

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

January 3, 2019

John Arntz  
Director, Department of Elections  
City Hall, Room 48  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Board of Supervisors Resolution No. 422-18

Dear Director Arntz:

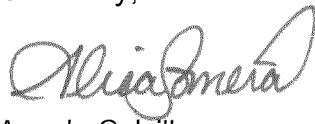
On December 11, 2018, the Board of Supervisors for the City and County of San Francisco adopted Resolution No. 422-18, authorizing the Mayor, or their designee(s), to cast an assessment ballot in the affirmative on behalf of the City and County of San Francisco, as the owner of one parcel of real property over which the Board of Supervisors has jurisdiction that would be subject to assessment in the proposed formation of a property and business improvement district to be named the SoMa West Community Benefit District. Resolution No. 422-18 was enacted on December 14, 2018.

Pursuant to a directive of the resolution, the Board of Supervisors directs the Clerk of the Board to forward the following documents to your attention:

- One certified copy of Resolution No. 422-18 (Board File No. 181091)

If you have any questions, please contact John Carroll, Assistant Clerk, at (415) 554-4445.

Sincerely,

  
A Angela Calvillo  
Clerk of the Board

c. Cuong Quach, Department of Elections  
Chris Corgas, Office of Economic and Workforce Development



City and County of San Francisco

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

Certified Copy

Resolution

181091 [ Assessment Ballots for City Parcels - SoMa West Community Benefit District ]

Sponsor: Kim

Resolution authorizing the Mayor or their designee(s) to cast an assessment ballot in the affirmative for the proposed formation of a property and business improvement district to be named the SoMa West Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

12/11/2018 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

12/14/2018 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Resolution is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

January 03, 2019

Date

Signature of Angela Galvillo
Angela Galvillo
Clerk of the Board

1 [Assessment Ballots for City Parcels - SoMa West Community Benefit District]

2  
3 **Resolution authorizing the Mayor or their designee(s) to cast an assessment ballot in**  
4 **the affirmative for the proposed formation of a property and business improvement**  
5 **district to be named the SoMa West Community Benefit District, with respect to certain**  
6 **parcels of real property owned by the City that would be subject to assessment in said**  
7 **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 a Resolution on December 11, 2018, entitled "Resolution declaring  
13 the intention of the Board of Supervisors to establish a property-based business improvement  
14 district (community benefit district) known as the 'SoMa West 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 thereon; approving the form of the Notice of Public  
18 Hearing and Assessment Ballot Proceeding, and Assessment Ballot; directing environmental  
19 findings; and directing the Clerk of the Board of Supervisors to give notice of the public  
20 hearing and balloting as required by law" (the "Resolution of Intention," File No. 181090); and

21 WHEREAS, The Resolution of Intention for the SoMa West Community Benefit District  
22 (the "SoMa West CBD" or "District"), among other things, approved the SoMa West  
23 Community Benefit District Management District Plan (the "District Management Plan"), dated  
24 October 2018, the SoMa West Community Benefit District Engineer's Report, dated October  
25

1 2018, and the Notice of Public Hearing, that are all on file with Clerk of the Board of  
2 Supervisors in File No. 181090; and

3 WHEREAS, If the proposed District is established, assessments would be levied and  
4 collected against all parcels of real property in the proposed District for a period of 15 years,  
5 commencing with fiscal year 2019-2020 through fiscal year 2033-2034; and

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

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

18

19 ADDRESS	20 LOT / BLOCK	21 NAME / DESCRIPTION OF BUILDING	22 EST. ASSESSMENT AMOUNT	23 % OF TOTAL CBD BUDGET
24 356 7 <sup>th</sup> Street	3755 010	Department of Public Health	\$759.88	0.02%
25 950 Bryant	3758 127	Office of Contract Administration (HOJ Gas Station)	\$3,159.64	0.08%

