

File No. 160701

Committee Item No. _____

Board Item No. 04

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date _____

Board of Supervisors Meeting

Date July 19, 2016

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- Memorandum of Understanding (MOU)
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 - Ethics Commission
- Award Letter
- Application
- Form 700
- Vacancy Notice
- Information Sheet
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Notice of Public Hearings
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Alisa Somera Date July 1, 2016

Completed by: _____ Date _____

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

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that the City and County of San Francisco Board of Supervisors will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, July 19, 2016

Time: 3:00 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: File No. 160701. Hearing of persons interested in or objecting to the proposed Ordinance (File No. 160382) amending the Administrative Code to establish the Downtown Neighborhoods Preservation Fund; vacating a portion of Jessie Street and a portion of Elim Alley northwest of Mission and First Streets in connection with the Oceanwide Center Project at 50 First Street; approving and authorizing the sale and quitclaim of City's interest in the approximately 5,000 square foot vacation area for \$22,619,000 plus an additional payment to the aforementioned Fund of approximately \$13,000,000 for a total of approximately \$36,000,000; authorizing the City's Director of Property to execute an agreement for the sale of real estate for the vacated area by and between the City and Oceanwide Center, LLC; waiving approximately \$27,000,000 of affordable housing fees under Planning Code, Sections 413 et seq. and 415 et seq., and requiring Oceanwide Center, LLC, as part of the agreement for the sale of real estate, to pay the equivalent fee amount to the aforementioned Fund; approving a vehicular and pedestrian easement and an overland water flow easement over a portion of Assessor's Parcel Block No. 3708, Lot No. 012, where Jessie Street will be rerouted; approving an emergency vehicle access easement and commercial vehicle access easement; accepting the Public Works Order concerning the street vacations; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the street vacation and all other actions contemplated in this ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; making findings of public necessity, convenience, and general welfare under Planning Code, Section 302; and authorizing actions in furtherance of this Ordinance, as defined herein; scheduled pursuant to Resolution No. 226-16, enacted June 13, 2016.


NOTICE OF PUBLIC HEARING

July 19, 2016 Board of Supervisor Meeting
Oceanwide Center Project (File Nos. 160701, and 160382)

Page 2

On June 7, 2016, the Board of Supervisors considered and approved a Resolution of Intention (Resolution No. 226-16), which set the date and time for the subject hearing.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, July 15, 2016.


for Angela Calvillo
Clerk of the Board

DATED: June 30, 2016
POSTED/PUBLISHED: July 5 & 12, 2016



公聽會通知

三藩市市及縣市參事委員會

- 日期: 2016年7月19日星期二
- 時間: 下午3時
- 地點: 市政廳，立法會議廳250室，1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: 檔案號碼 160701。聆訊感興趣或反對人士對建議條例（檔案號碼 160382）的意見，該項條例修訂行政法規旨在成立市中心鄰里維護基金會（Downtown Neighborhoods Preservation Fund）；鑒於泛海中心項目（位於一街50號）所需，擬閒置Jessie街部分地段及位於米慎街夾一街西北方的Elim巷部分地段；批准並授權市府實益擁有的面積約為5,000平方英尺的閒置區的產權轉讓與買賣，數額為22,619,000美元，另加一筆支付予上述基金會約為13,000,000美元的額外付款，總額約為36,000,000美元；授權市府物業主任執行一份市府與泛海中心有限責任公司（Oceanwide Center, LLC）之間所簽訂的有關閒置區房地產買賣的協議，依據規劃法規第413條及其後條款和第415條及其後條款豁免可負擔房屋費用，約為27,000,000美元，並要求泛海中心有限責任公司（Oceanwide Center, LLC），作為房地產買賣協議所規定的一部分，支付等額費用給上述基金會；批准評估地街區編號3708、地段號012的車輛及行人地役權與地表徑流地役權，將在該處重新規劃Jessie街路線；批准緊急車輛與商業車輛的通行地役權；接受有關街道閒置的工務指令；依據「加州環境質量法」（California Environmental Quality Act）明確規劃局的決定；通過有關街道閒置及該項條例內經慎重考慮的一切其他行動的裁斷，所作出的裁斷須與總體計劃及規劃規例第101.1條款的八項優先政策相一致；依據規劃法規第302條作出有關公共需求、利便設施及一般福利的裁斷；並授權有關行動以推進該項條例，定義見於此；根據決議No. 226-16，已編定日期，另已於2016年6月13日制定成文法則。


for Angela Calvillo
市參事委員會書記

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

NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

Fecha: Lunes, 19 de julio de 2016

Hora: 3:00 p. m.

