

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 Supervisors 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

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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.



 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

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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
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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. 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.
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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.