ordering the sale of City-owned property located on Alemany Boulevard,**
4 **between Ocean Avenue and Onondaga Avenue, commonly known as Assessor's Block**
5 **Number 6954, Lot 11C; adopting findings pursuant to the California Environmental**
6 **Quality Act; adopting findings that the sale is consistent with the City's General Plan**
7 **and Eight Priority Policies of City Planning Code Section 101.1; adopting findings that**
8 **Administrative Code Chapter 23A does not apply to such sale; and authorizing other**
9 **actions in furtherance of this ordinance.**

10 Note: Additions are single-underline italics Times New Roman;
11 deletions are ~~strikethrough italics Times New Roman~~.
12 Board amendment additions are double underlined.
13 Board amendment deletions are ~~strikethrough normal~~.

14 Be it ordained by the People of the City and County of San Francisco:

15 Section 1. In accordance with the recommendation of the Director of Public Works and
16 the Director of Property, the Board of Supervisors ("Board") hereby declares that the public
17 interest or necessity will not be inconvenienced by the sale of property located on Alemany
18 Boulevard, between Ocean Avenue and Onondaga Avenue, commonly known as Lot 11C in
19 Assessor's Block 6954 (the "Property") owned by the City, which is a vacant lot located within
20 the City and County of San Francisco, as identified on an aerial photograph, a copy of which
21 is on file with the Clerk of the Board of Supervisors in File No. 061533, to Walbridge Terraces,
22 LLC, a California limited liability company, the adjoining landowner ("Buyer").

23 Section 2. The Property is under the jurisdiction of the Department of Public Works,
24 which has determined that the Property is surplus and is no longer needed for its efficient and
25 proper operation.

1 Section 3. The Property is not capable of independent development due to its size,
2 grade and location and it would be impractical to sell the Property through a competitive bid
3 process. Buyer is the only potential purchaser of the Property and is willing to pay \$850,000,
4 which is more than the appraised fair market value, for the Property as long as the use
5 classification for the Property is changed from RH-1 to NC-3 prior to the close of escrow.

6 Section 4. On October 5, 2006, at a duly noticed public hearing, the Planning
7 Commission in Motion No. 17317 found that the sale of the Property was consistent with the
8 City's General Plan and with Planning Code Section 101.1(b). A copy of the Motion is on file
9 with the Clerk of the Board of Supervisors in File No. 061533 and is incorporated herein by
10 reference. The Board finds that the proposed sale is consistent with the City's General Plan
11 and with Planning Code Section 101.1(b) for the reasons set forth in said Motion.

12 Section 5. Pursuant to the California Environmental Quality Act ("CEQA"), State CEQA
13 Guidelines and Chapter 31 of the San Francisco Administrative Code, on August 23, 2006,
14 the Planning Department determined that the sale of the Property would have no significant
15 effect on the environment. A copy of such determination is on file with the Clerk of the Board
16 of Supervisors in File No. 061533 and is incorporated herein by reference.

17 Section 6. The Board of Supervisors hereby authorizes the Director of Property, on
18 behalf of the City and County of San Francisco, to enter into and consummate the
19 transactions contemplated under a purchase agreement between the City and County of San
20 Francisco and Buyer.

21 Section 7. The sale of the Property to Buyer in the manner described in this ordinance
22 shall not be subject to Chapter 23A of the San Francisco Administrative Code, the Surplus
23 City Property Ordinance.

1 Section 8. The Mayor, Clerk of the Board, Controller, and Director of Property are
2 hereby authorized and directed to take any and all actions which they or the City Attorney may
3 deem necessary or advisable in order to effectuate the purpose and intent of this ordinance.

4 RECOMMENDED:
5

6 _____
7 Director of Property

8 _____
9 Director of Public Works

10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By: _____
13 Carol Wong
14 Deputy City Attorney

15
16
17
18
19
20
21
22
23
24
25