ECONOMIC AND WORKFORCE DEVELOPMENT TODD RUFO, DIRECTOR



CITY AND COUNTY OF SAN FRANCISCO EDWIN M. LEE, MAYOR

MEMORANDUM

TO:

Angela Calvillo, Clerk of the Board

FROM:

Crezia Tano, Senior Project Manager 🏑

CC:

David Chiu, Board President and District 3 Supervisor

DATE:

May 7, 2013

RE:

Proposed Top of Broadway Community Benefit District

Enclosed please find petitions representing 33.19% weighted support for the establishment of the Top of Broadway Community Benefit District (CBD). The petitions enclosed are consistent with the requirements of the City.

1013-105 Keaming Name S. 1, 1558-101 A. 1558-101	APN	Site	Site Address		Percent	Totals	Petitions Submitted	Property Owner	Phone	Email
412. Broadwey St. 5 5, 5918.12 427. Act of the control	0145 013	300-318	Columbus Ave	7,136,43	6.76%		yes	Charles Reese	510-835-9100	<u>CReese@wulfslaw.com</u>
422.8 Recorderwy R. F. 5. 6.182.2 4.35.8 Page 3. Dec Canother 415-303-4208 813.399 Rocadewy St. S. 5. 46458.3 4.20.8 81.99 Pres. Too Banching Cont. 6505.236-0200 813.399 Rocadewy St. S. 5. 26458.4 3.40.8 Yes Procesh Pections 6505.236-0200 813.399 Rocadewy St. S. 5. 27529 3.91.60 0.0458 Pres. Too Banching Rames 6505.236-0200 227.529 Rocadewy St. S. 5. 1401.24 1.05% No. Nation Floring Rames 415.248-0300 227.529 Rocadewy St. S. 5. 1401.24 1.05% No. Peter Johnson 415.248-030 592-540 Rocadewy St. S. 5. 1401.24 1.05% No. Janette Biglini-Bances 415.248-030 592-540 Rocadewy St. S. 5. 1401.24 1.05% No. Janette Biglini-Bances 415.248-030 592-545 Rocadewy St. S. 5. 1401.24 1.05% No. Janette Biglini-Bances 415.248-030 592-545 Brocadewy St. S. 5. 140	.62 002	1031-1051	Kearny St					Roger Forbes	The second secon	JoeBSCM@pacbell.net
400-489 Blondway St 5 4,453.40 4,20% No. Feet Feet Georgan 415-80-9910 482-29 Brondway St 5 3,664.84 3.468.81 3.469.84 3.469.84 3.469.84 415-80.84 415-80.80 <td< td=""><td>44 033</td><td>412</td><td>Broadway St</td><td>5,182.12</td><td>4.91%</td><td></td><td></td><td>Joe Carouba</td><td>415-203-1428</td><td></td></td<>	44 033	412	Broadway St	5,182.12	4.91%			Joe Carouba	415-203-1428	
4.25.2 Broadway St. \$ 3,648.R1 3.49% Wes The Bianchi GSD-238-0080 5.27 5.29 Breadway St. \$ 3,648.R1 3.44% A 177.77 1.21% Yes Nobel Pictorial Ramots GSD-238-0000 5.27 5.29 Breadway St. \$ 1,277.77 1.21% Yes Roger Fedder A 1,558-0.90% 1.10. Columbus Ane \$ 1,568.41 1.45% No Aniette Bigginini Bancca 415-246-6970 J 2.70 Breaffe Ave \$ 1,140.12 1.38 No Aniette Bigginini Bancca 415-246-6970 J 5.24-540 Broadway St. \$ 5,044.41 5.00 1.38 A 50 A 65-41 A 50 5.24-43 Broadway St. \$ 5,044.41 5.00 A 7,448 4.59 A 66-40 A 7,448	144 082	490-498			4.20%			Kent Gardner	415-850-9910	
381339 Broadway St. \$ 35434 20 3.448W Vos. Location Remote 660-387-1999 (560-326,0704) \$27.529 Reduciant St. \$ 1,2772.1154 Vos. Roger Forthers 660-387-1999 (560-326,0704) \$27.529 Reduciant St. \$ 91,000 0.944 Vos. Gramen Contrib, destribution Creat. 415-389-9666 \$270 Reduciant St. \$ 1,401.20 1.339 No. Institute By Harming Legal Creation St. 415-389-9666 \$270 Brondway St. \$ 1,601.20 1.339 No. Peter Johnson 415-548-0301 \$245-40 Broadway St. \$ 3,601.83 3.38% No. Peter Johnson 415-248-0301 \$454-40 Broadway St. \$ 3,601.83 3.37% A.564.83 A.58 A.564.83 \$435-40 Broadway St. \$ 3,601.83 3.37% A.564.83 A.58 A.564.83 A.58 \$435-413 Broadway St. \$ 2,61.30 2.58 3.27.24 3.28 A.58 A.564.83 A.58 \$155.55 Broadway St. \$ 1,52	163 002	425	Broadway St		3.46%			Tito Bianchi	650-238-0080	
Side-548 Broadway St S 2/743-65 2.0004 Ves Control Control August Control C	64 014	381-389			3.44%			Joseph Piccinini	415-345-8610	
\$27.523 Broadway St \$ 1,277.21 1.1.13% Ves. Repeat Profess 2.02 Columbus Ave \$ 1,568.44 1.49% No Marie P. Harmis 415.644.6970 18 2.02 Columbus Ave \$ 1,131.99 1.33% No Apric Peter Johnson 415.644.6970 18 2.22 Columbus Ave \$ 1,131.99 1.06% No Peter Johnson 415.644.6970 18 2.22 Columbus Ave \$ 4,946.49 4.6% Apric Peter Johnson 415.248.0301	45 011	546-554	000000000	1000	2.60%			Yalab Zarajah/Maria Ramos	650-387-1999 / 650-296-0704	The second secon
