

# **CITY AND COUNTY OF SAN FRANCISCO**

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*Renewal Engineer's Report For:*

**Ocean Avenue Community Benefit District**

**April 2025**



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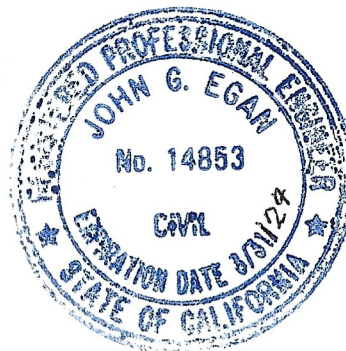
# 1. Engineer's Statement

The assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution and the Property and Business Improvement District Law of 1994 as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the "Assessment Law"). In preparing these assessments:

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 3 of this Report (the "Specially Benefited Parcels").
  - a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 10 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
  - a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the total special benefits derived by all Specially Benefited Parcels;
  - b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
  - c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this Engineer's Report and, to the best of my knowledge, information and belief, this Report, the assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By: John G Egan  
John Egan  
Assessment Engineer  
R.C.E. 14853  
4/01/2025



## 2. Introduction

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### 2.1 CBD

The Board of Directors for the Ocean Avenue Community Benefit District (the “Board”) desires that the City and County of San Francisco (the “City and County”) levy an assessment to fund certain services and activities (the “Improvements”) as described in Section 3 of this Report. The proposed assessment is subject to the substantive and procedural requirements described in Section 4, Article XIII D of the California Constitution (“Article XIII D”).

The City and County is authorized to levy an assessment pursuant to the Property and Business Improvement District Law of 1994, as augmented and modified by Article 15 of the San Francisco Business and Tax Regulations Code (collectively, the “PBID Law”).

The proposed assessment district will be known as the “Ocean Avenue Community Benefit District” (the “CBD”). The City and County formed an assessment district in the Ocean Avenue area in FY 2010/11 with a 15-year term. The City and County desires to renew the assessment district and expand the boundary through the proposed formation of this CBD. The City and County’s Board of Supervisors will be required to approve the formation of the CBD. The Ocean Avenue Association (the “Association”) is the non-profit owners’ association that will manage the CBD and will represent the interests of the property owners. The Association will make recommendations to the City and County regarding the budget, services to be provided, and assessment rates.

### 2.2 Proposed Duration

Assessments for the proposed CBD will be levied upon renewal of the CBD, to fund CBD Improvements over the next 15 years. The services will commence in Fiscal Year 2025/26 and will continue through Fiscal Year 2039/40.

### 2.3 Location

The CBD is located in the southern area of the City and County. The CBD generally comprises those properties along Ocean Avenue from 19<sup>th</sup> Avenue in the west Junipero Serra Boulevard in the east; Ocean Avenue from Manor Drive in the west to I-280 in the east; Geneva Avenue from Ocean Avenue in the west to I-280 in the east; and a handful of other properties. A boundary map is provided in Section 10 of this report, which shows the specific properties to be included in the CBD.

### 2.4 Legislative Context

This Engineer’s Report is intended to comply with the requirements of Article XIII D and the PBID Law. The following is a description of the legislative context within which this report is written.

In 1996, California Voters adopted Proposition 218, the “Right to Vote on Taxes Act” which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments on real property.

The substantive requirements are twofold: (1) assessments can only be imposed for a “special benefit” conferred on an assessed parcel, and (2) assessments must be no greater than the reasonable cost of the proportionate special benefit conferred on an assessed parcel.

The special benefit and proportionality requirements are described in Section 4, Subdivision (a) of Article XIII D: *“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. ...”*

In addition to its substantive requirements, Article XIII D imposes certain procedural requirements, which include preparing an engineer’s report, providing written notice to property owners, providing assessment protest ballots to property owners, holding a public hearing, and tabulating the assessment protest ballots.

## 2.5 Court Rulings

Since the passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

### GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) (*Golden Hills*) clarified this concept by stating, *“Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits.”*

The Court of Appeal in *Beutz v. County of Riverside* (2010) (*Beutz*) quoted from the Legislative Analyst’s Office pamphlet titled “Understanding Proposition 218” which states an agency must *“estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of ‘general benefit.’ This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.”*

The Court in *Beutz* further stated, *“Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits.”*

### BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) (*Tiburon*), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, *“Proportionate special benefit*

*is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district."*

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, *"an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property."*

## **PUBLIC PROPERTY**

Section 4, Subdivision (a) of Article XIII D states, in part, *"Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."* Historically, there were differing opinions about the application of this requirement. The language in Article XIII D seemed clear that publicly owned property could not be exempted, but it was unclear whether the language required publicly owned property to be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) (*Manteca*) clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit."*

## **IMPRECISION**

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, *"Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision."*

The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits, [but] it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied."*

In addition, pursuant to the Property and Business Improvement District Law of 1994, *"activities undertaken for the purpose of conferring special benefits upon property to be assessed inherently produce incidental or collateral effects that benefit property or persons not assessed. Therefore, for special benefits to exist as a separate and distinct category from general benefits, the incidental or collateral effects of those special benefits are inherently part of those special benefits. The mere fact that special benefits produce incidental or collateral effects that benefit property or persons not assessed does not convert any portion of those special benefits or their incidental or collateral effects into general benefits."*



## 3. Improvements

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The proposed CBD will fund the following services and activities (the “Improvements”):

- Cleaning and Maintenance Program
- Streetscape Improvements and Beautification Program
- Marketing and Economic Development Program
- Management and Operations

The Improvements to be funded are those currently desired by CBD stakeholders and believed to be of benefit to properties within the CBD. Every effort will be made to provide the services and activities according to the estimates provided. Below is a description of the anticipated Improvements for the first year of the CBD.

### 3.1 Cleaning and Maintenance Program

**Sidewalk & Gutter Sweeping:** sidewalks and gutters will be swept for litter, debris, and junk throughout the CBD. Paper signs, stickers, and taped or glued handbills on properties, utility boxes, poles, and other infrastructure will also be removed.

**Pressure Washing:** Pressure washing will be provided weekly on the sidewalks and in areas where requested within the CBD.

**Graffiti Removal:** Graffiti will be removed by painting, using solvent, and pressure washing within 48-72 hours on weekdays.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, and Lee Avenue, as well as within the interior of City College Terminal (APN 3180 -194) within the CBD. Refer to the Appendix for a map showing the areas provided services under the Cleaning and Maintenance Program.

### 3.2 Streetscape Improvements and Beautification Program

**Landscaping:** The Association will maintain the plants and trees within the CBD. Ocean Avenue features several street trees and many sidewalk gardens.

**Placemaking:** To make Ocean Avenue walkable and attractive to visitors and residents, the Association will identify opportunities for placemaking and implement improvements where possible.

**Beautification:** The Association will support Ocean Avenue’s public art by establishing murals, sculptures, lighting, and decorative landscaping throughout the CBD.

These services will be provided along Ocean Avenue, Geneva Avenue, certain areas of Frida Kahlo Way, and Lee Avenue within the CBD. Refer to the Appendix for a map showing the areas provided services under the Streetscape Improvements and Beautification Program.

### **3.3 Marketing and Economic Development Program**

The Marketing and Economic Development Program will increase awareness of the CBD and all of its programs. The program will assist in retaining and attracting new occupants as well as promoting commerce and economic activities within the CBD.

This program will provide one-on-one assistance with business owners in lease negotiation, compliance and permitting, and applying for the San Francisco Legacy Business Registry to ensure those businesses can thrive and grow with the community; offer referral and consultation for business planning, marketing assistance, financial projections and analysis, loan packaging, help with commercial acquisition, site identification, bookkeeping, budgeting, accounting, and retail merchandising.

These services will be provided throughout the CBD.

### **3.4 Management and Operations**

Management and operations includes daily oversight and operation of the CBD, adherence to the Management District Plan, and compliance with audit/reporting requirements. Management and operations also includes fundraising, building and managing relationships with the neighborhood association/groups, city agencies/departments and elected officials. The Association, representing the owners, and working closely with the merchants, routinely advocates for the interests of the community regarding city services and funding. The Association will continue to collaborate with the San Francisco Police Department and work with the community on safety programs. The Association may provide assistance to visitors and may provide ambassadors/guides that promote citizen efforts through assistance in crime prevention, wayfinding, and assisting homeless with social services information. This type of work will continue in the new, renewed CBD.

The assessments will also fund a contingency reserve that may be used to cover possible unforeseen future expenses and help to smooth out cash flows, which are affected by the timing of property owner payments. This category can also be used to support renewal expenses.

## 4. Assessments

### 4.1 Initial Maximum Assessment Rates

The rates below represent the maximum assessment rates for Fiscal Year 2025/26 for each of the three programs described in Section 3:

**Table 1. Cleaning and Maintenance Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Cleaning Frontage Ft
Commercial	\$ 24.57581
Residential 5+ Units	18.43186
Residential <5 Units	12.28790
Public/Utility/Non-Profit	12.28790

(1) Land use types are defined in Section 6.2

**Table 2. Streetscape Improvements and Beautification Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Streetscape Frontage Ft
Commercial	\$ 17.34127
Residential 5+ Units	13.00595
Residential <5 Units	8.67063
Public/Utility/Non-Profit	8.67063

(1) Land use types are defined in Section 6.2

**Table 3. Marketing and Economic Development Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Lot SF + Building SF
Commercial	\$ 0.08581
Residential 5+ Units	0.04291
Residential <5 Units	0.00000
Public/Utility/Non-Profit	0.00000

(1) Land use types are defined in Section 6.2

Depending on the Land Use Type, a parcel's assessment is:

$$\left( \begin{array}{c} \text{Parcel's Cleaning} \\ \text{Frontage Feet} \\ \\ \text{X} \\ \\ \text{Rate per Cleaning} \\ \text{Frontage Foot} \end{array} \right) + \left( \begin{array}{c} \text{Parcel's Streetscape} \\ \text{Frontage Feet} \\ \\ \text{X} \\ \\ \text{Rate per Streetscape} \\ \text{Frontage Foot} \end{array} \right) + \left( \begin{array}{c} \text{Parcel's Lot Square Feet +} \\ \text{Parcel's Building Square Feet} \\ \\ \text{X} \\ \\ \text{Rate per Lot SF + Building SF} \end{array} \right)$$

Based on the most recent parcel characteristics, these rates are expected to generate approximately \$479,581 in revenue during the first year of levy (2025/26). This assessment revenue will be supplemented by non-assessment funds of \$35,419, to meet the total estimated 2025/26 budget of \$515,000. Non-assessment funds represent 6.88% of the total budget, which corresponds to the general benefit percentage of 5.32% identified in the Separation and Quantification of General Benefits section of this report, and 1.56% relating to the change in classification during the petition process of APN 3180 -005 (1100 Ocean Avenue) from *Residential Property (5+ Units)* to *Public/Utility/Non-Profit Property*.

Future changes to parcel characteristics (lot, building, frontages, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the CBD's parcel characteristics and the budget in effect for such fiscal year. Development within the CBD that increases the overall building square footage, for example, will lead to increased assessment revenue, even if assessment rates are not increased. Future agreements with the Association to provide additional cleaning and maintenance along frontages not currently factored into the assessment will also lead to increased assessment revenue, even if assessment rates are not increased.

## 4.2 Annual Assessment Rate Increases

Each year, beginning with FY 2026/27, the Association may increase maximum assessment rates by up to 5% per year, or by the change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco-Oakland-Hayward area for February, whichever is less. If, in the future, the Bureau of Labor Statistics discontinues or alters the CPI-U, the City and County Office of Economic Workforce Development ("OEWD") shall select a comparable index as a replacement. In no event shall the maximum assessment rates decrease. The assessment shall be levied at rates necessary to generate sufficient revenue to meet the estimated costs to fund the Improvements, as long as the actual assessment rates do not exceed the maximum assessment rates for that fiscal year.

