

File No. 101201

Committee Item No. 8

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee

Date: October 13, 2010

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Ethics Form 126 |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report * |
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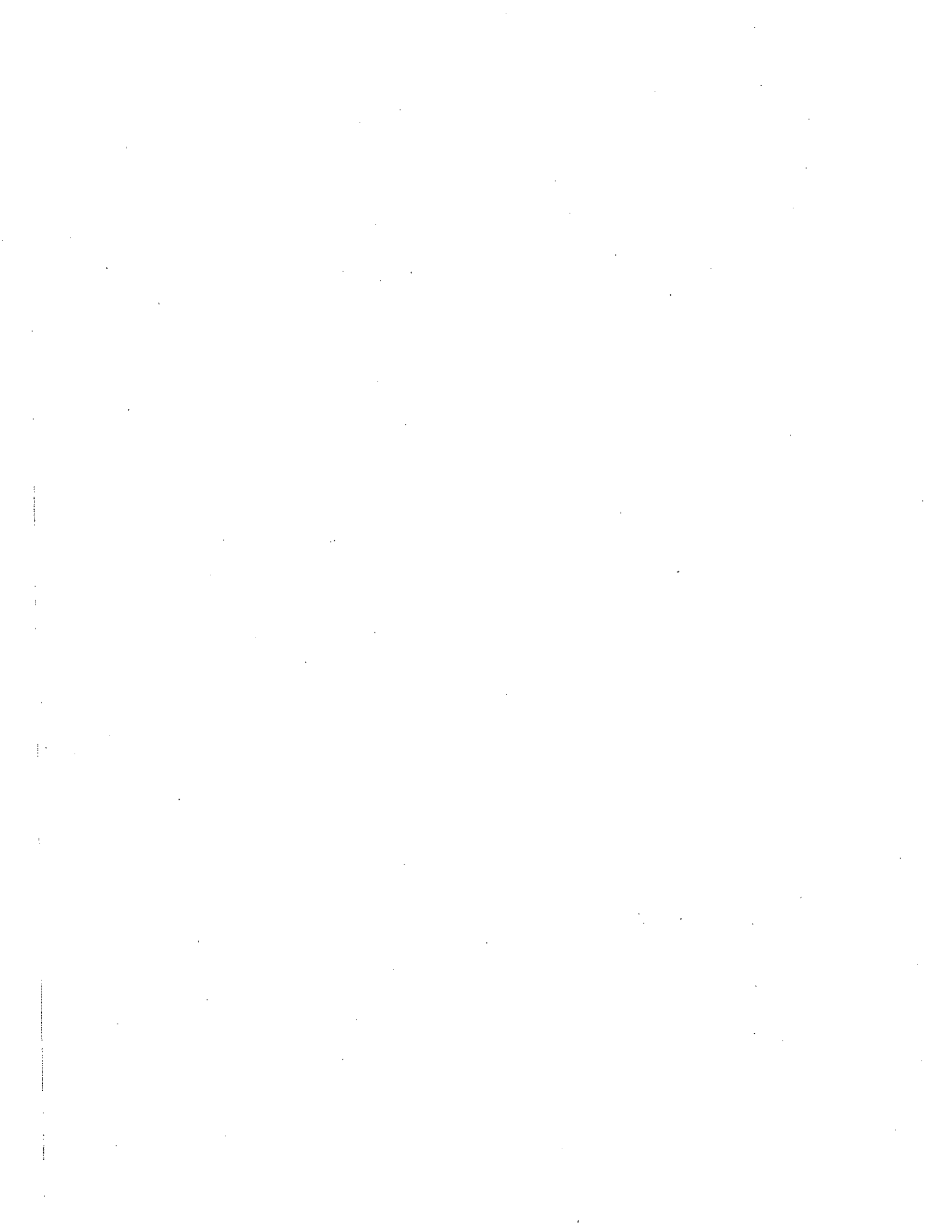
Completed by: Victor Young

Date: October 8, 2010

Completed by: Victor Young

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An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.



1 [Petitions for City Parcels to Form the Proposed Civic Center Community Benefit District]

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Resolution authorizing the Mayor to cast petitions in the affirmative for formation of the proposed Civic Center Community Benefit District, to sign on behalf of the City and County of San Francisco as the owner of certain parcels of real property that would be subject to assessment in the proposed property and business improvement district to be named the Civic Center Community Benefit District.