1942 Kearny St. \$ 958.60 Cornen Crott/Agostino Crott 412.389.9566 470 Roadway St. \$ 1,568.44 1.868.4	.62 024	527-529		1,277.27	1.21%			Roger Forbes		JoeBSCM@pacbell.net
270 Columbus Ave \$ 1588 44 148% No Inante Biggini-Bancoza 415-644 6570 592 Parafite Ave \$ 1,413-49 1.05% No Peter Johnson 415-248-0301 592 Parafite Ave \$ 1,413-49 1.05% No Peter Johnson 415-248-0301 222 Columbus Ave \$ 5,804.47 5.50% No Peter Johnson 415-248-0301 447-461 Broadway St \$ 47.44.88 4.25% 4.20% A27-44.88 4.25% A27-44.89 4.25% 400 Broadway St \$ 3,603-99 3.42% A35-44 Broadway St \$ 3,503-89 3.42% 4010-4070 Broadway St \$ 3,503-89 3.42% A35-44 Broadway St \$ 2,505-81 2.59% 483-435 Broadway St \$ 2,506-83 2.42% A37-44 Broadway St \$ 2,506-83 2.42% 515-512 Broadway St \$ 2,506-83 2.42% A35-44 Broadway St \$ 1,588-94 463-435 Broadway St \$ 1,566-93 1.45% A35-44 Broadway St \$ 1,566-93 1.45% 505-55 Broadway St \$ 1,264-93 1.45% A35-44 Broadway St \$ 1,264-93 1.45% 555-55 Broadway St	163 021	1042	Kearny St	991.60	0.94%			Carmen Crotti/Agostino Crotti	415-398-9696	
470 Broadway St \$ 1401.92 1.33% No Investe Bigginnis Barocca 5924 Broadway St \$ 5,804.43 1.00% Peter Johnson 415-248.0301 222 Columbus Ave \$ 4,946.49 4.69% 400 400 407-461 Broadway St \$ 4,744.88 4.50% 400 400 400 Broadway St \$ 3,601.36 3.48% 400 400 400 400-508 Broadway St \$ 3,501.46 3.42% 400	62 022	270	Columbus Ave		1.49%			Maria P. Haramis	415-644-6970	pharamis@aol.com
592 Pecific Ave \$ 1,133.49 1,16% No. Peter Johnson 415-246.0301 232 Columbus Ave \$ 4,946.49 4,69% 46.99 46.99 47.448 4.69% 47.448 4.69	44 015	470	Broadway St	e glas	1.33%	2		Janette Biaginini-Barocca		
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463-473 Broadway St \$ 2,013.62 1.91% 62.93% <t< td=""><td>62 001</td><td>501-513</td><td>Broadway St</td><td>į.</td><td>2.46%</td><td></td><td></td><td>10. 10. 10. 10. 10. 10. 10. 10. 10. 10.</td><td></td><td></td></t<>	62 001	501-513	Broadway St	į.	2.46%			10. 10. 10. 10. 10. 10. 10. 10. 10. 10.		
426-430 Broadway St 432-434 Broadway St 1226-1230 Grant Ave 556-558 Broadway St 530 Broadway St 1030 Kearrry St 475-479 Broadway St 1032-1034 Kearrry St 450-452 Broadway St 450-452 Broadway St 450-454 Broadway St 452-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	63 029	463-473			1.91%	62.93%				
432-434 Broadway St 1226-1230 Grant Ave 556-558 Broadway St 530 Broadway St 1030 Kearny St 475-479 Broadway St 1032-1034 Kearny St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	44 009	426-430			1.86%		:			
1226-1230 Grant Ave 556-558 Broadway St 530 Broadway St 1030 Kearry St 475-479 Broadway St 1032-1034 Kearry St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	44 010	432-434	Broadway St		1.67%	· · · · · · · · · · · · · · · · · · ·				
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530 Broadway St 1030 Kearny St 475-479 Broadway St 1032-1034 Kearny St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	45 012	556-558	Broadway St		1.49%	-				
1030 Kearny St 475-479 Broadway St 1032-1034 Kearny St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	45 009	530	Broadway St		1.44%					
475-479 Broadway St 1032-1034 Kearny St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	63 019	1030	Kearny St		1.06%					
1032-1034 Kearny St 450-452 Broadway St 458-460 Broadway St 462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	63 023	475-479	Broadway St	1,007.06	0.95%					
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462-464 Broadway St 228-234 Columbus Ave 1224 Grant Ave	44 013			908.85	%98.0					
228-234 Columbus Ave 1224 Grant Ave	44 014	462-464	Broadway St	885.80	0.84%					
1224 Grant Ave	62 021	228-234	Columbus Ave	869.15	0.82%					
	45 014	1224	Grant Ave	\$ 718.30	0.68%				1	
	OTAL			\$105,501.64	100.00%					

