

BOARD of SUPERVISORS



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MEMORANDUM

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Jackie Fielder, Chair
Government Audit and Oversight Committee

FROM: Monique Crayton, Assistant Clerk

DATE: June 9, 2025

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 10, 2025

The following file should be presented as COMMITTEE REPORT at the regular Board meeting on Tuesday, June 10, 2025. This resolution was acted upon at the regular Government Audit and Oversight Committee meeting on Thursday, June 5, 2025, at 10:00 a.m., by the votes indicated.

Item No. 30 File No. 250369

Resolution authorizing the Mayor or his designee to cast an assessment ballot in the affirmative for the proposed renewal and expansion of a property and business improvement district to be named the Ocean Avenue Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Jackie Fielder - Aye
Supervisor Danny Sauter - Aye
Supervisor Stephen Sherrill - Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250369

Committee Item No. 7

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: June 5, 2025

Board of Supervisors Meeting:

Date: June 10, 2025

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Clean |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU - FY2022-2024 - Redline |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>City-Owned Parcels and Assessment List</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Comm Rpt Rqst Memo 052925</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
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Prepared by: Monique Crayton

Date: May 30, 2025

Prepared by: Monique Crayton

Date: June 9, 2025

Prepared by:

Date:

1 [Assessment Ballots for City Parcels - Ocean Avenue Community Benefit District]

2
3 **Resolution authorizing the Mayor or his designee to cast an assessment ballot in the**
4 **affirmative for the proposed renewal and expansion of a property and business**
5 **improvement district to be named the Ocean Avenue Community Benefit District, with**
6 **respect to certain parcels of real property owned by the City that would be subject to**
7 **assessment in said district.**

8
9 WHEREAS, Pursuant to the Property and Business Improvement Law of 1994,
10 California Streets and Highways Code, Sections 36600 et seq. (the "Act"), as augmented by
11 Article 15 of the San Francisco Business and Tax Regulations Code ("Article 15"), the Board
12 of Supervisors adopted the Resolution in File No. 250368 on May 6, 2025, entitled "Resolution
13 declaring the intention of the Board of Supervisors to renew and expand a property-based
14 business improvement district known as the 'Ocean Avenue Community Benefit District' and
15 levy a multi-year assessment on all parcels in the district; approving the management district
16 plan and engineer's report and proposed boundaries map for the district; ordering and setting
17 a time and place for a public hearing of the Board of Supervisors, sitting as a Committee of
18 the Whole, on July 8, 2025 at 3:00 p.m.; approving the form of the Notice of Public Hearing
19 and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental findings;
20 and directing the Clerk of the Board of Supervisors to give notice of the public hearing and
21 balloting as required by law" (the "Resolution of Intention," Board of Supervisors File No.
22 250368); and

23 WHEREAS, The Resolution of Intention for the Ocean Avenue Community Benefit
24 District (the "Ocean Avenue CBD" or "District"), among other things, approved the Ocean
25 Avenue Community Benefit District Management District Plan (the "District Management

1 Plan"), dated April 2025, the Ocean Avenue Community Benefit District Engineer's Report,
2 dated April 2025, and the Notice of Public Hearing, that are all on file with Clerk of the Board
3 of Supervisors in File No. 250368; and

4 WHEREAS, If the proposed District is established, assessments would be levied and
5 collected against all parcels of real property in the proposed District for a period of fifteen
6 years and one half (15 1/2 years), commencing with Fiscal Year 2025-2026 through Fiscal
7 Year 2039-2040; and

8 WHEREAS, Article XIID, Section 4 of the California Constitution provides that parcels
9 within an assessment district that are owned or used by any government agency, the State of
10 California or the United States shall not be exempt from assessment unless the agency can
11 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
12 receive no special benefit; and

13 WHEREAS, The Board of Supervisors has jurisdiction over seven parcels of real
14 property within the proposed assessment district that are owned by the City and County of
15 San Francisco, the details of which are set forth in the following chart, which shows for each
16 parcel the street address, Assessor's lot and block number, name/description, proposed
17 assessment amount, and the percent of the total proposed assessments for the District that
18 parcel would be assessed for the first year of the District (which is the corresponding weight to
19 be afforded the City's signature on the ballot to renew and establish the Ocean Avenue CBD):
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25

| ADDRESS | LOT / BLOCK | NAME / DESCRIPTION OF BUILDING | EST. ASSESSMENT AMOUNT | % OF TOTAL CBD BUDGET |
|----------------------|-------------|--------------------------------------|------------------------------|--------------------------|
| 801-899 OCEAN AVE | 6946 -061 | DPW | \$ 6,585.61 | 1.35% |
| 1000 OCEAN AVE | 3180-194 | SFFD | \$ 5,696.35 | 1.17% |
| 1298 OCEAN AVE | 3199 -017 | SFPL | \$ 2,409.77 | 0.49% |
| 2-98 HOWTH ST | 6948 -026 | DPW | \$ 1,823.39 | 0.37% |
| 2-98 HOWTH ST | 6947 -008 | DPW | \$ 1,697.64 | 0.35% |
| 699 OCEAN AVE | 6948 -027 | DPW | \$ 670.67 | 0.14% |
| 1280 OCEAN AVE | 3180 -192 | SFPL | \$ 628.76 | 0.13% |
| TOTAL | | | \$19,512.20 | 4.00% |

