

BOARD of SUPERVISORS



City Hall
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MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
Kate Hartley, Director, Mayor's Office of Housing and Community
Development

FROM:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: July 3, 2018

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Farrell on June 26, 2018:

File No. 180685

Resolution approving the jurisdictional transfer of City property at 735 Davis Street, Assessor's Parcel Block No. 0140, Lot No. 008, from Public Works to the Mayor's Office of Housing and Community Development for affordable housing; approving the transfer price of \$0; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing other actions in furtherance of this Resolution, as defined herein.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: David Steinberg, Public Works
Jeremy Spitz, Public Works
Jennifer Blot, Public Works
John Thomas, Public Works
Lena Liu, Public Works
Eugene Flannery, Mayor's Office of Housing and Community Development
Amy Chan, Mayor's Office of Housing and Community Development

1 [Jurisdictional Transfer of City Property - Public Works Department - Mayor's Office of
2 Housing and Community Development - 735 Davis Street - \$0]

3 **Resolution approving the jurisdictional transfer of City property at 735 Davis Street,**
4 **Assessor's Parcel Block No. 0140, Lot No. 008, from Public Works to the Mayor's Office**
5 **of Housing and Community Development for affordable housing; approving the**
6 **transfer price of \$0; making findings of consistency with the General Plan, and the**
7 **eight priority policies of Planning Code, Section 101.1; and authorizing other actions in**
8 **furtherance of this Resolution, as defined herein.**

9
10 WHEREAS, The City and County of San Francisco owns certain real property located
11 at 735 Davis Street, in San Francisco, California, which is comprised of approximately 10,656
12 square feet and known as Assessor's Parcel Block No. 0140, Lot No. 008 (the "Property");
13 and

14 WHEREAS, The San Francisco Public Works Department (SFPW) has jurisdiction of
15 the Property as described and depicted on the legal description and map on file with the Clerk
16 of the Board of Supervisors in File No. and incorporated herein by reference, and
17 uses the Property as a public parking lot; and

18 WHEREAS, The Mayor's Office of Housing and Community Development (MOHCD) is
19 interested in using the Property for an 100% affordable housing project with approximately 52
20 units for low-income to moderate-income seniors and one manager's unit as requested under
21 Administrative Code, Section 23.13; and

22 WHEREAS, The SFPW is not an Enterprise Department as defined in Administrative
23 Code, Section 23A.4; and

1 WHEREAS, The Appraisal requirement in Section 23.14 of the Administrative Code is
2 not applicable to any jurisdictional transfers from a non-Enterprise Department to MOHCD for
3 100% affordable housing under Administrative Code Chapter 23A; and

4 WHEREAS, To further the production of quality affordable housing in San Francisco,
5 the SFPW is willing to transfer jurisdiction of the Property to MOHCD, and MOHCD is willing
6 to accept jurisdiction of the Property, without monetary payment; and

7 WHEREAS, In accordance with Section 23.14 of the Administrative Code, the Director
8 of Property determined and reported to the Mayor that the Property could be used more
9 advantageously by MOHCD for affordable housing, as defined in Administrative Code Section
10 23A.4; and

11 WHEREAS, In accordance with Section 23.15 of the Administrative Code, the Mayor
12 believes and agrees the Property can be used more advantageously by MOHCD and
13 recommends that the Board of Supervisors approve the jurisdictional transfer of the Property
14 to MOHCD for 100% affordable housing; and

15 WHEREAS, The Planning Department issued a Final Mitigated Negative Declaration
16 for the overall Project located at 88 Broadway and 735 Davis Street in Case Number 2016-
17 007850ENV and has determined that the jurisdictional transfer of the Property from SFPW to
18 MOHCD is in conformity with the City's General Plan, and consistent with the eight priority
19 policies of Planning Code, Section 101, which determination is noted in the Planning
20 Department's General Plan Referral letter dated June 15, 2018, on file with the Clerk of the
21 Board of Supervisors in File No. _____, and incorporated herein by this reference; now,
22 therefore, be it

23 RESOLVED, That in accordance with the recommendation of the SFPW, the Director
24 of MOHCD, and the Director of Property, the Board of Supervisors hereby declares that the
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1 public interest and necessity will not be inconvenienced by the jurisdictional transfer of the
2 Property; and, be it

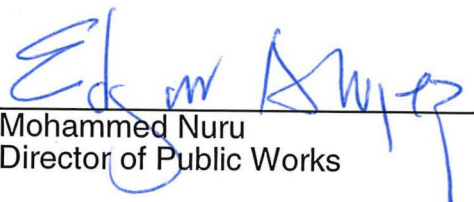
3 FURTHER RESOLVED, The Board of Supervisors finds that the actions contemplated
4 in this Resolution are consistent with the City's General Plan and with Planning Code, Section
5 101.1(b) for the reasons set forth in the letter from the Planning Department to the Director of
6 Property referenced above; and, be it

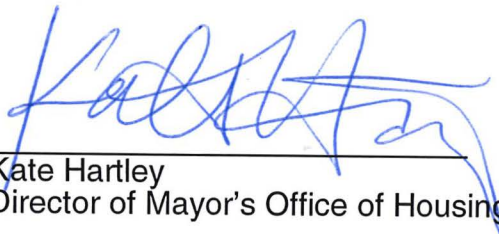
7 FURTHER RESOLVED, That the Board of Supervisors determines the Property is no
8 longer advantageous for the SFPW and can be used more advantageously by MOHCD and
9 approves the transfer of jurisdiction of the Property from the SFPW to MOHCD in accordance
10 with the terms and conditions of their agreement; and, be it


11 FURTHER RESOLVED, That the Board of Supervisors hereby authorizes and directs
12 the Director of Property to transfer jurisdiction of the City Property to MOHCD and that said
13 transfer of jurisdiction be effective upon the Board of Supervisors' and Mayor approval; and,
14 be it

15 FURTHER RESOLVED, That the Mayor, the Clerk of the Board of Supervisors, the
16 Director of Property, the Director of SFPW, the Director of MOHCD are each authorized and
17 directed to enter into any and all documents and take any and all actions which such party, in
18 consultation with the City Attorney, determines are in the best interest of the City, are
19 necessary or advisable to consummate the performance of the purposes and intent of this
20 Resolution and comply with all applicable laws, including the City's Charter, and including but
21 not limited to any agreement entered into between the departments, and any modifications or
22 amendments thereto.

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for

Mohammed Nuru
Director of Public Works


Kate Hartley
Director of Mayor's Office of Housing and Community Development


Andrico Penick *6/22/16*
Director of Property


Mark Farrell, Mayor