The state of the s

Yes No No Response

33.19% 3.88% 62.93%

TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

- 1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT" (hereafter "Top of Broadway CBD" or "District"), the boundaries of which are shown on the attached map and in the Management District Plan for the Top of Broadway CBD (hereafter "Plan").
- 2. We are or represent the persons and/or entities that would be obligated to pay the special assessments for the services, activities, and improvements as described in the Plan. If the proposed District is renewed and expanded by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 8 years (July 1, 2013 June 30, 2021). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2021), at which point the District would then be terminated, if not renewed.
- 3. We petition the Board of Supervisors to initiate special assessment proceedings in accordance with applicable state and local laws (California Streets and Highways Code Sections 36600 et seq. "Property and Business Improvement District Law of 1994" as augmented by City and County of San Francisco Business and Tax Regulation Code Article 15 "Business Improvement District Procedure Code").
- 4. We understand that upon receipt of this petition signed by property owners who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors thay initiate proceedings to establish the District. These proceedings will include a balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to establish the District.

Assessor Parcel Number (APN):	0145 013	
Street Address:	300-318 Columbus Ave	
Proposed Annual Assessment:	\$7,136.43	
Percent of Total Assessment	6.76%	
relociti or Total Assessment		
Legal Owner Contact Information:	CHARLES REESE	
Yes, I petition the Board of S	upervisors to intiate special assessment proceedings	
No. I do not netition the Board	f of Supervisors to initiate special assessment proceedings.	
Mull		
Signature of Owner or Authorized Re	presentafiye Date	-
MARLES	U CIESE CROSSON WUSSIANION	
Print Name of Owner or Authorized R	And the state of t	
	TEVS TO COMPANY TO SERVICE TO SER	

PLEASE RETURN BY FRIDAY, MAY 3, 2013

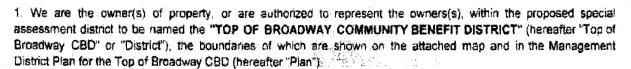
School Wilder Transit

Top of Broadway CBD c/o New City America, Inc. 710 West Ivy Street, San Diego, CA 92101 or Scan and email to: Shirley@newcityamerica.com 619-233-5009, 888-356-2726 FAX 619-239-7105

14:43

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE

TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT



- 2. We are or represent the persons and/or entitles that would be obligated to pay the special assessments for the services, activities, and improvements as described in the Plan. If the proposed District is renewed and expanded by the Board of Supervisors following the ballot election and public hearing, assessments would be collected for the first 8 years (July 1, 2013 June 30, 2021). Expenditure of those collected assessments can continue for up to 6 months after the end of the assessment collection period (December 31, 2021), at which point the District would then be terminated, if not renewed.
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Print Name of Owner or Authorized Re	epresentative	Contact Phone or Email
Rogen Fon 1864		JOEBSON & PACRELLUST
Signature of Authorized Rep	vesanjalive	Date Date
fth.		9/2/2013
No. I do not petition the Board	of Supervisors to initiate special assess	ment proceedings
ş		
Yes, I petition the Board of Su	pervisors to intiate special assessment p	roceedings
	and the state of t	
Legal Owner Contact Information.	250 COLUMBUS AVE LLC	
Percent of Total Assessment	5.67%	
Proposed Annual Assessment:	\$5,981.69	
Denominal Association		Marina Angles (Marina)
Street Address:	1031-1051 Kearny St	**************************************
Assessor Parcel Number (APN):	0162 002	
Annual Panel Miller and America	0400 000	