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930 Bryant	3758 128	Sheriff (HOJ)	\$2,685.04	0.07%
427 7 <sup>th</sup> Street	3759 042	Sheriff (HOJ)	\$112,403.94	2.95%
934 Brannan	3781 008	Arts Commission	\$7,462.41	0.20%
1129 Howard	3730 091	Recreation and Park Dept.	\$1,781.67	0.05%
1004 Folsom	3731 012	Recreation and Park Dept.	\$2,494.60	0.07%
190 9 <sup>th</sup> Street	3509 008A	SFCC – Public Library	\$9,087.92	0.24%
935 Folsom	3753 313	SFCC – Fire Department	\$3,888.90	0.10%
450 6 <sup>th</sup> Street	3759 043	SFCC – GSA, Real Estate Division	\$1,667.13	0.04%
555 7 <sup>th</sup> Street	3779 031	SFCC – GSA, Real Estate Division	\$1,192.81	0.03%
555 7 <sup>th</sup> Street	3779 032	SFCC – GSA, Real Estate Division	\$6,040.78	0.16%
555 7 <sup>th</sup> Street	3779 042	SFCC – GSA, Real Estate Division	\$356.37	0.01%
555 7 <sup>th</sup> Street	3779 043	SFCC – GSA, Real Estate Division	\$356.37	0.01%
555 7 <sup>th</sup> Street	3779 044	SFCC – GSA, Real Estate Division	\$356.37	0.01%
255 7 <sup>th</sup> Street	3731 240	MOHCD	\$1,513.36	0.04%
555 7 <sup>th</sup> Street	3779 141	SFCC	\$356.37	0.01%
55 Sherman Street	3754 016	Recreation and Park Dpt –	\$20,906.54	0.55%

		Victoria Manalo Draves Park		
TOTAL			\$176,470.10	4.64%

WHEREAS, The Board of Supervisors will hold a public hearing on February 5, 2019, to consider public testimony on the proposed formation of the SoMa West 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

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

WHEREAS, At the February 5, 2019, public hearing the Board is likely to receive public testimony both in favor of and against the levying of assessments, and the Department of Elections will tabulate the assessment ballots submitted by the owners of affected properties to determine if there is a majority protest; and

WHEREAS, It is appropriate for the Board of Supervisors to authorize a representative to submit an assessment ballot for the City-owned parcels within the proposed district over which the Board has jurisdiction to avoid confusion on the Board's dual role as both the legislative body that may form the district and levy assessments if there is no majority protest

1 by the affected property owners, and as the decision-making body for the City as the owner of  
2 property subject to assessments; now, therefore, be it

3 RESOLVED, That the Mayor or their designee(s) is hereby authorized to submit an  
4 assessment ballot in the affirmative for the above-listed parcels of real property owned by the  
5 City and County of San Francisco over which the Board has jurisdiction that would be subject  
6 to assessment in the proposed property and business improvement district to be named the  
7 SoMa West Community Benefit District; and, be it

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



City and County of San Francisco

Tails  
Resolution

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

File Number: 181091

Date Passed: December 11, 2018

Resolution authorizing the Mayor or their designee(s) to cast an assessment ballot in the affirmative for the proposed formation of a property and business improvement district to be named the SoMa West Community Benefit District, with respect to certain parcels of real property owned by the City that would be subject to assessment in said district.

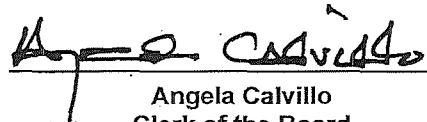
December 05, 2018 Government Audit and Oversight Committee - RECOMMENDED

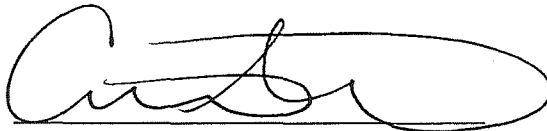
December 11, 2018 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang and Yee

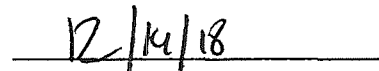
File No. 181091

I hereby certify that the foregoing  
Resolution was ADOPTED on 12/11/2018  
by the Board of Supervisors of the City and  
County of San Francisco.

  
Angela Calvillo  
Clerk of the Board



London N. Breed  
Mayor

  
Date Approved