## 4.3 Rate Development

The rates in Section 4.1 are the product of a detailed analysis presented in Sections 6 through 9 of this report.

## 4.4 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the Association, or its designee, shall determine the land use type for each parcel based on the City and County Assessor's use code or other appropriate supplementary information. The parcel characteristics of lot square footage and building

square footage shall similarly be based on the City and County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources, such as GIS data for lot square footage or other research for building square footage. The frontages of each parcel shall be determined by reference to City and County Assessor's parcel maps or, if necessary, to GIS data.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type, building square footage, and/or frontages.

## **4.5 Appeals**

If a property owner believes the data used to calculate their assessment is inaccurate or that the identified land use type is incorrect, the property owner may submit, in writing, a request for review to the Association. The property owner shall provide documentation needed to support the request for review. The Association shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay all amounts owed according to the City and County's due dates.

If the review results in changes to any parcel characteristics used to compute the assessment, the Association shall recalculate the assessment. When recalculating the assessments, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the City and County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the City and County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the Association.

For example, if a request for review is submitted to the Association during Fiscal Year 2026/27, the Fiscal Year 2026/27 and 2025/26 assessments will be reviewed. The property owner's credit shall be limited to any difference calculated for Fiscal Year 2026/27 (the current fiscal year) and Fiscal Year 2025/26 (the prior fiscal year).

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the City and County on the secured property tax roll, the Association shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

If a property owner is dissatisfied with the Association's decision on their appeal, the property owner may appeal the matter further to the City and County (OEWD), who shall make a conclusive determination and whose decision shall be final.

## 4.6 Method of Collection

The assessments will be collected annually on the City and County Treasurer & Tax Collector's (the "Treasurer") secured property tax roll. The assessments will be subject to the Treasurer's assigned due dates and late penalties. However, the City and County may choose to collect the assessments in an alternative manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City and County.

## 5. Special Benefits

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The Improvements will confer special benefits upon certain parcels within the proposed CBD. This section provides a description of those special benefits.

### 5.1 Improved Aesthetics

#### Cleaning and Maintenance Program and Streetscape Improvements and Beautification Program

Aesthetics is a primary component of livability, which encompasses several qualities and characteristics that are unique to a specific area and applies to both businesses and places of residence. The Victoria Transport Policy Institute (2011) expands on the concept of livability and the various benefits associated with that designation:

*“The livability of an area increases property desirability and business activity. Livability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community, including streets, parks, transportation terminals and other public facilities. Livability also refers to the environmental and social quality of an area as perceived by employees, customers and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources.”*

The CBD services and activities increase the aesthetics, appearance, and desirability for properties within the proposed boundaries of the CBD.

The sidewalk sweeping/pressure washing services and other cleaning services are designed to improve the visual appearance of immediately surrounding properties within the CBD. It is believed a cleaner environment is more aesthetically pleasing. Research shows that when areas where consumers conduct business are more aesthetically pleasing, such areas are also more desirable (Vilnai-Yavetz, 2010). Therefore, several of the proposed services will confer aesthetic benefits on the assessed parcels within the CBD, as these services will enhance the overall image, desirability, and livability of the properties.

Uniformly provided services and activities within the CBD will create cohesion throughout the CBD. This cohesion will enhance the retail and residential experience as well as encourage maximum use of property. A uniform maintenance program will allow for consistent and reliable maintenance throughout the CBD boundaries.

According to the Victoria Transport Policy Institute (2011), streetscapes have a significant effect on how people view and interact with their community. With streetscapes that are clean and inviting, people are more likely to walk, which can help reduce automobile traffic, improve public health, stimulate local economic activity and attract residents and visitors to the community.

Maintained sidewalks will enhance the community identity of the CBD, which will lead to a stronger and healthier business environment. The overall appeal of the CBD is enhanced when services and activities are provided. Conversely, appeal decreases when sidewalks are not well-maintained or destroyed by the elements or vandalism.

## 5.2 Increased Economic Activity

### *Cleaning and Maintenance Program, Streetscape Improvements and Beautification Program, and Marketing and Economic Development Program*

The Cleaning and Maintenance and Streetscape Improvements and Beautification Programs will also confer economic benefits upon parcels within the proposed CBD. Research shows that when areas where consumers conduct business are more aesthetically pleasing, they are also more desirable (Vilnai-Yavetz, 2010).

The Marketing and Economic Development Program aims to increase economic activity of commercial/large apartment properties within the CBD. The Association will implement a comprehensive marketing plan that will seek to promote CBD properties and businesses, as well as attract, retain, and expand the retail and business climate throughout the CBD.

The Association will market the CBD to potential businesses to reduce vacancies, provide a good mix of businesses, and strengthen the CBD.

These activities will encourage new commercial/apartment developments, as well as encourage existing property to renovate and/or expand to the highest and best use of the property. This marketing effort will reduce vacancy rates and increase lease rates and utilization of property within the CBD.

Certain land use types particularly benefit from attracting customers, occupants, patrons, or visitors, or a combination thereof. The marketing activities will promote the area, thereby helping to attract these groups. These groups, whether customers, occupants, patrons, or visitors, are interested in utilizing each property for its intended design. Although these groups vary according to their intended use of the property, the commonality can be found in each land use type's advantage gained by attracting their specific group.



## 6. Special Benefit Distribution

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As described in the Introduction, once special benefits are identified, those special benefits must then be assigned based on the estimated proportionate special benefit derived by each parcel. This section describes the assignment of special benefit to each parcel.

### 6.1 Parcel Characteristics

The following parcel characteristics are used to determine each parcel's proportionate special benefit:

- Lot square footage
- Building square footage
- Linear frontage
  - Cleaning Frontage (Cleaning & Maintenance Program)
  - Streetscape Frontage (Streetscape Improvements and Beautification Program)

Parcels of the same land use type will experience different degrees of special benefit in relation to differences in their lot size, building size, and linear frontage. For example, a parcel with a large building and/or high linear frontages will generally experience greater special benefit than a parcel with a small building and/or low linear frontages. Therefore, these parcel characteristics are appropriate factors for determining proportional special benefit.

### 6.2 Land Use Types

In addition to lot size, building size, and linear frontage, a parcel's land use type will also affect the special benefits received. Following the calculation of each parcel characteristic factor, Land Use Factors were assigned. These factors correspond to the special benefits described in Section 5.

Each parcel within the proposed CBD is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use types within the proposed CBD.

**Commercial Property** land use types include parcels used for commercial purposes including, but not limited to, retail, restaurants, parking lots, parking garages, hotels/motels, and hospitals; parcels used as administrative workplaces, such as office buildings; and undeveloped property appurtenant to such property described herein.

**Residential Property (5+ Units)** land use types include parcels with multi-dwelling buildings with five-or-more residential units; and undeveloped property appurtenant to such property described herein.

**Residential Property (<5 Units)** land use types include parcels with buildings up to four dwelling units (such as single-family dwellings, individual condominium units, duplexes, triplexes, and fourplexes); and undeveloped property appurtenant to such property described herein.

**Public/Utility/Non-Profit Property** land use types include parcels owned by public agencies, utility companies, or parcels used for humanitarian assistance, faith-based meetings, or benevolent social organization meetings, and are operated by non-profit entities; and undeveloped property appurtenant to such property described herein. If a parcel has a building with at least 80% of the building square

footage leased to a non-profit entity, the owner of such property may petition the Association to be classified in the Public/Utility/Non-Profit Property category.

As described below, some special benefits are conferred upon all land use types, and others are conferred only upon certain land use types.

## **ASSIGNING AESTHETIC BENEFIT POINTS**

### **Cleaning and Maintenance Program**

The aesthetic benefits conferred by the Cleaning and Maintenance Program will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to any particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program.

### **Streetscape Improvements and Beautification Program**

The aesthetic benefits conferred by the Streetscape Improvements and Beautification Program will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to any particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program.

## **ASSIGNING ECONOMIC BENEFIT POINTS**

### **Cleaning and Maintenance Program, Streetscape Improvements and Beautification Program, and Marketing and Economic Development Program**

The Improvements are designed to engage customers, patrons, occupants, and visitors by attracting them to the area, encouraging them to stay longer, and creating an enjoyable experience such that they wish to return and convey a positive message about the area through referral.

Those land use types interested in attracting customers benefit from increased revenues. The proposed services will create a more aesthetically pleasing environment, which has been shown to *“increase consumer’s intentions to spend money”* (Vilnai-Yavetz 2010). In addition, OEWD, in its 2012 report *“Impact Analysis of San Francisco’s Property & Business Improvement Districts (CBDs/BIDs)”* (*“CBD Analysis”*) found that during the recession of 2007 to 2009, CBDs *“saw less significant reductions in sales tax revenues”* than other areas of the City and County.

Those land use types interested in attracting occupants benefit from improved economics and lower vacancy rates. The OEWD, in its CBD Analysis, found that CBDs *“maintained lower commercial vacancy rates than what was experienced across San Francisco”* during the recession of 2007 to 2009.

Those land use types interested in attracting customers, patrons and visitors benefit from the CBD being marketed and promoted as a cultural and entertainment destination. This marketing and promotion is designed to increase awareness of the area and highlight events and performances with the ultimate goal of bringing more potential patrons and visitors to the area.

Therefore, all land use types engaged in activities that are concerned with the experience of customers, occupants, patrons, and visitors will receive economic benefit from the cleaning services, landscaping services, and the marketing activities. Appropriately, parcels designated as Commercial Property will be assigned one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program, one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program, and one Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Marketing and Economic Development Program.

Residential Property (5+ Units) are not as concerned with day-to-day customers as Commercial Property, though they still rely heavily on attracting and keeping occupants/residents. Thus, Residential Property (5+ Units) will receive only one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Cleaning and Maintenance Program, one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Streetscape Improvements and Beautification Program, and one-half Economic Benefit Point for the purpose of apportioning the portion of the CBD budget related to the Marketing and Economic Development Program.

Based on Association-staff's knowledge of the Ocean Avenue area, residential properties in the CBD with less than five units, including those with condominium units, are typically less concerned with attracting customers and occupants. These types of properties are generally owner-occupied as primary residences or as second residences. As such, no Economic Benefit Points will be assigned to this land use type.

Public/Utility/Non-Profit Property are typically not concerned with attracting customers and occupants, and, as such, no Economic Benefit Points will be assigned to this land use type.

## BENEFIT POINT ASSIGNMENT SUMMARY

The tables below summarize the Benefit Point assignments for each Land Use Type for each of the three programs described in Section 3.

**Table 4. Cleaning and Maintenance Program Benefit Points by Land Use Type**

Land Use Type	Aesthetic BP	Economic BP	Total Cleaning BP
Commercial	1.00	1.00	2.00
Residential 5+ Units	1.00	0.50	1.50
Residential <5 Units	1.00	0.00	1.00
Public/Utility/Non-Profit	1.00	0.00	1.00

**Table 5. Streetscape Improvements and Beautification Program Benefit Points by Land Use Type**

Land Use Type	Aesthetic BP	Economic BP	Total Streetscape BP
Commercial	1.00	1.00	2.00
Residential 5+ Units	1.00	0.50	1.50
Residential <5 Units	1.00	0.00	1.00
Public/Utility/Non-Profit	1.00	0.00	1.00

**Table 6. Marketing and Economic Development Program Benefit Points by Land Use Type**

Land Use Type	Economic BP	Total Marketing BP
Commercial	1.00	1.00
Residential 5+ Units	0.50	0.50
Residential <5 Units	0.00	0.00
Public/Utility/Non-Profit	0.00	0.00

### 6.3 Total Special Benefit Points for Each Program

The calculation of Special Benefit Points for each parcel for each of the three programs described in Section 3 takes into account each component analyzed and described above, Parcel Characteristics and Land Use.