PLEASE RETURN BY FRIDAY, MAY 3, 2013

Top of Broadway CBD d/o New City America, Inc. 710 West try Street, San Diego, CA 92101 or Scan and email to: Shirley@newcityamerica.com 619-233-6008, 888-356-2728 FAX 619-239-7106



PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

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NO.333

- 1. We are the owner(s) of property, or are authorized to represent the owners(s), within the proposed special assessment district to be named the "TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT" (hereafter "Top of Broadway CBD" or "District"), the boundaries of which are shown on the attached map and in the Management District Plan for the Top of Broadway CBD (hereafter "Plan").
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- 4. We understand that upon receipt of this petition signed by property owners who will pay more than thirty percent (30%) of the proposed assessments, the Board of Supervisors may initiate proceedings to establish the District. These proceedings will include a balloting of property owners under which a majority of weighted property owners who return a ballot may authorize the Board of Supervisors to establish the District.

Assessor Parcel Number (APN):	0144 033 (
Street Address:	412 Broadway		
Proposed Annual Assessment:	\$5,182.12		
Percent of Total Assessment	4.91%		
Legal Owner Contact Information:	408-412 BROADWAY LLC	una. Para tanàna	
	upervisors to intiate special assessment		
01		4/12/2013	
Signature of Owner or Authorized Re	presentative	Date	
Toteson C	on over	415-203-1428-	· · · · · · · · · · · · · · · · · · ·
Print Name of Owner or Authorized R	epresentative	Contact Phone or Email	

PLEASE RETURN BY FRIDAY, MAY 3, 2013

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	Control of the second of the s	
Assessor Parcel Number (APN):	0144 082	
Street Address:	490-498 Broadway	
Proposed Annual Assessment:	\$4,435.30	
Percent of Total Assessment:	4.20% Latitios first wanted here to the	at the second of
Legal Owner Contact Information:	490-498 BROADWAY INC	
	pervisors to intiate special assessment of Supervisors to initiate special assess	
Daylan Kent		4/30/2013
Signature of Owner or Authorized Rep	resentative some some some	Date
GARDNER KE	Tall Sugar visits to establish	415-850-9910
Print Name of Owner or Authorized Re	presentative	Contact Phone or Email

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TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

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Assessor Parcel Number (APN):	0163-002	
Street Address:	425 Broadway	
Proposed Annual Assessment:	\$3,648.81	
Percent of Total Assessment:	3.46%	
Legal Owner Contact Information:	TJ BIANCHI	
Yes, I petition the Board of Su	pervisors to intiate special assessment proceeding	s. ·
No, I do not petition the Board	of Supervisors to initiate special assessment proce	edings.
The V	Gean cli april	18, 2013
Signature of Owner or Authorized Rep	resentative	Date
T.70 J. 3	nanchi 650	298-0080
Print Name of Owner or Authorized Re	presentative Conta	ict Phone or Email

PLEASE RETURN BY FRIDAY, MAY 3, 2013

Top of Broadway CBD c/o New City America, Inc. 710 West Ivy Street, San Diego, CA 92101 or Scan and email to: Shirley@newcityamerica.com 619-233-5009, 888-356-2726 FAX 619-239-7105

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

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Assessor Parcel Number (APN):	0164 014		
Street Address	381-389 Broadway		
Proposed Annual Assessment	\$3,624.82		
Percent of Total Assessment	3,44% (89) (10) (6) (4) (7) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (7) (8) (8) (7) (8) (8) (8) (8) (8) (8) (8) (8) (8) (8		
Legal Owner Contact Information:	MARITAL TRUST		
No, I do not petition the Board	of Supervisors to initiate special assessment processors for initiate special assessment of Supervisors to initiate special assessment processors of Supervisors of Supervisors to initiate special assessment processors of Supervisors		
Signature of Owner or Authorized Rep	resentative U	Date	
Joseph Piccinini by I	The second secon	5) 345-86/6	
Print Name of Owner or Authorized Re	epresentative and the standard of the	Contact Phone or Email	1

PLEASE RETURN BY FRIDAY, MAY 3, 2013

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PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE

TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

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Assessor Parcel Number (APN):	U145 U11
Street Address:	546-554 Broadway
Proposed Annual Assessment;	\$2,743,45 % First Brown Color
Percent of Total Assessment:	2.60%
Legal Owner Contact Information:	RAMOS MARIA O
	ipervisors to initiate special assessment proceedings. I of Supervisors to initiate special assessment proceedings.
Man mybining	4.25-13 .04-25-13
Signature of Owner or Aythorized Rep	
YALAB QARAJ	Att, MARIN O RAMOS (1650) 387-1999 650-2960704
Print Name of Owner or Authorized Ri	epresentative Contact Phone or Email

PLEASE RETURN BY FRIDAY, MAY 3, 2013

Top of Broadway CBD c/o New City America, Inc. 710 West Ivy Street, San Diego, CA 92101 or Scan and email to: Shirley@newcityamenca.com 619-233-5009, 888-356-2726 FAX 619-239-7105



14:43

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE

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- TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT
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Assessor Parcel Number (APN);	0162 024		
Street Address:	527-529 Broadway		
Proposed Annual Assessment	\$1,277,27		
Percent of Total Assessment:	1.21%		
Legal Owner Contact Information:	527 BROADWAY LLC	. `	
	pervisors to intiate special assessment proof of Supervisors to initiate special assessm	*!**	/ 2>/3
Signature of Owner or Authorized Rep	reseniative	Dalie	
	The second secon		
Rogen Forge		JOEBSCMP	PACBELL.NE
Print Name of Owner or Authorized Ri	onrecentative	Contact Phone	

PLEASE RETURN BY FRIDAY, MAY 3, 2013

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Assessor Parcel Number (APN):

Street Address:

Proposed Annual Assessment: \$991,60	
Percent of Total Assessment: 0.94%	
Legal Owner Contact Information. CROTTI AGOSTINO & CARI	NEN
Yes. I petition the Board of Supervisors to intiate special asse	essment proceedings.
No, I do not petition the Board of Supervisors to initiate specie	al assessment proceedings.
faculatto / Agostinia Che	4/20/13
Signature of Owner or Authorized Representative	Date
CARMEN CROTTI / AGOSTINO CROTTI	(415) 398-9696
Print Name of Owner or Authorized Representative	Contact Phone or Email



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Assessor Parcel Number (APN):	0162 022				
Street Address:	270 Columbus Ave				
Proposed Annual Assessment:	\$1,568.44				
Percent of Total Assessment:	1.49%				
Legal Owner Contact Information:	HARAMIS PETER & MARIA F	•			
Yes, I petition the Board of Su	pervisors to intiate special asse	ssment proceedings.			
No, I do not petition the Board	of Supervisors to initiate specia	l assessment proceeding	js.		
Signature of Owner or Authorized Repr	niis	5/1/	/ / <u>}</u> Date		
UABIA P. II. Print Name of Owner or Authorized Re	ARAM/S presentative	415 664 Contact Ph	- 6970 I	Pharau aci	1150 L. COM

PETITION TO THE SAN FRANCISCO BOARD OF SUPERVISORS TO ESTABLISH THE TOP OF BROADWAY COMMUNITY BENEFIT DISTRICT

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Assessor Parcel Number (APN):	0144 015
Street Address:	470 Broadway
Proposed Annual Assessment:	\$1,401.92
Percent of Total Assessment:	1.33%
Legal Owner Contact Information:	DEL MONTES - BIAGINIS
Yes, I petition the Board of Su	pervisors to intiate special assessment proceedings.
No, I do not petition the Board	of Supervisors to initiate special assessment proceedings.
Smalle Bragni	-Barroca for May 2nd 2013 presentative Berbara Del Monte of Tred Beagin
Signature of Owner or Authorized Rep	oresentative Barbara Sel Morte of Tred Beagini
Invotte Bias	ini-Barroca
Print Name of Owner or Authorized	epresentative Contact Phone or Email

PLEASE RETURN BY FRIDAY, MAY 3, 2013

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Assessor Parcel Number (APN):	0163 012			
Street Address:	592 Pacific Ave	•		
Proposed Annual Assessment:	\$1,113.49			
Percent of Total Assessment.	1.06%			
Legal Owner Contact Information:	INTL SETTLEMENT	HOLDING CORP		
Yes, I petition the Board of Se	pervisors to intlate spe	cial assessment pro	oceedings.	
No, I do not petition the Board	of Supervisors to initia	te special assessme	ent proceedings.	
Date	Zwypa		5/1/2013	
Signature of Owner or Authorized Rep	presentative		Date	
Peter R. Johnson	,	41	5-248-030	
Drint Name of Owner or Authorized Depresentative			Contact Phone or Email	

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