

1 [Sale of 1345 Turk/1140 Fillmore to Redevelopment Agency for \$900,000.]

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3 **Resolution approving the sale of real property located at 1345 Turk and 1140 Fillmore**  
4 **Streets to the San Francisco Redevelopment Agency for \$900,000; approving the**  
5 **interdepartmental transfer of jurisdiction over 1345 Turk from the Municipal**  
6 **Transportation Agency to the City's Arts Commission; authorizing the Director of**  
7 **Property to enter into an Agreement for the Sale of Real Property with the San**  
8 **Francisco Redevelopment Agency for the sale of such real property for the**  
9 **development of affordable housing, arts and community uses, and other public**  
10 **beneficial uses.**

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12 WHEREAS, The City is the owner of the real property located at 1345 Turk Street and  
13 1140 Fillmore Street; and,

14 WHEREAS, The real property located at 1345 Turk Street was under the jurisdiction of  
15 the City's Public Transportation Commission, which Commission has been replaced by the  
16 City's Municipal Transportation Agency, and the real property located at 1140 Fillmore Street  
17 is under the jurisdiction of the City's Arts Commission; and,

18 WHEREAS, The then Public Transportation Commission adopted Resolution No. 99-  
19 090 on September 7, 1999, consenting to a jurisdictional transfer of 1345 Turk Street to the  
20 City's Arts Commission for the primary use and development of affordable housing, arts and  
21 community uses, and other publicly beneficial uses (collectively referred to as "Public  
22 Beneficial Uses"). A copy of such Resolution No. 99-090 is on file with the Clerk of the Board  
23 of Supervisors in File No. \_\_\_\_\_, which is hereby declared to be a part of this  
24 resolution as if set forth fully herein; and,

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1           WHEREAS, The City's Arts Commission adopted Resolution No 1203-01-409 on  
2   December 3, 2001 requesting, among other things, that the Board of Supervisors approve the  
3   jurisdictional transfer of 1345 Turk to the Arts Commission to facilitate the transfer of both  
4   properties at 1345 Turk and 1140 Fillmore to the Redevelopment Agency and recommending  
5   that both properties be transferred to the Redevelopment Agency on condition that the  
6   properties be developed for the Public Beneficial Uses, including some cultural use on some  
7   portion of the properties, that the Agency provide to the Arts Commission for its review and  
8   comment a copy of any draft Request for Qualification and/or Request for Proposal for  
9   development of the properties, and that any sales proceeds received by the City for such  
10  transfer be allocated to the Arts Commission and to the Public Transportation Committee in  
11  proportion to each property's share of the purchase price. A copy of such Resolution No.  
12  1203-01-409 is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ ,  
13  which is hereby declared to be a part of this resolution as if set forth fully herein; and,

14           WHEREAS, Both 1345 Turk Street and 1140 Fillmore Street are located within the  
15  boundary of the Western Addition Redevelopment Project Area A-2, and the Redevelopment  
16  Agency wishes to acquire both properties for the development of affordable housing; and,

17           WHEREAS, The Redevelopment Agency and the City have prepared an Agreement for  
18  the Sale of Real Property for the sale of the real property located at 1345 Turk Street and  
19  1140 Fillmore Street from the City to the Redevelopment Agency for \$900,000. A copy of  
20  such Agreement is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ ,  
21  which is hereby declared to be a part of this resolution as if set forth fully herein; and,

22           WHEREAS, Section 33220 of the California Health and Safety Code authorizes the  
23  City to sell real property to the Redevelopment Agency with or without consideration for the  
24  purpose of aiding and cooperating in the planning, undertaking, construction or operation of  
25  redevelopment projects located within the City; now, therefore, be it

1 RESOLVED, That the Board of Supervisors hereby finds and declares as follows:

2 A. In a letter dated May 3, 2002 to the Department of Real Estate, a copy of which  
3 is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, the  
4 Planning Department found: (1) that the transfer of the property is categorically  
5 exempt from Environmental Review under Class 25(e) - transfer of ownership or  
6 interest in land to preserve existing historical resources - of the State Environmental  
7 Review Guidelines; and (2) that the proposed sale is consistent with the eight  
8 Priority Policies of Section 101.1 of the Planning Code. The Board of Supervisors  
9 hereby adopts the findings of the Planning Department as set forth in the Planning  
10 Department's May 3, 2002 letter;

11 B. That the sale of the properties to the Redevelopment Agency for the development  
12 of Public Beneficial Uses, including some cultural use on some portion of the  
13 Property, is in the public interest; and,

14 C. That the Board of Supervisors is approving the sale of 1345 Turk Street and 1140  
15 Fillmore Street to the Redevelopment Agency for the purpose of aiding and  
16 cooperating with the Redevelopment Agency in the development of affordable  
17 housing and other Public Beneficial Uses in the Western Addition Redevelopment  
18 Project Area A-2; and, be it

19 FURTHER RESOLVED, That the Board of Supervisors hereby approves the  
20 interdepartmental transfer of jurisdiction of the real property located at 1345 Turk Street from  
21 the Municipal Transportation Agency to the City's Arts Commission to facilitate the sale of  
22 both real properties located at 1345 Turk Street and 1140 Fillmore Street to the  
23 Redevelopment Agency; and, be it

24 FURTHER RESOLVED, That the Board of Supervisors hereby approves the sale of the  
25 real property located at 1345 Turk Street and 1140 Fillmore Street to the Redevelopment

1 Agency for \$900,000.00 for the development of Public Beneficial Uses, including some  
2 cultural use on some portion of the Property; and, be it

3 FURTHER RESOLVED, That the \$900,000 be allocated between the Municipal  
4 Transportation Agency and the Arts Commission, after deducting therefrom fees to the City  
5 Attorney's Office and the Real Estate Division of the Department of Administrative Services  
6 for the cost of completing the transaction, in proportion to the gross square feet of land for  
7 each parcel that was under their respective jurisdictions prior to the adoption of this  
8 Resolution; and, be it

9 FURTHER RESOLVED, That the Director of Property is hereby authorized to execute  
10 the Agreement for the Sale of Real Property on file with the Clerk of the Board of Supervisors  
11 in File No. \_\_\_\_\_, and to execute any additions, amendments or other modifications to  
12 the Agreement and any other documents or instruments necessary in connection therewith,  
13 that the Director of Property in consultation with the City Attorney determines are in the best  
14 interests of the City, do not materially decrease the benefits to the City with respect to the  
15 transaction contemplated herein, do not materially increase the obligations or liabilities of the  
16 City, and are necessary or advisable to complete the transaction contemplated in the  
17 Agreement and effectuate the purpose and intent of this Resolution.

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20 RECOMMENDED:

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23 \_\_\_\_\_  
24 MARC S. McDONALD,  
25 Director of Property