#### Cleaning and Maintenance Program

The formula for determining each parcel's Cleaning Special Benefit Points for the Cleaning and Maintenance Program is as follows:

$$\begin{array}{ccccc} \text{Total Cleaning} & & \text{Cleaning} & & \text{Cleaning} \\ \text{Benefit Points} & \times & \text{Frontage} & = & \text{Special Benefit} \\ & & & & \text{Points} \end{array}$$

The Cleaning Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Cleaning Special Benefit Points for the entire CBD is 17,859.94. This total was used to determine the 2025/26 Assessment per Cleaning Special Benefit Point shown in Section 9.

#### Streetscape Improvements and Beautification Program

The formula for determining each parcel's Streetscape Special Benefit Points for the Streetscape Improvements and Beautification Program is as follows:

$$\begin{array}{ccccc} \text{Total} & & \text{Streetscape} & & \text{Streetscape} \\ \text{Streetscape} & \times & \text{Frontage} & = & \text{Special Benefit} \\ \text{Benefit Points} & & & & \text{Points} \end{array}$$

The Streetscape Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Streetscape Special Benefit Points for the entire CBD is 17,519.94. This total was used to determine the 2025/26 Assessment per Streetscape Special Benefit Point shown in Section 9.

#### Marketing and Economic Development Program

The formula for determining each parcel's Marketing Special Benefit Points for the Marketing and Economic Development Program is as follows:

$$\begin{array}{ccccc} \text{Total} & & \text{Lot Area +} & & \text{Marketing} \\ \text{Marketing} & \times & \text{Building} & = & \text{Special Benefit} \\ \text{Benefit Points} & & \text{Area} & & \text{Points} \end{array}$$

The Marketing Special Benefit Points were computed for each parcel in the proposed CBD and summed. Based on the most current data available at the time of writing this report, the sum of the Marketing Special Benefit Points for the entire CBD is 1,261,002.90. This total was used to determine the 2025/26 Assessment per Marketing Special Benefit Point shown in Section 9.

## 6.4 Special Considerations

### PUBLICLY OWNED PARCELS

Any publicly owned parcels that benefit from the services and activities cannot be exempt from the assessment. The special benefits accruing to these types of parcels must be determined using the same kind of formulas and benefit point assignment as applied to privately owned parcels. This requirement is clearly conveyed in Proposition 218, which states in part, “... *Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*” Publicly owned parcels have been categorized and assigned special benefit points using the same methodology as privately owned parcels, as previously described.

### PARCELS WITH MULTIPLE LAND USES

Parcels in the CBD may have multiple land uses and could be categorized as having more than one of the identified land use types. If the Association is made aware of a parcel with more than one land use type, the following shall apply:

If there are multiple land use types on one parcel, but those land use types all have the same assessment rates, the Association shall select the most appropriate land use type designation and levy the applicable assessment rates.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, the Association shall attempt to separate out the land use types by actual building square footage. The Association shall then pro-rate the total underlying lot square footage and frontage feet in proportion to the building square footage assigned to each land use type. After each land use type is assigned lot square feet, building square feet and frontage feet, the Association shall calculate the applicable assessment upon each respective land use type.

For example, if a parcel has both commercial and residential uses, and the commercial portion represents 40% of the total building square footage, and the residential portion represents 60% of the total building square footage, the underlying lot’s front frontage and lot square footage shall be assigned 40% to the commercial portion and 60% to the residential portion. Those characteristics assigned to the commercial portion shall be used to calculate an assessment at the Commercial rates, and those characteristics assigned to the residential land use shall be used to calculate the remaining portion of the assessment at either the Residential 5+ Units rates or the Residential <5 Units rates.

If there are multiple land use types on one parcel, and those land use types have different assessment rates, but data sufficient to delineate the building square footages is not available, the Association shall choose the most appropriate land use type, and the assessment shall be calculated according to those rates.

## PARCELS SHARING A COMMON LOT

Some parcels in the CBD share a common lot, such as, but not limited to, condominium developments, including condominium projects with both residential parcels and commercial parcels on a common lot. The allocation of parcel characteristics (front footage and lot area) for these parcels will be treated similarly to the allocation of parcel characteristics for parcels with multiple land uses, as described above, by using each parcel's proportion of the total building square footage on the lot to allocate lot area and frontage feet to each parcel.

The Association shall pro-rate the total underlying lot square footage and front footage to each parcel using the proportion of each parcel's building square footage relative to the total building square footage of all parcels sharing the common lot. After each parcel is assigned lot square feet, building square feet, frontage feet, and land use type, the Association shall calculate the applicable assessment upon each parcel.

## 7. Separation and Quantification of General Benefits

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits. We rely on a “multi-perspective average approach” (MPAA), which entails analyzing the general benefits in totality by taking an average across multiple perspectives, to account for the overlap across services and to ensure that any single approach does not dominate the CBD’s general benefit percentage.

### 7.1 Summary

As detailed below, it is estimated the Cleaning and Maintenance Program and Streetscape Improvements and Beautification Program will each confer 3.41% general benefit; and the Marketing and Economic Development Program will confer 13.96% general benefit.

### 7.2 Detailed Analysis

The subsections below provide the detailed analysis of two approaches to quantifying general benefits.

#### Cleaning and Maintenance Program and Streetscape Improvements and Beautification Program

##### PEDESTRIAN TRAFFIC APPROACH

People walk for a variety of reasons, whether the reason is to commute to work, run errands, shop, leisure activities, fitness, or some other purpose. To enhance the overall walking experience, pedestrians will seek out and utilize sidewalk facilities that provide a safe place to walk as well as an environment that provides a certain amount of visual interest. The Summary of Travel Trends, 2022 National Household Travel Survey (NHTS) prepared by the U.S. Department of Transportation Federal Highway Administration (FHWA, 2022) analyzed the number of person trips by various modes of transportations such as private vehicle, transit, walking, or some other means of transportation. This study showed that approximately 6.90% of daily person trips occur by walking.

Applying the NTHC data of 6.90% of daily person trips attributable to walking to the population of the Ocean Avenue area results in 1,596 population-walking trips. The table below provides the estimated population-walking trips within Ocean Avenue area:

**Table 7. Ocean Avenue Area Population Walking Trips**

Area	Population	Population-Walking Trips
Ocean Ave area <sup>1</sup>	23,134	1,596

(1) Within a quarter mile walking distance from an intersection within the CBD.

To further identify the non-CBD population-walking trips within the Ocean Ave area, the population residing within the CBD needs to be quantified and excluded from the total population-walking trips figure of 1,596. According to statistics compiled by American Community Survey, ESRI, and the Bureau of Labor Statistics, 1,812 people reside within the CBD boundaries. Applying the NTHC data of 6.90% of daily person trips attributable to walking to the CBD population results in 125 population-walking trips. Therefore, the

adjusted total surrounding neighborhood area population-walking trips related to property located outside of the CBD boundaries is 1,471.

**Table 8. Non-Ocean Avenue Population Walking Trips**

Area	Population	Population-Walking Trips
Ocean Ave area	23,134	1,596
Less CBD Population	(1,812)	(125)
<b>Non-CBD Totals:</b>	<b>21,322</b>	<b>1,471</b>

However, in order to obtain a better picture of the overall level of general benefit provided by the CBD improvements, maintenance, and activities, only those population-walking trips related to persons outside of the CBD's boundaries that access property within the CBD for purposes not related to CBD property will be considered.

According to the Urban Area data extracted from the 2022 NHTS database, of the annual 17,390 (in millions) total person trips made using walking as the primary mode of transportation (FHWA, 2022), 49.40% of the trips were identified as social, recreational, and other activities not related to property within the boundaries of the CBD.

**Table 9. Non-Ocean Avenue Business Related Walking Trips**

Trip Purpose	Number of Walking Trips (in millions)
Social/Recreational	45.72%
Other	3.68%
<b>Total</b>	<b>49.40%</b>

Applying this percentage of non-CBD related activity to the non-CBD population-walking trips of 1,471, it is estimated that 727 population-walking trips are related to general benefit activity.

**Table 10. Non-Ocean Avenue Population and Non-Ocean Avenue Business-Related Walking Trips**

Description	Population
Non-CBD population-walking trips	1,471
% of NHTS study trips representing activities outside of the CBD	49.40%
Non-CBD population-walking trips	727

The number of population-walking trips related to general benefit activities represents 3.41% of the total non-CBD area population of 21,322 (all trips), previously identified above, and is therefore considered to be general benefit conferred on parcels with frontage that benefit from the Cleaning and Maintenance and Streetscape Improvements and Beautification programs.



## Marketing and Economic Development Program

### PERIPHERAL PARCELS

One approach is to define general benefit as the benefit that accrues to properties on the periphery of the CBD. Parcels within one-quarter mile from an intersection within the CBD are referred to as peripheral parcels. In order to estimate the general benefits accruing to these peripheral parcels, those parcels on the periphery with Commercial or Residential 5+ Units Land Use Types were assigned Marketing Special Benefit Points as if they were within the CBD using the methodology described in Section 6.3, and discounted by 25% to account for the fact that they are not directly provided services by the CBD. These peripheral Marketing Special Benefit Points were then compared to the actual Marketing Special Benefit Points within the CBD to derive a general benefit percentage for the Marketing and Economic Development Program.

**Table 11. Peripheral Marketing Special Benefit Points**

Area	Marketing Special Benefit Points	Percentage of Marketing Special Benefit Points
CBD	1,261,002.90	86.04%
Periphery	204,578.63	13.96%
<b>Total</b>	<b>1,465,581.53</b>	<b>100.00%</b>

Therefore, the estimated general benefit percentage resulting from the Marketing and Economic Development Program is 13.96%.

## 8. Budget

The following table is a summary of the estimated annual costs to fund the Improvements for Fiscal Year 2025/26:

**Table 12. FY 2025/26 Estimated Costs**

Budget Items	FY 2025/26 Estimated Budget
Cleaning & Maintenance Program	\$200,850
Streetscape Improvements and Beautification Program	139,050
Marketing & Economic Development Program	113,300
Management and Operations	61,800
<b>Total Budget</b>	<b>\$515,000</b>

### 8.1 Balances to Be Assessed

The total amount to be assessed upon the specially benefitting parcels is the total cost of each of the three programs, as detailed above, less the portion attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

#### Cleaning and Maintenance Program

The calculation of the balance to be assessed for the Cleaning and Maintenance Program is shown below:

**Table 13. FY 2025/26 Balance to be Assessed - Cleaning and Maintenance Program**

Description	Amount
Total Estimated Costs (2025/26)	\$200,850
Allocation for Management and Operations <sup>1</sup>	27,389
Less General Benefit Portion (3.41%)	(6,846)
Less Reduction for Change in Land Use Type for APN 3180 -05	(1,931)
<b>Balance to Be Assessed</b>	<b>\$219,461</b>

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 3.41% in future years. At no time does this imply that additional fundraising, above the general benefit level of 3.41% is prohibited. In fact, additional fundraising is encouraged.

### **Streetscape Improvements and Beautification Program**

The calculation of the balance to be assessed for the Streetscape Improvements and Beautification Program is shown below:

**Table 14. FY 2025/26 Balance to be Assessed - Streetscape Improvements and Beautification Program**

Description	Amount
Total Estimated Costs (2025/26)	\$139,050
Allocation for Management and Operations <sup>1</sup>	18,961
Less General Benefit Portion (3.41%)	(4,739)
Less Reduction for Change in Land Use Type for APN 3180 -05	(1,363)
<b>Balance to Be Assessed</b>	<b>\$151,909</b>

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 3.41% in future years. At no time does this imply that additional fundraising, above the general benefit level of 3.41% is prohibited. In fact, additional fundraising is encouraged.

### **Marketing and Economic Development Program**

The calculation of the balance to be assessed for the Marketing and Economic Development Program is shown below:

**Table 15. FY 2025/26 Balance to be Assessed – Marketing and Economic Development Program**

Description	Amount
Total Estimated Costs (2025/26)	\$113,300
Allocation for Management and Operations <sup>1</sup>	15,450
Less General Benefit Portion (13.96%)	(15,815)
Less Reduction for Change in Land Use Type for APN 3180 -05	(4,724)
<b>Balance to Be Assessed</b>	<b>\$108,211</b>

(1) Based on the proportion of overall budget.