Lugar: Cámara Legislativa, Ayuntamiento, Salón 250
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Asunto: Expediente Núm. 160701. Audiencia para personas interesadas en o que se oponen a una Ordenanza (Expediente Núm. 160382) propuesta que enmienda el Código Administrativo y establece el Fondo de Preservación de los Vecindarios del Centro; vacía una parte de la Calle Jessie y una parte del Callejón Elim al noroeste de la Calle Mission y la Primera Calle en relación con el Proyecto de Oceanwide Center de 50 de la Primera Calle; aprueba y autoriza la venta y la renuncia del interés de la Ciudad en el área vaciada de aproximadamente 5,000 pies cuadrados por \$22,619,000, más un pago adicional a dicho Fondo de aproximadamente \$13,000,000 por un total aproximado de \$36,000,000; autoriza al Director de Propiedades de la Ciudad a ejecutar un acuerdo para la venta de bienes inmuebles para el área vaciada por y entre la Ciudad y Oceanwide Center, LLC; renuncia a aproximadamente \$27,000,000 de las cuotas de viviendas asequibles según las Secciones 413 y siguientes, y 415 y siguientes del Código de Planificación, y que exigen como parte del acuerdo para la venta de bienes inmuebles que Oceanwide Center, LLC, pague el importe de la cuota equivalente a dicho Fondo; aprueba una servidumbre vehicular y peatonal y una servidumbre por tierra para el flujo de agua sobre una parte de la Parcela de Manzana Núm. 3708, Lote Núm. 012 del Tasador, donde se redirigirá la Calle Jessie; aprueba una servidumbre de acceso para vehículos de emergencia y servidumbre de acceso para vehículos comerciales; acepta la Orden de Obras Públicas en relación a los vaciamientos de calle; afirma la determinación del Departamento de Planificación según la Ley de Calidad Medioambiental de California; aprueba las conclusiones que los vaciamientos de calle y todas las demás acciones previstas en esta ordenanza son coherentes con el Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación; realiza conclusiones de necesidad, comodidad y bienestar general públicas según la Sección 302 del Código de

Planificación; y autoriza acciones para el cumplimiento de la presente Ordenanza, tal como se define en el presente documento; previsto en cumplimiento con la Resolución Núm. 226-16, aprobada el 13 de junio de 2016.



Dr. Angela Calvillo
Secretaria de la Junta

FECHADO: 30 de junio de 2016
ANUNCIADO/PUBLICADO: 5 y 12 de julio de 2016

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

John Carroll
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description JEC - 160701 - July 19, 2016 - Board of Supervisors -
Oceanwide Summary Street Vacation

To the right is a copy of the notice you sent to us for publication in the SAN
FRANCISCO EXAMINER. Thank you for using our newspaper. Please read
this notice carefully and call us with ny corrections. The Proof of Publication
will be filed with the County Clerk, if required, and mailed to you after the last
date below. Publication date(s) for this notice is (are):

07/05/2016 , 07/12/2016

The charge(s) for this order is as follows. An invoice will be sent after the last
date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2898248

NOTICE OF PUBLIC
HEARING BOARD OF
SUPERVISORS OF THE
CITY AND COUNTY OF
SAN FRANCISCO

NOTICE IS HEREBY GIVEN
that the City and County of
San Francisco Board of
Supervisors will hold a public
hearing to consider the
following proposal and said
public hearing will be held as
follows, at which time all
interested parties may attend
and be heard: Date:
Monday, July 19, 2016
Time: 3:00 p.m. Location:
Legislative Chamber,
Room 250, located at City
Hall 1 Dr. Carlton B.
Goodlett Place, San
Francisco, CA
Subject: File No. 160701.
Hearing of persons interest-
ed in or objecting to the
proposed Ordinance (File
No. 160382) amending the
Administrative Code to
establish the Downtown
Neighborhoods Preservation
Fund; vacating a portion of
Jessie Street and a portion
of Elm Alley northwest of
Mission and First Streets in
connection with the
Oceanwide Center Project at
50 First Street; approving
and authorizing the sale and
quitclaim of City's interest in
the approximately 5,000
square foot vacation area for
\$22,618,000 plus an
additional payment to the
aforementioned Fund of
approximately \$13,000,000
for a total of approximately
\$36,000,000; authorizing the
City's Director of Property to
execute an agreement for
the sale of real estate for the
vacated area by and
between the City and
Oceanwide Center, LLC;
waiving approximately
\$27,000,000 of affordable
housing fees under Planning
Code, Sections 413 et seq.
and 415 et seq. and
requiring Oceanwide Center,
LLC, as part of the agree-
ment for the sale of real
estate, to pay the equivalent
fee amount to the aforemen-
tioned Fund; approving a
vehicular and pedestrian
easement and an overland
water flow easement over a
portion of Assessor's Parcel
Block No. 3708, Lot No. 012,
where Jessie Street will be
rerouted; approving an
emergency vehicle access
easement and commercial
vehicle access easement;
accepting the Public Works
Order concerning the street
vacations; affirming the
Planning Department's
determination under the
California Environmental
Quality Act; adopting findings