WHEREAS, The Property and Business Improvement Law of 1994 (California Streets and Highways Code Sections 36600 *et seq.*) as augmented by Article 15 of the San Francisco Business and Tax Regulations Code, authorizes formation of business and property improvement assessment districts; and,

WHEREAS, Pursuant to petitions filed by property and business owners in various parts of the City, following public hearing and balloting, the Board of Supervisors has previously established eleven such assessment districts in various areas of San Francisco; and,

WHEREAS, The Civic Center Community Benefit District Steering Committee has now asked that the City and County of San Francisco sign petitions for parcels it owns in the Civic Center area, requesting that Board of Supervisors adopt a Resolution declaring the intention of the Board of Supervisors to establish a property-based business improvement district (community benefit district) to be known as the "Civic Center Community Benefit District" and order the levy and collection of a multi-year assessment on identified parcels in the district, with all appropriate notices, hearing and balloting to follow; and,

WHEREAS, Article XIII D, Section 4 of the California Constitution provides that parcels within an assessment district that are owned or used by any government agency, the State of California or the United States shall not be exempt from assessment unless the agency can

1 demonstrate by clear and convincing evidence that those publicly owned parcels in fact
2 receive no special benefit; and,

3 WHEREAS, The City and County of San Francisco owns certain parcels of real
4 property within the proposed assessment district, the details of which are set forth in a
5 spreadsheet entitled "Proposed Assessments for City Owned Parcels in the Proposed Civic
6 Center Community Benefit District " on file with the Clerk of the Board of Supervisors in File
7 No. 101201, which is hereby declared to be a part of this Resolution as if set forth fully
8 herein; and,

9 WHEREAS, The City owns additional real property within the proposed assessment
10 district that is subject to the exclusive jurisdiction and control of certain City departments, such
11 as the San Francisco Public Utilities Commission, the War Memorial Board of Trustees, and
12 the Asian Art Museum Commission (the "Other Property"); and,

13 WHEREAS, The City-owned parcels (not including the Other Property) are listed as
14 follows, showing the street address for each, Assessor's lot and block number,
15 name/description of building, proposed assessment amount for each, and the percent of the
16 total proposed assessments for the District that each parcel would be assessed (which is the
17 corresponding weight to be afforded the City's signature on the petition to establish the Civic
18 Center CBD):

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ADDRESS	LOT / BLOCK	NAME / DESCRIPTION OF BUILDING	EST. ASSESSMENT AMOUNT	% OF TOTAL CBD BUDGET
101 Grove Street	0811 001	Dept. of Public Health	\$11,055.65	1.50%
155 Grove Street	0811 016	Art Commission Gallery	\$991.98	0.13%
240 Van Ness Ave.	0811 019	Vacant Building	\$929.88	0.13%
165 Grove Street	0811 021	Art Commission - Vacant Lot	\$991.98	0.13%
150 Grove Street	0812 001	Bill Graham Auditorium	\$25,217.34	3.42%
30 Van Ness Ave.	0835 004	City Office Building	\$12,082.3	1.64%
100 Larkin Street	0354 001	SF Main Public Library	\$21,397.01	2.91%
1 So Van Ness Ave.	3506 001	City Office Building	\$24,586.01	3.34%
1 Dr. Carlton B Goodlett Place	0787 001	City Hall	\$37,220.62	5.05%
Civic Center Plaza, Civic Center Garage	0788 001	Recreation & Park Dept.	\$32,154.22	4.37%
25 Van Ness Ave.	0834 004	City Office Building	\$10,272.83	1.39%

WHEREAS, It is appropriate for the Board to authorize a representative to submit assessment petitions for the City-owned parcels within the proposed district 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 by the affected property owners, and as the decision-making body for the City as the owner of property subject to assessments; now, therefore, be it

RESOLVED, That the Mayor is hereby authorized to submit any and all assessment petitions in the affirmative for the above-listed parcels of real property (which list does not include the Other Property) owned by the City and County of San Francisco that would be subject to assessment in the proposed property and business improvement district to be named the Civic Center Community Benefit District; and, be it