Each year as property is developed or with annual increases due to inflation, the estimated budget may change, which will cause a corresponding change in the dollar amount of general benefit. However, the general benefit percentage will remain at 13.96% in future years. At no time does this imply that additional fundraising, above the general benefit level of 13.96% is prohibited. In fact, additional fundraising is encouraged.

## 9. Assessment Rate Development

### 9.1 Assessment per Special Benefit Point

The Assessments per Special Benefit Point were determined by dividing the Balances to Be Assessed (from Section 8.1) by the 2025/26 Total CBD Special Benefit Points for each of the three programs (from Section 6.3).

#### Cleaning and Maintenance Program

The calculation of the 2025/26 Assessment per Cleaning Special Benefit Point is shown below:

**Table 16. FY 2025/26 Assessment per Cleaning Special Benefit Point**

Description	Amount
Balance to Be Assessed Cleaning and Maintenance Program	\$219,461
Total CBD Cleaning Special Benefit Points	17,859.94
<b>Assessment per Cleaning Special Benefit Point (2025/26)</b>	<b>\$12.28790</b>

#### Streetscape Improvements and Beautification Program

The calculation of the 2025/26 Assessment per Streetscape Special Benefit Point is shown below:

**Table 17. FY 2025/26 Assessment per Streetscape Special Benefit Point**

Description	Amount
Balance to Be Assessed Streetscape Improvements and Beautification Program	\$151,909
Total CBD Streetscape Special Benefit Points	17,519.94
<b>Assessment per Streetscape Special Benefit Point (2025/26)</b>	<b>\$8.67063</b>

#### Marketing and Economic Development Program

The calculation of the 2025/26 Assessment per Marketing Special Benefit Point is shown below:

**Table 18. FY 2025/26 Assessment per Marketing Special Benefit Point**

Description	Amount
Balance to Be Assessed Marketing and Economic Development Program	\$108,211
Total CBD Streetscape Special Benefit Points	1,261,002.90
<b>Assessment per Marketing Special Benefit Point (2025/26)</b>	<b>\$0.08581</b>

The Assessments per Special Benefit Point computed above were used to determine the 2025/26 assessment rates per parcel characteristic shown in Section 4.1 as well as in Section 9.2. Future changes to a parcel's characteristics (lot, building, frontage, and land use) will cause changes in the assessment amount. The assessment amounts for any given year will be the product of each parcel's characteristics and the CBD budget in effect for such fiscal year.

Development within the CBD that increases the overall building square footage, for example, will lead to increased assessment revenue, even if assessment rates are not increased. Future agreements with the Association to provide additional cleaning and maintenance along frontages not currently factored into the assessment will also lead to increased assessment revenue, even if assessment rates are not increased.

To assist property owners in understanding how they would be assessed, we calculate the amount that would be assessed on each parcel, broken down by each of the parcel characteristics discussed in this report.

The final, summarized results of these calculations are shown below as well as in Section 4.1. The rates below represent the maximum assessment rates for Fiscal Year 2025/26. These rates are subject to annual increase, as described in Section 4.2.

**Table 19. Cleaning and Maintenance Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Cleaning Frontage Ft
Commercial	\$ 24.57581
Residential 5+ Units	18.43186
Residential <5 Units	12.28790
Public/Utility/Non-Profit	12.28790

(1) Land use types are defined in Section 6.2

**Table 20. Streetscape Improvements and Beautification Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Streetscape Frontage Ft
Commercial	\$ 17.34127
Residential 5+ Units	13.00595
Residential <5 Units	8.67063
Public/Utility/Non-Profit	8.67063

(1) Land use types are defined in Section 6.2

**Table 21. Marketing and Economic Development Program FY 2025/26 Maximum Assessment Rates**

Land Use Type <sup>1</sup>	Assessment Rate per Lot SF + Building SF
Commercial	\$ 0.08581
Residential 5+ Units	0.04291
Residential <5 Units	0.00000
Public/Utility/Non-Profit	0.00000

(1) Land use types are defined in Section 6.2

## 9.2 Assessor's Parcel Listing

Section 11 of this Engineer's Report provides a listing of all of the Assessor's Parcels within the CBD, including Site Address, Land Use Classification, Cleaning Front Footage, Streetscape Front Footage, Building Square Footage, Lot Square Footage, Special Benefit Points, and Fiscal Year 2025/26 Assessments.

## 10. Boundary Map

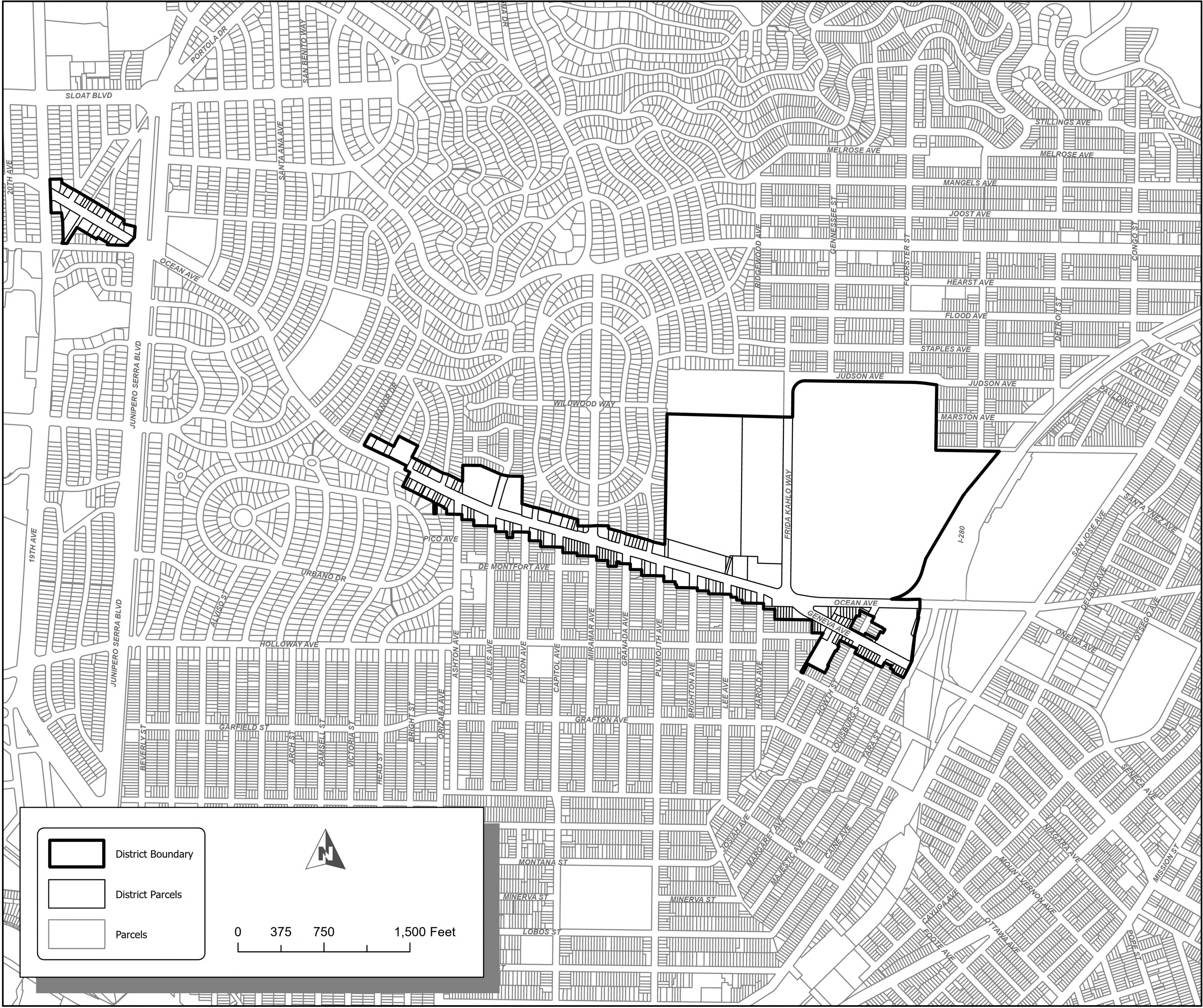
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The following pages contain the boundary map for the CBD.



PROPOSED BOUNDARIES OF  
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT

CITY AND COUNTY OF SAN FRANCISCO  
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

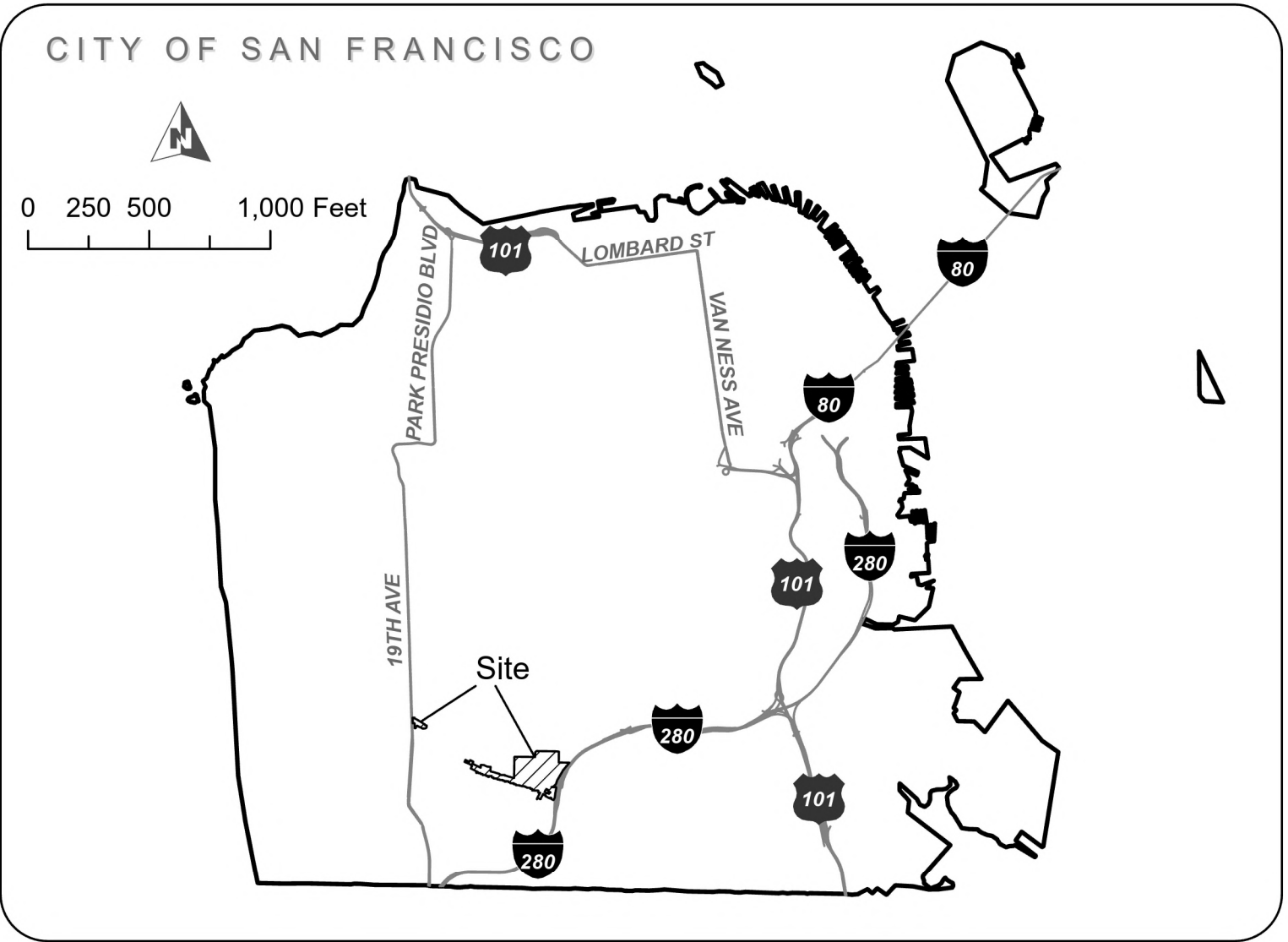
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF OCEAN AVENUE COMMUNITY BENEFIT DISTRICT, CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AT A REGULAR MEETING THEREOF, HELD ON THE DAY OF \_\_\_\_, 20\_\_, BY ITS RESOLUTION NO. \_\_\_\_\_.