WHEREAS, The Board of Supervisors will hold a public hearing on July 8, 2025, to consider public testimony on the proposed formation of the Ocean Avenue Community Benefit District, the levy of multi-year assessments on real property located in the proposed district, and assessment ballot proceedings for affected property owners to approve or disapprove the assessments; and

WHEREAS, The property owners or their authorized representatives may submit, withdraw or change assessment ballots for their respective properties prior to the close of public testimony at the public hearing; and

1 WHEREAS, The Board of Supervisors may cast the assessment ballots for those
2 parcels over which it has jurisdiction, to either approve or disapprove the proposed
3 assessments for those parcels that would be subject to assessment; or the Board may
4 authorize a representative to submit the assessment ballots for parcels over which the Board
5 has jurisdiction; and

6 WHEREAS, At the July 8, 2025, public hearing, the Board is likely to receive public
7 testimony both in favor of and against the levying of assessments, and the Department of
8 Elections will tabulate the assessment ballots submitted by the owners of affected properties
9 to determine if there is a majority protest; and

10 WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative
11 to submit an assessment ballot for the City-owned parcels within the proposed district over
12 which the Board has jurisdiction to avoid confusion on the Board's dual role as both the
13 legislative body that may form the district and levy assessments if there is no majority protest
14 by the affected property owners, and as the decision-making body for the City as the owner of
15 property subject to assessments; now, therefore, be it

16 RESOLVED, That the Mayor or his designee is hereby authorized to submit an
17 assessment ballot in the affirmative for the above-listed parcels of real property owned by the
18 City and County of San Francisco over which the Board has jurisdiction that would be subject
19 to assessment in the proposed property and business improvement district to be named the
20 Ocean Avenue Community Benefit District; and, be it

21 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
22 of this Resolution to be delivered to the Office of Economic and Workforce Development, and
23 the Director of Elections, and placed in the Board of Supervisors file for the Resolution to
24 establish the proposed district.

| APN_D | SITE | Current Asst (FY 24-25) | \$515k | Petition % | City Department |
|-----------|-------------------|-------------------------|-------------|------------|-----------------|
| 3180 -194 | 1000 OCEAN AVE | \$ 14,303.61 | \$ 5,696.35 | 1.17% | SFFD |
| 6946 -061 | 801-899 OCEAN AVE | \$ 4,960.70 | \$ 6,585.61 | 1.35% | DPW |
| 3199 -017 | 1298 OCEAN AVE | \$ 5,503.34 | \$ 2,409.77 | 0.49% | Library |
| 6948 -026 | 2-98 HOWTH ST | - | \$ 1,823.39 | 0.37% | DPW |
| 6947 -008 | 2-98 HOWTH ST | - | \$ 1,697.64 | 0.35% | DPW |
| 6948 -027 | 699 OCEAN AVE | - | \$ 670.67 | 0.14% | DPW |
| 3180 -192 | 1280 OCEAN AVE | - | \$ 628.76 | 0.13% | SFPL |

| | | |
|--------------|--------------|-------|
| \$ 24,767.65 | \$ 19,512.20 | 4.00% |
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Member, Board of Supervisors
District 9



City and County of San Francisco

JACKIE FIELDER

| | |
|-------|--|
| DATE: | May 29, 2025 |
| TO: | Angela Calvillo Clerk of the Board of Supervisors |
| FROM: | Supervisor Jackie Fielder, Chair, Government Audit and Oversight Committee |
| RE: | Government Audit and Oversight Committee COMMITTEE REPORTS |

Pursuant to Board Rule 4.20, as Chair of Government Audit and Oversight Committee, I have deemed the following matter is of an urgent nature and request that it be considered by the full Board on Tuesday, June 10, 2025, as a Committee Report:

1. File No. 250369 - [Assessment Ballots for City Parcels - Ocean Avenue Community Benefit District]

This matter will be heard in the Government Audit and Oversight Committee at a regular Meeting on Thursday, June 5, 2025, at 10:00 a.m.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jackie Fielder".

Jackie Fielder