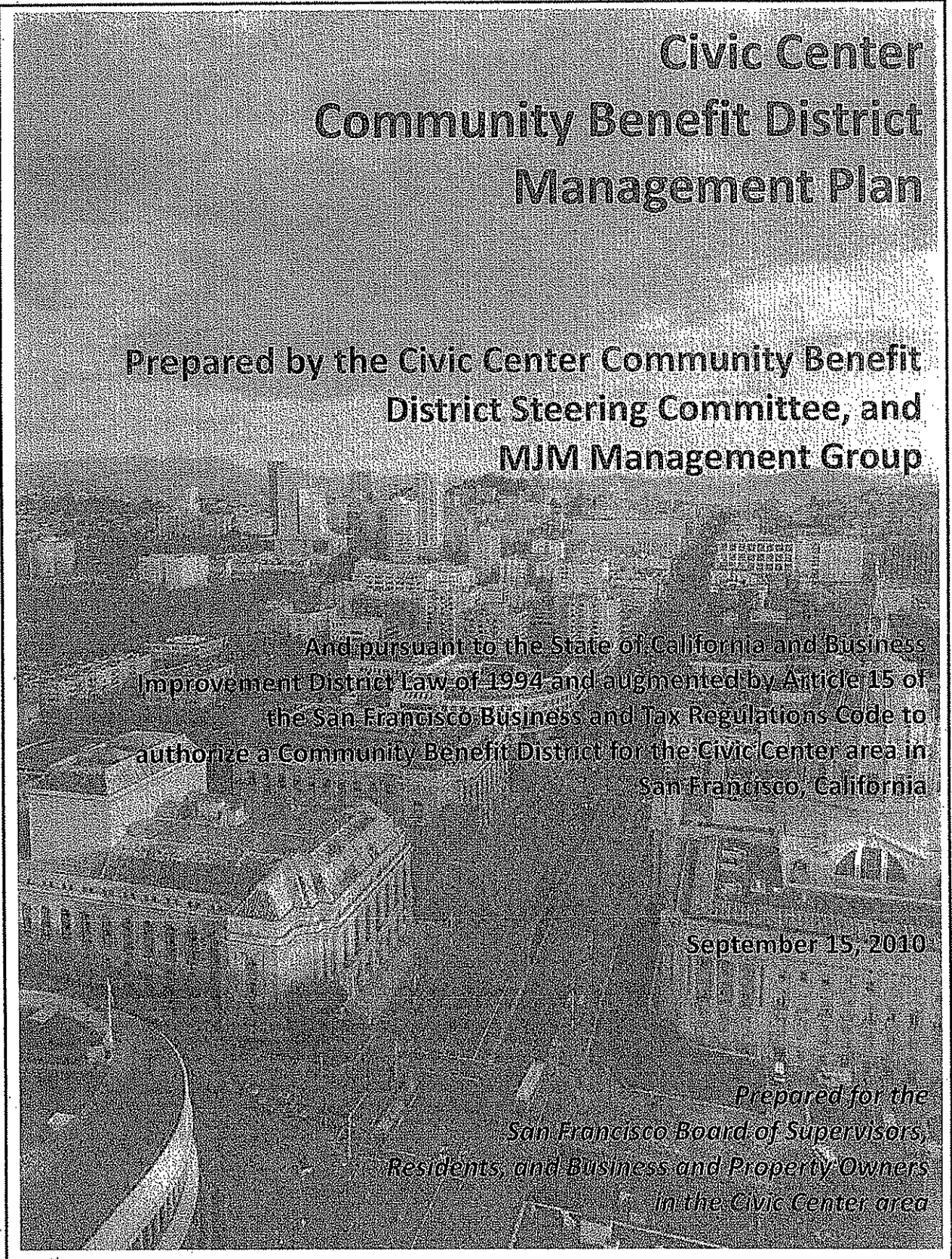
1 RESOLVED, That the Board encourages any City department that has exclusive
2 jurisdiction over the Other Property to submit any and all assessment petitions in the
3 affirmative; and, be it

4 FURTHER RESOLVED, That the Clerk of the Board of Supervisors shall cause copies
5 of this Resolution to be delivered to the Civic Center Community Benefit District Steering
6 Committee, to the City departments with jurisdiction over the Other Property, and to the
7 Mayor's Office of Economic and Workforce Development.