ANGELA CALVILLO  
CLERK OF THE BOARD OF SUPERVISORS  
CITY AND COUNTY OF SAN FRANCISCO

FILED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, AT THE HOUR OF \_\_\_\_ O'CLOCK \_\_M. IN BOOK \_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE \_\_\_\_, IN THE OFFICE OF THE COUNTY RECORDER IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.

JOAQUÍN TORRES  
ASSESSOR-RECORDER  
CITY AND COUNTY OF SAN FRANCISCO

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA.



Source: San Francisco County GIS  
Geographic Coordinate Reference: GCS North American 1983  
Projection: NAD 1983 StatePlane California III FIPS 0403 Feet





# 11. Assessment Roll

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The following pages contain the proposed 2025/26 assessment roll for the CBD.

CITY OF SAN FRANCISCO  
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT  
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3179-010	50 FRIDA KAHLO WAY	Public/Utility/Non-Profit	934	934	-	-	1.00	-	1.00	934.32	-	934.32	\$ 11,480.84	\$ -	\$ 8,101.15	\$ 19,581.98
3180-005	1100-1140 OCEAN AVE	Public/Utility/Non-Profit	314	314	-	-	1.00	-	1.00	314.29	-	314.29	3,861.97	-	2,725.09	6,587.06
3180-006	1150 OCEAN AVE	Residential 5+ Units	543	543	65,139	160,983	1.50	0.50	1.50	814.72	113,060.81	814.72	10,011.26	9,702.14	7,064.18	26,777.57
3180-007	1250 OCEAN AVE	Commercial	6	6	744	1,839	2.00	1.00	2.00	12.41	2,583.12	12.41	152.49	221.67	107.60	481.75
3180-008	1150 OCEAN AVE	Commercial	119	119	14,267	35,260	2.00	1.00	2.00	237.93	49,527.27	237.93	2,923.68	4,250.11	2,063.02	9,236.80
3180-009	1150 OCEAN AVE	Residential 5+ Units	-	-	-	-	1.50	0.50	1.50	-	-	-	-	-	-	-
3180-192	1280 OCEAN AVE	Public/Utility/Non-Profit	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
3180-194	1000 OCEAN AVE	Public/Utility/Non-Profit	861	521	-	-	1.00	-	1.00	861.40	-	521.40	10,584.80	-	4,520.87	15,105.67
3180-195	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-196	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-197	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-198	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-199	11 FRIDA KAHLO WAY	Public/Utility/Non-Profit	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-200	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-201	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-202	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3180-203	11 FRIDA KAHLO WAY	Residential <5 Units	-	-	-	-	1.00	-	1.00	-	-	-	-	-	-	-
3191-010	1700 OCEAN AVE	Commercial	95	95	9,861	5,462	2.00	1.00	2.00	190.61	15,323.00	190.61	2,342.17	1,314.92	1,652.69	5,309.78
3196-004	1500 OCEAN AVE	Commercial	60	60	2,509	3,500	2.00	1.00	2.00	120.75	6,009.00	120.75	1,483.76	515.65	1,046.98	3,046.40
3196-005	1508-1516 OCEAN AVE	Commercial	53	53	2,330	2,074	2.00	1.00	2.00	105.61	4,404.00	105.61	1,297.77	377.92	915.74	2,591.44
3196-006	1524 OCEAN AVE	Commercial	40	40	2,591	2,000	2.00	1.00	2.00	79.74	4,591.00	79.74	979.84	393.97	691.40	2,065.20
3196-010	1548-1556 OCEAN AVE	Commercial	60	60	6,006	4,384	2.00	1.00	2.00	120.14	10,390.00	120.14	1,476.27	891.60	1,041.69	3,409.56
3196-011	1600-1616 OCEAN AVE	Commercial	100	100	9,992	6,165	2.00	1.00	2.00	199.86	16,157.00	199.86	2,455.86	1,386.49	1,732.91	5,575.26
3196-017	1644 OCEAN AVE	Commercial	103	103	11,142	5,571	2.00	1.00	2.00	205.61	16,713.00	205.61	2,526.54	1,434.20	1,782.79	5,743.53
3196-028	1532 OCEAN AVE	Commercial	20	20	1,995	1,679	2.00	1.00	2.00	40.22	3,674.00	40.22	494.22	315.28	348.73	1,158.23
3196-029	1540 OCEAN AVE	Commercial	38	38	3,802	3,420	2.00	1.00	2.00	76.04	7,222.00	76.04	934.37	619.74	659.32	2,213.43
3197-006	315 GRANADA AVE	Commercial	39	39	3,280	2,259	2.00	1.00	2.00	77.34	5,539.00	77.34	950.37	475.32	670.60	2,096.30
3197-007	1410-1414 OCEAN AVE	Commercial	30	30	2,996	2,550	2.00	1.00	2.00	60.00	5,546.00	60.00	737.27	475.92	520.24	1,733.43
3197-008	1418-1422 OCEAN AVE	Commercial	27	27	4,042	2,625	2.00	1.00	2.00	54.00	6,667.00	54.00	663.55	572.12	468.21	1,703.88
3197-021	1490 OCEAN AVE #1	Commercial	5	5	410	897	2.00	1.00	2.00	9.70	1,307.45	9.70	119.18	112.20	84.09	315.46
3197-022	1490 OCEAN AVE #2	Commercial	9	9	761	1,664	2.00	1.00	2.00	17.99	2,425.41	17.99	221.08	208.13	156.00	585.21
3197-023	1490 OCEAN AVE #3	Commercial	5	5	395	864	2.00	1.00	2.00	9.34	1,259.35	9.34	114.79	108.07	81.00	303.86
3197-024	1490 OCEAN AVE #201	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.62	-	6.62	81.38	-	57.42	138.80
3197-025	1490 OCEAN AVE #202	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197-026	1490 OCEAN AVE #203	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.14	-	7.14	87.75	-	61.92	149.67
3197-027	1490 OCEAN AVE #204	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.60	-	53.34	128.94
3197-028	1490 OCEAN AVE #205	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.47	-	5.47	67.23	-	47.44	114.66
3197-029	1490 OCEAN AVE #301	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.08	-	7.08	87.02	-	61.41	148.43
3197-030	1490 OCEAN AVE #302	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197-031	1490 OCEAN AVE #303	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.14	-	7.14	87.75	-	61.92	149.67
3197-032	1490 OCEAN AVE #304	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.60	-	53.34	128.94
3197-033	1490 OCEAN AVE #305	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.73	-	5.73	70.42	-	49.69	120.10
3197-034	1490 OCEAN AVE #401	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.82	-	6.82	83.83	-	59.16	142.99
3197-035	1490 OCEAN AVE #402	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.22	-	7.22	88.75	-	62.62	151.37
3197-036	1490 OCEAN AVE #403	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.80	-	6.80	83.57	-	58.97	142.54
3197-037	1490 OCEAN AVE #404	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.10	-	6.10	75.00	-	52.92	127.92
3197-038	1490 OCEAN AVE #405	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.71	-	5.71	70.22	-	49.55	119.76
3198-011	1201-1205 PLYMOUTH AVE	Commercial	36	36	3,223	3,223	2.00	1.00	2.00	72.58	6,446.00	72.58	891.86	553.15	629.31	2,074.32
3198-012	1312-1314 OCEAN AVE	Commercial	38	38	3,807	2,648	2.00	1.00	2.00	76.17	6,455.00	76.17	935.95	553.93	660.42	2,150.30
3198-013	1320 OCEAN AVE	Commercial	30	30	2,996	2,397	2.00	1.00	2.00	60.00	5,392.80	60.00	737.27	462.77	520.24	1,720.29
3198-014	1326-1330 OCEAN AVE	Commercial	30	30	3,000	1,320	2.00	1.00	2.00	60.00	4,320.00	60.00	737.27	370.71	520.24	1,628.23
3198-015	1334-1338 OCEAN AVE	Commercial	30	30	3,000	1,320	2.00	1.00	2.00	60.00	4,320.00	60.00	737.27	370.71	520.24	1,628.23
3198-016	1344 OCEAN AVE	Residential 5+ Units	32	32	3,637	8,265	1.50	0.50	1.50	48.00	5,951.00	48.00	589.82	510.68	416.19	1,516.69
3199-017	1298 OCEAN AVE	Public/Utility/Non-Profit	115	115	-	-	1.00	-	1.00	114.98	-	114.98	1,412.84	-	996.93	2,409.77
3279-012	2000 OCEAN AVE	Commercial	115	115	11,661	12,015	2.00	1.00	2.00	230.75	23,676.00	230.75	2,835.46	2,031.72	2,000.77	6,867.94
3279-012A	2020-2040 OCEAN AVE	Commercial	81	81	8,058	-	2.00	1.00	2.00	162.97	8,058.00	162.97	2,002.58	691.48	1,413.07	4,107.14
3280-018	1970 OCEAN AVE	Commercial	195	195	35,209	30,940	2.00	1.00	2.00	389.39	66,149.00	389.39	4,784.81	5,676.47	3,376.28	13,837.56
3281-020B	1938-1940 OCEAN AVE	Commercial	25	25	2,500	2,604	2.00	1.00	2.00	50.00	5,104.00	50.00	614.40	437.99	433.53	1,485.92
3281-020C	1944-1946 OCEAN AVE	Commercial	56	56	4,965	4,450	2.00	1.00	2.00	111.46	9,415.00	111.46	1,369.56	807.93	966.39	3,143.89
3281-020D	1942 OCEAN AVE	Commercial	25	25	2,495	1,871	2.00	1.00	2.00	50.00	4,366.25	50.00	614.40	374.68	433.53	1,422.61
3281-020E	1930-1936 OCEAN AVE	Commercial	49	49	4,917	2,950	2.00	1.00	2.00	98.34	7,867.20	98.34	1,208.39	675.11	852.67	2,736.17
3281-035	1920 OCEAN AVE A & B	Commercial	27	27	2,225	4,949	2.00	1.00	2.00	54.53	7,173.84	54.53	670.12	615.61	472.85	1,758.58
3281-036	1920 OCEAN AVE 1A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281-037	1920 OCEAN AVE 1B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281-038	1920 OCEAN AVE 1C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281-039	1920 OCEAN AVE 1D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.38	-	5.38	66.08	-	46.63	112.70