that the street vacation and
all other actions contem-
plated in this ordinance are
consistent with the General
Plan, and the eight priority
policies of Planning Code,
Section 101.1; making
findings of public necessity,
convenience, and general
welfare under Planning
Code, Section 302; and
authorizing actions in
furtherance of this Ordi-
nance, as defined herein;
scheduled pursuant to
Resolution No. 226-16,
enacted June 13, 2016. On
June 7, 2016, the Board of
Supervisors considered and
approved a Resolution of
Intention (Resolution No.
226-16), which set the date
and time for the subject
hearing.
In accordance with Adminis-
trative Code, Section 67.7-1,
persons who are unable to
attend the hearing on this
matter may submit written
comments to the City prior to
the time the hearing begins.
These comments will be
made as part of the official
public record in this matter,
and shall be brought to the
attention of the members of
the Committee. Written
comments should be
addressed to Angela Calvillo,
Clerk of the Board, City Hall,
1 Dr. Carlton Goodlett Place,
Room 244, San Francisco,
CA 94102. Information
relating to this matter is
available in the Office of the
Clerk of the Board. Agenda
information relating to this
matter will be available for
public review on Friday, July
15, 2016. Angela Calvillo
Clerk of the Board



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. 544-5227

PROOF OF POSTING

Legislative File No. 160701

Description of Items: Hearing of persons interested in or objecting to the proposed Ordinance (File No. 160382) amending the Administrative Code to establish the Downtown Neighborhoods Preservation Fund; vacating a portion of Jessie Street and a portion of Elim Alley northwest of Mission and First Streets in connection with the Oceanwide Center Project at 50 First Street; approving and authorizing the sale and quitclaim of City's interest in the approximately 5,000 square foot vacation area for \$22,619,000 plus an additional payment to the aforementioned Fund of approximately \$13,000,000 for a total of approximately \$36,000,000; authorizing the City's Director of Property to execute an agreement for the sale of real estate for the vacated area by and between the City and Oceanwide Center, LLC; waiving approximately \$27,000,000 of affordable housing fees under Planning Code, Sections 413 et seq. and 415 et seq., and requiring Oceanwide Center, LLC, as part of the agreement for the sale of real estate, to pay the equivalent fee amount to the aforementioned Fund; approving a vehicular and pedestrian easement and an overland water flow easement over a portion of Assessor's Parcel Block No. 3708, Lot No. 012, where Jessie Street will be rerouted; approving an emergency vehicle access easement and commercial vehicle access easement; accepting the Public Works Order concerning the street vacations; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the street vacation and all other actions contemplated in this ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; making findings of public necessity, convenience, and general welfare under Planning Code, Section 302; and authorizing actions in furtherance of this Ordinance, as defined herein; scheduled pursuant to Resolution No. 226-16, enacted June 13, 2016.

I, Joseph Pivarnik, an employee of the City and County of San Francisco, posted the above described document(s) in at least three (3) public places along the street(s) to be affected, not more than 300 feet apart, at least fourteen (14) days in advance of the hearing (pursuant to CA Streets and Highways Code, Section 8323):

Date: 06-30-2016
Time: 8:18
Location: 1st & JESSIE ALLEY
Signature: [Handwritten Signature]

Instructions: Upon completion, original must be filed in the above referenced file.

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Hearing - Administrative Code - Establishing Downtown Neighborhoods Preservation Fund; Street Vacation and Sale of Property at Jessie Street and Elim Alley - Oceanwide Center, LLC - Oceanwide Center Project - Approximately \$36,000,000

The text is listed below or attached:

Hearing of persons interested in or objecting to the proposed Ordinance (File No. 160382) amending the Administrative Code to establish the Downtown Neighborhoods Preservation Fund; vacating a portion of Jessie Street and a portion of Elim Alley northwest of Mission and First Streets in connection with the Oceanwide Center Project at 50 First Street; approving and authorizing the sale and quitclaim of City's interest in the approximately 5,000 square foot vacation area for \$22,619,000 plus an additional payment to the aforementioned Fund of approximately \$13,000,000 for a total of approximately \$36,000,000; authorizing the City's Director of Property to execute an agreement for the sale of real estate for the vacated area by and between the City and Oceanwide Center, LLC; waiving approximately \$27,000,000 of affordable housing fees under Planning Code, Sections 413 et seq. and 415 et seq., and requiring Oceanwide Center, LLC, as part of the agreement for the sale of real estate, to pay the equivalent fee amount to the aforementioned Fund; approving a vehicular and pedestrian easement and an overland

water flow easement over a portion of Assessor's Parcel Block No. 3708, Lot 012, where Jessie Street will be rerouted; approving an emergency vehicle access easement and commercial vehicle access easement; accepting the Public Works Order concerning the street vacations; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the street vacation and all other actions contemplated in this ordinance are consistent with the General Plan, and the eight priority policies of Planning Code, Section 101.1; making findings of public necessity, convenience, and general welfare under Planning Code, Section 302; and authorizing actions in furtherance of this Ordinance, as defined herein; scheduled pursuant to Resolution No. 226-16, enacted June 13, 2016.

Signature of Sponsoring Supervisor: _____

Allisa Somers

For Clerk's Use Only: _____

for