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City & County of San Francisco	"Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community Benefit District"							Assessment \$	% of Total Budget
Address	Lot/Block	Bldg. Sq. Ft.	Lot Sq. Ft.	Property Owner	Jurisdiction for Voting	Name/Description of Building	Assessment \$	% of Total Budget	
Departments Board of Supervisors Jurisdiction									
101 GROVE ST	0841 001	104,000	24,814	CITY & COUNTY OF SF	Board of Supervisors	Dept. of Public Health	\$ 11,055.65	1.5	
153 GROVE ST	0811 016	4,163	4,186	CITY & COUNTY OF SF	Board of Supervisors	Art Commission Gallery	\$ 991.98	0.13	
240 VAN NESS AVE	0811 019	15,950	5,449	CITY & COUNTY OF SF	Board of Supervisors	Vacant Building	\$ 929.88	0.13	
165 GROVE ST	0811 021	0	4,116	CITY & COUNTY OF SF	Board of Supervisors	Vacant Lot	\$ 991.98	0.13	
150 GROVE ST	0812 001	312,870	113,434	CITY & COUNTY OF SF	Board of Supervisors	Bill Graham Auditorium	\$ 25,217.34	3.42	
30 VAN NESS AVE	0835 004	180,939	38,123	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 12,082.30	1.64	
100 LARKIN ST	0354 001	376,000	90,256.00	CITY & COUNTY OF SF	Board of Supervisors	SF Main Public Library	\$ 21,397.01	2.91	
1 SOUTH VAN NESS AVE	3506 001	656,844	69,000	CITY & COUNTY OF SF	Board of Supervisors	City Office Building	\$ 24,586.01	3.34	
1 Dr. Carlton B Goodlet Place	0767 001	543,611	237,598.00	CITY & COUNTY OF SF	Board of Supervisors	City Hall	\$ 31,220.62	5.05	
Civic Center Plaza, Civic Center Garage	0788 001	366,674	255,231.00	RECREATION & PARK DEPARTMENT	Board of Supervisors	RECREATION & PARK DEPARTMENT	\$ 32,164.22	4.37	
25 Van Ness	0834 004	130,000	19,740	CITY & COUNTY OF SF	Board of Supervisors	City Office Building - Formerly owned by Security Pacific Bank	\$ 10,272.83	1.39	
Subtotal BOS Depts							\$ 176,999.82	24.01	
Departments Enterprise & Exclusive Jurisdiction Under Charter									
525 GOLDEN GATE AVE	0766 001	277,511	21,780.00	CITY & COUNTY OF SF - PUBLIC UTILITIES COMMISSION	PUC	Vacant. Will be new PUC building	\$ 6,982.34	0.95	
360 GROVE ST	0792 029	213,564	43,950	CITY AND COUNTY OF SF - SF PARKING AUTHORITY	SFMTA/Parking Authority BOARD	Performing Arts Garage	\$ 9,001.49	1.22	
201 VAN NESS AVE & 270 - 290 HAYESS ST	0810 001	229,500	105,802	CITY & COUNTY OF SF	War Memorial Board	Davies Symphony Hall & Zellerbach	\$ 18,985.55	2.58	
301 VAN NESS + 459 VAN NESS	0786A001	533,200	239,682	CITY & COUNTY OF SF	War Memorial Board	Opera House + Veterans Building	\$ 37,286.02	5.06	
45 HYDE ST	0363 001	185,000	90,256.00	CITY & COUNTY OF SF	Asian Art Commission	Asian Art Museum	\$ 15,725.21	2.14	
Subtotal Enterprise Depts							\$ 72,235.40	11.95	
Total at City Parcels							\$ 249,135.22	35.96	

City & County of San Francisco			
Proposed Assessments for City Owned Parcels in the Proposed Civic Center Community			
Summary Civic Center CBD	Total Annual Assessment \$	% Vote	10 Year Total Assessment
City Departments - BOS Jurisdiction	\$ 176,899.82	24.01	1,768,998.20
Enterprise Dept/War Memorial	\$ 72,235.40	11.95	722,354.00
Total City Parcels	\$ 249,135.22	35.96	2,491,352.20
Total Private Parcels and State Parcels	\$ 487,294.78	64	4,872,647.80
District Assessment Total	\$ 736,400.00	100.00	7,364,000.00



Civic Center Community Benefit District Management Plan

Prepared by the Civic Center Community Benefit
District Steering Committee, and
MJM Management Group

And pursuant to the State of California and Business
Improvement District Law of 1994 and augmented by Article 15 of
the San Francisco Business and Tax Regulations Code to
authorize a Community Benefit District for the Civic Center area in
San Francisco, California

September 15, 2010

*Prepared for the
San Francisco Board of Supervisors,
Residents, and Business and Property Owners
in the Civic Center area*

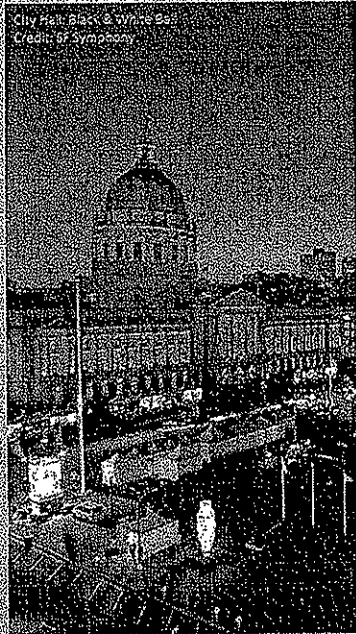


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