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APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3281-040	1920 OCEAN AVE 1E	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.48	-	4.48	55.04	-	38.84	93.88
3281-041	1920 OCEAN AVE 1F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.27	-	3.27	40.22	-	28.38	68.59
3281-042	1920 OCEAN AVE 1G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.25	-	4.25	52.20	-	36.83	89.03
3281-043	1920 OCEAN AVE 2A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281-044	1920 OCEAN AVE 2B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281-045	1920 OCEAN AVE 2C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281-046	1920 OCEAN AVE 2D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.45	-	5.45	67.03	-	47.29	114.32
3281-047	1920 OCEAN AVE 2E	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.64	-	4.64	57.07	-	40.27	97.35
3281-048	1920 OCEAN AVE 2F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.44	-	3.44	42.25	-	29.81	72.06
3281-049	1920 OCEAN AVE 2G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.41	-	4.41	54.23	-	38.27	92.50
3281-050	1920 OCEAN AVE 3A	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.16	-	5.16	63.44	-	44.76	108.20
3281-051	1920 OCEAN AVE 3B	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.97	-	4.97	61.07	-	43.09	104.16
3281-052	1920 OCEAN AVE 3C	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.96	-	4.96	60.93	-	43.00	103.93
3281-053	1920 OCEAN AVE #3D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.45	-	5.45	67.03	-	47.29	114.32
3281-054	1920 OCEAN AVE 3E	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.64	-	4.64	57.07	-	40.27	97.35
3281-055	1920 OCEAN AVE #3F	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.44	-	3.44	42.25	-	29.81	72.06
3281-056	1920 OCEAN AVE 3G	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.41	-	4.41	54.23	-	38.27	92.50
3282-027	1900-1902 OCEAN AVE	Commercial	40	40	1,981	2,377	2.00	1.00	2.00	79.31	4,358.20	79.31	974.55	373.99	687.67	2,036.21
3282-027A	1906 OCEAN AVE	Residential 5+ Units	46	46	4,473	8,709	1.50	0.50	1.50	69.55	6,591.00	69.55	854.67	565.60	603.07	2,023.34
3282-027B	1910 OCEAN AVE	Commercial	25	25	2,503	2,503	2.00	1.00	2.00	50.00	5,006.00	50.00	614.40	429.58	433.53	1,477.51
3282-028	8 KEYSTONE WAY A	Commercial	5	5	466	803	2.00	1.00	2.00	9.90	1,268.70	9.90	121.71	108.87	85.88	316.46
3282-029	8 KEYSTONE WAY 1A	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.40	-	4.40	54.03	-	38.13	92.16
3282-030	8 KEYSTONE WAY 1B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.32	-	4.32	53.05	-	37.43	90.48
3282-031	8 KEYSTONE WAY 1C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282-032	8 KEYSTONE WAY 1D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3282-033	8 KEYSTONE WAY 2A	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.59	-	4.59	56.38	-	39.78	96.17
3282-034	8 KEYSTONE WAY 2B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.43	-	4.43	54.41	-	38.39	92.80
3282-035	8 KEYSTONE WAY 2C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282-036	8 KEYSTONE WAY 2D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3282-037	8 KEYSTONE WAY 3A	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.59	-	4.59	56.38	-	39.78	96.17
3282-038	8 KEYSTONE WAY 3B	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.43	-	4.43	54.41	-	38.39	92.80
3282-039	8 KEYSTONE WAY 3C	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.78	-	5.78	71.01	-	50.10	121.11
3282-040	8 KEYSTONE WAY #3D	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.46	-	5.46	67.07	-	47.32	114.39
3283-124	1830-1850 OCEAN AVE	Commercial	122	122	38,506	53,004	2.00	1.00	2.00	244.59	91,510.18	244.59	3,005.51	7,852.81	2,120.76	12,979.07
3283-125	520 DORADO TER 17	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-126	522 DORADO TER 18	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-127	516 DORADO TER 19	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-128	518 DORADO TER 20	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-129	420 DORADO TER 27	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-130	422 DORADO TER 28	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-131	416 DORADO TER 29	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-132	418 DORADO TER 30	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-133	412 DORADO TER #31	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-134	414 DORADO TER 32	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-135	408 DORADO TER 33	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-136	410 DORADO TER 34	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-137	415 DORADO TER 39	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-138	417 DORADO TER 40	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-139	409 DORADO TER 41	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-140	411 DORADO TER 42	Residential <5 Units	2	2	-	-	1.00	-	1.00	1.92	-	1.92	23.56	-	16.62	40.18
3283-141	636 DORADO TER 2	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-142	632 DORADO TER #3	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-143	628 DORADO TER 4	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-144	624 DORADO TER 5	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-145	620 DORADO TER 6	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-146	616 DORADO TER 7	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-147	612 DORADO TER 8	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-148	608 DORADO TER 9	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-149	604 DORADO TER 10	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-150	600 DORADO TER 11	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-151	542 DORADO TER 12	Residential <5 Units	3	3	-	-	1.00	-	1.00	2.86	-	2.86	35.16	-	24.81	59.96
3283-152	538 DORADO TER #13	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-153	534 DORADO TER 14	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-154	530 DORADO TER 15	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-155	526 DORADO TER #16	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-156	512 DORADO TER 21	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41

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APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
3283-157	508 DORADO TER 22	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-158	504 DORADO TER 23	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-159	500 DORADO TER 24	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-160	428 DORADO TER 25	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-161	424 DORADO TER 26	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-162	404 DORADO TER 35	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-163	419 DORADO TER 38	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-164	405 DORADO TER 43	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-165	605 DORADO TER #46	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-166	609 DORADO TER 47	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-167	615 DORADO TER 48	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-168	619 DORADO TER 49	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-169	720 DORADO TER 51	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-170	716 DORADO TER 52	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-171	712 DORADO TER 53	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-172	708 DORADO TER 54	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-173	704 DORADO TER 55	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-174	700 DORADO TER 56	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.07	-	3.07	37.76	-	26.65	64.41
3283-175	640 DORADO TER 1	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-176	400 DORADO TER 36	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-177	423 DORADO TER 37	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-178	401 DORADO TER 44	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-179	601 DORADO TER 45	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-180	623 DORADO TER 50	Residential <5 Units	3	3	-	-	1.00	-	1.00	3.47	-	3.47	42.64	-	30.09	72.73
3283-195	1728-1770 OCEAN AVE	Commercial	74	74	18,423	24,707	2.00	1.00	2.00	148.38	43,129.63	148.38	1,823.32	3,701.10	1,286.58	6,811.00
3283-197	18 DORADO TER 2	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-198	18 DORADO TER 6	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-199	18 DORADO TER 8	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-200	18 DORADO TER 10	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283-201	18 DORADO TER 12	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-202	18 DORADO TER 16	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-203	18 DORADO TER 18	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-204	18 DORADO TER 20	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283-205	18 DORADO TER 22	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.29	-	5.29	65.05	-	45.90	110.96
3283-206	18 DORADO TER 26	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-207	18 DORADO TER 28	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.18	-	5.18	63.65	-	44.91	108.56
3283-208	18 DORADO TER 30	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.74	-	5.74	70.51	-	49.76	120.27
3283-209	18 DORADO TER 25	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.62	-	5.62	69.04	-	48.71	117.75
3283-210	18 DORADO TER 23	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.45	-	6.45	79.26	-	55.93	135.19
3283-211	18 DORADO TER 21	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.42	-	6.42	78.89	-	55.67	134.56
3283-212	18 DORADO TER 19	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-213	18 DORADO TER 17	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-214	18 DORADO TER 15	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-215	18 DORADO TER 11	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283-216	18 DORADO TER 9	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-217	18 DORADO TER 7	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-218	18 DORADO TER 5	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-219	18 DORADO TER 3	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.14	-	5.14	63.17	-	44.57	107.75
3283-220	18 DORADO TER 1	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.17	-	5.17	63.58	-	44.86	108.44
3283-221	18 DORADO TER 32	Residential <5 Units	4	4	-	-	1.00	-	1.00	4.31	-	4.31	52.91	-	37.34	90.25
3283-222	18 DORADO TER 36	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.58	-	4.58	56.31	-	39.73	96.04
6915-001	1901-1903 OCEAN AVE	Commercial	30	30	6,756	11,182	2.00	1.00	2.00	60.28	17,938.00	60.28	740.71	1,539.32	522.67	2,802.70
6915-018	1973-1975 OCEAN AVE	Commercial	25	25	2,291	2,550	2.00	1.00	2.00	50.00	4,841.00	50.00	614.40	415.42	433.53	1,463.35
6915-019	1967 OCEAN AVE	Commercial	25	25	2,247	420	2.00	1.00	2.00	50.00	2,667.00	50.00	614.40	228.86	433.53	1,276.79
6915-020	1959-1963 OCEAN AVE	Commercial	50	50	4,499	3,000	2.00	1.00	2.00	100.00	7,499.00	100.00	1,228.79	643.52	867.06	2,739.37
6915-022	1951-1955 OCEAN AVE	Commercial	50	50	4,499	4,950	2.00	1.00	2.00	100.00	9,449.00	100.00	1,228.79	810.85	867.06	2,906.71
6915-024	1947-1949 OCEAN AVE	Commercial	22	22	1,977	1,640	2.00	1.00	2.00	44.00	3,617.00	44.00	540.67	310.39	381.51	1,232.56
6915-025	1939-1945 OCEAN AVE	Commercial	47	47	4,230	2,470	2.00	1.00	2.00	94.00	6,700.00	94.00	1,155.06	574.95	815.04	2,545.05
6915-027	1931-1935 OCEAN AVE	Commercial	50	50	4,499	3,450	2.00	1.00	2.00	100.00	7,949.00	100.00	1,228.79	682.13	867.06	2,777.99
6915-029	1927-1929 OCEAN AVE	Commercial	25	25	2,247	1,193	2.00	1.00	2.00	50.00	3,440.00	50.00	614.40	295.20	433.53	1,343.13
6915-032	1917 OCEAN AVE	Commercial	50	50	4,499	3,600	2.00	1.00	2.00	100.00	8,099.00	100.00	1,228.79	695.00	867.06	2,790.86
6915-034	1907 OCEAN AVE	Commercial	25	25	2,430	2,250	2.00	1.00	2.00	50.00	4,680.00	50.00	614.40	401.61	433.53	1,449.53
6915-035	38 LEGION CT	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6915-036	1921 OCEAN AVE	Commercial	25	25	3,632	3,632	2.00	1.00	2.00	50.00	7,264.00	50.00	614.40	623.35	433.53	1,671.28
6933-032	390 ASHTON AVE	Public/Utility/Non-Profit	54	54	-	-	1.00	-	1.00	54.34	-	54.34	667.72	-	471.16	1,138.89
6933-034	1831-1835 OCEAN AVE	Residential <5 Units	27	27	-	-	1.00	-	1.00	27.17	-	27.17	333.86	-	235.58	569.44

CITY OF SAN FRANCISCO  
OCEAN AVENUE COMMUNITY BENEFIT DISTRICT  
ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
6933-035	1827-1829 OCEAN AVE	Commercial	27	27	2,500	3,545	2.00	1.00	2.00	54.34	6,045.00	54.34	667.72	518.74	471.16	1,657.63
6933-040	1801 OCEAN AVE	Commercial	134	134	14,021	5,148	2.00	1.00	2.00	268.84	19,169.00	268.84	3,303.48	1,644.96	2,331.01	7,279.45
6934-001	1701 OCEAN AVE	Commercial	78	78	5,239	5,095	2.00	1.00	2.00	155.28	10,334.00	155.28	1,908.07	886.80	1,346.38	4,141.24
6934-022	1799 OCEAN AVE	Commercial	78	78	8,171	1,108	2.00	1.00	2.00	155.28	9,279.00	155.28	1,908.07	796.26	1,346.38	4,050.70
6934-025	1725-1735 OCEAN AVE	Commercial	52	52	5,858	5,250	2.00	1.00	2.00	103.52	11,108.00	103.52	1,272.04	953.22	897.58	3,122.84
6934-027	1719 OCEAN AVE	Commercial	26	26	3,361	3,300	2.00	1.00	2.00	51.76	6,661.00	51.76	636.02	571.60	448.79	1,656.42
6935-001	1271 CAPITOL AVE	Commercial	26	26	2,692	3,900	2.00	1.00	2.00	51.76	6,592.00	51.76	636.02	565.68	448.79	1,650.50
6935-020	1631-1633 OCEAN AVE	Commercial	26	26	2,282	3,700	2.00	1.00	2.00	51.76	5,982.00	51.76	636.02	513.34	448.79	1,598.15
6935-021	1625 OCEAN AVE	Commercial	26	26	3,367	1,880	2.00	1.00	2.00	51.76	5,247.00	51.76	636.02	450.26	448.79	1,535.08
6935-026	1607-1623 OCEAN AVE	Commercial	78	78	9,099	3,825	2.00	1.00	2.00	155.28	12,924.00	155.28	1,908.07	1,109.05	1,346.38	4,363.50
6935-027	1641-1649 OCEAN AVE	Commercial	78	78	7,962	6,180	2.00	1.00	2.00	155.28	14,142.00	155.28	1,908.07	1,213.57	1,346.38	4,468.02
6936-001	295 MIRAMAR AVE	Commercial	26	26	2,596	3,150	2.00	1.00	2.00	51.76	5,746.00	51.76	636.02	493.08	448.79	1,577.90
6936-010	1549-1551 OCEAN AVE	Residential 5+ Units	26	26	2,812	5,512	1.50	0.50	1.50	38.82	4,162.00	38.82	477.02	357.16	336.59	1,170.77
6936-011	1543 OCEAN AVE	Commercial	26	26	3,145	1,700	2.00	1.00	2.00	51.76	4,845.00	51.76	636.02	415.77	448.79	1,500.58
6936-012	1537-1539 OCEAN AVE	Commercial	26	26	2,975	2,650	2.00	1.00	2.00	51.76	5,625.00	51.76	636.02	482.70	448.79	1,567.51
6936-013	1533 OCEAN AVE	Commercial	26	26	2,809	2,129	2.00	1.00	2.00	51.76	4,938.00	51.76	636.02	423.75	448.79	1,508.56
6936-015	1521 OCEAN AVE	Commercial	26	26	3,097	1,595	2.00	1.00	2.00	51.76	4,692.00	51.76	636.02	402.64	448.79	1,487.45
6936-016	1515 OCEAN AVE	Commercial	26	26	2,931	5,449	2.00	1.00	2.00	51.76	8,380.00	51.76	636.02	719.12	448.79	1,803.93
6936-017	1507-1509 OCEAN AVE	Commercial	26	26	2,766	2,050	2.00	1.00	2.00	51.76	4,816.00	51.76	636.02	413.28	448.79	1,498.09
6936-018	1523 OCEAN AVE	Commercial	8	8	825	1,984	2.00	1.00	2.00	15.72	2,808.77	15.72	193.21	241.03	136.33	570.58
6936-019	1525 OCEAN AVE #1	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.29	-	6.29	77.32	-	54.56	131.89
6936-020	1525 OCEAN AVE #2	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.83	-	6.83	83.90	-	59.20	143.10
6936-021	1525 OCEAN AVE #3	Residential <5 Units	5	5	-	-	1.00	-	1.00	4.90	-	4.90	60.18	-	42.47	102.65
6941-058	1445 OCEAN AVE	Residential 5+ Units	26	26	2,887	5,962	1.50	0.50	1.50	38.82	4,424.50	38.82	477.02	379.68	336.59	1,193.29
6941-059	1441-1443 OCEAN AVE	Commercial	26	26	2,709	7,062	2.00	1.00	2.00	51.76	9,771.00	51.76	636.02	838.48	448.79	1,923.30
6941-060	1437-1439 OCEAN AVE	Commercial	26	26	2,500	3,640	2.00	1.00	2.00	51.76	6,140.00	51.76	636.02	526.89	448.79	1,611.71
6941-061	1431-1433 OCEAN AVE	Commercial	26	26	2,330	3,500	2.00	1.00	2.00	51.76	5,830.00	51.76	636.02	500.29	448.79	1,585.11
6941-062	1425-1427 OCEAN AVE	Commercial	26	26	3,472	3,880	2.00	1.00	2.00	51.76	7,352.00	51.76	636.02	630.90	448.79	1,715.71
6941-063	1415-1423 OCEAN AVE	Commercial	26	26	3,245	5,285	2.00	1.00	2.00	51.76	8,530.00	51.76	636.02	731.99	448.79	1,816.80
6941-064	1415 OCEAN AVE	Commercial	26	26	3,079	5,285	2.00	1.00	2.00	51.76	8,364.00	51.76	636.02	717.74	448.79	1,802.56
6941-068	1401 OCEAN AVE	Residential 5+ Units	52	52	4,033	6,252	1.50	0.50	1.50	77.64	5,142.50	77.64	954.03	441.30	673.19	2,068.52
6942-050	1345 OCEAN AVE	Public/Utility/Non-Profit	104	104	-	-	1.00	-	1.00	103.52	-	103.52	1,272.04	-	897.58	2,169.63
6942-054	1327-1329 OCEAN AVE	Commercial	26	26	2,773	1,530	2.00	1.00	2.00	51.76	4,303.00	51.76	636.02	369.26	448.79	1,454.07
6942-055	1315 OCEAN AVE	Commercial	52	52	6,124	5,362	2.00	1.00	2.00	103.52	11,486.00	103.52	1,272.04	985.65	897.58	3,155.28
6942-058	1301 OCEAN AVE	Commercial	52	52	5,453	1,050	2.00	1.00	2.00	103.52	6,503.00	103.52	1,272.04	558.04	897.58	2,727.67
6943-049	1299 OCEAN AVE	Commercial	78	78	9,265	-	2.00	1.00	2.00	155.28	9,265.00	155.28	1,908.07	795.06	1,346.38	4,049.50
6943-054	1201 OCEAN AVE	Commercial	155	155	19,890	4,279	2.00	1.00	2.00	310.56	24,169.00	310.56	3,816.13	2,074.03	2,692.75	8,582.91
6944-001	295-299 LEE AVE	Commercial	26	26	2,439	3,553	2.00	1.00	2.00	51.76	5,992.00	51.76	636.02	514.19	448.79	1,599.01
6944-040	1155 OCEAN AVE	Public/Utility/Non-Profit	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6944-043	1107-1111 OCEAN AVE	Residential <5 Units	39	39	-	-	1.00	-	1.00	38.82	-	38.82	477.02	-	336.59	813.61
6944-046	1117 OCEAN AVE #201	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.55	-	6.55	80.51	-	56.81	137.32
6944-047	1117 OCEAN AVE #202	Residential <5 Units	4	4	-	-	1.00	-	1.00	3.57	-	3.57	43.85	-	30.94	74.79
6944-048	1117 OCEAN AVE #203	Residential <5 Units	5	5	-	-	1.00	-	1.00	5.09	-	5.09	62.49	-	44.10	106.59
6944-049	1117 OCEAN AVE #304	Residential <5 Units	7	7	-	-	1.00	-	1.00	7.39	-	7.39	90.82	-	64.09	154.91
6944-050	1117 OCEAN AVE #305	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.20	-	6.20	76.19	-	53.76	129.95
6944-051	1117 OCEAN AVE #306	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.92	-	5.92	72.70	-	51.30	124.00
6944-052	1117 OCEAN AVE #307	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.11	-	6.11	75.04	-	52.95	127.99
6944-053	1117 OCEAN AVE #308	Residential <5 Units	6	6	-	-	1.00	-	1.00	6.15	-	6.15	75.51	-	53.28	128.79
6944-054	1117 OCEAN AVE #309	Residential <5 Units	7	7	-	-	1.00	-	1.00	6.56	-	6.56	80.67	-	56.92	137.59
6944-055	1117 OCEAN AVE #204	Residential <5 Units	4	4	-	-	1.00	-	1.00	3.67	-	3.67	45.10	-	31.82	76.92
6944-056	1125 OCEAN AVE #101	Commercial	5	5	538	1,074	2.00	1.00	2.00	9.10	1,611.56	9.10	111.86	138.29	78.93	329.09
6944-057	1125 OCEAN AVE #102	Commercial	3	3	350	699	2.00	1.00	2.00	5.92	1,048.87	5.92	72.80	90.01	51.37	214.18
6944-061	280 BRIGHTON AVE	Residential 5+ Units	78	78	9,062	20,790	1.50	0.50	1.50	116.46	14,926.00	116.46	1,431.05	1,280.85	1,009.78	3,721.68
6945-034	1037-1039 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6945-035	1031 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.88	-	25.88	318.01	-	224.40	542.41
6945-036	1025-1027 OCEAN AVE	Commercial	26	26	3,005	3,500	2.00	1.00	2.00	51.76	6,505.00	51.76	636.02	558.22	448.79	1,643.03
6945-041	1015-1019 OCEAN AVE	Residential 5+ Units	52	52	5,514	7,492	1.50	0.50	1.50	77.64	6,503.00	77.64	954.03	558.04	673.19	2,185.27
6945-043	1051 OCEAN AVE	Commercial	52	52	4,687	626	2.00	1.00	2.00	103.52	5,313.00	103.52	1,272.04	455.93	897.58	2,625.55
6945-045	1001-1011 OCEAN AVE	Commercial	52	52	4,938	6,450	2.00	1.00	2.00	103.52	11,388.00	103.52	1,272.04	977.24	897.58	3,146.87
6946-001	859 OCEAN AVE	Residential <5 Units	57	57	-	-	1.00	-	1.00	57.46	-	57.46	706.06	-	498.21	1,204.28
6946-029	248 HAROLD AVE	Residential <5 Units	35	35	-	-	1.00	-	1.00	35.34	-	35.34	434.21	-	306.39	740.59
6946-030	999 OCEAN AVE	Commercial	66	66	5,584	775	2.00	1.00	2.00	131.20	6,359.00	131.20	1,612.17	545.69	1,137.59	3,295.45
6946-032	955 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946-033	951 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946-034	945 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946-035	941 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96

CITY OF SAN FRANCISCO  
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ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
6946-036	935 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946-037	931 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6946-051	863 OCEAN AVE	Residential <5 Units	48	48	-	-	1.00	-	1.00	47.77	-	47.77	586.98	-	414.19	1,001.17
6946-053	2 BRUCE AVE	Residential <5 Units	63	63	-	-	1.00	-	1.00	62.62	-	62.62	769.48	-	542.96	1,312.44
6946-055	12 BRUCE AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.07	-	28.07	344.91	-	243.38	588.29
6946-057	2 GENEVA AVE	Residential <5 Units	217	217	9,561	11,604	1.50	0.50	1.50	325.43	10,582.50	325.43	3,998.85	908.12	2,821.68	7,728.65
6946-058	4 BRUCE AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.07	-	28.07	344.91	-	243.38	588.29
6946-059	16 BRUCE AVE	Residential <5 Units	18	18	-	-	1.00	-	1.00	17.83	-	17.83	219.04	-	154.56	373.61
6946-061	801-899 OCEAN AVE	Public/Utility/Non-Profit	314	314	-	-	1.00	-	1.00	314.22	-	314.22	3,861.12	-	2,724.50	6,585.61
6947-001	2 HOWTH ST	Residential <5 Units	89	89	-	-	1.00	-	1.00	89.12	-	89.12	1,095.12	-	772.74	1,867.87
6947-001A	819 OCEAN AVE	Residential <5 Units	41	41	-	-	1.00	-	1.00	40.66	-	40.66	499.58	-	352.51	852.09
6947-001B	825 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947-001C	831 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947-001D	837 OCEAN AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6947-001E	10 HOWTH ST	Residential <5 Units	1	1	-	-	1.00	-	1.00	1.16	-	1.16	14.24	-	10.05	24.29
6947-002	841 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947-002D	845 OCEAN AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947-002E	851 OCEAN AVE	Residential <5 Units	24	24	-	-	1.00	-	1.00	24.10	-	24.10	296.11	-	208.94	505.06
6947-008	2-98 HOWTH ST	Public/Utility/Non-Profit	81	81	-	-	1.00	-	1.00	81.00	-	81.00	995.32	-	702.32	1,697.64
6947-009	41 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947-010	33 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6947-016	25 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6947-017	17 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6947-018	9 GENEVA AVE	Residential <5 Units	32	32	-	-	1.00	-	1.00	32.00	-	32.00	393.21	-	277.46	670.67
6947-019	3 GENEVA AVE	Residential <5 Units	34	34	-	-	1.00	-	1.00	34.39	-	34.39	422.58	-	298.18	720.76
6948-022	65 HOWTH ST	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6948-023	755 OCEAN AVE	Public/Utility/Non-Profit	694	694	-	-	1.00	-	1.00	693.50	-	693.50	8,521.71	-	6,013.12	14,534.83
6948-026	2-98 HOWTH ST	Public/Utility/Non-Profit	87	87	-	-	1.00	-	1.00	87.00	-	87.00	1,069.05	-	754.35	1,823.39
6948-027	699 OCEAN AVE	Public/Utility/Non-Profit	32	32	-	-	1.00	-	1.00	32.00	-	32.00	393.21	-	277.46	670.67
6974-001	250 GENEVA AVE	Residential <5 Units	28	28	-	-	1.00	-	1.00	28.00	-	28.00	344.06	-	242.78	586.84
6974-001A	238 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6974-001B	232 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6974-001C	226 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	25.50	-	25.50	313.34	-	221.10	534.44
6974-024	101 LOUISBURG ST	Residential <5 Units	79	79	-	-	1.00	-	1.00	78.50	-	78.50	964.60	-	680.64	1,645.25
6974-026	220 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6975-001	142 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6975-001A	130 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-002	136 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-002A	124 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-023	100 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-024	106 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-024A	112 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6975-024B	118 GENEVA AVE	Residential <5 Units	26	26	-	-	1.00	-	1.00	26.00	-	26.00	319.49	-	225.44	544.92
6976-001	94 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976-008A	76 GENEVA AVE	Residential <5 Units	30	30	-	-	1.00	-	1.00	30.00	-	30.00	368.64	-	260.12	628.76
6976-009	80 GENEVA AVE	Residential <5 Units	25	25	-	-	1.00	-	1.00	25.00	-	25.00	307.20	-	216.77	523.96
6976-010	2-98 GENEVA AVE	Residential <5 Units	6	6	-	-	1.00	-	1.00	5.50	-	5.50	67.58	-	47.69	115.27
6976-011	84 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976-012	90 GENEVA AVE	Residential <5 Units	33	33	-	-	1.00	-	1.00	33.33	-	33.33	409.59	-	289.02	698.61
6976-013	56 GENEVA AVE	Public/Utility/Non-Profit	56	56	-	-	1.00	-	1.00	56.00	-	56.00	688.12	-	485.56	1,173.68
6976-016	66 GENEVA AVE	Public/Utility/Non-Profit	44	44	-	-	1.00	-	1.00	44.00	-	44.00	540.67	-	381.51	922.18
7220-003	2660-2666 OCEAN AVE	Commercial	58	58	5,179	5,793	2.00	1.00	2.00	116.89	10,972.00	116.89	1,436.28	941.55	1,013.48	3,391.31
7220-003A	2674 OCEAN AVE	Commercial	44	44	4,499	2,930	2.00	1.00	2.00	87.99	7,429.00	87.99	1,081.16	637.51	762.89	2,481.57
7220-014	2690 OCEAN AVE	Public/Utility/Non-Profit	84	84	-	-	1.00	-	1.00	83.76	-	83.76	1,029.17	-	726.21	1,755.38
7223-003	2636 OCEAN AVE	Commercial	25	25	2,250	4,500	2.00	1.00	2.00	50.00	6,750.00	50.00	614.40	579.24	433.53	1,627.17
7223-003A	2642-2646 OCEAN AVE	Commercial	25	25	2,247	4,033	2.00	1.00	2.00	50.00	6,280.00	50.00	614.40	538.91	433.53	1,586.84
7223-004	2650-2656 OCEAN AVE	Commercial	55	55	4,957	4,565	2.00	1.00	2.00	110.14	9,522.00	110.14	1,353.44	817.12	955.02	3,125.57
7224-002	2600-2608 OCEAN AVE	Commercial	51	51	4,560	4,829	2.00	1.00	2.00	101.44	9,389.00	101.44	1,246.49	805.70	879.55	2,931.74
7224-002A	2620-2626 OCEAN AVE	Commercial	50	50	4,351	4,351	2.00	1.00	2.00	100.00	8,702.00	100.00	1,228.79	746.75	867.06	2,842.60
7224-002B	2612-2616 OCEAN AVE	Commercial	38	38	3,419	6,838	2.00	1.00	2.00	76.00	10,257.00	76.00	933.88	880.19	658.97	2,473.04
7225-013	2-298 JUNIPERO SERRA BLVD	Public/Utility/Non-Profit	109	109	-	-	1.00	-	1.00	108.85	-	108.85	1,337.59	-	943.83	2,281.42
7225-014	2528-2536 OCEAN AVE	Commercial	60	60	3,449	4,665	2.00	1.00	2.00	120.00	8,114.00	120.00	1,474.55	696.29	1,040.48	3,211.32
7225-014A	2550 OCEAN AVE	Commercial	68	68	6,133	7,072	2.00	1.00	2.00	136.05	13,205.00	136.05	1,671.77	1,133.17	1,179.64	3,984.58
7225-014C	2560-2570 OCEAN AVE	Commercial	50	50	4,499	7,260	2.00	1.00	2.00	100.00	11,759.00	100.00	1,228.79	1,009.08	867.06	3,104.93
7226-016	3000-3098 19TH AVE	Public/Utility/Non-Profit	102	102	-	-	1.00	-	1.00	101.93	-	101.93	1,252.48	-	883.78	2,136.26
7226-017	2661-2675 OCEAN AVE	Commercial	102	102	6,107	6,852	2.00	1.00	2.00	203.63	12,959.00	203.63	2,502.24	1,112.06	1,765.64	5,379.93

CITY OF SAN FRANCISCO  
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ASSESSMENT ROLL FOR FY 2025/26

APN	Address	Land Use	Cleaning Frontage	Streetscape Frontage	Lot Area	Building Area	Cleaning BP	Marketing BP	Streetscape BP	Cleaning SBP	Marketing SBP	Streetscape SBP	Cleaning Assessment	Marketing Assessment	Streetscape Assessment	Total Assessment
7226-019	2611-2635 OCEAN AVE	Commercial	100	100	10,003	9,672	2.00	1.00	2.00	200.00	19,675.00	200.00	2,457.58	1,688.38	1,734.13	5,880.09
7226-019A	2601-2609 OCEAN AVE	Commercial	50	50	5,000	4,500	2.00	1.00	2.00	100.00	9,500.00	100.00	1,228.79	815.23	867.06	2,911.08
7226-020	2575 OCEAN AVE	Commercial	50	50	5,000	4,750	2.00	1.00	2.00	100.00	9,750.00	100.00	1,228.79	836.68	867.06	2,932.54
7226-021	2525-2533 OCEAN AVE	Commercial	53	53	3,441	12,194	2.00	1.00	2.00	106.85	15,635.00	106.85	1,312.91	1,341.69	926.42	3,581.03
7226-021A	2545-2549 OCEAN AVE	Commercial	30	30	2,400	2,620	2.00	1.00	2.00	60.00	5,020.00	60.00	737.27	430.78	520.24	1,688.30
7226-021B	2555 OCEAN AVE	Commercial	50	50	3,998	9,500	2.00	1.00	2.00	100.00	13,498.00	100.00	1,228.79	1,158.31	867.06	3,254.16
7226-021C	2537-2541 OCEAN AVE	Commercial	25	25	1,999	1,995	2.00	1.00	2.00	50.00	3,994.00	50.00	614.40	342.74	433.53	1,390.67
7226-022	2501-2519 OCEAN AVE	Commercial	95	95	3,698	7,114	2.00	1.00	2.00	190.00	10,812.00	190.00	2,334.70	927.82	1,647.42	4,909.94
7226-023	2645 OCEAN AVE	Commercial	100	100	19,902	29,775	2.00	1.00	2.00	200.00	49,677.00	200.00	2,457.58	4,262.96	1,734.13	8,454.66
Totals			12,345	12,005	653,150	779,196				17,859.94	1,261,002.90	17,519.94	\$ 219,461.21	\$ 108,211.02	\$ 151,908.97	\$ 479,581.20

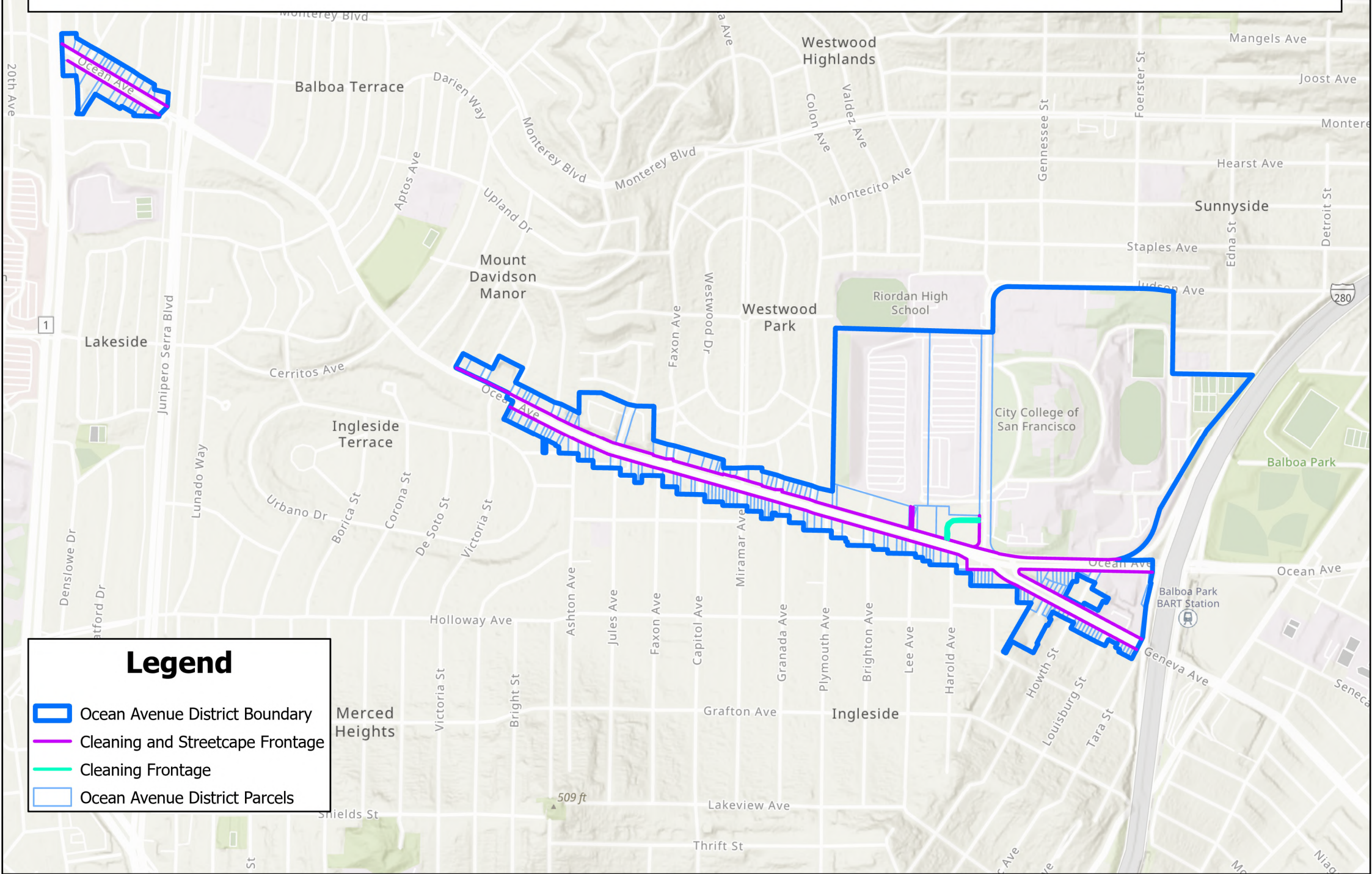
## 12. Appendix

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The following page contains the appendix referenced in this report.



# Ocean Ave CBD - Cleaning & Streetscape Frontages



### Legend

-  Ocean Avenue District Boundary
-  Cleaning and Streetscape Frontage
-  Cleaning Frontage
-  Ocean Avenue District Parcels